

DEPARTMENT OF COMMUNITY SERVICES  
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 527-5311 • FAX: 527-6488



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DIRECTOR

DANILO "DANNY" AGSALOG  
SENIOR ADVISOR

July 27, 2006

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

Dear Ms. Salmonson:

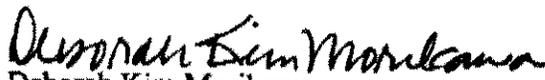
**Subject:** Finding of No Significant Impact (FONSI) for *Easter Seals Hawaii West Oahu Service Center*, TMK 9-2-019:001, Makakilo, Oahu, Hawaii

The City and County of Honolulu has reviewed the comments received during the 30-day public comment period which began on February 23, 2006. The City and County of Honolulu has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact (FONSI). Please publish this notice in the next available Environmental Notice.

It is our understanding that the consultant has already provided you with the completed OEQC Publication Form and four copies of the final Environmental Assessment.

Please contact Mr. Stephen Karel at 523-4690 if you have any questions.

Sincerely,

  
Deborah Kim Morikawa  
Director

DKM:sk

2006-08-08-DA-FEA-EASTER SEALS HAWAII, WEST OAHU  
SERVICE CENTER

AUG 8 2006  
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**FINAL  
ENVIRONMENTAL ASSESSMENT**

**Easter Seals Hawaii**  
*West Oahu Service Center*

TMK 9-2-019: 001  
Makakilo, Oahu, Hawaii

Prepared for:  
Easter Seals Hawaii

Prepared by:  
Analytical Planning Consultants, Inc.  
Honolulu, Hawaii

July 2006

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**FINAL  
ENVIRONMENTAL ASSESSMENT**

**Easter Seals Hawaii**  
*West Oahu Service Center*

TMK 9-2-019: 001  
Makakilo, Oahu, Hawaii

Prepared for:  
Easter Seals Hawaii  
710 Green Street  
Honolulu, Hawaii

Prepared by:  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii

July 2006

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**FINAL ENVIRONMENTAL ASSESSMENT**

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

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**Appendix C** Letter to State Historic Preservation Division, November 25, 2005  
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**Appendix H** Topographic Survey  
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### Preface

This Draft Environmental Assessment has been prepared in accordance with Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawaii, and 24 Code of Federal Regulations Part 58 regarding the U.S. Housing and Urban Development's environmental review procedures for Community Development Block Grant (CDBG) programs. Easter Seals Hawaii proposes to construct a new *Easter Seals Hawaii West Oahu Service Center* on the vacant 3.405 acre subject property, which is owned by Easter Seals. The project entails the construction of a two-story approximately 19,800 square foot building in which Easter Seals Hawaii staff will provide services and programs for West Oahu clients in classroom and therapy room settings. Approximately 60 to 100 West Oahu clients with disabilities will attend daily. A small outdoor recreation/play area will also be provided on the project site. The accepting agency for the Environmental Assessment is the City and County of Honolulu's Department of Community Services in conjunction with the use of federal and city funds for portions of the proposed project.

**FINAL ENVIRONMENTAL ASSESSMENT**

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

**GENERAL INFORMATION**

**Project:** Easter Seals Hawaii – Proposed *West Oahu Service Center*

**Owner/Applicant:** Easter Seals Hawaii  
Mr. John Howell, CEO

**Mailing address:** 710 Green Street  
Honolulu, HI 96813

**Approving Agency:** City and County of Honolulu  
Department of Community Services

**EA Preparer:** Analytical Planning Consultants Inc.  
Mr. Donald Clegg, President  
928 Nuuanu Avenue  
Honolulu, HI 96817  
Phone: 536-5695 Fax: 599-1553

**Property Profile:**

Location: Makakilo, Oahu  
TMK: 9-2-19: 001  
Land Area: 3.405 acres  
Present Use: Vacant  
State Land Use District: Urban and Agricultural  
Zoning: R-5 Residential 2.151 acres  
AG-2 Agricultural 1.254 acres

**Proposed Action:** Construction of a two-story approximately 19,800 square foot building that will contain classrooms and therapy rooms. Space will also be provided for staff work areas, parent/staff conference rooms, resource/library room, storage, etc. Easter Seals Hawaii will provide services and programs to West Oahu children and adults with disabilities, an area which has the largest concentration of foster homes for youth and adults with disabilities and is experiencing tremendous population growth. On-site parking and an outdoor recreation area will also be provided.

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**Impacts:**

No significant impacts are anticipated during construction or once the facility is completed and occupied. Construction activities are anticipated to have short-term noise, traffic and air-quality impacts in the surrounding area. A traffic study has been completed. Construction noise and air quality impacts will be minimized by compliance with applicable State Department of Health rules. No significant long-term environmental or community impacts in the vicinity of the project site are anticipated.

**Anticipated Determination** Finding of No Significant Impact (FONSI)

**Pre-Assessment  
Consultation**

State of Hawaii

Department of Land and Natural Resources (DLNR)

State Historic Preservation Division

Department of Health

Office of Environmental Quality Control

City and County of Honolulu

Department of Planning and Permitting

Land Use Permits Division

Traffic Review Branch

Organizations

Makakilo-Kapolei-Honokai Hale Neighborhood Board

## FINAL ENVIRONMENTAL ASSESSMENT

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

### 1. PROJECT SITE

#### 1.1 Project Background and Location

##### Overview of Easter Seals

Easter Seals Hawaii (ESH) was founded in 1946 by a group of business and community leaders and parents who believed in the value of a grass roots organization committed to helping people with disabilities. The main office, located in Makiki in urban Honolulu, is the headquarters for Easter Seals Hawaii, which has facilities on 4 islands; Oahu, Hawaii, Maui and Kauai.

Easter Seals Hawaii provides services to thousands of children and adults with disabilities in the State of Hawaii. The uniqueness of ESH is in its service to people of all ages with a variety of disabilities. This includes individuals with muscular dystrophy, autism, cerebral palsy, spina bifida, speech and development delays, Down Syndrome and sensory impairments. These disabilities can affect the individuals at birth, through accidents, disease, injury or from aging.

Easter Seals Hawaii is the state's largest provider of Early Intervention Services for special needs children with programs serving Oahu, Hilo, and Kauai for almost 40 years. They are also one of the states largest providers of services for adults with development disabilities. Easter Seals services and programs are usually just one component in the overall therapy and special needs education opportunities for children and adults with disabilities.

Programs and services on the four islands – Oahu, Big Island, Maui, and Kauai – include:

- Early Intervention Programs
- Home and Community Based Services
- Assistive Technology
- Respite Care
- Parent Support Groups
- Information and Referral Services
- Occupational therapy
- Physical therapy
- Speech therapy
- Equipment Loan Program
- Advocacy and Public Education
- Camping

##### Proposed *West Oahu Service Center*

After a year-long strategic planning process, the Board of Directors of Easter Seals Hawaii concluded that in order to meet the growing demand for programs and services in West Oahu, they must plan for the development of a permanent, multi-program *West Oahu Service Center* facility in the greater Kapolei area to meet the growing demand for services. The proposed *West Oahu Service Center* will be a two-story approximately 19,800 square foot building with 62 parking spaces. The *Center* will provide services for 60 to 100 clients per day. Approximately 25-30 employees will work at the *Center*; not all of whom are full-time equivalent. It is

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Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

important to note that throughout a typical work day at any one time, a number of employees will not be at the *Center* because the employees are also providing services at the clients house or other location - not at the *Center*.

West Oahu is experiencing the highest growth in population on Oahu, which consists mostly of younger families with children. This area is also home to the largest concentration of foster homes for youth and adults with disabilities. There is a significant need for Easter Seals services for children and adults with special needs in West Oahu – from Waianae to Waipahu.

At the end of 2004, Easter Seals Hawaii purchased the 3.405 acre subject property where the proposed *West Oahu Service Center* building would be constructed so that programs and services could be offered in closer proximity to those with special needs and disabilities. ESH has already outgrown its facility in Ewa after just 5 years and is already using two lease sites in Waipahu and looking for a third until the new proposed *West Oahu Service Center* facility can be constructed.

Additionally, due to State budget cuts and hiring freezes, the State of Hawaii has been forced to privatize a select few of the State's programs that were previously staffed by using state employees. In June 2003, the Early Intervention Section of the State Department of Health asked Easter Seals to begin a new program in the greater Kapolei area to meet the needs of the rapidly expanding population in that area. Since then, Easter Seals now serves over 250 children at one of the leased site in Waipahu.

Also, Easter Seals has already been asked by the State Department of Health to take responsibility for a number of the children in the surrounding state programs. The State of Hawaii asked ESH to begin service for the Kapolei area in October 2004. To meet this short deadline, ESH arranged for a short-term lease with Daiei in Waipahu out of which to operate. Easter Seals Hawaii has already embarked on a capital campaign to raise the money that was necessary to purchase the subject property and to construct the new proposed *West Oahu Service Center* facility.

### 1.2 Existing and Surrounding Uses

The vacant undeveloped 3.405 acre subject property is identified as TMK: 9-2-19: 001 and is located adjacent to and east of Makakilo Drive. The property is easily accessed from the Ewa-bound Makakilo Exit #2 off of the H-1 Freeway. The parcel is split-zoned with 2.151 acres in R-5 Residential, which fronts Makakilo Drive, and 1.254 acres zoned AG-2 General Agricultural, which is along the back of the property. The majority of the property is in the State Urban District. A very small portion of the property's southeast corner is in the State Agricultural

## FINAL ENVIRONMENTAL ASSESSMENT

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

District. A location map is provided in **Figure 1** and **Figure 2** is tax map key map. **Figure 3** illustrates the property's City and County of Honolulu Zoning designations. **Figure 4** illustrates the property's State Land Use District designations. **Figure 5** contains photos of the vacant property. All **Figures** appear at the end of the report and before the Appendices.

The property is split zoned with 2.151 acres in the R-5 Residential district, which fronts Makakilo Drive, and 1.254 acres in the AG-2 General Agricultural District, which is located at the rear of the property. A Conditional Use Permit for a Meeting Facility will be sought from the City. There is no adjacent residential development: adjacent property to the south is St. Jude's Roman Catholic Church, the property to the north will be a street - an extension of Palailai Street on the Diamond Head-side of Makakilo Drive that will service new residential development that is planned for D.R. Horton/Schuler; the property to the east is vacant and zoned AG-2 and the property to west is Makakilo Drive which contains four lanes of traffic (two in each direction) in front of the project site.

The vacant subject property slopes down and away from its high point along Makakilo Drive down to Makakilo gulch, which is beyond the parcel's east property boundary. The site is covered with scrub, grass, weeds and some trees. In the past, the property was owned and managed by the Estate of James Campbell, which used the land to grow pineapple. The project property has been vacant for over 30 years. The following easements run through the property: "Easement 7", dated 1967 in favor of the United States of America, is a 5-foot wide easement through and beneath the easement area for the maintenance, repair and replacement of underground communication cables; "Easement 560", dated September 25, 1968 is a 10-foot wide sewer easement in favor of the City and County of Honolulu; and "Easement 301", dated August 9, 1962, is five feet wide and is for a military communications line.

The subject property is located along the lowest portion of Makakilo Drive, near the H-1 Freeway. Makakilo Drive is the primary north-south access road for Makakilo Ridge, which is extensively developed with residential subdivisions, public schools and parks. Most of the residential development in the area of the project site has occurred over 300 feet away on the opposite side of Makakilo Drive; some of which dates back to the 1960's.

Makakilo Ridge has become a significant residential development area above Kapolei, Oahu's "Second City". The Ridge contains a number of schools and city parks. About one-half mile above the project site is the Makakilo Shopping Center. In the vicinity of the project site, areas along and adjacent to the H-1 Freeway are generally not zoned for residential development in an effort to create a "buffer" between the freeway traffic and housing areas.

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The relatively large size of the subject property and the sloping hillside down and away from Makakilo Drive (along with proposed landscaping) will effectively buffer views of the proposed new building and parking area from the residential lots located across this 6-lane portion of lower Makakilo Drive. Many of the house lots opposite the project site have six-foot tall concrete walls along Makakilo Drive.

The proposed *West Oahu Service Center* building will be developed and designed so as to blend in with the architectural style of Kapolei. Figure 8A and 8B illustrate the architectural style of the proposed new building. The City of Kapolei – Urban Design Plan prepared for Campbell Estate sets forth principles, standards and guidelines that are general in nature, but which provide an overall design framework for development within the City of Kapolei. Although the Easter Seals proposed *West Oahu Service Center* is not located within the City of Kapolei, it is located upslope from the City and is near the freeway exit to Kapolei.

The City of Kapolei Urban Design Plan calls for the architectural character in the City of Kapolei to “promote a Hawaiian garden city image”. It goes on to state that “both traditional and modern architectural style may be used, but should in either case relate to Hawaii in order to create a unique sense of place...” The proposed new West Oahu Service Center building is designed with elements that relate to Hawaii such as the building’s gabled tiled roof and exterior stone work finishes to the columns and the exterior of the lower level. The building also has open roofed lanais and the colors and finishes of the exterior will be natural earth tones. The Easter Seals property will be planted with a variety of lush trees and plants such as Hong Kong Orchid trees, Rainbow Shower trees, Royal Poinciana, Ohia Lehua, and a variety of palm trees. The property will be grassed and will also contain shrubs such as purple bougainvillea and golden hibiscus. These elements are consistent with the broad architectural and landscaping guidelines discussed in the City of Kapolei Urban Design Plan.

## FINAL ENVIRONMENTAL ASSESSMENT

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

### 2. PROJECT NEED

Easter Seals Hawaii provides services to thousands of children and adults of all age ranges with disabilities. These disabilities include muscular dystrophy, autism, cerebral palsy, spina bidfida, speech and developmental delays, Down Syndrome, and sensory impairments. These disabilities can affect the individuals at birth, through accidents, disease, and injury or from aging. Easter Seals services and programs are usually just one component in the overall therapy and special needs education opportunities for children and adults with disabilities.

As previously stated, due to State budget cuts and hiring freezes, the State of Hawaii has been forced to privatize a select few of their programs that were previously staffed by using state employees. In the future, ESH may also be asked by the state to take additional responsibility for a number of the children in the surrounding state programs.

There is a significant need for Easter Seals services for children and adults with special needs in West Oahu from Waianae to Waipahu, especially since West Oahu is experiencing the highest growth in population on Oahu, which consists mostly of younger families with children, and because this area is also home to the largest concentration of foster homes for youth and adults with disabilities. Easter Seals Hawaii purchased the Makakilo property to build its *West Oahu Service Center* facility so that programs and services could be offered in closer proximity to those with special needs and disabilities.

## FINAL ENVIRONMENTAL ASSESSMENT

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

### 3. PROJECT DESCRIPTION

#### 3.1 Proposed Building and Improvements

The proposed *West Oahu Service Center* will be a two-story approximately 19,800 square foot building where services will be provided for 60 to 100 clients per day. Approximately 25-30 employees will work at the *Center*; not all of whom are full-time equivalent.

All of this reports' Figures are located at the end of the written report and before the Appendices. **Figure 6** is the Preliminary Site Plan with landscaping. **Figures 7A** and **7B** are the Preliminary Floor Plans. **Figures 8A** and **8 B** are the Preliminary Exterior Elevations. **Figures 9A** and **9B** are the Preliminary Building Section Elevation.

The development of the proposed facility and related improvements will include the following components.

- Two-story approximately 19,800 square foot building with classrooms, therapy rooms and staff work areas and other spaces such as a library and meetings rooms, etc. Therapy rooms will be equipped with age-appropriate specific therapy devices to work on gross and fine motor skill development, and for speech and hearing therapy. Classrooms refer to large rooms where group sessions can take place. Multiple staff and clients can participate in programs and activities. The rooms will contain desks, bulletin boards, toys and activity materials, for example paints and crafts materials.

Small cubicles will be used by staff primarily to prepare for appointments, programs, and to complete reports and store client files required by the State Department of Health. The Early Intervention Program has a federal mandate for extensive documentation. File storage space is important. There will be a small library room that can be used by Staff and parents. It will contain reading materials, resource materials and training videos to watch to help Staff with continuing education or to help educate and counsel parents and family members. There will be other General Work Area where Staff can sit and talk with Parents in a confidential setting. Likewise, parents may need and will be able to speak with other parents for support.

- Long-term access to the Easter Seals property calls for Easter Seals' main driveway to directly access the future extension of Palailai Street on the east side of Makakilo Drive. Easter Seals is coordinating and working closely with D.R. Horton/Schuler to ensure that Easter Seals will have access onto the Palailai Street extension, and to have Easter Seals' driveway at an appropriate distance from the Makakilo

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Drive/Palailai Street intersection. A tentative estimate for the completion of the Palailai Street extension is the first quarter of 2008.

Short-term access to the subject property will be via the St. Jude Church driveway. Easement documents are being prepared and will be filed with the City for processing to create the easement. Utilizing the St. Jude driveway will avoid creating another access point along Makakilo Drive and the nearby H-1 freeway exit/off-ramp.

- The *West Oahu Service Center* will have a passenger drop-off loop fronting the building and is proposed to have 62 parking stalls and 1 loading stall. Final parking calculations will be done when the design phase is completed.
- An outdoor grassed play area will be behind the facility.
- The property will be landscaped to buffer views of the parking area and driveway.

### 3.2 Overview of Programs and Services

Below is an overview of the three programs that will take place at the *West Oahu Service Center*. However, it should be noted that in addition to programs at the *Center*, the Staff will also drive to client's homes to provide services and administer therapy. For example, while 15 to 25 children may take part in the Early Intervention Program at the *Center* daily, the Staff may also be treating another 50 children daily out in the community; at the child's home, etc. Therefore, the *Center* is not occupied to a maximum because, at any one time, there will be Staff working out in the community and there will be program participants who will not be able to attend due to illness, other activities, the family's schedule, etc.

The **Early Intervention Program** is for children ranging from newborns to 3 years old that need physical and speech therapy and/or special early intervention education. The program also provides counseling for parents and the family. In this Program, parents initially bring a disabled infant/child to meet with a Staff person who evaluates the child in a Therapy Room, establishes an "individual development plan" and counsels the parents about what services are available and what courses of action can be taken next. The Staff person may recommend various therapy appointments and educational sessions for the child to participate in at the *West Oahu Service Center*. Meanwhile, the child may also get care in coordination with the child's pediatrician and other medical specialists.

Once the initial evaluation is complete, the child will return on a scheduled basis to the *West Oahu Service Center* for therapy appointments that typically last 30 to 60 minutes. The child

## FINAL ENVIRONMENTAL ASSESSMENT

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may return three times a week or maybe just once a month. The frequency of the appointments varies and is based on the particular needs of the child and the “individual development plan”. Hypothetically, a child may come to the *Center* on Tuesday and Thursdays mornings for a half-hour for 9 months until they reach a stage of improvement and then the child comes just once a week.

The appointment may be only include the child, parents and the Staff person, in which case they will use a Therapy Room, which has the appropriate equipment. Sometimes these appointments take place in small group settings in a classroom-type of room because it has chairs, bulletin boards, and play equipment. Small group settings are helpful for speech therapy-type of appointments because the child has the opportunity to work on socio-recreational interaction with other children, which is an important part of the therapy. Small group settings also facilitate parent and child counseling.

The child will also routinely take part in special early intervention group education in one of the *Center's* Classrooms. This is not a typical school classroom in the traditional sense, but rather the classroom is a large room with various educational toys and therapy tools where a number of children and Staff (and sometime parents) can occupy the classroom all at the same time. Appointments and group education take place in different sizes of groups and in different rooms, depending on the client's age level and the clients' therapeutic and social and recreational needs.

While each child's therapy schedule is unique, the **Early Intervention Program** appointments are relatively short at just 30 to 60 minutes. About 10 to 20 appointments tend to occur between 8 am and Noon Monday through Friday, while another 5 to 15 appointments occur in the afternoon. Easter Seals Staff also drive to children's homes administer the therapy; about another 50 children a day receive therapy in the community and not at the *Center*. Sometimes Staff are in their cars and working in the field/community for a couple days at a time. Only 1 or 2 children may be seen at the *Center* on a Saturday. Again, typically a child may be seen only once or twice a week at the *Center*, depending on their “individual development plan”. Very rarely would the same child be seen on a daily basis. Children in this Program are only able to participate until they are 3 years old. The children are brought to the *Center* by their parents in a private car or by bus or by taxi. The majority arrive by private vehicle.

The **Youth Services Program** is for children and young adults with special needs ranging from 5 to 22 years old. This program is designed to support and encourage self-esteem, independence, and social growth among school-age youth by participating in supervised activities. These youth arrive at the facility typically during non-school hours between 1:30 pm to 5:30 pm Monday through Friday by HandiVan or Easter Seals van.

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About 20 to 30 youth with special needs will take part in supervised individual and group activities in the large Classrooms, the Therapy Rooms and outdoors in the recreation play area. Typically, one Staff person will supervise a group of about 7 youth in a variety of activities including arts and crafts, computer games, music, cooking, working on homework, and socialization-recreation activities. A classroom will typically accommodate 2 to 3 Staff and 15 youth.

Daily attendance varies due to a family's situation, a youth's medical conditions and other activities they may be involved in like school, or Special Olympics. Also, these youth are susceptible to falling ill and may not be able to attend for weeks at a time. Therefore, although 30 youth may be enrolled in the program, there may only be about half of the youth at the Center on a daily basis.

Easter Seals Hawaii **Adult Programs** consist of two different components. The Adult Day Program component supports adults with special needs who are 20 years and older. This program would have "*Center-based*" activities, which means the activities would take place at the new facility. These activities focus on the development of social, recreational and self-help skills to assist the adults with participating in community and family life. The Adult Support Services component is community-based, which means the services are administered off-site, typically at the client's home. The services associated with this component consist of habilitation, personal care, companionship and chore services. The program supports clients age 5 and above.

Adult Day Program: About 20 to 45 adults with special needs will take part in supervised individual and group activities in the large Classrooms, the Therapy Rooms and outdoors in the recreation play area. Typically, a Classroom or Activity Room will accommodate 3 to 4 Staff and 10 to 15 adults. The adults are able to participate in a variety of activities including arts and crafts, music, sports, cooking, current events, computers and daily community excursions. These adults arrive at the facility between 7:30 am and 2:00 pm Monday through Friday by HandiVan or Easter Seals van, which is designed to be the opposite hours of the afternoon Youth Intervention Program

Adult Support Services: A Manager and 5 to 6 Coordinators would have work cubicles in the proposed *Center*, but these employees would spend the majority of their time in the field with Easter Seals' Community Based Providers, clients and their families or guardians. The Community Based Providers are employees that go to the clients' homes and administer services there. Each Coordinator has approximately 15 to 20 Client Based Providers who actually deliver the services. Meanwhile, the Coordinators match client referrals to the workers. Occasionally,

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Easter Seals staff, along with the client, state case managers and social workers would need to meet at the proposed *Center*.

Similar to the Youth Program, the daily attendance of the **Adult Programs** varies due to a family's situation, the client's medical conditions, or other activities. Therefore, although up to 45 adults may be enrolled in the program, there may only be about half of them at the proposed *Center* on a daily basis.

New participants in any of these programs are accepted on a basis of space available and the program's ability to meet each participant's individual needs.

### 3.3 Staffing

About 15 Staff will be at the *Center* daily, most of whom will be full-time employees. An additional 12 to 15 Staff will work in the **Early Intervention Program** and **Adult Program**. These Staff will go to client appointments out in the field/community most mornings and will arrive and depart the facility at random times the rest of the day, depending on a Programs' schedule of appointments. Very few Staff will be at the *Center* all day from 8 am to 4 pm because most are out in the field. Staff will come to the *Center* to participate in team meetings, group sessions and trainings. Most Staff are typically very mobile. Approximately 10 full-time-equivalent Staff run the Adult Program from 7:30 am to 2:30 pm and also arrange the Youth Program, which begins at 1:30 pm. Of the employees at the *Center*, there will be 3 Program Managers (at a masters degree level) and 1 Senior Manager for the entire *Center*.

The *Center* will also support about 100 Client Based Providers (described in Section 3.2 Adult Support Services) who will work remotely in the community and not at the *Center*. These employees will be supervised by an Adult Support Services Coordinators at the *Center* where the Coordinators prepare the required reports to turn into the State Department of Health.

### 3.4 Hours of Operation

The *Center's* hours of operation are anticipated to be Monday through Friday from 7:30 am to 5:30 pm. No one will live at the Center and ESH does not conduct "sleep over" programs. There will be no over night or late night activities. There will be occasional very small group gatherings or youth programs for 10-15 clients, which are typically held on the weekends when ESH has team building and social activities. There will be no activities on Sundays and very limited activities on Saturdays.

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**3.5 Project Schedule and Cost**

It is anticipated that site preparation could begin in mid-2006. Construction of the facility will follow the environmental review and zoning permitting processes. The duration of construction is anticipated to take 9 to 10 months. The estimated cost of construction is \$4.5 million to \$5 million. Easter Seals Hawaii has secured Community Development Block Grant (CDBG) funding for the proposed *West Oahu Service Center* project, which will be distributed through the City's Department of Community Services. Other funding sources for the West Oahu Service Center project include a \$1 million dollar State Grand-in-Aid and \$1.2 million in local private grants.

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### 4. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

#### 4.1 Climate

The climate of Oahu is relatively mild. It is characterized by consistent tradewinds, relatively constant temperatures, moderate humidity and infrequent severe storms. Northeasterly tradewinds prevail throughout the year with an average wind velocity of about 10-15 miles per hour. The mean temperature at the Honolulu International Airport ranges from 70 degrees Fahrenheit in the winter months to 85 degrees and above in the summer months. The average annual precipitation in the Makakilo area was about 12 inches, with most of the rainfall occurring between November and April.

##### *Potential Impacts and Mitigative Measures*

The proposed project will have no impacts on regional climate conditions.

#### 4.2 Topography and Soils

##### Topography:

The subject property has a moderate slope down and away from Makakilo Drive to its lowest elevation along the property's east boundary. Elevations on the subject property range from a high point of approximately 230 feet to a low point of 160 feet above Mean Sea Level (MSL).

Soils: According to the Phase 1 Environmental Site Assessment report for the subject property prepared by EnviroServices & Training Center LLC (2004), the U.S. Department of Agriculture Soil Conservation Service, the soils underlying the property are classified as Stony Steep land (rSY) and Molokai silty clay loams (MuB and MuD) and Kawaihapai stony clay loam (KlaB) with two to six percent slopes as shown in **Figure 10**. Stony Steep Land consists of boulders and stones deposited by water and gravity on side slopes of drainageways. These stone and boulders cover 50% to 90% of the surface with a small amount of soil among the stones which provides a foothold for plants. For Stony Steep Land, the slope ranges from 40% to 70%, elevation from 100 to 1,500 feet, and the annual rainfall of 20 to 80 inches. These lands are typically used for wildlife habitat and recreation. Natural vegetation tends to consist of kiawe, koa haole, and grasses.

Soils of the Molokai series are distinguished as being well-drained soils that developed in material weathered from basic igneous rock. In a representative profile, the surface layer consists of dark reddish-brown silty clay loam, the subsoil is a dark reddish-brown silty clay loam that has a prismatic structure, and the substratum consists of soft weathered rock. For

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Molokai silty clay loam, 3% to 7% slopes (MuB), runoff is slow to medium and the erosion hazard is slight to moderate. For Molokai silty clay loam, 15% to 25% slopes (MuD), runoff is medium, the erosion hazard is sever, and the workability is slightly difficult due to the slope.

### *Potential Impacts and Mitigative Measures*

The total area of soil disturbance within the subject property will exceed one acre. A National Pollutant Discharge Elimination System (NPDES) permit for Construction Storm Water Activities will be required from the State Department of Health (DOH). Storm water runoff from the project site during site preparation and construction will be controlled in compliance with the City's "Rules Relating to Storm Drainage Standards". Typical mitigation measures include: appropriately stockpiling materials on-site to prevent runoff; building over or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

### 4.3 Hydrology

Groundwater: A Phase 1 Environmental Site Assessment report for the subject property was prepared in December 2004 by EnviroServices & Training Center LLC (Appendix A). Some of the following site hydrology information is taken from that report. The site is underlain by the Ewa Aquifer System, which is part of the Pearl Harbor Aquifer Sector on the island of Oahu. This system includes an unconfined basal aquifer in flank compartments. The ground water in this aquifer is described as a currently used drinking water sources with fresh salinity.

The National Oceanic Atmospheric Association does not have a rain gage location in the vicinity of Makakilo or Kapolei. The primary drinking water in the Hawaiian Islands is drawn from basal ground water. Basal groundwater is formed by rainwater percolotating down through the residual soils and permeable volcanic rock. Therefore, rain seeps into the slopes of the Waianae Mountain Range, slowly making its way through the porous volcanic rock and ending up in the basal aquifers of Oahu.

Sole Source Aquifers – 40 CFR 149: According to the map available at the Environmental Protection Agency's (EPA) website, the subject property is located within the EPA-designated Oahu Sole Source Aquifer area (also referred to as the Southern Oahu Basal sole source aquifer area). The EPA's Sole Source Aquifer Program was established to prevent contamination of groundwater from federally-funded projects. No impacts from the proposed project to the Oahu Sole Source Aquifer are anticipated. The project will connect to the City's municipal water system and wastewater system. The proposed project will follow the applicable grading and building permit regulations.

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### Surface Water:

There are no active running water streams on the property. Makakilo Gulch lies to the east of the property. An unnamed tributary west of Makakilo Gulch, which is dry, runs near the subject property's east property line. This has been referred to as an "unnamed tributary west of Makakilo Gulch" by the State of Hawaii Department of Land and Natural Resources, Commission on Water Resource Management in a letter dated September 26, 2005 which was addressed to Gray Hong Nojima & Associates, Inc. A copy of the letter is included in **Appendix I**. Gray Hong Nojima & Associates is the consulting engineering firm for D.R. Horton's housing project located mauka of the Easter Seals property. The engineering firm is also designing the Palailai Street extension. In association with the housing and street projects, the engineering firm is designing drainage culvert improvements. The subdivision plans for these projects recently received tentative approval from the City and County of Honolulu.

"Culvert C" in the DLNR letter refers to plans for a culvert to be constructed and located under the Palailai Street extension so that any mauka water flows would continue under the street via the culvert and further downstream. "Culvert C" is planned in the location of the unnamed tributary west of Makakilo Gulch near the Easter Seals east property line.

The Commission's comments state that a stream alteration permit is not required for any of the three proposed culverts at the three different locations due to insufficient water flow.

*Our staff visited these sites on September 14, 2005. These gulches do not support instream uses at the location of the proposed culverts due to insufficient water flow. Therefore modification of these gulches will not require stream channel alteration permits pursuant to Hawaii Revised Statutes, Section 174C-71.*

1. *Makakilo Gulch (Culvert A)*
2. *Makalapa Gulch (Culvert B)*
3. *Un-named tributary west of Makakilo Gulch (Culvert C) (Added: this is the dry stream bed located near the Easter Seals east property boundary)*

The proposed West Oahu Center will not have any negative impact to streams. The D.R. Horton project is making drainage and culvert improvement to the "unnamed tributary west of Makakilo Gulch", which is located near the east property boundary of the subject property. D.R. Horton's plan have received tentative approval from the City and County of Honolulu. According to the Wild and Scenic Rivers Act found at the National Park Service website, no rivers in Hawaii have been designated as component of the National Wild and Scenic Rivers System.

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### *Potential Impacts and Mitigative Measures*

No adverse impacts to groundwater are anticipated. The proposed structure will be constructed well above the depth of the water table. The subject property does contain any designated wetlands. No dewatering activities are necessary.

No short-term adverse impacts to surface waters are anticipated in relation to construction activities. The total area of soil disturbance within the subject property will exceed one acre. A National Pollutant Discharge Elimination System (NPDES) permit for Construction Storm Water Activities will be required from the State Department of Health (DOH). Storm water runoff from the project site during site preparation and construction will be controlled in compliance with the City's "Rules Relating to Storm Drainage Standards". Typical mitigation measures include: appropriately stockpiling materials on-site to prevent runoff; building over or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

No long-term adverse impacts to surface waters are anticipated as a result of the proposed project. Areas disturbed during construction will be built over, paved and landscaped to minimize erosion and sedimentation. Some areas of the property will remain undisturbed.

#### **4.4 Hazardous Materials**

A Phase 1 Environmental Site Assessment report for the subject property was prepared in December 2004 by EnviroServices & Training Center LLC (Appendix A). The conclusions state that there were no apparent indicators during the site visit to suggest that the site has been significantly impacted by hazardous materials/wastes, USTs, ASTs, and/or PCB-containing equipment. No file/document reviews, interview, or aerial photographs indicated that the site has been significantly impacted by hazardous materials/wastes, USTs, ASTs, and/or PCB-containing equipment. The Phase 1 Environmental Site Assessment concluded that it had revealed no evidence of recognized environmental conditions in connection with the subject property.

### *Potential Impacts and Mitigative Measures*

No evidence of recognized environmental conditions in connection with the subject property. No mitigation measures are proposed.

#### **4.5 Flood Hazard**

Based on the Flood Insurance Rate Map ("FIRM"), Map Number 15003C0310F map revised September 30, 2004, prepared by the Federal Emergency Management Agency (FEMA), the subject property is designated Zone D "areas in which flood hazards are undetermined but possible". Figure 11 depicts the flood hazard designation. Also, according to FEMA's Map

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Service Center website, its Coastal Barrier Resource Area (CBRA) Q3 map, Hawaii has no areas within the Coastal Barrier Resources System. The subject property is not located within a Coastal Zone Management area.

### *Potential Impacts and Mitigative Measures*

No impacts related to flooding are anticipated. The proposed building is sited in an area of the property where the elevation is approximately 190 feet above mean sea level, which is about 30 feet higher than the lowest elevation of the property which is 160 feet above mean sea level.

## 4.6 Flora and Fauna

The subject property was used for agricultural purposes over 30 years ago. The property is vacant and undeveloped. The existing vegetation consists of tall grasses and weeds and mainly small Kiawe trees. There is a bougainvillea hedge adjacent to the sidewalk that lines the property's frontage along Makakilo Drive.

Faunal species likely include typical domestic and feral cats, as well as rats and mice, which are common to urbanized areas are probably present. Avifaunal species observed in the area include species also common to urban areas such as doves, mynah, sparrow, cardinal and finches.

Endangered Species Act 50 CFR 402: No federally protected, threatened or endangered species of plants or animals are known to inhabit the project site. According to maps contained in the Critical Habitat Updates available at the U.S. Fish and Wildlife Service's (USFWS) website, the subject property is not located within the USFWS Critical Habitat for 99 threatened and endangered plant species. The project site is also not within any USFWS designated Critical Habitat area for the Oahu Elepaio bird.

### *Potential Impacts and Mitigative Measures*

Some vegetation that serves the existing habitats for various avian, mammal and plant species will be removed during site preparation for construction of the new building, driveway, and parking area. Existing nearby similar habitats will continue to be available during construction. Also, project landscaping will subsequently restore some of the displaced habitats. The proposed project is not anticipated to have any significant impacts on flora or fauna within the subject property. The proposed project will have new trees and landscaping in and around the parking areas and the building. No further mitigation measures are proposed.

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### 4.7 Noise

Noise Abatement and Control - 24 CFR 51B: The subject property is located along the four-lane portion of Makakilo Drive and is bordered by St. Joseph's Church and undeveloped land. Although no noise measurements were taken at the site, it is estimated that ambient noise levels in such a setting (where the subject property fronts a busy street but is surrounded by vacant land and a church) are below the maximum acceptable noise threshold of 65 decibels, as established by the Department of Housing and Urban Development (HUD) 24 CFR Section 51.103 *Criteria and Standards*.

The new building will be air-conditioned so that will mitigate both noise impacts to those working inside and it will prevent noise from leaving the building. The outdoor play area is over 300 to 400 feet away from the nearest residential property. The outdoor play area is located behind the new building and is about 40 feet lower in elevation than the residential properties. No noise impacts to residential properties are anticipated.

#### *Potential Impacts and Mitigative Measures*

Short-term construction noise will occur while the proposed project is built. Construction noise will comply with the State Department of Health (DOH) rules for "Community Noise Control" (Chapter 11-46, Hawaii Administrative Rules). The DOH rules limit construction to the hours between 6:30 am and 6:00 pm on weekdays, except holidays, and 8:30 am to 6:00 pm on Saturdays.

Long-term noise impacts related to the operations of the *West Oahu Service Center* are not anticipated to be significantly different than the nearby uses. The *Center* is not adjacent to any residential development. The building will have air conditioning to mitigate noise emanating from the building. Any increase in noise levels in the vicinity of the project site that might result are not anticipated to go over Ldn levels associated with community development.

### 4.8 Air Quality

According to the State Department of Health's (DOH) 2002 Annual Summary of Hawaii Air Quality Data, "Air quality in the State of Hawaii continues to be one of the best in the nation and criteria pollutant level remain well below state and federal ambient air quality standards." The State of Hawaii continues to be well below federal standards on annual averages for particulates, sulfur dioxide and nitrogen dioxide and annual averages of daily maximum 1-hour values recorded for ozone and carbon monoxide. The State's averages have also been well below federal standards for more stringent State standards for carbon monoxide and nitrogen dioxide.

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The subject property is adjacent to Makakilo Drive. However, it is at the base of Makakilo Ridge in a location that is subject to relatively consistent trade-wind weather that blows down and away from the property, which facilitates air movement, mitigating vehicular emissions and dissipating any pollutants.

### *Potential Impacts and Mitigative Measures*

The proposed project will have short-term construction-related impacts on air quality, including the generation of dust and emissions from construction vehicles, equipment and commuting construction workers. The construction contractor is responsible for complying with the State Department of Health Administrative Rules, Title 11, Chapter 60-11.1 regarding “Air Pollution Control”, including fugitive dust and the prohibition of visible dust emissions at property boundaries.

Mitigation measures to address short-term impacts include minimizing movement of construction vehicles during peak traffic periods to avoid traffic congestions and associated increase in vehicular emissions. Also, frequent watering of unpaved and disturbed area within the project site will help control the generation of dust. Landscaping disturbed areas as soon as possible is yet another mitigation measure. No significant long-term impacts to air quality from the proposed project are anticipated.

### **4.9 Archaeological, Historic and Cultural Resources**

Prior to the 1960's, the property was farmed as pineapple fields by Campbell Estate. The land has been vacant since cultivation ceased some time around the early 1960's. The surrounding neighborhood has undergone significant development as a residential area that supports Kapolei. Some of the existing residential development on Makakilo Drive was constructed as early as the 1960s.

Historic Preservation – 36 CFR 800: There are no known archaeological sites or cultural resources or practices associated with the subject property. The property was extensively cultivated when it was farmed as a pineapple field. A letter to the State Historic Preservation Division was sent on November 25, 2005 to inquire whether any known sites or cultural practices are associated with the subject property. The Division responded on February 9, 2006 stated that the Division believes that no historic properties will be affected by the proposed project. A copy of the letter is in **Appendix J**.

### *Potential Impacts and Mitigation Measures*

No impacts to historic or cultural resources or practices are anticipated to result from the proposed project. In the unlikely event that archaeological features are uncovered, all work will

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stop and the owner/applicant will be responsible to initiate immediate archaeological consultation with the Department of Land and Natural Resources, State Historic Preservation Division in accordance with applicable regulations.

### 4.10 Views

The property is visible from the H-1 Freeway when traveling in the Ewa direction. The area across from and uphill of the subject property is heavily developed with housing. The parcel immediately adjacent and makai of the subject property contains St. Jude's Roman Catholic Church and 3 levels of asphalt parking. Views from the subject property include Diamond Head and Honolulu in the far distance, and closer views of Kapolei and the ocean beyond. As stated previously, the building will be designed to integrate with the natural slope of the property to minimize visual impacts. Also, the architectural character of the building will be designed to blend in with the architectural character of Kapolei. *Figure 5* contains photos of the site and surrounding views.

#### *Potential Impacts and Mitigation Measures*

The proposed facility is being designed to blend in with the architectural character of the Kapolei area. The building will be built into the property's natural slope which will minimize the structure's appearance and height. The building will appear to be a one-story structure from Makakilo Drive. The property will be landscaped to buffer views of the parking areas from Makakilo Drive.

### 4.11 Socio-Economic Characteristics

#### Population and Housing:

The 2000 Census reported the population of Oahu at 876,156. According to the City and County of Honolulu's Department of Planning and Permitting's demographic profile for various Oahu neighborhoods using the 2000 Census data, the subject property is located in Neighborhood Area 34: Makakilo/Kapolei/Honokai Hale which had a population of 15,545. In comparison to Oahu as a whole, Makakilo's population is generally younger; has a racial mix with proportionately less Asians and slightly more Whites and Native Hawaiians or Pacific Islanders; a slightly higher proportion of married-couple family households and a higher proportion of households with children under 18; higher homeownership rates; and slightly lower vacancy rates. (See Table 1)

#### Economy:

According to 2000 Census data compiled by the City's Department of Planning and Permitting, median household income for the Ewa Development Plan Area was \$60,811, which is higher than the median household income of \$51,280 for Oahu.

**Table 1: Demographic Characteristics: 2000**

Subject	Neighborhood Area #34		Oahu	
	Number	Percent	Number	Percent
<b>Total Population</b>	15,545	100.0	876,156	100.0
<b>AGE</b>				
Under 5 Years	1,282	8.2	56,849	6.5
5-17 years	3,392	21.8	151,909	17.3
18-64 years	9,887	63.6	549,661	62.7
65 years and over	984	6.3	117,737	13.4
Median Age (years)	32.7		35.7	
<b>RACE (alone or in combination with other races)</b>				
White	6,863	44.1	308,838	35.2
Black or African American	613	3.9	29,764	3.4
American Indian and Alaska Native	342	2.2	15,921	1.8
Asian	8,750	56.3	539,384	61.6
Native Hawaiian and other Pacific Islander	4,307	27.7	189,292	21.6
Other	856	5.5	32,003	3.7
<b>HOUSEHOLD (by type)</b>				
<b>Total Households</b>	4,589	100.0	286,450	100.0
Family households (families)	3,799	82.8	205,672	71.8
With own children under 18 years	1,978	43.1	91,022	31.8
Married-couple family	3,039	66.2	156,195	54.5
With own children under 18 years	1,563	34.1	70,442	24.6
Female householder, no husband present	514	11.2	35,138	12.3
With own children under 18 years	280	6.1	15,235	5.3
Non-families	790	17.2	80,778	28.2
Living with non-relatives	268	5.8	18,815	6.6
Living alone and 65 years and over	69	1.5	20,021	7.0
Average persons per household	3.38	—	2.95	—
<b>HOUSING OCCUPANCY AND TENURE</b>				
<b>Total Housing Units</b>	4,937	100.0	315,988	100.0
Occupied Units	4,589	93.0	286,450	90.7
By owner	3,301	66.9	159,290	49.5
By renter	1,288	26.1	130,160	41.2
Vacant units	348	7.0	29,538	9.3
Available housing vacancy rate (%)	4.1	—	4.9	—
Homeownership rate (%)	71.9	—	54.6	—

Source: 2000 Census SF1 File; Planning Division, Honolulu Department of Planning and Permitting

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### *Potential Impacts and Mitigative Measures*

The proposed project is not anticipated to directly impact either population or housing. The proposed project will make it possible for Easter Seals Hawaii to provide services closer to where its West Oahu clients live, and meet the needs of the growing West Oahu population. The project will have some minor short-term economic impacts related to construction expenditures and construction employment. In the long-term, the *West Oahu Service Center* will create job opportunities with Easter Seals.

Police Services: This area is under the jurisdiction of the Honolulu Police Department's (HPD) District 8 Headquarters located in Kapolei at 1100 Kamokila Boulevard. The use of the property will be monitored by the administrative staff of Easter Seals Hawaii. The property will be primarily used during weekday daytime hours. The proposed meeting facility will not have an impact on the services provided by HPD in the area.

Fire Services: Fire protection for the area is provided by the Makakilo Fire Station, Engine Company 35 at 92-885 Makakilo Drive. Information from the Board of Water Supply (BWS), indicates that there is an existing fire hydrant #L05839 located on Makakilo Drive near the St. Jude Church driveway. Another fire hydrant (#L00902) is located near the future Palailai Street extension, which appears to be on the property in its northwest corner. According to BWS, there is a 6-inch water line to hydrant #L05839 near the Church from the 16-inch water main located in Makakilo Drive. The new building will be designed to meet all applicable fire codes. Locations of sprinkler systems, fire extinguishers and any other considerations will be reviewed by the Fire Department when building permits are obtained.

### Medical Services:

Within one mile of the subject property, there are medical services available at the Kapolei Medical Park, the Kaiser & Straub Clinics and the Queens Clinic. These clinics and medical facilities offer a range of medical care services. Physicians' offices are also located in the Kapolei area. The nearest acute care hospital and emergency room is St. Francis Medical Center West located about four miles from the subject property.

### *Potential Impacts and Mitigative Measures*

In terms of Police, Fire and Medical services, the proposed project is anticipated to have negligible impact on these facilities and services. The new building will be constructed to meet the City's fire codes and regulations. The *West Oahu Service Center* is not a medical clinic. Easter Seals' clients have their own individual physician and medical services and insurance established prior to enrolling in Easter Seals programs.

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Public Education Services: The proposed project will not create any new enrollment impacts on surrounding schools. The new project will have a positive impact for students with disabilities attending area schools. Those students will be able to obtain services and participate in programs at the new West Oahu Service Center, rather than driving long distances to other Easter Seals service centers.

Recreation: The nearest public park is Mauka Lani Neighborhood Park located a little more than one mile away. The use of the project site as a meeting facility will have no impacts on the use of parks in the area. The West Oahu Service Center will have its own outdoor grassed play area for use by its clients, St. Jude Church and the community.

Refuse Collection: Solid waste will be collected by a private company. It is not anticipated that the proposed meeting facility will generate a significant amount of waste.

### *Potential Impacts and Mitigative Measures*

In terms of Public Education and Recreation, the proposed project is anticipated to have negligible to no impacts on these facilities and services. Easter Seals Hawaii's clients, depending on their age and situation, may already attend public or private school. The proposed project includes creating an outdoor grassed play area so that the clients can have recreation facilities on-site. Refuse collection will be collected by a private company.

## 4.12 Utilities

Water Facilities: An existing Board of Water Supply potable 16-inch domestic water line is located in Makakilo Drive directly adjacent to the site. The water main is part of the 440' service zone. Any connection to the water line will need to be approved by the Board of Water Supply (BWS). During the design phase, the location of existing water line stubs off of the water main will be identified. It may be possible to connect the new Easter Seals building to an existing stub water line, rather than the water main. Construction drawings will be submitted to the BWS for review and approval, and any fees will be paid prior to issuance of the building permit. New on-site fire hydrants will be located along a fire apparatus access road within 150 feet of the building. It is anticipated that there will be an automatic fire sprinkler system throughout the building.

Wastewater Disposal: Wastewater disposal will be provided by the sewer disposal system of the City and County of Honolulu. Sanitary sewer service will be connected into an existing 8-inch municipal sewer line located within Easement 560 which crosses the Easter Seals property. The existing capacity is adequate to service the needs of the new building.

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Drainage: The existing drainage pattern follows the topography of the property. The entire property currently slopes to the east with all drainage running into the existing unnamed tributary west of Makakilo Gulch. This unnamed tributary borders the eastern property boundary of the subject property. The D.R. Horton project to construct the Palailai Street extension will modify grades along the northeast boundary of the Easter Seals site. D.R. Horton's subdivision plans including the Palailai Street and drainage culvert improvements have received tentative approval from the City and County of Honolulu. The proposed drainage pattern will continue to flow to the east as it does currently. All storm water will be contained on the Easter Seals property by an on-site retention basin located at the rear and lower east end of the site, away from the new building. The detention basin will have a controlled outflow/overflow that will discharge very slowly back into the existing unnamed tributary that borders the lower portion of the site. As previously described, D.R. Horton will be constructing a drainage culvert in this area on Horton property. The Easter Seals detention basin outflow would discharge into that drainage improvement. A State NPDES permit will be required for the drainage improvements on the Easter Seals property. A preliminary grading and drainage plan is illustrated in **Figure 9C**.

### *Potential Impacts and Mitigative Measures*

It is anticipated that the proposed project will have no significant impact on the municipal utilities that are required for the project. The City's Board of Water Supply and the Department of Planning and Permitting and its various Divisions will review the information herein and will provide comments and input during the official review of the Draft Environmental Assessment.

The proposed building, roofed areas, paved parking areas, driveway and walkways will increase the impermeable surface area on the subject property. The City's Department of Planning and Permitting's current policy on storm water run-off requires that there be "no increase" in storm run-off from the site. The proposed project includes improvements to minimize the amount of stormwater runoff from the site: the retention basin drainage improvement and grassed areas to facilitate percolation within the subject property. Flows will be directed towards landscaped areas and the retention basin in order to reduce storm runoff. The proposed project will be required to comply with the City's "Rules Relating to Storm Drainage Standards".

### **4.13 Traffic Assessment**

The subject property is adjacent to the St. Jude Church property, which is situated along the Makakilo off-ramp from the H-1 Freeway (**Figure 1**). The Easter Seals property and St. Jude Church property both front Makakilo Drive. Access to the Easter Seals property is currently provided via an existing access Easement 5326 in favor of the Easter Seals property located on the Church's property and over the Church's driveway. The easement is approximately 44 feet

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wide along Makakilo Drive and runs 44 feet deep along the property line shared by the Church and Easter Seals.

The street network in the vicinity of the subject property consists primarily of Makakilo Drive, which runs generally north/south along the front of the property, and Palailai Street which forms a T-intersection on the west side (opposite side) of Makakilo Drive.

Long-term access to the Easter Seals property calls for the main Easter Seals driveway to directly access the future extension of Palailai Street on the east side of Makakilo Drive. Easter Seals is coordinating and working closely with D.R. Horton/Schuler to ensure that Easter Seals will have access onto the future Palailai Street extension, and to have Easter Seals' driveway at an appropriate distance from the Makakilo Drive/Palailai Street intersection.

Short-term access to the subject property will be via the existing access Easement 5326 in favor of the Easter Seals property over the St. Jude Church driveway. Utilizing the St. Jude driveway will avoid creating another access point along Makakilo Drive and the nearby H-1 freeway exit/off-ramp.

Wilbur Smith Associates were retained by Easter Seals Hawaii to conduct a Traffic Assessment for the proposed *West Oahu Service Center*. The complete report is in Appendix B. Some of the following information is taken from that report.

### 4.13.1. Existing Conditions

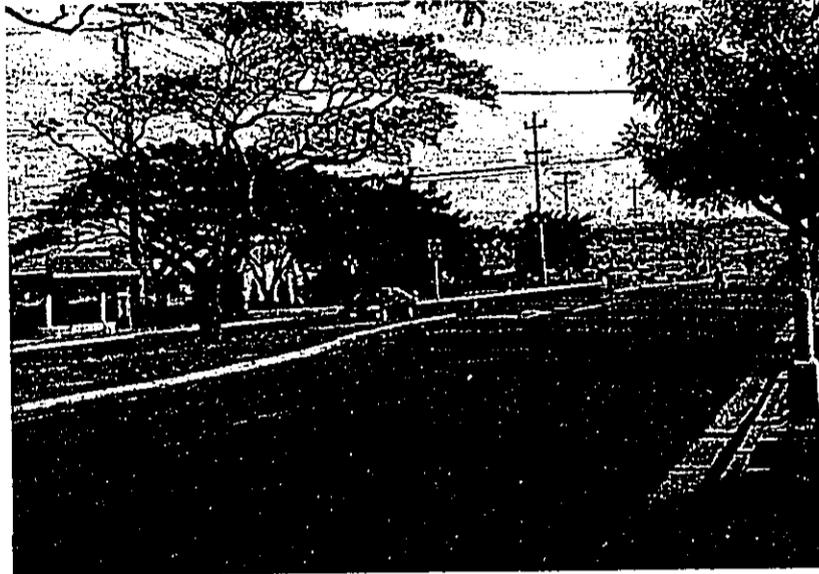
Access to the Easter Seals property is currently provided via an existing access Easement 5326 in favor of the Easter Seals property located on the Church's property and over the Church's driveway, which fronts Makakilo Drive. The driveway is also used by the Makakilo Nursery, a Lions Club facility, and the Makakilo Church, all located mauka of the Easter Seals property. Figure 13 is an aerial photo and these other facilities are labeled on the photo. The dirt road that connects these facilities to the Church driveway runs through the Easter Seals property. There is no record of an access easement for this dirt road. In the future when the Palailai Street extension is built, the Makakilo Nursery, Lions Club and Makakilo Church will access their facilities directly from the mauka side of the Palailai Street extension. It will no longer be necessary or feasible for them to drive through the Easter Seals property.

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### Present Access:

At the existing St. Jude driveway, Makakilo Drive has three mauka-bound through lanes and two makai-bound through lanes, with the two travel directions separated by a 12-foot wide landscaped median. The third mauka-bound lane is dropped just mauka of the St. Jude driveway.



The St. Jude driveway is provided a median opening with a short left-turn lane in the median of Makakilo Drive for turns into the driveway, with the storage lane

sufficient to accommodate two vehicles (see photo). The median also provides a refuge lane for vehicles turning left from the driveway, thus permitting vehicles to exit the driveway to the median during a gap in mauka-bound traffic, then wait in the median refuge lane for a gap in makai-bound traffic to complete their left-turn from the driveway.

### Existing Traffic Usage of St. Jude Driveway:

The St. Jude Catholic Church has its primary services on Sundays, with services also on Saturdays and weekdays. The time and typical traffic for the services is as follows:

- Sunday services at 8 AM and 10 AM, with combined volume of about 400 vehicles
- Saturday services at 5 PM with about 175 vehicles
- Communion services at 8 AM on Mondays, Tuesdays, Thursdays, and Fridays with about 30 to 40 vehicles
- Wednesday evening service at 7 PM with 30 to 40 vehicles.

The Church driveway presently serves as the only access to the Makakilo Nursery, which is a wholesale nursery business and does not sell to the public. The business hours are 7:30 AM until 3:30 PM Monday through Friday. The road that goes to the Makakilo Nursery also goes past the Lions Club, which rents a parcel and small building from the nursery which it uses for evening and weekend events. The Lions Club building is available for rent for events such as birthday parties. The "Makakilo Church" has a building near the Makakilo Nursery that it uses for Sunday services. Typical attendance generates about 20 vehicles.

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### Existing Traffic Counts at St. Jude Driveway:

A traffic count was made at the St. Jude driveway during the peak hour for the proposed *West Oahu Service Center* facility and existing traffic along Makakilo Drive. The counts are depicted in Figure 12. A total of 30 vehicles entered and 5 vehicles exited the Church driveway in the morning peak hour (7:00-8:00 AM). In the afternoon peak hour (5:00-6:00 PM), there were 2 vehicles entering and 9 exiting the driveway.

### Public Transit:

TheBus community routes 411, 412, and 414, pass by the site on Makakilo Drive. Bus stops are located near the St. Jude driveway and at the intersection of Makakilo Drive and Palailai Street.

TheBus Route 92 Makakilo Express provides service from the Makakilo area to the Downtown Honolulu area during the peak commute periods, with three morning trips and three afternoon trips. The route passes by the site.

### 4.13.2. Project Trip Generation

The numbers of vehicle trips generated by the ESH facility and the above scope of “Programs and Activities” were estimated using two different approaches:

1. Development of a trip estimate by applying trip factors to the available information on the employee and clientele travel characteristics and patterns.
2. Use of standard trip generation rates compiled by the Institute of Transportation Engineers (ITE). Trip rates for several different land use categories were considered for estimating the trips generated by the facility.

The first method, which uses employee and clientele travel characteristics and patterns based on the actual proposed programs and services for *West Oahu Service Center*, is discussed in detail below. The second method, which uses standard trip generation rates based on land use categories, was characterized by very high vehicle trip rates for uses such as a small office building or day-care. In contrast, the Easter Seals facility will primarily involve bus transportation of clientele to/from the site, and the staff will leave the Easter Seals property and drive to the clients' homes. Both methods and the relative results are included in the full traffic assessment report in Appendix B. The first method using build-up trip rates is discussed below.

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**4.13.3. Trip Estimate with the Proposed Project Using Build-up Trip Rates**

The numbers of trips to/from the ESH facility were estimated using the available information on the “Programs and Activities” identified for the facility as described in the Traffic Assessment Report’s “Description of the Project”. Assumptions used in the analysis include:

- All employees/staff arrive by automobile. Approximately 90% drive to the site and 10% of staff are dropped off/picked up by another driver who does not work at the site (vehicle occupancy of 1.10 per vehicle).
- All of the children in the Youth after-school program are brought to the site by bus and all are picked up individually by their caregivers.
- Children and adults in other ESH programs will mostly be transported to/from site by buses and vans.
- About 50% of the staff make a midday trip out of and return to the facility.
- Deliveries (freight, packages, trash, etc.) amount to about 10 vehicles per day.

Based on the estimated numbers of staff and clientele and the travel modes for the present programs, the ESH facility would generate a total of about 34 vehicles trips to or from the facility in the morning peak hour, and about 43 in the afternoon peak hour. The traffic entering or exiting the site on a typical weekday would total about 156 vehicles. **Table 2** presents a summary of the estimated numbers of vehicle trips during each time period by Program using this method.

Trip Generator	Morning Peak Hour			Afternoon Peak Hour			Daily
	Total	Enter	Exit	Total	Enter	Exit	
Early Intervention							
Staff	11	10	1	6	1	5	28
Families	0	0	0	0	0	0	20
Adult Day Program							
Staff	11	10	1	0	0	0	28
Vans	0	0	0	0	0	0	14
Adult Support Services							
Staff	6	4	2	6	2	4	24
Youth Program							
Staff	0	0	0	5	0	5	10
Families	0	0	0	20	10	10	20
Buses	0	0	0	0	0	0	8
Deliveries	1	1	0	1	0	1	4
<b>Totals</b>	<b>29</b>	<b>25</b>	<b>4</b>	<b>38</b>	<b>13</b>	<b>25</b>	<b>156</b>

Wilbur Smith Associates; April 8, 2005

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**4.13.4. Access Plans**

Easter Seals plans to initially continue the use of the existing St. Jude driveway for access to/from the site. However, Easter Seals wants to relocate its access to the future collector road – the future extension of Palailai Street – which is planned along the mauka boundary of the subject property when the street extension is constructed to access the D.R. Horton/Schuler Palehua East Areas C and D residential developments.

Near Term Access:

The ESH proposes to use the existing St. Jude driveway as its access for the next several years. No modifications are proposed to the existing median opening or to the Church driveway.

ESH estimates that its staff and clientele vehicles would approach the site from the following directions, based on the present residence locations:

<b>Direction</b>	<b>Staff</b>	<b>Clientele</b>
H-1 Freeway East	65%	65%
H-1 Freeway West	25%	25%
South of H-1 Freeway	10%	7%
North of Site (Makakilo)	0%	3%

Figure 12 depicts the estimated volume of traffic at the Church driveway intersection with Makakilo Drive in the morning and afternoon peak traffic hours.

At present, the vehicles turning left from the driveway in the morning peak hour are calculated to experience an average delay at LOS C. The addition of ESH traffic would add about 1 second to the average delay, with conditions remaining at LOS C (Table 3).

The existing traffic exiting the site in the afternoon peak hour are calculated to experience long waits to complete turns left onto makai-bound Makakilo Drive, with conditions at LOS E. The addition of the ESH traffic would add an estimated 19 seconds to the average delay, with conditions worsening to LOS F. However, the relatively short delay and low volume of traffic exiting the driveway would not warrant the installation of traffic signal controls.

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Table 3 TRAFFIC CONDITIONS AT ST. JUDE DRIVEWAY-MAKAKILO DRIVE INTERSECTION						
Intersections	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
	V/C	ADPV	LOS	V/C	ADPV	LOS
Existing Conditions.	0.01	20.1	C	0.01	38.6	E
Future Conditions with ESH Traffic	0.03	21.0	C	0.38	57.4	F

V/C = Ratio of the traffic volume to the theoretical capacity for the movement.  
 ADPV = Average delay per vehicle, in seconds.  
 LOS = Level of service.

Wilbur Smith Associates; April 8, 2005.

Longer Term Plans

The Schuler Division of D.R. Horton Inc. is planning to develop single-family residential subdivisions on its Palehua East Areas C and D properties located mauka and east of the ESH site. The primary access to the planned residential development will be a new collector road (70 foot right-of-way) that will connect to and form the east leg of Palailai Street which has an existing intersection with Makakilo Drive. The east extension of Palailai Street will be constructed along the mauka side of the EHS property. D.R. Horton currently anticipates that the Palailai Street extension could be completed in the first quarter of 2008.

ESH proposes to construct a driveway connection to the new Palailai Street extension collector roadway. This driveway would then serve as the primary access to/from the ESH facility for staff, clientele, and deliveries. This will allow ESH traffic approaching or departing the site to turn from or onto Makakilo Drive at the signal-controlled intersection with Palailai Street. The signal-protected turns at the Makakilo Drive-Palailai Street intersection should both minimize delays and improve safety for vehicles traveling to or from the ESH facility.

In addition, Easter Seals Hawaii is willing to provide an access easement in favor of St. Jude Catholic Church to permit it use the Easter Seals driveway connection to the Palailai Street extension collector road. This would permit Church traffic to also make any left turns onto or from Makakilo Drive at the Palailai Street traffic-signal controlled intersection, rather than out of the existing Church driveway. The median opening at the existing St. Jude driveway connection to Makakilo Drive could then be closed to traffic and the existing St. Jude driveway restricted to right turns into or out of the driveway.

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Once the Palailai Street extension is constructed, the Makakilo Nursery, Lions Club and Makakilo Church will access their facilities from the mauka side of the new Palailai Street. Those facilities will no longer need to or be able to drive through the Easter Seals property once the Palailai Street extension is finished.

### 4.13.5. Traffic Management and Mitigative Actions

There will be a decrease in the number of vehicle trips made between Easter Seals' urban Honolulu facility and Easter Seals' clients in the Ewa, Waianae and Waipahu when the *West Oahu Service Center* is built at the proposed Makakilo location. The programs and services will be closer to the clients.

A number of transportation management actions are incorporated into how the *West Oahu Service Center* will operate. These actions will minimize the impact of vehicle trips to/from the subject property.

- The numbers of client trips are reduced through the use of bus and HandiVan service to transport the clients to or from the facility.
- Many of the staff will work only part of the day at the facility, thus reducing the number of trips to/from the site during the peak commute traffic hours.
- The *West Oahu Service Center* would have minimal activity on Saturdays and none on Sundays, thus avoiding conflict with the Church traffic arriving/departing during the peak attendance services on Sundays and Saturdays.

In the long-term, the *West Oahu Service Center's* driveway will be located to intersect with the future "Palailai Street extension" collector road, once that roadway is constructed to service the D.R. Horton residential development. Also, Easter Seals will provide an access easement in favor of the St. Jude Catholic Church to allow church traffic to exit via Easter Seals' future driveway onto the "Palailai Street extension". This would eliminate the need for any left turns – from either Easter Seals or the Church - at the present median opening on Makakilo Drive and permit that median opening to be closed, thus improving safety and allowing the area to be landscaped to improve aesthetics. The future *West Oahu Service Center's* driveway connection to the "Palailai Street extension" should be located as far from the Makakilo Drive-Palailai Street intersection as feasible.

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**5. RELATIONSHIP TO LAND USE, POLICIES AND CONTROLS**

This section discusses State and City and County of Honolulu land use controls, plans and policies relating to the proposed project.

**5.1 State Land Use District**

The Hawaii State Land Use Law of Chapter 205, Hawaii Revised Statutes, classifies all land in the State into four land use districts: Urban, Agricultural, Conservation, and Rural. The majority of the subject property is designated Urban while a small corner is classified as Agricultural. The proposed facility and related improvements will all be located within the State Urban District. No construction and no uses are proposed for the land in the Agricultural District. The proposed project is consistent with uses designated for the Urban district (Figure 4).

**5.2 City and County of Honolulu Land Use Ordinance**

**5.2.1 Ewa Development Plan**

This section discusses how the proposed *West Oahu Service Center* supports the relevant key elements of the vision, planning principles and guidelines contained in the Ewa Development Plan. A key component of the vision outline in Section 2 of the Ewa Development Plan (DP) is the development of the “secondary urban center” which will provide a wide range of jobs, and that substantial residential growth will occur primarily in master planned communities. The *West Oahu Service Center* will complement these key elements because it will be a community-oriented facility that will help meet the needs of a wide range of families and age groups that will live and work in the Ewa DP area, thereby furthering the goal of creating more livable communities.

The proposed *West Oahu Service Center* also supports general policies relating to existing and master planned residential communities (Section 3 of the Ewa DP document) which calls for providing community facilities such as churches, community centers, elderly and child care centers, fire stations and other public facilities in residential areas that will serve the overall area.

The Ewa DP’s Urban Land Use Map depicts the project site as within the “Agricultural and Preservation” area. The DP’s Open Space Map depicts a “Natural Drainageway/Gulch” in the vicinity of the project site, but the drainage way is drawn at a very gross level. These types of

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land use designations are purposefully not site specific in the Ewa Development Plan, but are rather a broad illustration of written policies.

The Ewa DP states that, “where required” developments should have dual water lines to allow conservation of potable water and use non-potable water for irrigation and other appropriate uses. The project will incorporate the required water system and irrigation system under the relevant regulations of the City and County of Honolulu’s Board of Water Supply.

### 5.2.2. Zoning

The vacant undeveloped 3.405 acre subject property is identified as TMK: 9-2-19: 001 and is located adjacent to and east of Makakilo Drive. The parcel is split-zoned with 2.151 acres in R-5 Residential, which fronts Makakilo Drive, and 1.254 acres zoned AG-2 General Agricultural, which is along the back of the property. The subject property is zoned R-5 Residential District, however, there is no adjacent residential development (Figure 3). The proposed new building will be constructed on both the R-5 portion of the property and the AG-2 General Agricultural portion of the property.

### 5.2.3. Required Zoning Permits

The proposed development of the subject property as the *West Oahu Service Center* for Easter Seals Hawaii is classified as a Meeting Facility use per the City’s Land Use Ordinance, which is an allowable use in the R-5 and the AG-2 district with the appropriate permits and approvals. The following permits and approvals will be required. Any other zoning permits that may be required, will be determined during the Conditional Use Permit review.

- Conditional Use Permit - Minor for a Meeting Facility (a public hearing may be required). This permit application will be submitted to the City following the environmental review process.
- Variance – The building exceeds the maximum height envelope for the R-5 and AG-2 districts. A Zoning Variance Application will be filed with the City Department of Planning and Permitting concurrently with the Conditional Use Permit.

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**6. DETERMINATION AND COMPLIANCE**

**6.1 State – Finding of No Significant Impact  
(Chapter 343, HRS and Title 11, Chapter 200, HAR)**

**A. Applicant**  
Easter Seals Hawaii

**B. Accepting Authority**  
City and County of Honolulu, Department of Community Services

**C. Description of the Proposed Action**

Easter Seals Hawaii proposes to construct a new *West Oahu Center* on the vacant 3.405 acre subject property, which is owned by Easter Seals. The project entails the construction of a two-story approximately 19,800 square foot building and 62 parking spaces. Easter Seals will be able to provide services and programs for West Oahu clients in classroom and therapy room settings. Approximately 60 to 100 West Oahu clients with disabilities will attend daily. A small outdoor grassed recreation/play area will also be provided on the project site. The accepting agency for the Environmental Assessment is the City and County of Honolulu's Department of Community Services in conjunction with the use of federal and city funds for portions of the proposed project. Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the State of Hawaii, Department of Health's Administrative Rules. A review of the proposed project's conformance to the criteria is presented as follows:

**D. Determination and Reasons Supporting Determination**

Potential impacts have been evaluated and are addressed in terms of how the proposed project relates to the thirteen criteria of Section 11-200-12 of the Department of Health's Administrative Rules. In general, the proposed project will not:

- 1. Involve an irrevocable commitment to loss or destruction of any natural or cultural resource;**

The subject property does not contain any significant flora or fauna. No known cultural resources are located on the property. No impacts to natural or cultural resources are anticipated due to the proposed project.

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**2. Curtail the range of beneficial uses of the environment;**

The proposed project is an allowable conditional use per the City and County's zoning ordinance. An application for a Conditional Use Permit – Minor for a Meeting Facility will be filed with the City following the environmental review process. The property is zoned residential and is committed to private development and use. The construction of the proposed facility will not curtail the range of beneficial uses of the environment. About half of the property will remain as open space in comparison to if the property were fully developed as individual 5,000 square foot residential house lots.

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

The proposed project does not conflict with long-term environmental policies or goals or guidelines of the State of Hawaii. The project's potential impacts are primarily short-term temporary impacts associated with construction of the new building. These can be mitigated through adherence to standard construction mitigation, following State and County Rules and Regulations for construction practices and by implementing Best Management Practices.

**4. Substantially affect the economic welfare, social welfare, and cultural practices of the community or State;**

The general economic and social welfare of the community and State should benefit from the proposed project. There will be short-term construction jobs, as well as employment associated with the operation of the Easter Seals facility. The new *West Oahu Service Center* would allow Easter Seals Hawaii to provide services in closer proximity to its West Oahu clients where those services are rising in demand due to the increase in West Oahu's population. Therefore, the proposed project would positively impact the social welfare of the West Oahu region by providing these additional services. No known cultural practices of the community or State will be impacted by the proposed project.

**5. Substantially affect public health;**

There are no public health concerns relating to the construction of the proposed facility. The services provided at the *West Oahu Service Center* are anticipated to have a positive impact on the general public health. Easter Seals will be able to provide services to the disabled population in West Oahu in close proximity to where that population lives.

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

There are no anticipated secondary impacts to population or public facilities. The proposed facility does not significantly impact public services or public facilities.

7. **Involve a substantial degradation of environmental quality;**

Construction activities associated with the *West Oahu Service Center* are anticipated to result in short-term impacts to noise, air quality, water quality and traffic in the immediate vicinity of the project site. Mitigation measures will be implemented during construction in order to minimize impacts. The subject property is zoned for residential development. About half of the property will remain as open space and landscaped areas. No long-term degradation of environmental quality is anticipated.

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

No cumulative effects are anticipated. The proposed facility will provide services to the West Oahu population, approximately from Waipahu to Waianae.

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

The project site has been previously disturbed and developed when it was used for agricultural purposes. There are no known endangered, threatened, or rare plants or animal species at or near the subject property.

10. **Detrimentially affect air or water quality or ambient noise levels;**

Construction activities associated with the *West Oahu Service Center* are anticipated to result in short-term impacts to noise, air quality, water quality and traffic in the immediate vicinity of the project site. Mitigation measures will be implemented during construction in order to minimize impacts. Operation of the proposed facility will have no significant long-term impacts on air or water quality or ambient noise levels in the vicinity.

11. **Affect 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;**

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The property is located in Flood Hazard Zone D, “areas in which flood hazards are undetermined but possible”, according to the Flood Insurance Rate Map Number 15003C0310F map revised September 30, 2004, prepared by the Federal Emergency Management Agency (FEMA). The proposed building will be located at an elevation about 30 feet higher than the lowest elevation of the property.

**12. Substantially affect scenic vistas and view planes identified in county or state plans or studies; or**

The subject property is not located along a coastline. Views from the property look towards Diamond Head and the ocean. The subject property is visible from the H-1 Freeway, but is less visible from Makakilo Drive because the property rapidly slopes down and away from the street. The lower level of the proposed facility will be constructed below the grade of Makakilo Drive so that the building will appear to be one-story from the street. The architectural design of the building will blend in with the architectural character of new construction typical of Kapolei.

**13. Require substantial energy consumption.**

Construction and occupation of the proposed facility will not require a substantial increase in energy consumption.

### **6.2 Federal – Determination and Compliance (24 CFR Part 58)**

Historic Preservation (36 CFR 800): A consultation letter was sent on November 25, 2005 to the State Historic Preservation Division to solicit comments regarding the potential for historic sites at the subject property (Appendix C). At the time of this writing, a response has not yet been received.

Floodplain Management (24 CFR 55, Executive Order 11988): Based on the Flood Insurance Rate Map Number 15003C0310F map revised September 30, 2004 prepared by the Federal Emergency Management Agency, the project site is designated Zone D “areas in which flood hazards are undetermined, but possible”.

Wetlands Protection (Executive Order 11990): There are no wetlands resources in the vicinity of the subject property. No wetlands will be impacted due to the proposed project.

Coastal Zone Management (Sections 307 (c).(d)): According to a letter dated June 24, 2004 from the Department of Business, Economic Development & Tourism, Office of Planning to the

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Federal Housing and Urban Development's (HUD) State Field Office, the Hawaii CZM Program list of federal assistance programs that require CZM federal consistency review has been revised to exclude HUD assistance programs, including Community Development Block Grants (Appendix D).

Sole Source Aquifer (40 CFR 149): According to the map available at the Environmental Protection Agency's (EPA) website, the subject property is located within the EPA-designated Oahu Sole Source Aquifer area (also referred to as the Southern Oahu Basal sole source aquifer area) (Appendix E). No impacts from the proposed project to the Oahu Sole Source Aquifer are anticipated. The project will connect to the City's municipal water system.

Endangered Species Act (50 CFR 402): No known federally protected, threatened or endangered species of plants or animals are known to inhabit the subject property. According to the maps contained in the Critical Habitat Updates available at the U.S. Fish & Wildlife Service's (USFWS) website, the subject property is not located within a Critical Habitat Area and is beyond the boundary of the USFWS Critical Habitat for 99 threatened and endangered plant species on Oahu (Appendix F).

Wild and Scenic Rivers Act (Sections 7 (b), (c)): According to the Wild and Scenic Rivers Act (P.L. 90-542, as amended) (16 U.S.C. 1271-1287) found at the National Park Service website, no rivers in Hawaii have been designated as components of the National Wild and Scenic Rivers System.

Air Quality (Clean Air Act, Section 176 (c) and (d), and 40 CFR 6, 51, 93): According to the State Department of Health's (DOH) 2002 Annual Summary Hawaii Air Quality Data, "Air quality in the State of Hawaii continues to be one of the best in the nation and criteria pollutant levels remain well below state and federal ambient air quality standards." No air pollutants that may be generated at the subject property are anticipated to exceed federal or State ambient air quality standards in the vicinity of the proposed project.

Farmland Protection Policy Act (7 CFR 658): The subject property has not been used for agricultural production for over 30 years.

Environmental Justice (Executive Order 12898): The proposed project is an allowable use with the applicable approved permits in the residential zoning district. The proposed project will not result in adverse environmental impacts affecting the community. Therefore, no disproportionate adverse impact on any group of people identifiable by factors such as race, ethnicity or socio-economics is anticipated.

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Coastal Barrier Resources Act/Coastal Barrier Improvement Act (Section 58.6 (c)): According to FEMA's Map Service Center website, its Coastal Barrier Resource Area (CBRA) Q3 Map, Hawaii has no areas within the Coastal Barrier Resources System.

Airport Runway Clear Zone of Clear Zone Disclosure (Section 58.6 (c)): The subject property is not within an airport runway Clear Zone, as defined by Section 151.9, Federal Aviation Regulations.

HUD Environmental Assessment Checklist (HUD 782, 24 CF 58.40; Ref 40 CFR 1508.8 & 1508.27):

- Conformance with Comprehensive Plans and Zoning: May require mitigation pursuant to conditions of a Conditional Use Permit or other applicant land use and zoning permits that may be identified during the environmental review process. (See Section 5)
- Compatibility and Urban Impact: No impacts are anticipated. (See Section 4)
- Slope: No significant impact anticipate (See Section 4.2)
- Erosion: Mitigation will be required pursuant to required City and/or State permits. (See Section 4.2)
- Soil Suitability: No impacts are anticipated. (See Section 4.2)
- Hazards and Nuisances, including Site Safety: No impacts are anticipated. (See Section 4.4)
- Energy Consumption: No significant impacts are anticipated.
- Contribution to Community Noise Levels: No impacts are anticipated. (See Section 4.7)
- Effects on Ambient Air Quality of Project and Contribution to Community Pollution Levels : No impacts are anticipated. (See Section 4.8)
- Visual Quality – Coherence, Diversity, Compatible Use and Scale: No significant impacts are anticipated. The building will be designed to reflect the architectural character of Kapolei. (See Section 4.10)

**FINAL ENVIRONMENTAL ASSESSMENT**

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

- Demographic Character Change: No impacts are anticipated. (See Section 4.11)
- Displacement: No impacts are anticipated. No displacement is proposed.
- Employment and Income Patterns: Potential benefits. (See Section 4.11)
- Educational Facilities: No impacts are anticipated. (See Section 4.11)

## FINAL ENVIRONMENTAL ASSESSMENT

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

### 7. ALTERNATIVES TO THE PROPOSED ACTION

#### 7.1 No Action Alternative

In the No Action Alternative, the proposed *West Oahu Service Center* would not be constructed. Easter Seals Hawaii's objective would not be met; to provide services in closer proximity to the rapidly growing West Oahu population that includes children and adults with disabilities. Easter Seals employees would have to continue to spend time traveling to West Oahu rather than having more time available to provide services. Likewise, West Oahu residents would have to continue to drive to urban Honolulu and Ewa to receive services and take part in Easter Seals programs. Trends show that the State of Hawaii's Department of Health continues to contract with Easter Seals Hawaii to provide more programs to more participants. Without the proposed project, the growing demand for services in West Oahu would continue to rise without a facility that could supply those services.

#### 7.2 Alternative Sites

Although services could be provided at another location, there is no compelling indication that a different location would provide significant advantages in meeting Easter Seals' objectives to address the growing West Oahu demand, or that another location would minimize any potential environmental impacts. Easter Seals Hawaii spent many months researching a number of potential sites, eventually choosing to invest in the Makakilo community and purchase the 3.405 acre West Oahu property. It provides an ideal location for the general service area between Waipahu and Waianae, and it is conveniently located off of H-1 freeway making it easily accessible for its clients and employees.

A few other alternative sites that were exhaustively considered by Easter Seals Hawaii include the Campbell Business Park. However, the zoning there was not favorable to the project and costs were prohibitive. Kalaeloa (formerly Barber's Point) was also considered. However, the buildings available are in poor condition and there is a significant amount of paperwork associated with that location. Additionally, several sites were considered in Waipahu, including the old Kaiser Clinic, which had accessibility and asbestos issues. None of the other Waipahu sites were suitable. Easter Seals Hawaii also approached the State Department of Accounting and General Services regarding undeveloped land in Kapolei. At that time, however, the State lacked the funding and had no desire to release any of the property, which is now being considered as a location for a State Judiciary building.

**FINAL ENVIRONMENTAL ASSESSMENT**

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

**8. PERMITS AND APPROVALS**

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

State of Hawaii

Department of Health

National Pollutant Discharge Elimination System Permit

City and County of Honolulu

Department of Planning and Permitting

- Conditional Use Permit – Minor for a Meeting Facility
- Zoning Variance for height
- Subdivision for designation of access easement
- Grading Permit
- Building Permit

**FINAL ENVIRONMENTAL ASSESSMENT**

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

**9. CONSULTATION**

**9.1 Parties Consulted During the Pre-EA Consultation Period**

The following agencies were contacted during the preparation of the Draft EA.

State of Hawaii

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

City and County of Honolulu

Department of Planning and Permitting  
Land Use Approvals Branch  
Transportation Branch

Organizations and Others

Makakilo/Kapolei Neighborhood Board No. 3

(December 1, 2004 meeting minutes from the City's website are in Appendix G)

St. Jude's Roman Catholic Church

**FINAL ENVIRONMENTAL ASSESSMENT**

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

**9.2 Draft EA Distribution and Comments Received**

The following agencies were provided a copy of the Draft EA for comment. All comment and response letters immediately follow in this Section.

No Comment    Comment    Federal

X		U.S. Fish and Wildlife Service
	X	U.S. Army Corps of Engineers

No Comment    Comment    State of Hawaii

		Department of Business, Economic Development and Tourism
X		Office of Planning
X		Land Use Commission
	X	Department of Education
	X	Department of Health (DOH)
X		Case Management and Information Services Branch
X		Developmental Disabilities Division
X		Environmental Management Division
X		Environmental Planning Office
X		Office of Environmental Quality Control
		Department of Land and Natural Resources (DLNR)
X		Commission on Water Resource Management
X		Division of Engineering
X		Division of Forestry and Wildlife
	X	Division of State Parks
X		Land Division
X		Oahu District Land Use Office
X		State Historic Preservation Division
		Department of Transportation
	X	Highways Division
	X	Disability and Communication Access Board
NA		Hawaii State Library
NA		Kapolei State Library
	X	Office of Hawaiian Affairs

**FINAL ENVIRONMENTAL ASSESSMENT**

Easter Seals Hawaii – Proposed *West Oahu Service Center*, TMK: 9-2-019: 001, Makakilo, Oahu

<u>No Comment</u>	<u>Comment</u>	<u>City and County of Honolulu</u>
	X	Board of Water Supply
X		Department of Customer Services - Library
	X	Department of Design and Construction
X		Department of Environmental Services
	X	Department of Facility Maintenance
	X	Department of Parks and Recreation
	X	Department of Planning and Permitting
	X	Department of Transportation Services
X		Honolulu Emergency Service Department
X		Honolulu Fire Department
	X	Honolulu Police Department

<u>No Comment</u>	<u>Comment</u>	<u>Organizations and Others</u>
X		City Council Member Todd Apo
X		Hawaiian Electric Company
X		Makakilo/Kapolei Neighborhood Board No. 3
X		St. Jude's Church in Kapolei
X		State Senator Brian Kanno
X		State Representative Mark Moses

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
225 SOUTH BERKELEY STREET  
HONOLULU, HAWAII 96813  
TELEPHONE: 521-1111  
FACSIMILE: 521-1110  
E-MAIL: [oeq@hawaii.gov](mailto:oeq@hawaii.gov)

GENEVEVE SALMONSON  
DIRECTOR

Deborah Kim Monkawa  
September 23, 2004  
Page 2

February 22, 2006

Deborah Kim Monkawa  
Department of Community Services  
715 South King Street, Suite 311  
Honolulu, Hawaii 96813

Attn: Steve Karel

Dear Ms. Monkawa:

Subject: Draft Environmental Assessment (EA) for Easter Seals West Oahu Facility

We have the following comments to offer:

**Cultural impacts assessment:** In the final EA indicate what procedure you followed to reach your conclusion of no impacts to cultural resources.

**Paving:** Hawaii Revised Statutes 103D-407 requires the use of recycled glass in paving materials whenever possible. For the text of this section of HRS contact our office for a paper copy or go to our website at <http://hawaii.gov/oeq/guidelines/index.html>.

**Landscaping:** Hawaii Revised Statutes 103D-408 requires the use of native Hawaiian flora wherever and whenever possible. In the final EA describe your landscaping plan.

**Sustainable building techniques:** Please consider applying sustainable building techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement. Contact our office for a paper copy of the guidelines or go to our website at <http://www.state.hi.us/oeq/oeq/guidelines/sustainable.htm>.

**Construction impacts:** Will there be a staging area on-site for construction vehicles and equipment? If not, how will you mitigate impacts to traffic from these vehicles? What mitigation measures do you plan to protect against theft and vandalism? How will you ensure the safety of foot traffic at or near the site?

**Permits and approvals:** List all required permits and approvals for this project and the status of each. This was included in the table of contents but was missing from the text.

**Soils:** The discussion on soils notes that the erosion hazard is severe. If the soil is unstable, what measures will you take to counteract this?

**Correspondence:** Besides the letters included in the draft EA, include copies of any other correspondence sent or received during the preconsultation period.

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

Sincerely,

GENEVEVE SALMONSON  
Director

cc: Mary O'Leary



LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
601 KAMOKUA BOULEVARD, ROOM 111  
KAPOLEI, HAWAII 96707



PETER E. YOUNG  
CHAIRMAN  
COMMISSION ON HAWAIIAN MONUMENTS  
AND HISTORIC RESOURCES MANAGEMENT  
ROBERT E. HALL  
DEPUTY DIRECTOR - LAND  
DEAN HALLMAN  
ACTING DEPUTY DIRECTOR - WATER  
AGRICULTURE  
HAWAIIAN CULTURE  
HAWAIIAN LANGUAGE  
HAWAIIAN HISTORY  
HAWAIIAN SOCIETY  
HAWAIIAN TRADITION  
HAWAIIAN VETERANS  
KAPOLEI, HAWAII 96707

February 9, 2006

Mr. Donald Clegg  
President, Analytical Planning Consultants, Inc.  
ATTN: Mary O'Leary, AICP  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

LOG NO: 2006.0224  
DOC NO: 0602CM15  
Archaeology  
Architecture

Dear Mr. Clegg:

**SUBJECT: Chapter 6E-8 Historic Preservation Review -  
New Building Construction, Easter Seals Hawaii-West Oahu Service Center  
Honou'uliuli Ahupua'a, Ewa District, Island of O'ahu  
TMK: (1) 9-2-019:001**

Thank you for the opportunity to review the aforementioned project, which we received on December 12, 2005. We apologize for the delay. The project involves the construction of a new building, parking areas, and other infrastructure, located on a 3.3-acre vacant lot in Makakilo.

We believe that no historic properties will be affected by this undertaking 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) this project has gone through the historic review process, and mitigation has been completed
- f) other: *Previous archaeological reconnaissance including a portion of the subject parcel documented no evidence of historically-significant sites; physiographic location of subject parcel makes it unlikely that historically-significant subsurface deposits are present. There are no architectural concerns*

In the event that historic resources, including human skeletal remains, are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, Oahu Section, needs to be contacted immediately at (808) 692-8015.

Hahaione,

Melanie Chinen, Administrator  
State Historic Preservation Division

CM:dib

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF STATE PARKS  
POST OFFICE BOX 611  
HONOLULU, HAWAII 96809



PETER E. YOUNG  
CHAIRMAN  
COMMISSION ON HAWAIIAN MONUMENTS  
AND HISTORIC RESOURCES MANAGEMENT  
ROBERT E. HALL  
DEPUTY DIRECTOR - LAND  
DEAN HALLMAN  
ACTING DEPUTY DIRECTOR - WATER  
AGRICULTURE  
HAWAIIAN CULTURE  
HAWAIIAN LANGUAGE  
HAWAIIAN HISTORY  
HAWAIIAN SOCIETY  
HAWAIIAN TRADITION  
HAWAIIAN VETERANS  
KAPOLEI, HAWAII 96707

February 28, 2006

Donald Clegg  
Analytical Planning Consultants Inc  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Thank you for the opportunity to review the draft environmental assessment for the proposed Easter Seals Hawaii West Oahu Service Center. We have no comments to offer.

Very truly yours,

Daniel S. Quinn  
State Parks Administrator

Copies to: Dept. of Community Services, C & C of Honolulu  
OEQC



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 - HONOLULU, HI 96817

PHONE (808) 536-6666  
FAX: (808) 599-1553

March 30, 2006

State of Hawaii  
Department of Land and Natural Resources  
Division of State Parks  
PO Box 621  
Honolulu, HI 96809

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - proposed West Oahu Service Center  
Tax Map Key: 9-2-019: 001  
Makaloa, Oahu, Hawaii

Dear Mr. Quinn:

Thank you for your office's February 28, 2006 letter on the proposed project. We note that your office has no comments to offer.

Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,

  
Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111  
<http://www.honolulu.gov>  
[www.honolulu.gov](http://www.honolulu.gov)



MUFI HARNEMARK  
MAYOR

BOISSE P. CORREA  
CHIEF

OLEN H. KAJIYAMA  
PAUL D. PUZZI  
DEPUTY CHIEF

March 2, 2006

OUR REFERENCE BS-KP

Mr. Donald Clegg, President  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Easter Seals Hawaii - Proposed West Oahu Service Center.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Michael Tamashiro of District 8 at 692-4253 or Mr. Brandon Stone of the Executive Bureau at 529-3644.

Sincerely,

BOISSE P. CORREA  
Chief of Police

By   
KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

cc: Ms. Debra Kim Morikawa  
DCS  
Ms. Genevieve Salmonson  
OEQC

*Serving and Protecting with Aloha*

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**  
KAPOLEI HALE, 1000 LULUOKIA STREET, STE. 309 • KAPOLEI, HAWAII 96707  
Phone: (808) 982-5561 • FAX: 692-5131 • Internet: www.honolulu.gov



LESTER K. CHANG  
DIRECTOR  
DANAL TAKAHARAKAS  
DEPUTY DIRECTOR

MUFTI HANREMAN  
MAYOR

March 3, 2006

Mr. Donald Clegg, President  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii-Proposed West Oahu Service Center  
TAX Map Key: 9-2-019:001  
Makakilo, Oahu, Hawaii

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to Easter Seals proposed West Oahu Service Center.

The Department of Parks and Recreation has no comment, and as this project will not impact any program or facility of this department you are invited to remove us as a consulted party to the balance of the EIS process.

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

Sincerely,

LESTER K. C. CHANG  
Director

LKCC:ea  
(1/15/06)

cc: Department of Community Services  
Office of Environmental Quality Control



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

PHONE (808) 536-5695  
FAX (808) 599-1533

March 30, 2006

City and County of Honolulu  
Police Department  
801 South Beretania Street  
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - proposed West Oahu Service Center  
Tax Map Key: 9-2-019: 001  
Makakilo, Oahu, Hawaii

Dear Mr. Correa, Chief of Police:

Thank you for your office's March 2, 2006 comment letter on the proposed project. We note that your office states that this project should have no significant impact on the facilities or operations of the Honolulu Police Department.

Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,

for Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii















ANTHONY J. H. CHENG  
EXECUTIVE OFFICER



STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
P.O. Box 2259  
Honolulu, Hawaii 96804-2259  
Telephone: 808-587-3822  
Fax: 808-587-3327

March 15, 2006

Mr. Donald Clegg, President  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Subject: Draft Environmental Assessment  
Easter Seals Hawaii - proposed West Oahu Service Center  
TMK No.: 9-2-019:001  
Makakilo, Oahu, Hawaii

We have reviewed the subject application for the request forwarded by your correspondence dated February 21, 2006, and confirm that the subject parcel is within the State Land Use Agricultural and Urban Districts.

Given the location, scope, and nature of the proposed activity, the State Land Use Commission defers to the judgment of the City and County of Honolulu regarding other matters in the application. We have no further comments to offer at this time.

Thank you for the opportunity to comment on the subject application. Please feel free to contact Max Rogers of my office at 587-3822 if you have any questions or need clarification.

Sincerely,

ANTHONY J. H. CHENG  
Executive Officer

cc Henry Eng, Director, City & County Department of Planning and Permitting  
Genevieve Salmonson, Director, Office of Environmental Quality Control

LESLIE LINGGLE  
GOVERNOR



ANALYTICAL PLANNING CONSULTANTS, INC.  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

PHONE (BUS): (808) 534-4495  
FAX: (808) 579-1533

March 30, 2006

City and County of Honolulu  
Department of Design and Construction  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - proposed West Oahu Service Center  
Tax Map Key: 9-2-019: 001  
Makakilo, Oahu, Hawaii

Dear Mr. Lee:

Thank you for your office's March 15, 2006 comment letter on the proposed project. We note that your office does not have any comments to offer at this time.

Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,

Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

ANTHONY J. H. CHENG  
EXECUTIVE OFFICER



STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
P.O. Box 2329  
Honolulu, Hawaii 96841-2329  
Telephone: 808-587-3822  
Fax: 808-587-3827

March 15, 2006

Mr. Donald Clegg, President  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Subject: Draft Environmental Assessment  
Easter Seals Hawaii - proposed West Oahu Service Center  
TMK No.: 9-2-019:001  
Makakilo, Oahu, Hawaii

We have reviewed the subject application for the request forwarded by your correspondence dated February 21, 2006, and confirm that the subject parcel is within the State Land Use Agricultural and Urban Districts.

Given the location, scope, and nature of the proposed activity, the State Land Use Commission defers to the judgment of the City and County of Honolulu regarding other matters in the application. We have no further comments to offer at this time.

Thank you for the opportunity to comment on the subject application. Please feel free to contact Max Rogers of my office at 587-3822 if you have any questions or need clarification.

Sincerely,

*Anthony J. H. Cheng*  
ANTHONY J. H. CHENG  
Executive Officer

cc: Henry Eng, Director, City & County Department of Planning and Permitting  
Genevieve Salmonson, Director, Office of Environmental Quality Control

LINDA LINGLE  
GOVERNOR



ANALYTICAL PLANNING CONSULTANTS, INC.  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 30, 2006

City and County of Honolulu  
Department of Design and Construction  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - proposed West Oahu Service Center  
Tax Map Key: 9-2-019: 001  
Makakilo, Oahu, Hawaii

Dear Mr. Lee:

Thank you for your office's March 15, 2006 comment letter on the proposed project. We note that your office does not have any comments to offer at this time.

Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,  
*Donald Clegg*  
Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii

PHONE (808) 586-8129  
FAX (808) 586-8129



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 30, 2006

State of Hawaii  
Land Use Commission  
PO Box 2359  
Honolulu, HI 96804

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - proposed West Oahu Service Center  
Tax Map Key: 9-2-019: 001  
Makakilo, Oahu, Hawaii

Dear Mr. Ching

Thank you for your office's March 15, 2006 comment letter on the proposed project. We note that the State Land Use Commission confirms that the subject parcel is within the State Land Use Agricultural and Urban Districts.

Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,

for Donald Clegg, President

cc: Director, City Dept of Community Services  
John Howell, CEO Easter Seals Hawaii



**DISABILITY AND COMMUNICATION ACCESS BOARD**

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814  
Ph. (808) 586-8121 (V/TDD) • Fax (808) 586-8129

March 15, 2006

Mr. Donald Clegg  
President  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue  
Suite 502  
Honolulu, HI 96817

Regarding: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii  
West Oahu Service Center  
TMK Map Key: 9-2-019:001  
Makakilo, Oahu, Hawaii

Dear Mr. Clegg,

The Disability and Communication Access Board would like to thank you for the opportunity to review the DEA Easter Seals Hawaii West Oahu Service Center. The purpose of this review is to ensure that this project will take into account accessibility design requirements for persons with disabilities.

The following general statement should be included in the Environmental Assessment:

*"All buildings, facilities, and sites shall conform to applicable federal, state, and county accessibility guidelines and standards. Hawaii Revised Statutes §103-50 requires all State of Hawaii or County government buildings, facilities, and sites to be designed and constructed to conform to the Americans with Disabilities Act and other Accessibility Guidelines, the Federal Fair Housing Amendments Act, and other applicable design standards as adopted and amended by the Disability and Communication Access Board. The law further requires all plans and specifications prepared for the construction of State of Hawaii or County government buildings, facilities, and sites to be reviewed by the Disability and Communication Access Board for conformance to those guidelines and standards."*

We strongly encourage the use of the following accessibility guidelines, published by the U.S. Access Board. These accessibility guidelines are not yet enforceable by the U.S. Department of Justice under the Americans with Disabilities Act (ADA), nor have they been adopted by state rules under Hawaii Revised Statutes §103-50. However, the accessibility guidelines provides guidance for a minimal level of accessibility for those elements not addressed by the enforceable ADA Accessibility Guidelines:

Mr. Donald Clegg  
Re: Easter Seals Hawaii West Oahu Service Center  
March 15, 2006  
Page 2

PHONE (808) 534-5485  
FAX: (808) 594-1553



ANALYTICAL PLANNING CONSULTANTS, INC.  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 31, 2006

Disability and Communication Access Board  
919 Ala Moana Boulevard, Room 101  
Honolulu, HI 96814

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - Proposed West Oahu Service Center  
Tax Map Key: 9-2-019-001  
Makakilo, Oahu, Hawaii

Dear Ms. Wai:

Thank you for your office's March 15, 2006 letter on the proposed project. We have the following responses:

1. A general statement about accessibility and accessibility guidelines will be included in the Final EA.
2. A copy of your letter, which references accessibility guideline documents, will be provided to the project architect, MC Architects.

Should you have any further questions, please feel free to contact me at 516-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,

for Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii

- ADA Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; Draft Public Rights-of-Way Guidelines, published November 23, 2005;
- ADA Accessibility Guidelines for Buildings and Facilities; ABA Accessibility Guidelines; Recreation Facilities; Supplemental Notice of Proposed Rulemaking, published September 3, 2002;

The above reflects the Disability and Communication Access Board's advice and recommendations for the DEA Easter Seals Hawaii West Oahu Service Center.

Should you have any further questions, feel free to contact Mr. Gary Batcheller, Facility Access Specialist at (808) 586-8121.

Sincerely,

FRANCINE WAI  
Executive Director

c: Debbie Morikawa  
Director  
Department of Community Services  
City and County of Honolulu

Genevieve K. Y. Salmonson  
Director  
Office of Environmental Quality Control



PHONE (808) 536-6485  
FAX: (808) 536-1533



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

July 6, 2006

Honolulu Fire Department  
636 South Street  
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - proposed West Oahu Service Center  
Tax Map Key: 9-2-019; 001  
Makakilo, Oahu, Hawaii

Dear Chief Silva

Thank you for your office's March 20, 2006 letter on the proposed project. We have the following responses:

1. A fire apparatus access road will be provided for the new building. New on-site fire hydrants will be located along the fire apparatus access road within 150 feet of the new building. It is anticipated that there will be an automatic fire sprinkler system throughout the building.
2. The proposed project will be required to meet County fire flow standards prior to issuance of a building permit. A county-approved water supply will be provided and will be required to supply fire flow for fire protection.
3. Civil drawings will be submitted to the Honolulu Fire Department for review and approval prior to issuance of a building permit.

Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,

Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii  
Steve Marietti, MC Architects

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

630 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 536-1533 • FAC: (808) 537-4732  
DOPL INTERNET: [www.hawaii.gov/dopl](http://www.hawaii.gov/dopl)



MUTI MAHINA  
MAYOR

HONORARY FAC  
DIRECTOR

DAVID R. HANAUKE  
COUNTY ENGINEER

2006/ELOG-425(03)

March 23, 2006

Mr. Donald Clegg  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Re: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii West Oahu Service Center  
92-461 \* Makakilo Drive - Makakilo  
\*(temporary street number)  
Tax Map Key 9-2-19; 1

We have reviewed the Draft Environmental Assessment (DEA) for Easter Seals Hawaii to construct a new meeting facility (community center) in Makakilo, and offer the following comments:

General Information

1. You indicate that the land area of the project site is 3.3 acres. However, according to Department of Planning and Permitting records, the parcel [Lot C of Subdivision File No. 1994(182)] is 3.405 acres. The document and plans must be revised accordingly.
2. The land area in the R-5 District and the AG-2 District must be revised in accordance with the correct land area of the project site.

Section 1.2 - Existing and Surrounding Uses

1. This section should describe any easements that run through the property.
2. The Draft EA states that the "building will be developed and designed so as to blend with the architectural style of Kapolei." This section should be expanded to describe what the architectural style of Kapolei is, and how the building's design is consistent with this style.

existing St. Jude Catholic Church driveway connection to Makakilo Drive would be closed to traffic and the existing St. Jude driveway will be restricted to right turns into or out of the driveway. The Final EA should describe how this change would affect users of the Makakilo Nursery, Lions Club facility, and the Makakilo Church. Potential impacts and mitigation measures, if needed, should be included.

Section 5 - Relationship to Land Use, Policies and Controls

1. This section should include a section that discusses how the proposed project supports relevant key elements of the vision, planning principles, and guidelines contained in the Ewa Development Plan (DP), specifically:

- a. The proposed action complements the key element of the Ewa DP vision pertaining to master planned residential communities. The Ewa region is anticipated to experience substantial residential growth by 2020 and the proposed project will help meet the needs of a wide range of families and age groups that reside in the area and will further the goal of creating more livable communities.
  - b. The proposed action supports the general policy pertaining to existing and planned residential communities that call for the provision of community facilities. The policy states that land should be provided for community facilities including churches, community centers and elderly and child care centers.
  - c. The Final EA should mention that the proposed project site is within an Agricultural and Preservation area on the Ewa DP Urban Land Use Map and that a portion of the site is shown as a natural drainage/gulch on the Ewa DP Open Space Map. However, it should be emphasized that the subject property's current DP land use designation is not a site-specific designation, but rather an illustration of text policies.
  - d. The Final EA should discuss the ability of the project to develop a dual water system, as delineated by the Ewa DP.
2. On October 30, 2002, the City Council approved Ordinance No. 02-52 which requires the payment of traffic and roadway improvement impact fees on new land development in the Ewa region. The project site is within the affected area and subject to impact fees. The fees must be paid prior to the issuance of any building permit for the proposed development.

Section 3.1 - Proposed Building and Improvements

The Final EA should include a discussion on when completion of the Palalal Street extension is anticipated and if the road will be in private or public ownership.

Section 4.3 - Hydrology

The Draft EA states that Makakilo Gulch is to the east of the property and that there is no other known surface water sources or streams on or adjacent to the subject property. However, this appears to contradict the information on soils in Section 4.2, which states that portions of the subject property are classified as stony steep land consisting of boulders and stones, deposited by water and gravity on side slopes of drainage ways. Furthermore, there appears to be an intermittent stream that runs through the property. Intermittent streams also appear to be located on the adjacent parcel to the east (TMK 9-2-19: 72). The Final EA should indicate if the proposed project will negatively impact the stream(s) and what mitigative measures, if any, are needed.

Section 4.7 - Noise

Provide specific measures proposed to mitigate potential noise impacts generated by the facility, including the outdoor play area. How far is the closest residential property from the project site?

Section 4.12 - Utilities

The section on drainage should be expanded to discuss the existing drainage patterns, proposed drainage patterns, and measures incorporated in the design of the facility to minimize the amount of stormwater runoff from the site.

Section 4.13 - Traffic Assessment

1. The Draft EA states that the Makakilo Nursery, a Lions Club facility, and the Makakilo Church, located mauka of the site, also use the St. Jude Catholic Church driveway. The Final EA should include a map showing the location of these facilities and the road that connects them to the church driveway.
2. The Final EA should indicate if the proposed project's parking lot would be available for use as overflow parking for users of the St. Jude Catholic Church and the Lions Club facility for special events. If so, a description of potential impacts and mitigative measures, if needed, should be included.
3. The section on access plans states that the long-term plan is to access the site from the "Palalal Street extension" collector roadway. At this time, the median opening at the

e. The site plan should be revised to show:

- 1) The lot dimensions as approved under Subdivision No. 94(182), approved on March 16, 1995. If the lot has been further subdivided since that date, provide documentation confirming that the lot has been subdivided as shown.
- 2) All easements, the state land use boundary, and the zoning district boundary. Easements should be identified, including what type of easement and whom the easement is in favor of.
- 3) All proposed structures showing setbacks from the property lines and the zoning district boundaries.
- 4) Details of the parking areas showing that the parking lot meets all LUO parking and loading requirements, including parking space and aisle space dimensions, driveway widths and all-weather surface.
- 5) On-site traffic circulation patterns and access.

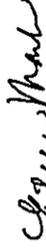
f. Provide a landscape and buffering/screening plan identifying the species, size, height, quantity, and location of all proposed landscaping. The location, height, and type of all fences and/or walls should also be shown on the plan.

Section 8 - Permits and Approvals

The section on Department of Planning and Permitting (DPP) permits required should include subdivision approval for the designation of the access easement, and a zoning variance (if the height of the building exceeds the maximum height limit).

If you have any questions, please contact Lynne Kauer of our staff at 527-6278.

Very truly yours,



Henry Eng, FAICP, Director  
Department of Planning and Permitting

HE:pl  
C:\Users\pplanning\My Documents\HenryEng\411.doc

Section 5.1 State Land Use District

Based on preliminary research, the entire property appears to be in the State Land Use Urban District. It is recommended that the applicant obtain a State Land Use boundary interpretation from the State Land Use Commission.

Section 5.2 - City and County of Honolulu Land Use Ordinance (LUO)

1. This section states that the property is in the R-5 Residential District. For clarification, the Final EA should indicate that the parcel is split-zoned, with 2.1\* acres in the R-5 Residential District, fronting Makalo Drive; and 1.2\* acres in the AG-2 General Agricultural District, at the rear of the property. It should also be noted in this section that the proposed building will be constructed within the R-5 portion of the property.

\*Note: The acreage may have to be revised when the land area of the parcel is confirmed.

2. Conditional Use Permit-minor (CUPm)

- a. This section incorrectly states that no public hearing is required for a CUPm. A CUPm for a meeting facility may require a public hearing.
- b. The CUPm application must explain how the proposed project will comply with the general requirements for conditional uses, the specific development standards for meeting facilities, the general development standards, and the zoning district standards.
- c. A minimum development standard for meeting facilities is that it be located with access to a street or right-of-way of minimum access width as determined by the appropriate agencies. This standard must be met prior to acceptance of the CUPm application. Therefore, documentation from the TRB and the Honolulu Fire Department (HFD) must be submitted with your CUPm application confirming that your proposal satisfies this development standard. The subdivision action to create the easement must also be approved prior to submittal of the application.
- d. Based on preliminary plans, it appears that the building exceeds the maximum height limit. The Director cannot modify the application of district standards relating to height. Therefore, if the building exceeds the district height limit, a zoning variance will be required.



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

PHONE (808) 536-6095  
FAX (808) 599-1353

July 3, 2006

Mr. Henry Eng, FAICP, Director  
City Department of Planning & Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii - proposed West Oahu Service Center  
Tax Map Key: 9-2-019-001  
Makakilo, Oahu, Hawaii

Dear Mr. Eng:

Thank you for your office's March 23, 2006 comment letter regarding the subject project. Please find below our response:

General Information:

1. The land area and boundaries of the project site have been corrected in the Final Environmental Assessment (EA) document and plans to reflect that it is 3.405 acres.
2. The Final Environmental Assessment (EA) document and plans have been corrected to show that the land area in the R-5 District is 2.151 acres and the land area in the AG-2 District is 1.254 acres.

Section 1.2 - Existing and Surrounding Uses

1. Section 1.2 has been revised to include a description of the easements that run through the property. "Easement 7", dated 1967 in favor of the United States of America, is a 5-foot wide easement. "Easement 560", dated September 25, 1968 is a 10-foot wide sewer easement in favor of the City and County of Honolulu. "Easement 301", dated August 9, 1962, is five feet wide and is for a military communications line.

The proposed new Easter Seals building is not sited over any of these easements. Additionally, the existing dirt road that crosses the Easter Seals property and links Makakilo Nursery to the St. Jude Church driveway is not an easement.

2. Section 1.2 of the Final EA includes a description of how the proposed Easter Seals West Oahu Center will blend in with the architectural style of Kapolei.

Section 3.1 - Proposed Building and Improvements

The Final EA includes a description of the preliminary estimated completion of Palakiai Street extension. The developer, DR Horton, intends to dedicate the street to the City and County of Honolulu to be used as a public street.

Section 4.3 - Hydrology

Soils  
The project architect has sited the proposed building at a lower elevation of the property taking into consideration the slope of the overall property, which has been previously disturbed over 30 years ago when the land was cultivated in sugarcane. The building is sited where there are less steep slopes. The proposed building is not sited on areas with greater than 15% slope, nor is the building sited on areas subject to the potential for erosion or slides.

"Intermittent Streams"

The Final EA elaborates on the grading and drainage plans for the Easter Seals property. We are not aware of an "intermittent stream that runs through the property" as stated in the DPP March 23, 2006 letter. A reference source was not cited, therefore, it is not clear where from the DPP obtained this information. We would be pleased to review maps or other resource materials from the DPP regarding this matter.

There is a dry stream bed near the east property line of the Easter Seals property. This dry stream bed has been referred to as an "unnamed tributary west of Makakilo Gulch" by the State of Hawaii Department of Land and Natural Resources, Commission on Water Resource Management in a letter dated September 26, 2005 which was addressed to Gray Hong Nojima & Associates, Inc. A copy of the letter is included herein. Gray Hong Nojima & Associates is the consulting engineering firm for DR Horton's housing project located mauka of the Easter Seals property. The engineering firm is also designing the Palakiai Street extension. In association with the housing and street projects, the engineering firm is designing drainage culvert improvements. The subdivision plans for these projects recently received tentative approval from the City and County of Honolulu. "Culvert C" in the DLNR letter refers to plans for a culvert to be constructed which would run under the Palakiai Street extension so that any mauka water flows would continue under the street via the culvert and further downstream. "Culvert C" is planned in the location of the unnamed tributary west of Makakilo Gulch near the Easter Seals east property line.

The Commission's comments state that a stream alteration permit is not required for any of the three proposed culverts at the three different locations due to insufficient water flow.

*Our staff visited these sites on September 14, 2005. These gulches do not support instream uses at the location of the proposed culverts due to insufficient water flow. Therefore modification of these gulches will not require stream channel alteration permits pursuant to Hawaii Revised Statutes, Section 174C-71.*

1. Makakilo Gulch (Culvert A)
2. Makalapa Gulch (Culvert B)
3. Unnamed tributary west of Makakilo Gulch (Culvert C) (Added: this is located near the Easter Seals east property boundary)

Letter to City Department of Planning and Permitting  
RE: Easter Seals West Oahu Service Center Draft EA comment letter  
July 3, 2006  
Page 3 of 4

Section 4.7 - Noise

The Final EA includes additional comments regarding potential noise impacts and mitigation measures. The building will be air conditioned. Makakilo Drive separates the Easter Seals property from the nearest residential property, which is over 200 feet away across Makakilo Drive. The closest residential property "upslope" or mauka from the proposed Easter Seals building would be over 300 feet away and would be separated from Easter Seals by the future extension of Palalilai Street. The outdoor play area is even further away from either of these residential properties because the play area is located behind or east of the Easter Seals building. There is also an approximately 40 foot change in elevation between the play area, which would be located at about the 180 foot elevation, and the residential areas which are at the 200 foot elevation and higher.

Section 4.12 - Utilities

The Final EA includes an expanded description regarding drainage.

Section 4.13 - Traffic Assessment

1. The Final EA has a labeled aerial photo that shows the location of the Makakilo Nursery, Lions Club and Makakilo Church and the dirt road that connects them to the Church driveway. The dirt road is not an easement.
2. The Final EA includes information to the effect that the Easter Seals parking lot is intended to be used as overflow and special event parking only for the St. Jude Catholic Church. A description of impacts and mitigative measures are in the Final EA.
3. Once the Palalilai Street extension is constructed, the users of the Makakilo Nursery, Lions Club and the Makakilo Church will access their facilities directly off of the Palalilai Street extension because the new street will directly abut those properties and will no longer be feasible, or necessary, for users of those facilities to utilize the existing dirt road on the Easter Seals property.

Section 5 - Relationship to Land Use, Policies and Controls

1. The Final EA will include a section that discusses how the proposed project supports relevant key elements of the vision, planning principles, and guidelines contained in the Ewa Development Plan (DFP).
2. It is noted that the subject property is within an area affected by Ordinance No. 02-52 (October 30, 2002) and subject to impact fees as related to new land development in the Ewa Region. It is noted that fees must be paid prior to issuance of any building permit for the proposed development.

Letter to City Department of Planning and Permitting  
RE: Easter Seals West Oahu Service Center Draft EA comment letter  
July 3, 2006  
Page 4 of 4

Section 5.1 - State Land Use District

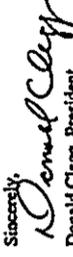
1. The proposed project will be developed entirely within the Urban State Land Use District. The March 15, 2006 comment letter from the State Land Use Commission on the Draft EA stated that given the location, scope and nature of the project that the State Land Use Commission defers to the judgment of the City and County of Honolulu regarding other matters in the application.

Section 5.2 - City and County of Honolulu

1. The Final EA clarifies issues related to zoning and acreage. The property is split zoned with 2.151 acres in the R-5 Residential district, which fronts Makakilo Drive, and 1.254 acres in the AG-2 General Agricultural District, which is located at the rear of the property.
2. Conditional Use Permit-minor (CUPm)
  - a. The Final EA clarifies that a public hearing may be required in association with the Conditional Use Permit-minor process.
  - b. The Final EA clarifies general issues related to the Conditional Use Permit. The project is in the design phase. Specific details as to how the project complies with the general requirements for conditional uses, the specific development standards for meeting facilities, the general development standards, and the zoning districts standards will be provided in the Conditional Use Permit Application Report.
  - c. The appropriate documentation confirming that the proposed access to the Easter Seals property is acceptable to the appropriate agencies will be submitted with the CUP Application.
  - d. A zoning variance will be required because the building exceeds the district height limit.
  - e. The CUP Application will include a site plan with all of the required items related to this as listed in the DPP March 23, 2006 letter.
  - f. A landscape plan will be included with the CUP Application.

Section 8 - Permits and Approvals

1. The Final EA contains a section on required permits.  
Thank you for your participation in the public review process. A copy of your office's comment letter and this response letter will be included in the Final Environmental Assessment. Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7668. Thank you for your consideration in this matter.

Sincerely,  
  
Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii  
Steve Marlett, MC Architect



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 209  
HONOLULU, HAWAII 96824

March 23, 2006

Mr. Donald Clegg  
Analytical Planning Consultants Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

**SUBJECT:** Draft Environmental Assessment for the Proposed Easter Seals Hawaii West  
Oahu Service Center at Makakilo, Oahu, Hawaii  
TMK: 9-2-019:001

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have the following Hazard Evaluation & Emergency Response Office (HEER) comments.

**HEER**

1. A Phase I Environmental Site Assessment (ESA) should be conducted for developments or redevelopments. If the investigation shows that a release of petroleum, hazardous substances, pollutants or contaminants occurred at the site, the site should be properly characterized through an approved HEER soil and/or groundwater sampling plan. If the site is found to be contaminated, then all removal and remedial actions to clean up hazardous substances or soil releases by past and present owners/tenants must comply with Chapter 128D, Environmental Response Law, HRS, and Title 11, Chapter 451, HAR, State Contingency Plan.
2. All lands formerly in the production of sugarcane should be characterized for arsenic contamination. If arsenic is detected above the US EPA Region 9 preliminary goal (PRG) for non-cancer effects, then a removal and/or remedial plan must be submitted to the HEER for approval. The plan must comply with Chapter 128D, Environmental Response Law, HRS, and Title 11, Chapter 451, HAR, State Contingency Plan.
3. If the land has a history of previous releases of petroleum, hazardous substances, pollutants or contaminants, we recommend that the applicant request a "No Further

SEP 27 2005

PETER J. YOUNG  
DIRECTOR  
MEREDITH A. CHANG  
JAMES A. PRATER  
CHUCK E. FURUKAWA  
CHRISTOPHER N. LANGE, M.D., J.D.  
STEPHANIE A. TRHALBY  
DEANIA MAUNO  
STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P.O. BOX 209  
HONOLULU, HAWAII 96824



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P.O. BOX 209  
HONOLULU, HAWAII 96824

SEP 26 2005

Sheryl Nojima, P.E.  
Gray Hong Nojima & Associates, Inc.  
841 Bishop Street, Suite 1100  
Honolulu, Hawaii 96813

Dear Mr. Nojima:

Thank you for your e-mail memorandum requesting whether a stream channel alteration permit would be required for proposed construction of three culverts at three watercourses near Makakilo, Oahu. These watercourses include:

- Makalapa Gulch (Culvert A)
- Makakilo Gulch (Culvert B)
- Unnamed tributary west of Makakilo Gulch. (Culvert C)

Our staff visited these sites on September 14, 2005. These gulches do not support instream uses at the locations of the proposed culverts due to insufficient water flow. Therefore modification of these gulches will not require a stream channel alteration permit pursuant to Hawaii Revised Statutes §174C-71.

Please be advised that modification of these gulches may require other agency approvals regarding wetlands, water quality, grading, stockpiling, floodways, etc. This letter should not be used for other regulatory jurisdictional purposes or used to imply compliance with other federal, state or county rules.

Thank you for your inquiry. If you have any questions regarding this letter, please call David Higa at 587-0249.

Sincerely,

*David A. Nakano*  
DEAN A. NAKANO  
Acting Deputy Director

Apr 04 06 11:38a

Donald Clegg

808-598-1553

P.2

Mr. Clegg  
March 23, 2006  
Page 2

Action" (NFA) letter from the HEER prior to the approval of the land use change or permit approval.

We strongly recommend that you review all of the Standard Comments on our website: [www.state.hi.us/health/environmental/env-planning/landuse/landuse.htm](http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.htm). Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiaclai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER  
Environmental Planning Office

c: EPO  
HEER

PHONE (808) 598-5695  
FAX: (808) 598-1553



ANALYTICAL PLANNING CONSULTANTS, INC.  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 4 2006

State of Hawaii  
Department of Health  
PO Box 3378  
Honolulu, HI 96801-3378

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii – proposed West Oahu Service Center  
Tax Map Key: 9-2-019: 001  
Makakilo, Oahu, Hawaii

Dear Mr. Sunada:

Thank you for your office's March 23, 2006 letter regarding the proposed project. The following have been prepared in response to your office's comments:

1. A Phase 1 Environmental Site Assessment was conducted in 2004. The final report was published in December 2004 by EnviroServices & Training Center, LLC. A copy of the Phase 1 Environmental Site Assessment was included as Appendix A in the Draft Environmental Assessment your office received.

Page 2 of that report states, "No hazardous materials, hazardous waste, indicators of aboveground or underground stage tanks, or PCB-containing electrical equipment was observed on the Subject Property or immediately adjacent sites."

2. The subject property has not been in active agricultural use for over 30 years. Fill material will be placed on site, covering some of the existing property, for construction purposes. Again, according to the Phase 1 Environmental Site Assessment, the land does not have any history of previous releases of hazardous materials.

3. Again, according to the Phase 1 Environmental Site Assessment, the land does not have any history of previous releases: "No hazardous materials, hazardous waste, indicators of aboveground or underground stage tanks, or PCB-containing electrical equipment was observed on the Subject Property or immediately adjacent sites."

Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,



Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 523-4529 • Fax: (808) 523-4700 • Website: www.honolulu.gov



MUR HANNEWMANN  
LAWYER

MELVIN N. KAKU  
ACTING DIRECTOR  
ALFRED A. TAHAKA, P.E.  
DEPUTY DIRECTOR

TPJ06-142729R

April 4, 2006

Mr. Donald Clegg, President  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

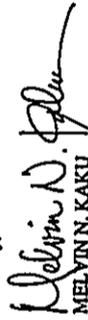
Subject: Easter Seals Hawaii West Oahu Service Center

Thank you for your February 21, 2006 letter, requesting our review of and comments on the draft environmental assessment for the subject project. We have the following comments regarding the document:

1. On Page 8, the second sentence of the second full paragraph should be rewritten.  
The first sentence in the fifth full paragraph refers to "this 4-lane portion of lower Makakilo Drive." The portion of Makakilo Drive in the vicinity of the proposed project is striped for six lanes.
2. Figure 6 is the Preliminary Site Plan. The acceleration lane for egress from the driveway onto Makakilo Drive should be shown.
3. On Page 28, the section on Public Transit states that a bus stop is presently located near the St. Jude driveway. If the Makakilo Drive/Palalai Street intersection is signalized, this bus stop will be relocated closer to the intersection.

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

Sincerely,

  
MELVIN N. KAKU  
Acting Director

cc: Ms. Debbie Kim Morikawa, Director  
Department of Community Services  
Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control



ANALYTICAL PLANNING CONSULTANTS, INC.  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

PHONE (808) 534-5865  
FAX (808) 599-1333

April 10, 2006

City Department of Transportation Services  
650 South King Street, 3<sup>rd</sup> Floor  
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA)  
Easter Seals Hawaii – proposed West Oahu Service Center  
Tax Map Key: 9-2-019: 001  
Makakilo, Oahu, Hawaii

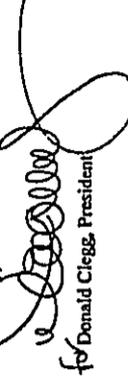
Dear Mr. Kaku:

Thank you for your office's April 4, 2006 letter on the proposed project. We have the following responses:

1. The sentence on page 8 will be re-written in the Final EA to reflect the fact that the portion of Makakilo Drive in the vicinity of the proposed project is striped for six lanes.
2. The Preliminary Site Plan will be modified to show the acceleration lane for egress from the driveway onto Makakilo Drive.
3. We acknowledge your comment that if the Makakilo Drive/Palalai Street intersection is signalized, that the current bus stop will be relocated closer to the new intersection.

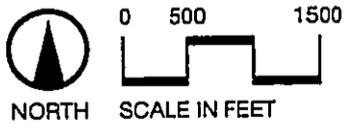
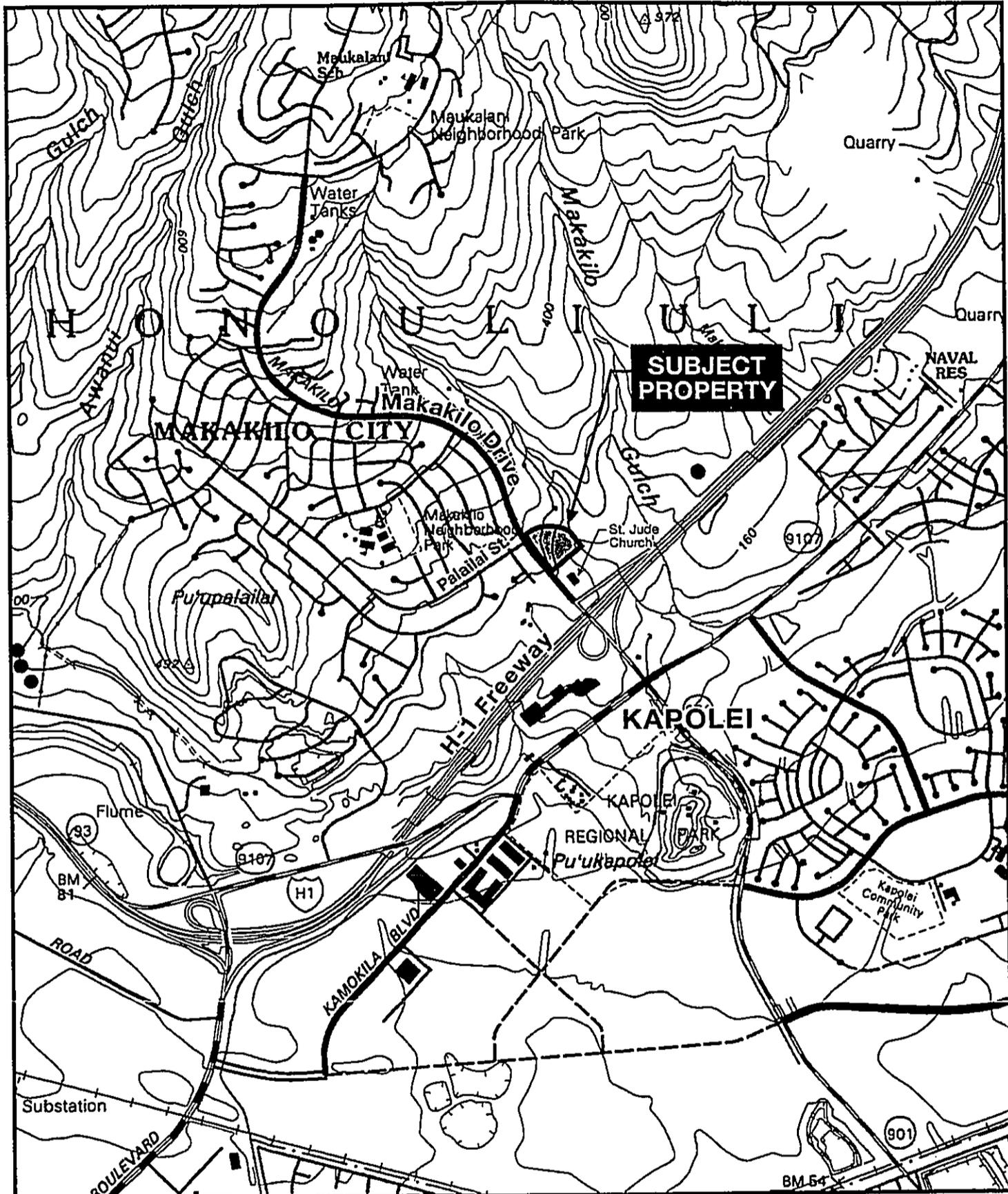
Should you have any further questions, please feel free to contact me at 536-5695 or Mary O'Leary, AICP at 223-7868. Thank you for your consideration in this matter.

Sincerely,

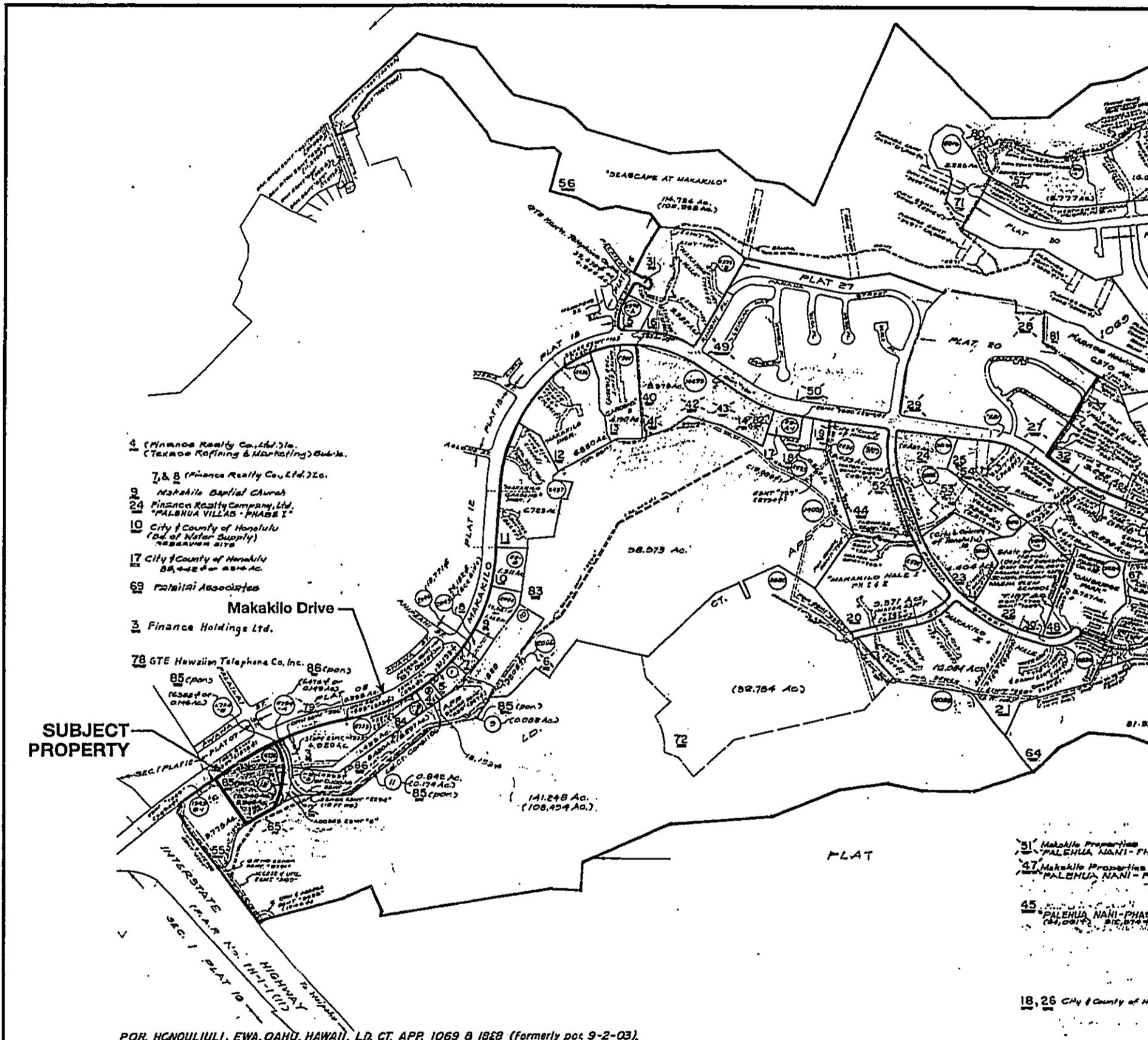
  
for Donald Clegg, President

cc: Director, City Department of Community Services  
John Howell, CEO Easter Seals Hawaii  
Steve Marlett, MC Architects

# Figures



**Figure 1**  
**LOCATION MAP**  
 Easter Seals Hawaii-West Oahu Service Center  
 June 2006



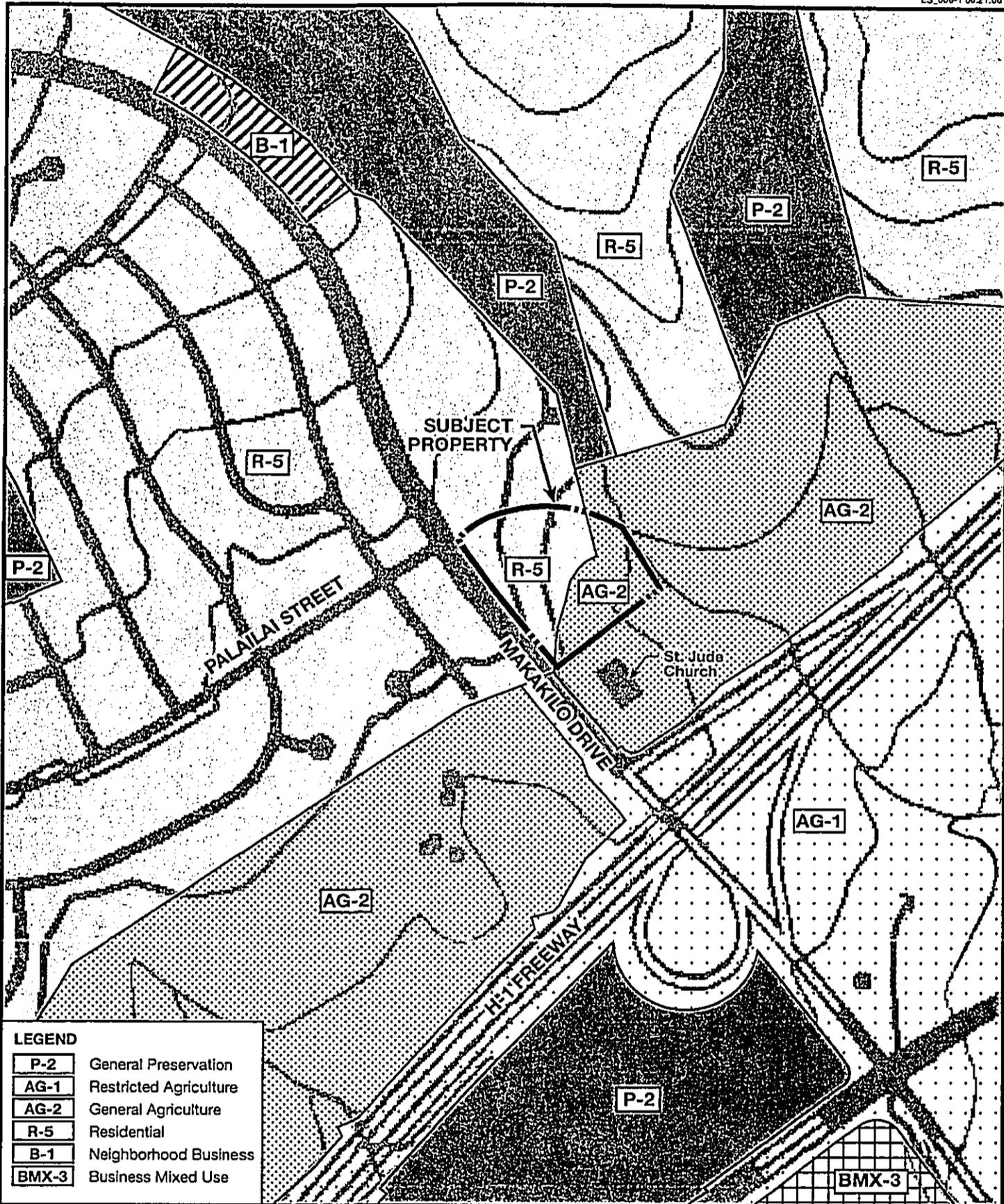
- 4 (Finance Realty Co., Ltd.) & (Texaco Refining & Marketing) Buks.
- 7, & 8 (Finance Realty Co., Ltd.) Co.
- 9 Makakilo Baptist Church
- 24 Finance Realty Company, Ltd. "PALAHUA VILLAS - PHASE I"
- 10 City & County of Honolulu (D. of Water Supply) RESERVOIR SITE
- 17 City & County of Honolulu 88,442 sq. ft. - 8844 AC.
- 69 Palihai Associates
- 3 Finance Holdings Ltd.
- 78 GTE Hawaiian Telephone Co., Inc. 85 (pon)

**SUBJECT PROPERTY**

  
NORTH NOT TO SCALE

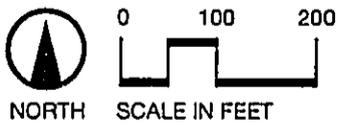
POR. HONOLULU, EWA, OAHU, HAWAII, L.D. CT. APP. 1069 & 1068 (formerly pot. 9-2-03).



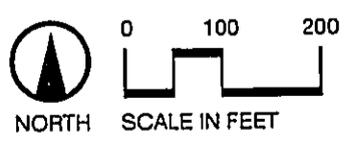
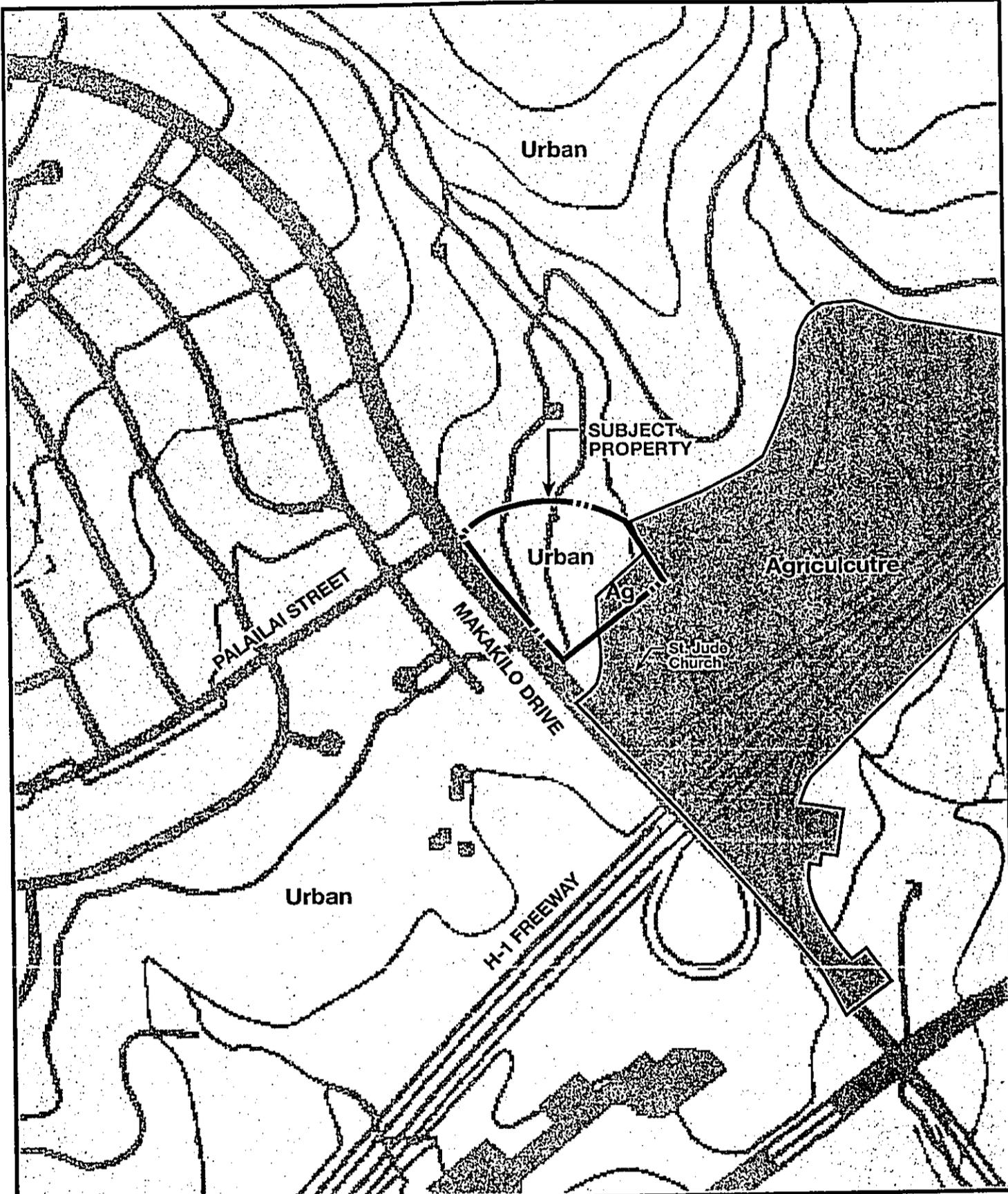


**LEGEND**

P-2	General Preservation
AG-1	Restricted Agriculture
AG-2	General Agriculture
R-5	Residential
B-1	Neighborhood Business
BMX-3	Business Mixed Use

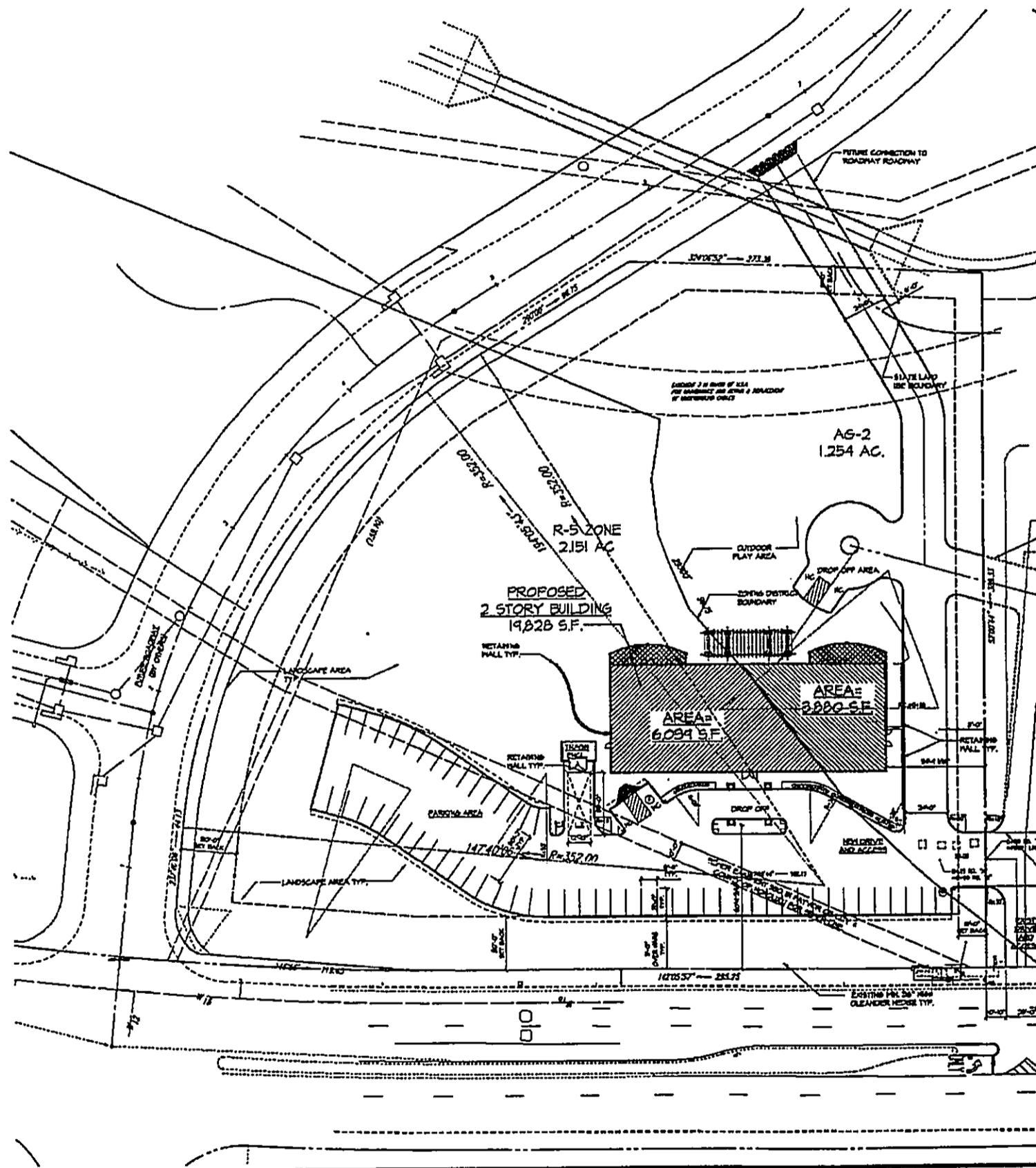


**Figure 3**  
**ZONING MAP**  
Easter Seals Hawaii-West Oahu Service Center  
June 2006

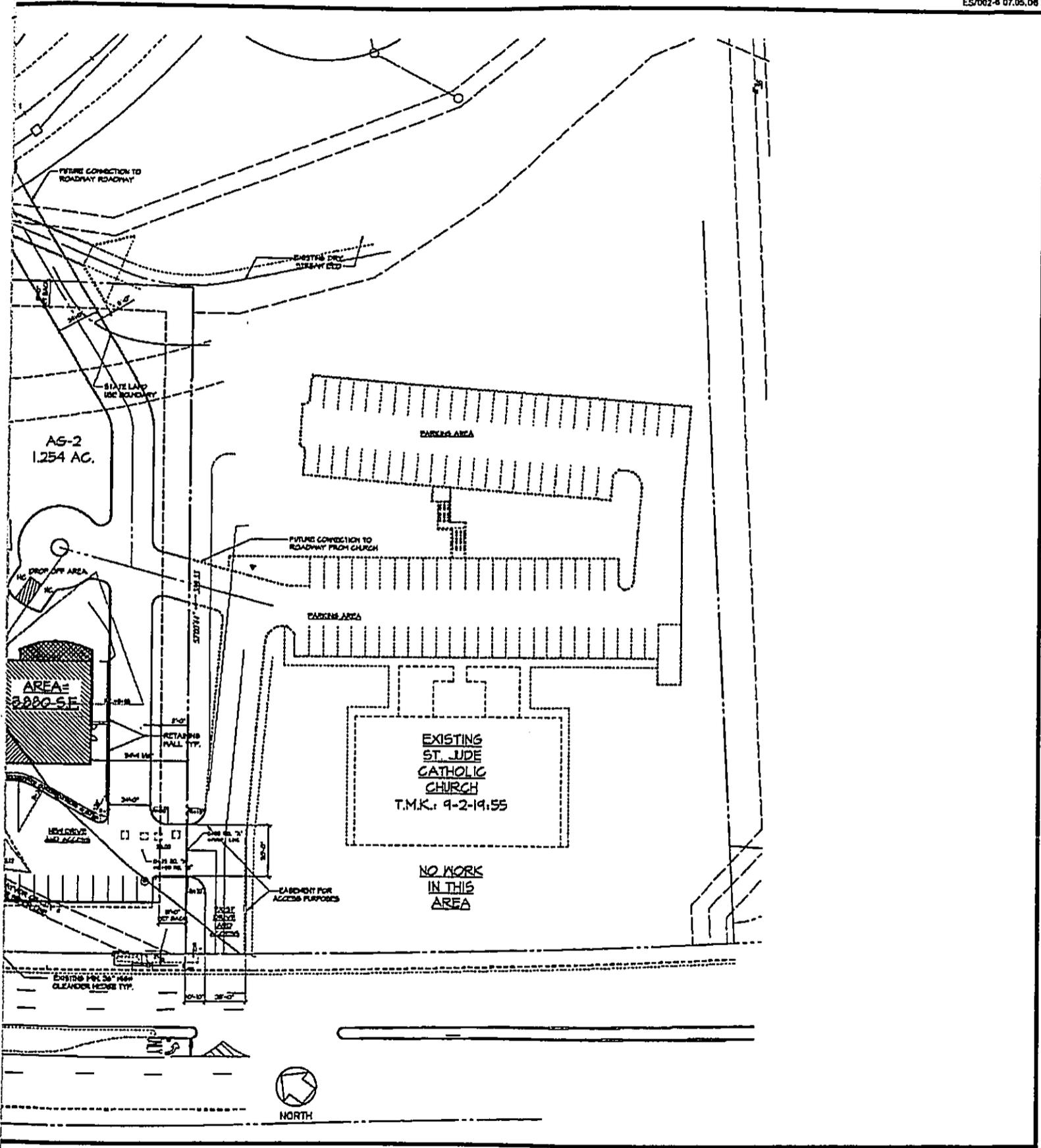


**Figure 4**  
**STATE LAND USE DISTRICTS**  
Easter Seals Hawaii-West Oahu Service Center  
June 2006

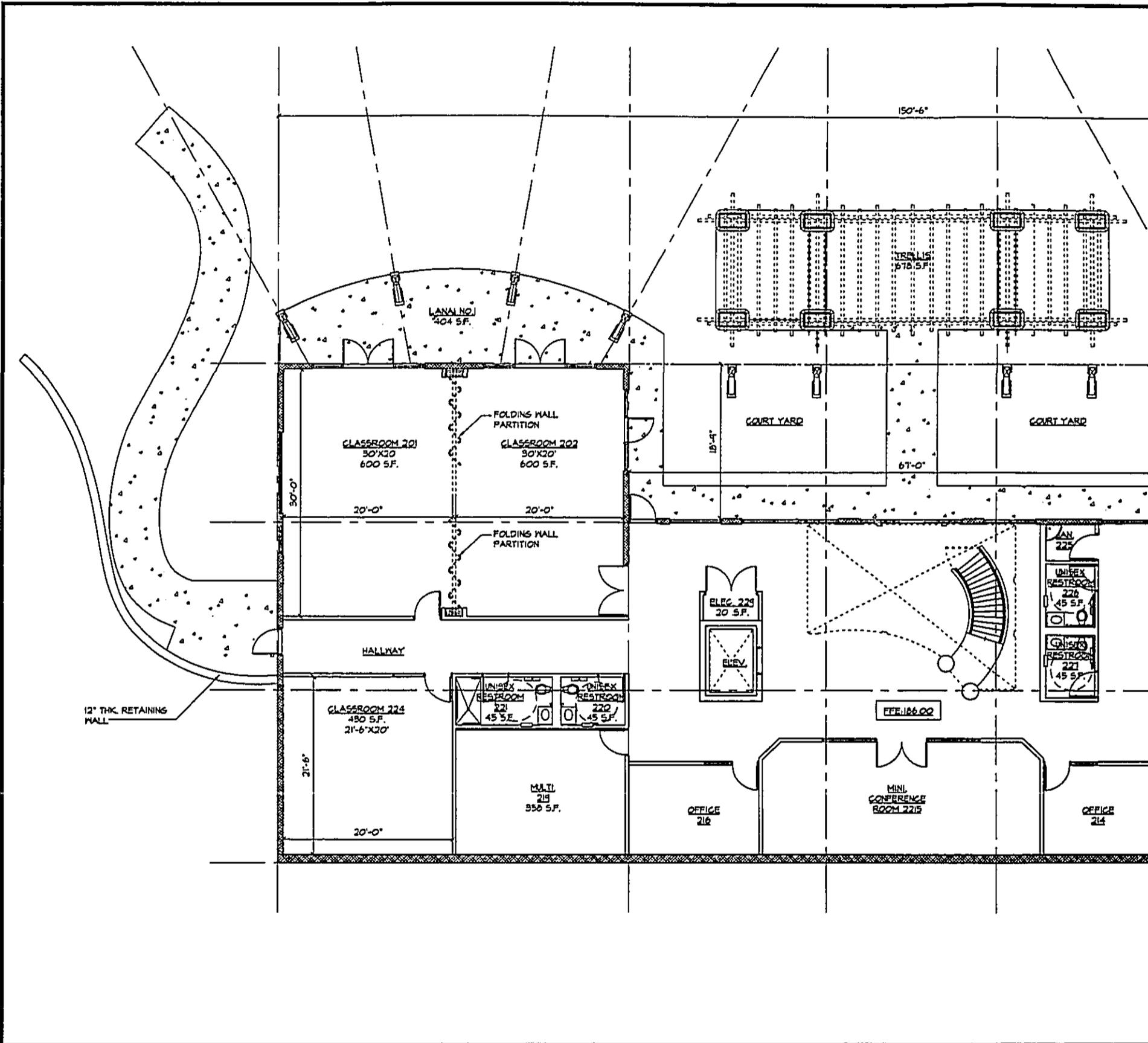




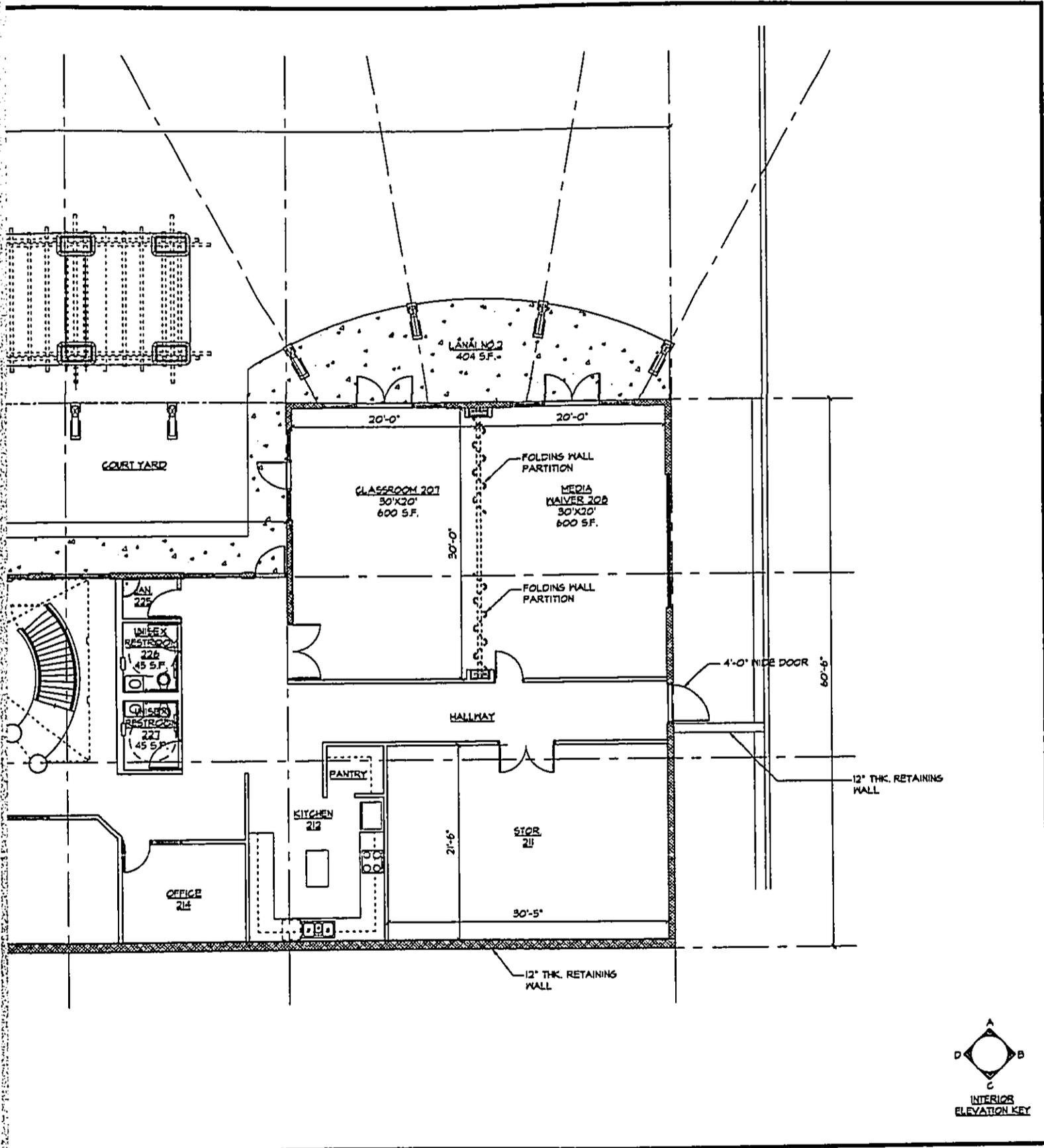
NOT TO SCALE



**Figure 6**  
**PRELIMINARY SITE PLAN**  
Easter Seals Hawaii-West Oahu Service Center  
July 2006

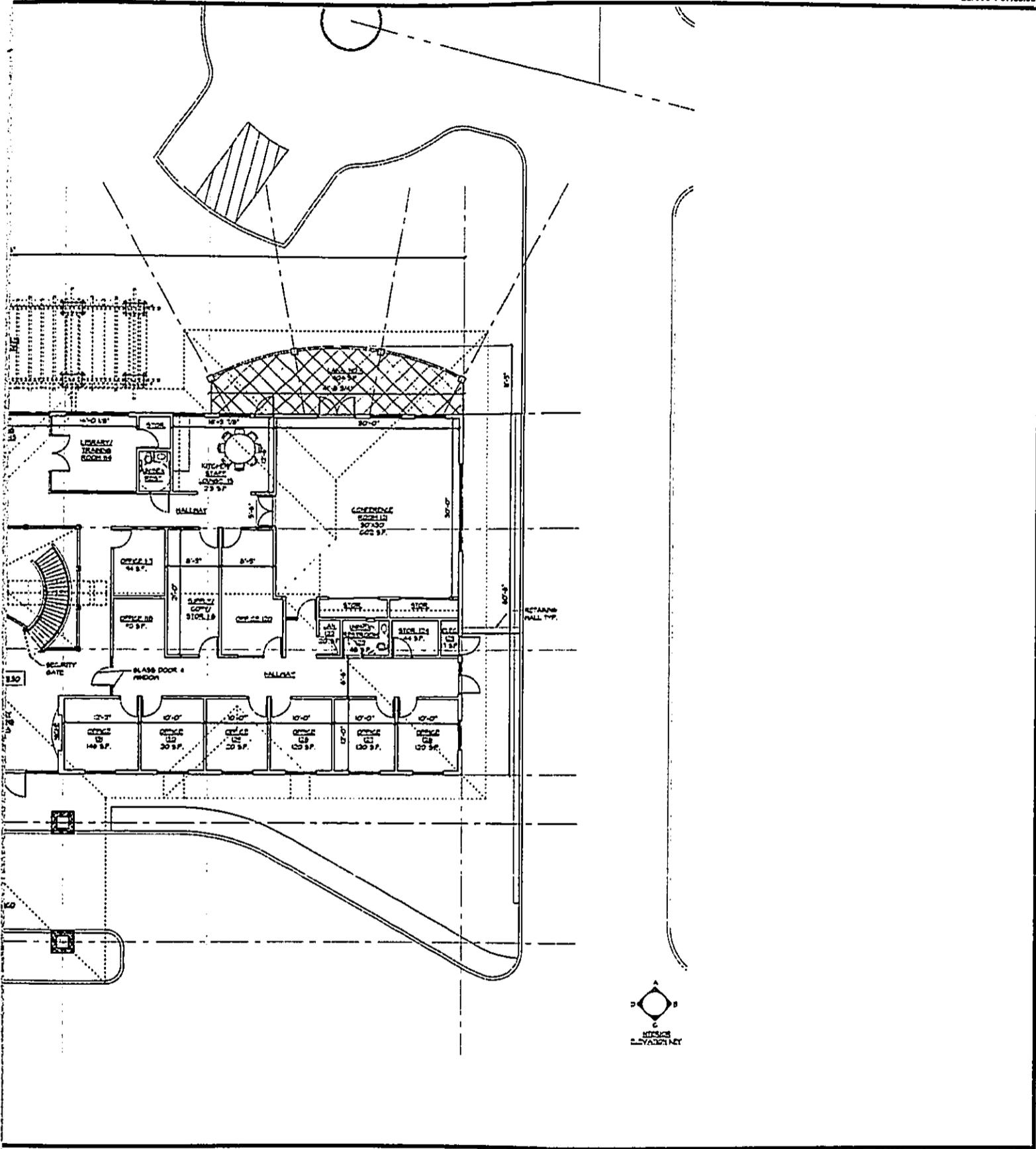


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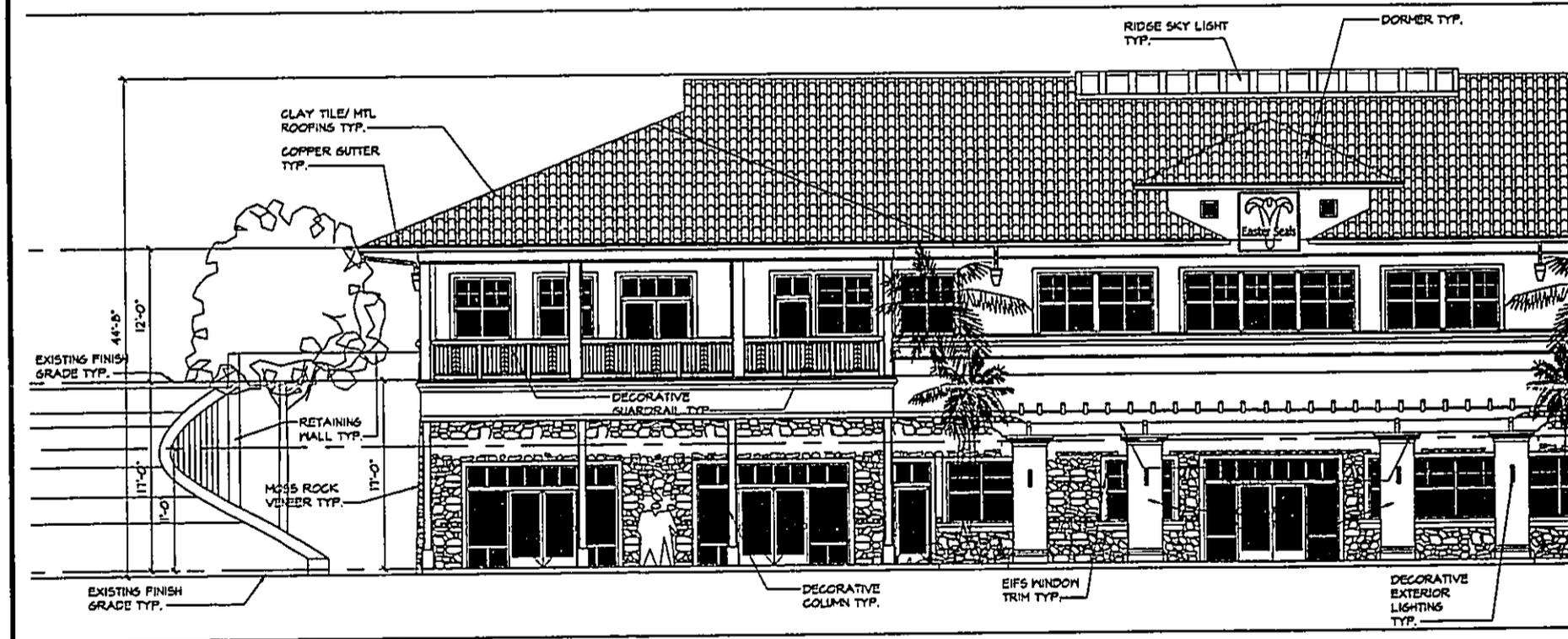
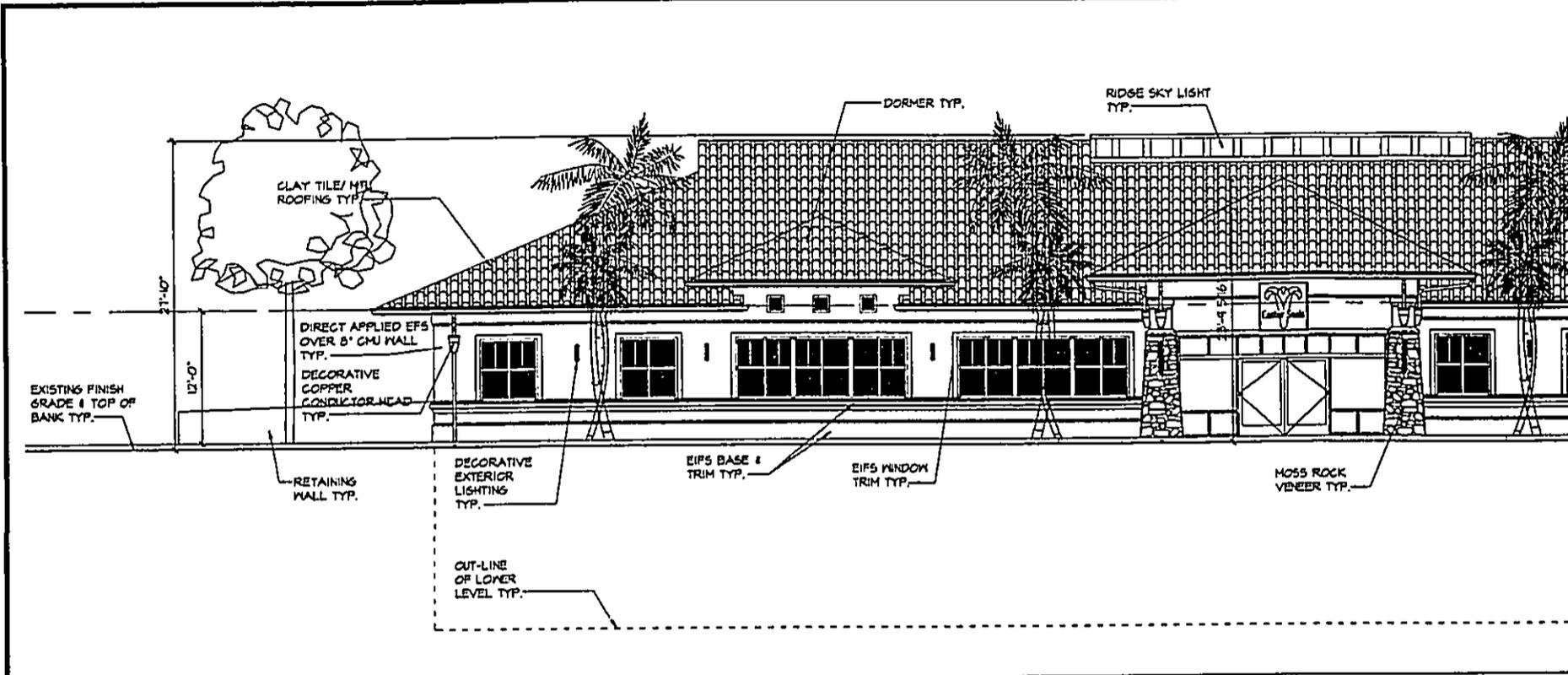


**Figure 7A**  
**PRELIMINARY FLOOR PLAN**  
**Lower Level Floor Plan**  
Easter Seals Hawaii-West Oahu Service Center  
July 2006

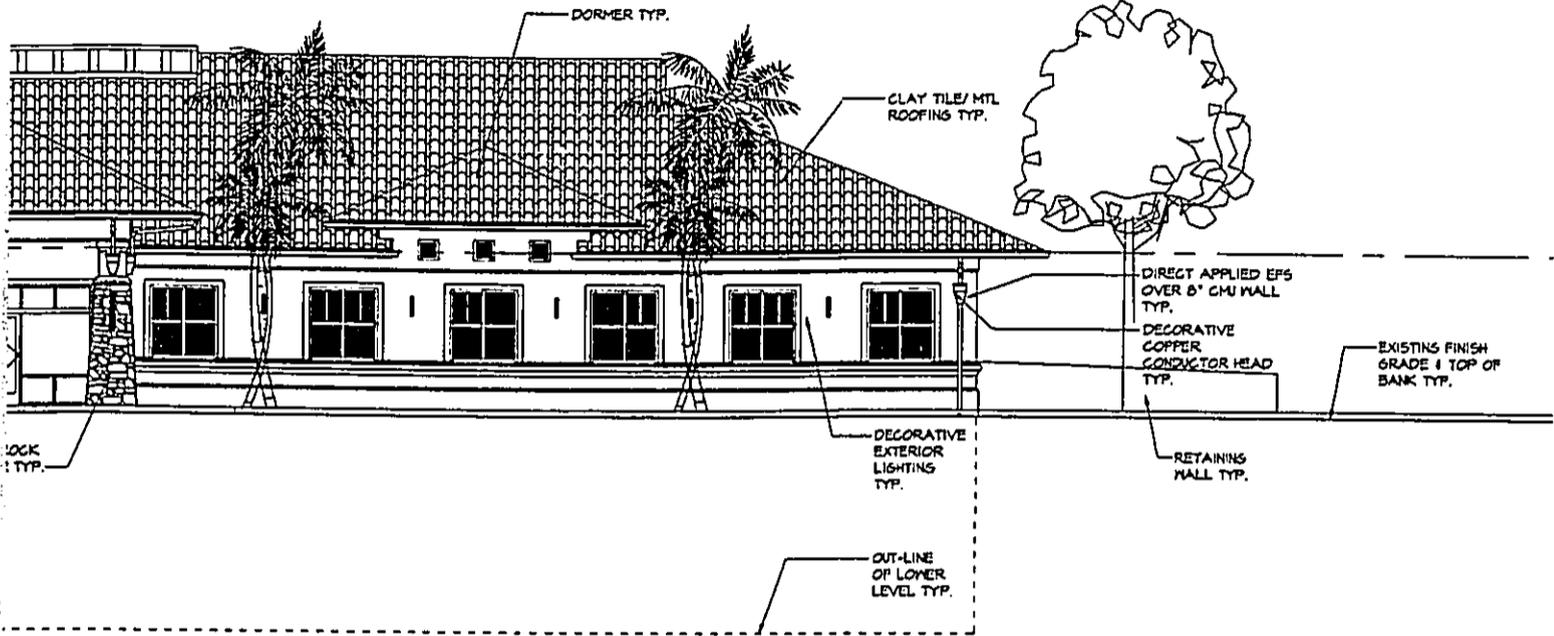




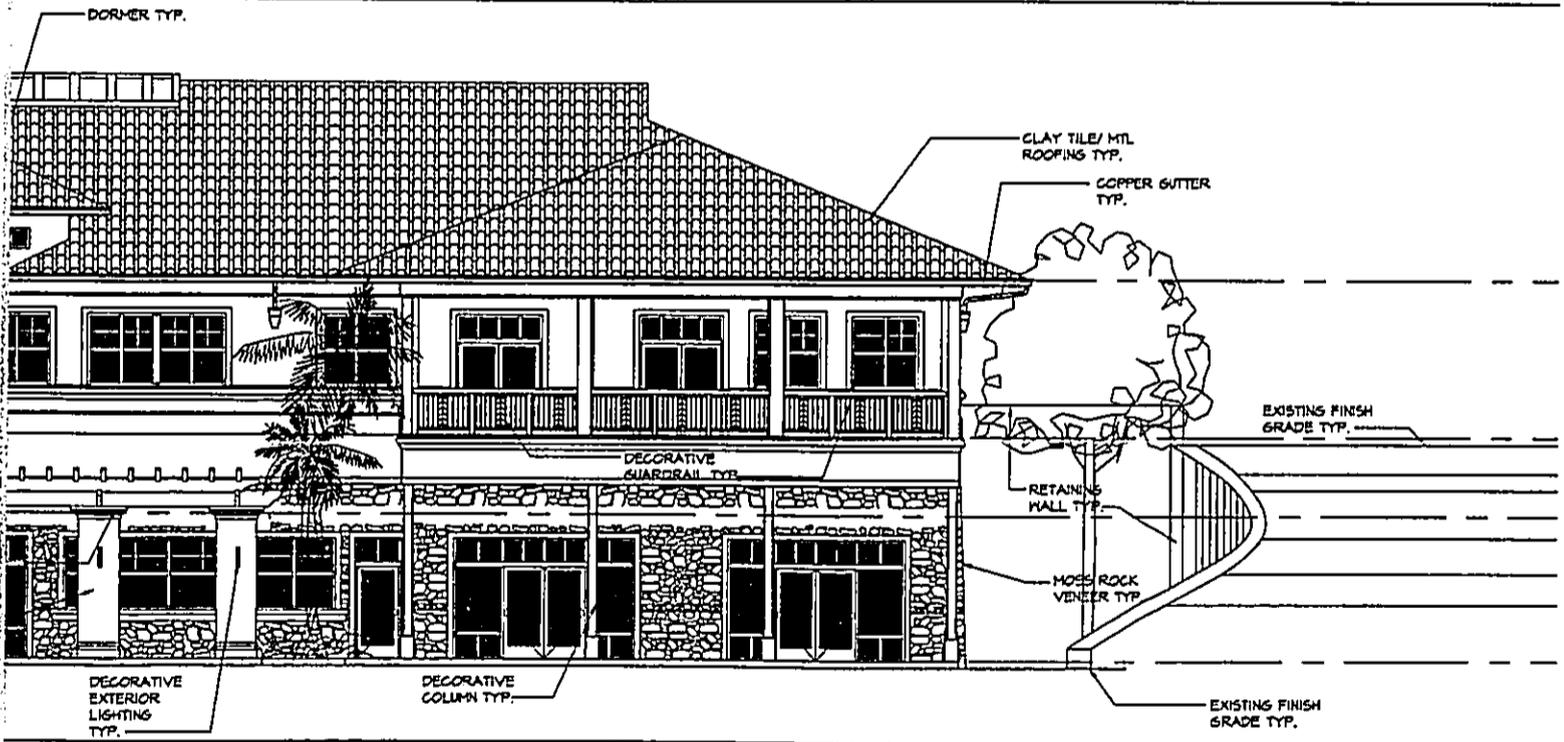
**Figure 7B**  
**PRELIMINARY FLOOR PLAN**  
**Main Level Floor Plan**  
Easter Seals Hawaii-West Oahu Service Center  
July 2006



NOT TO SCALE

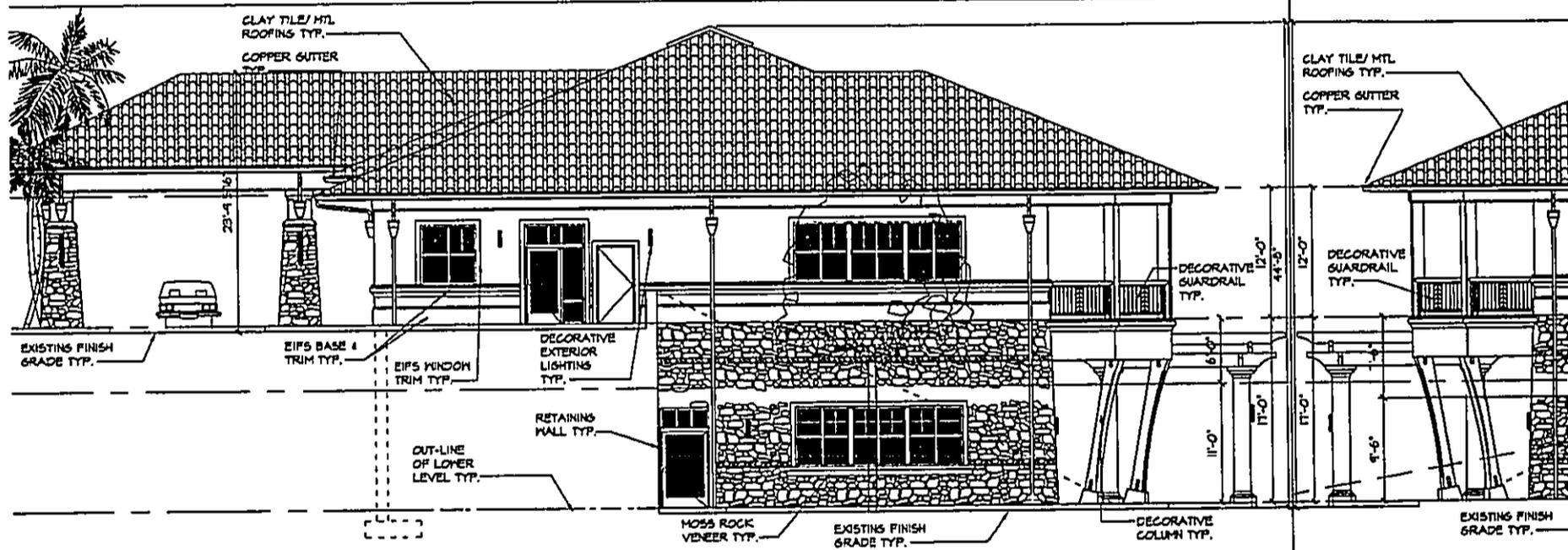


**FRONT EXTERIOR ELEVATION**



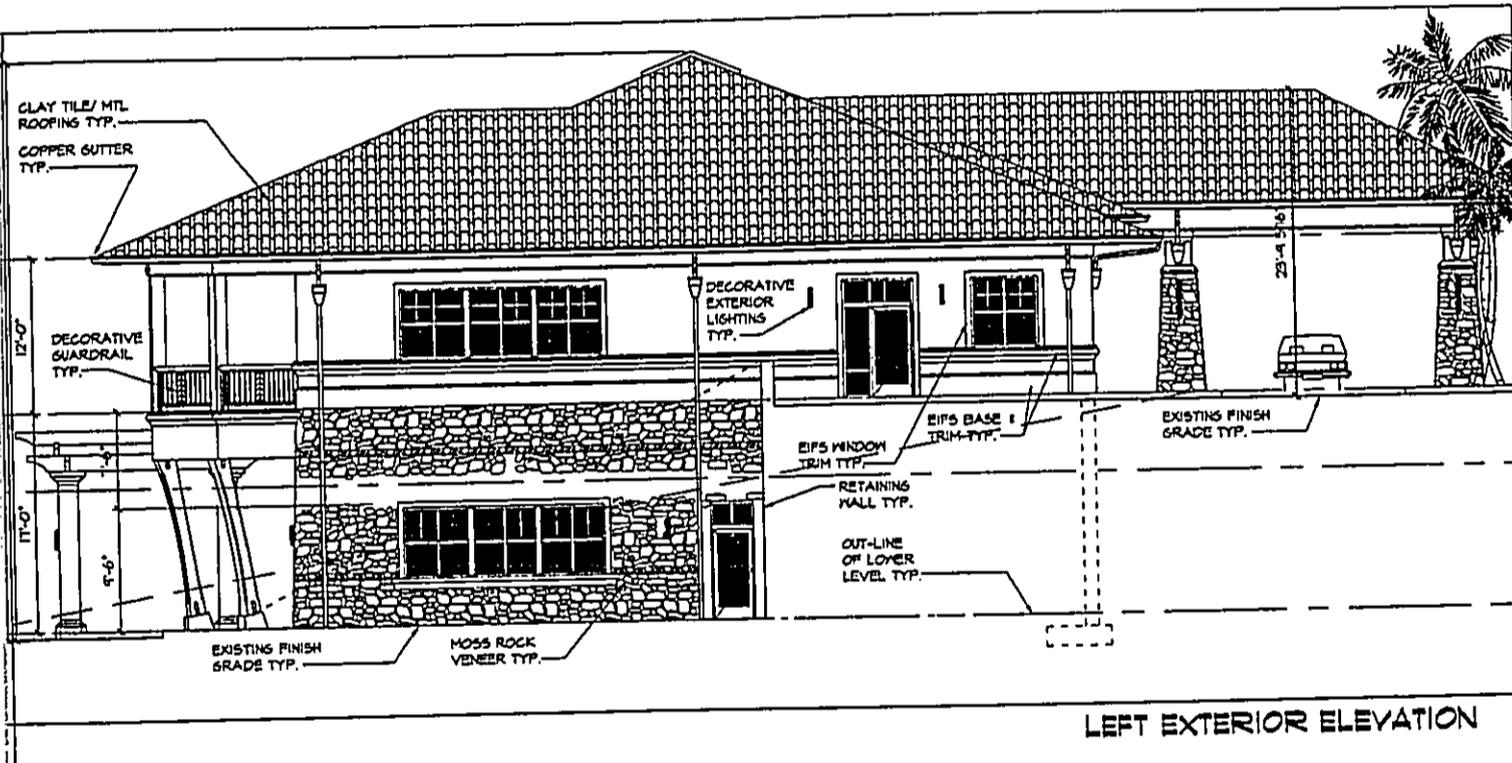
**REAR EXTERIOR ELEVATION**

**Figure 8A  
PRELIMINARY EXTERIOR ELEVATIONS  
Front and Rear  
Easter Seals Hawaii-West Oahu Service Center  
July 2006**



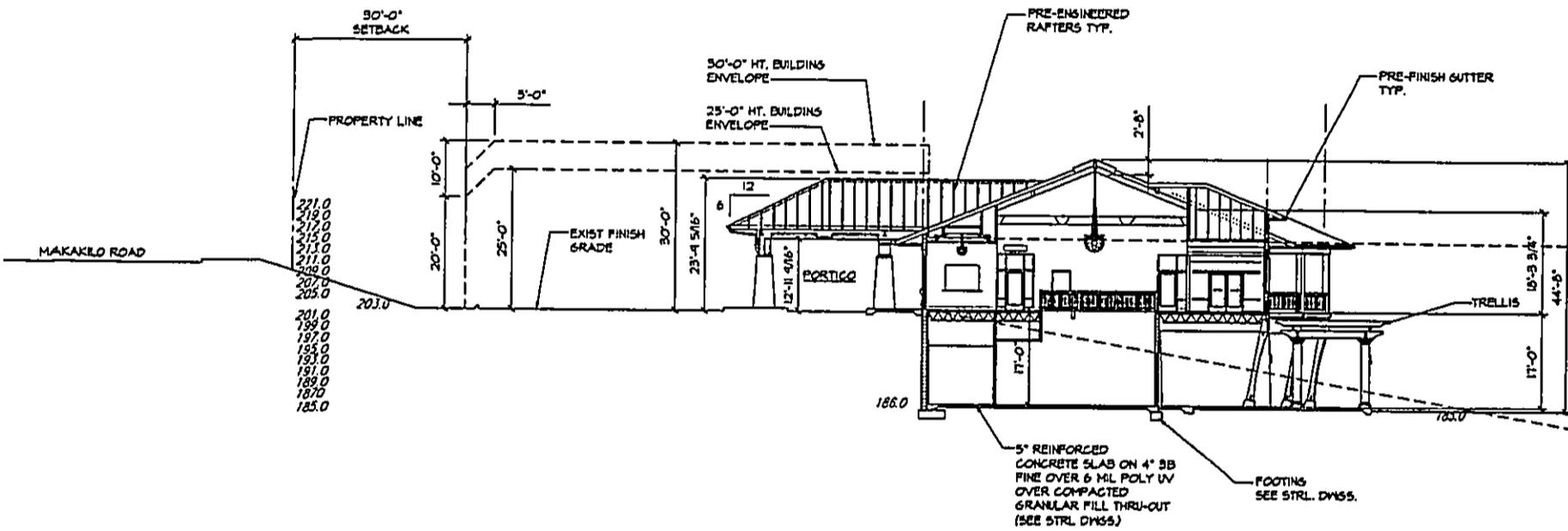
RIGHT EXTERIOR ELEVATION

NOT TO SCALE



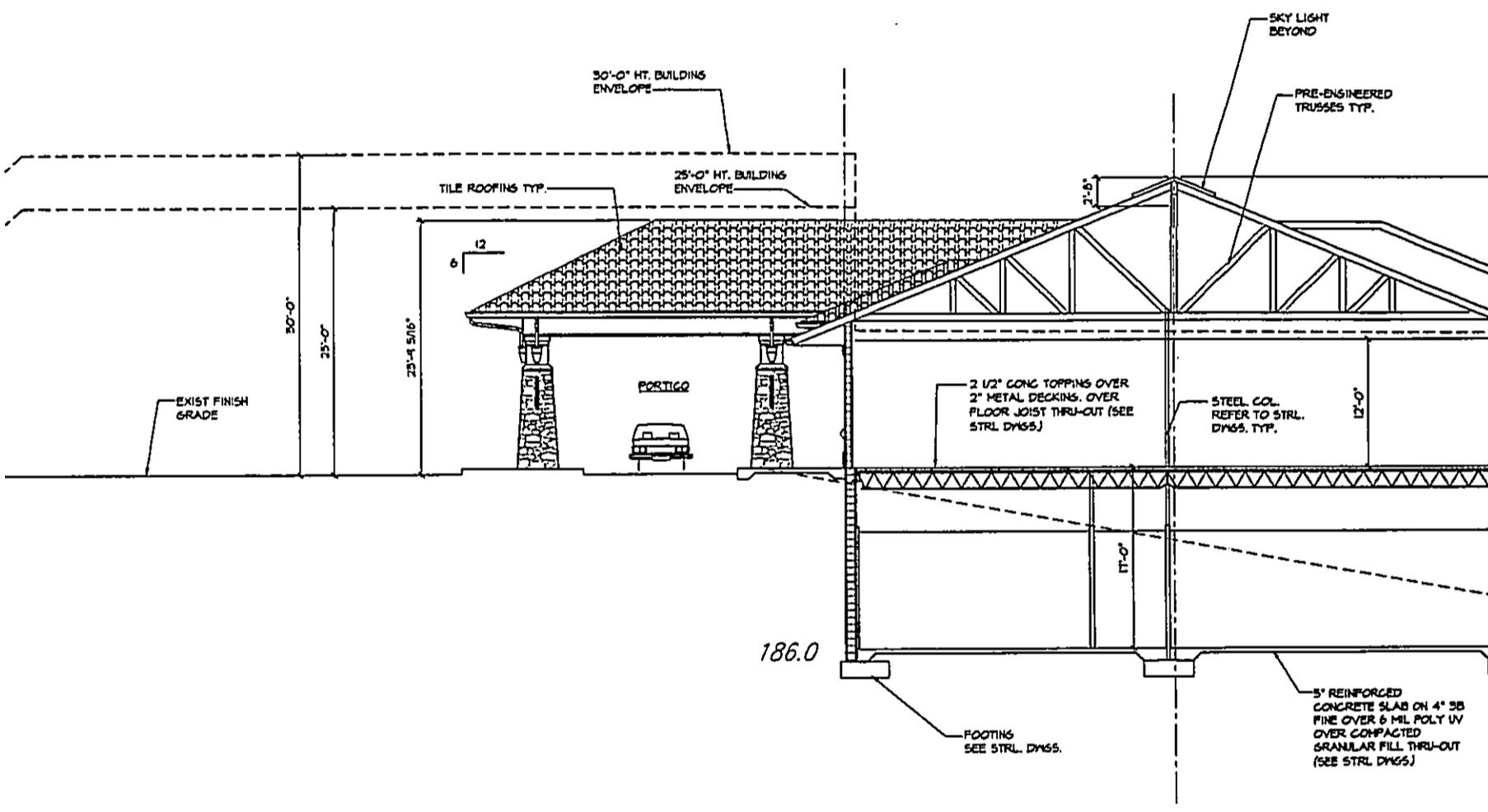
LEFT EXTERIOR ELEVATION

Figure 8B  
PRELIMINARY EXTERIOR ELEVATIONS  
Right and Left  
Easter Seals Hawaii-West Oahu Service Center  
July 2006

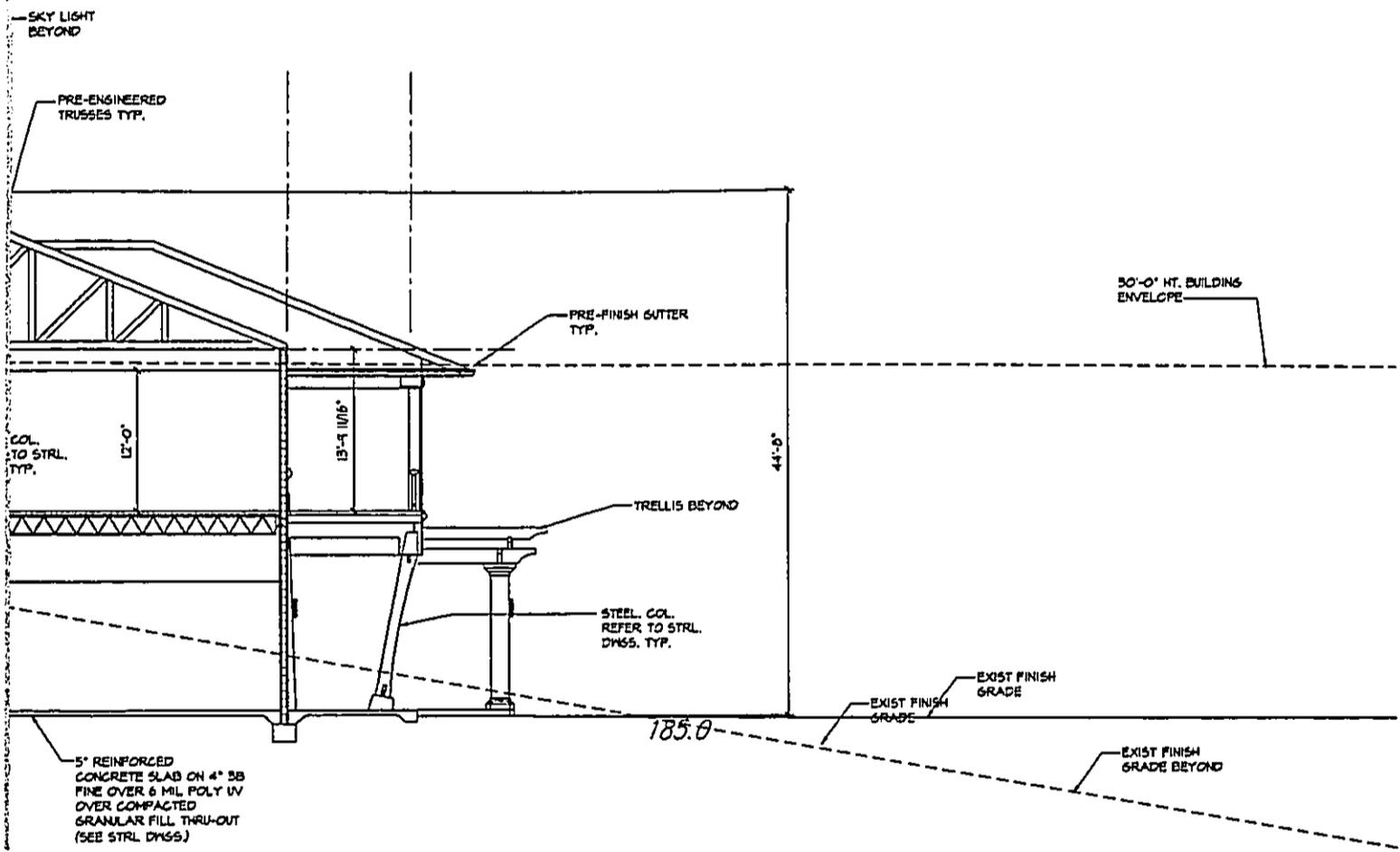


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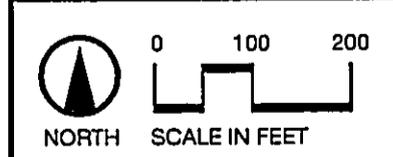
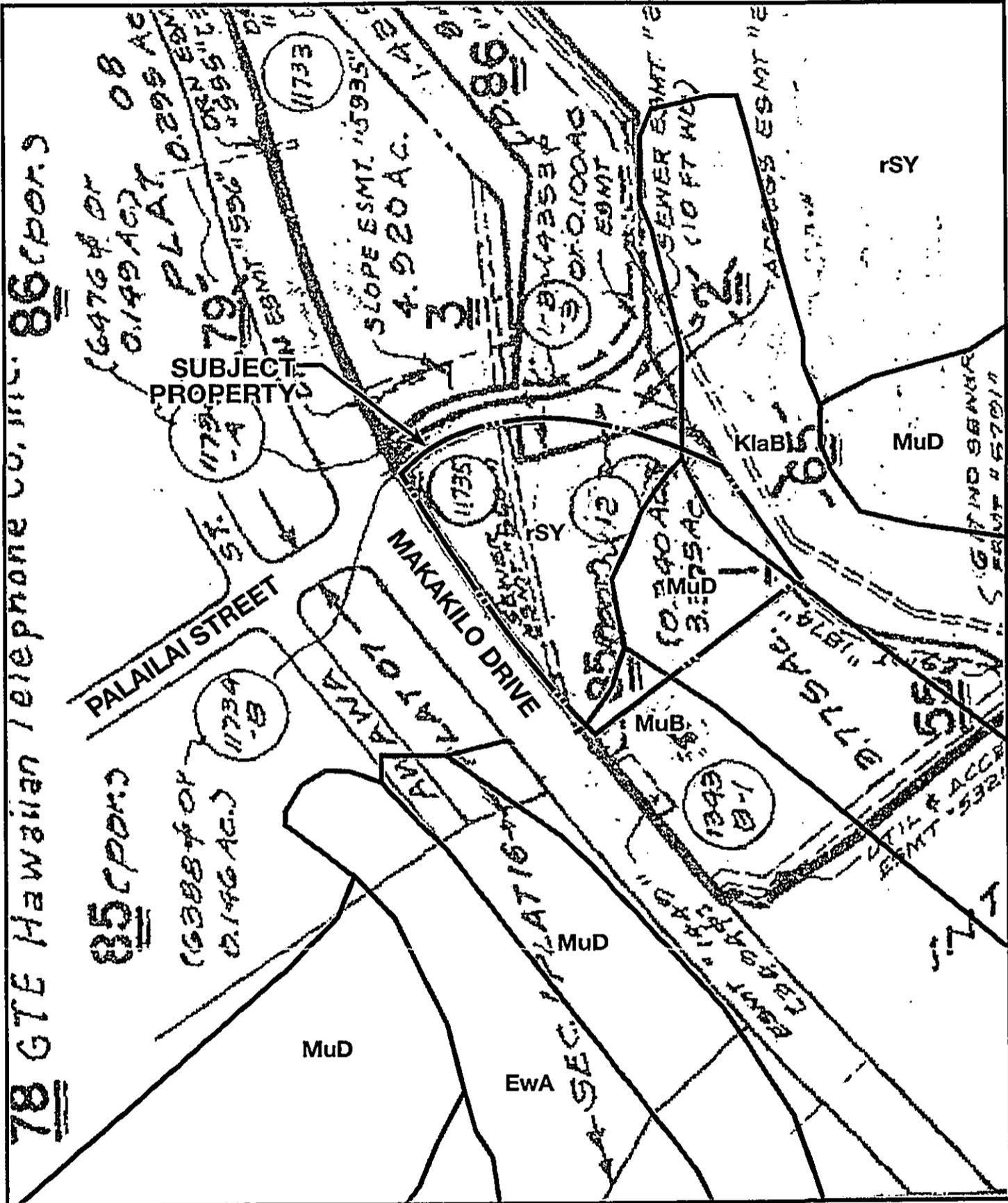




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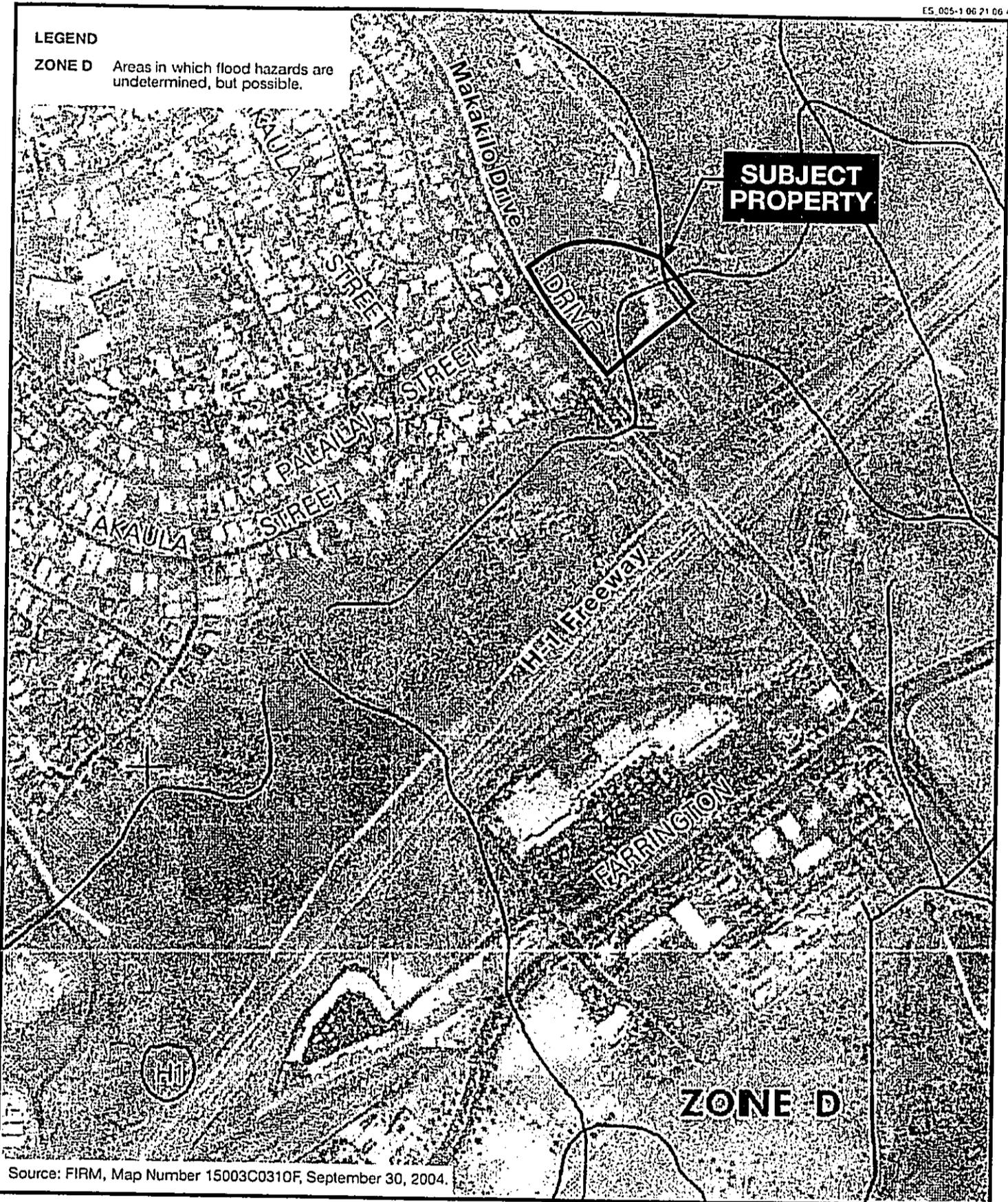
**Figure 9B**  
**PRELIMINARY BUILDING SECTION ELEVATION**  
Easter Seals Hawaii-West Oahu Service Center  
July 2006



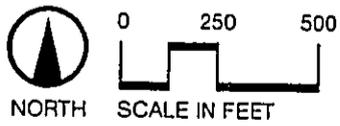
**Figure 10**  
**SOILS MAP**  
 Easter Seals Hawaii-West Oahu Service Center  
 June 2006

**LEGEND**

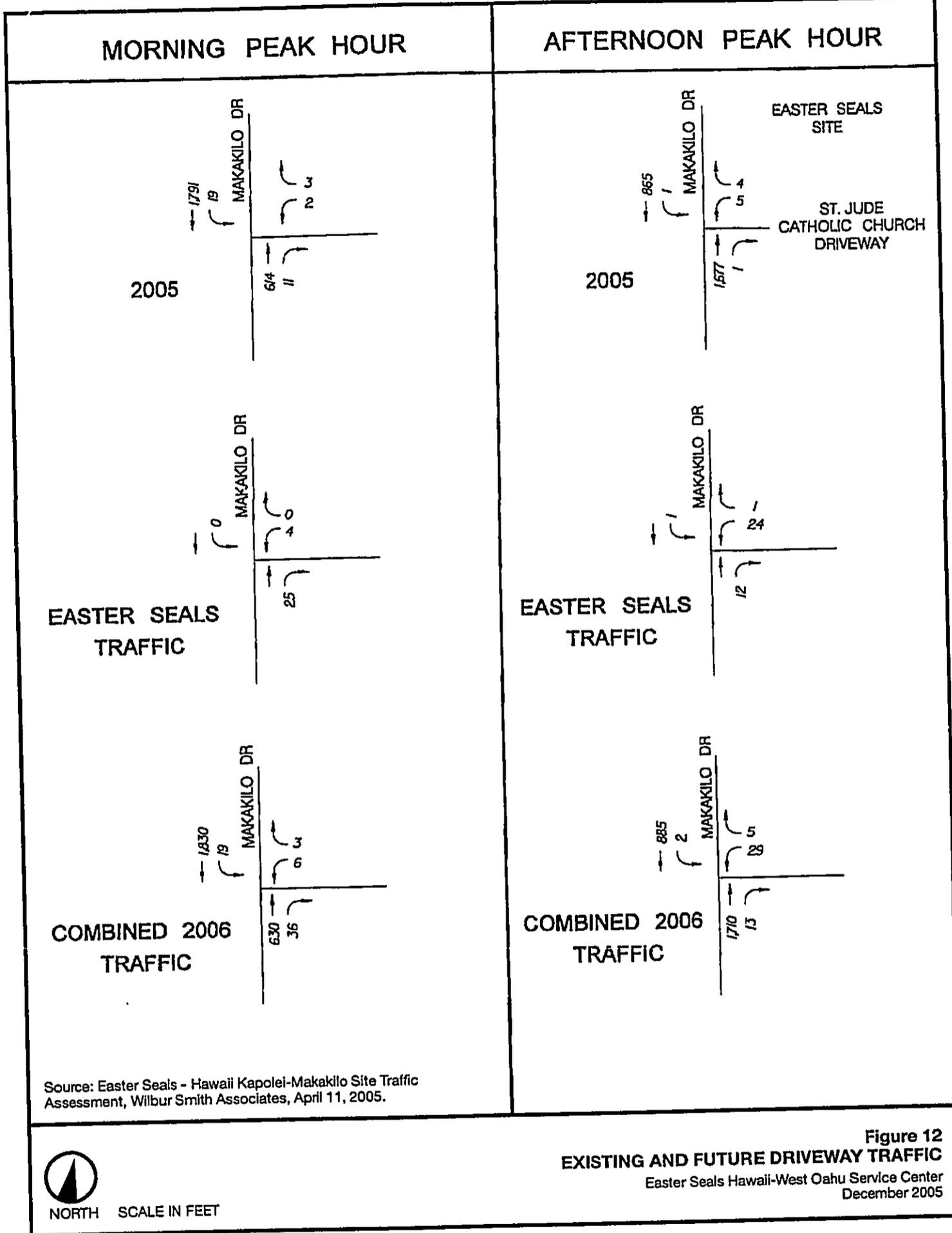
**ZONE D** Areas in which flood hazards are undetermined, but possible.



Source: FIRM, Map Number 15003C0310F, September 30, 2004.



**Figure 11**  
**FLOOD HAZARD INFORMATION**  
 Easter Seals Hawaii-West Oahu Service Center  
 June 2006



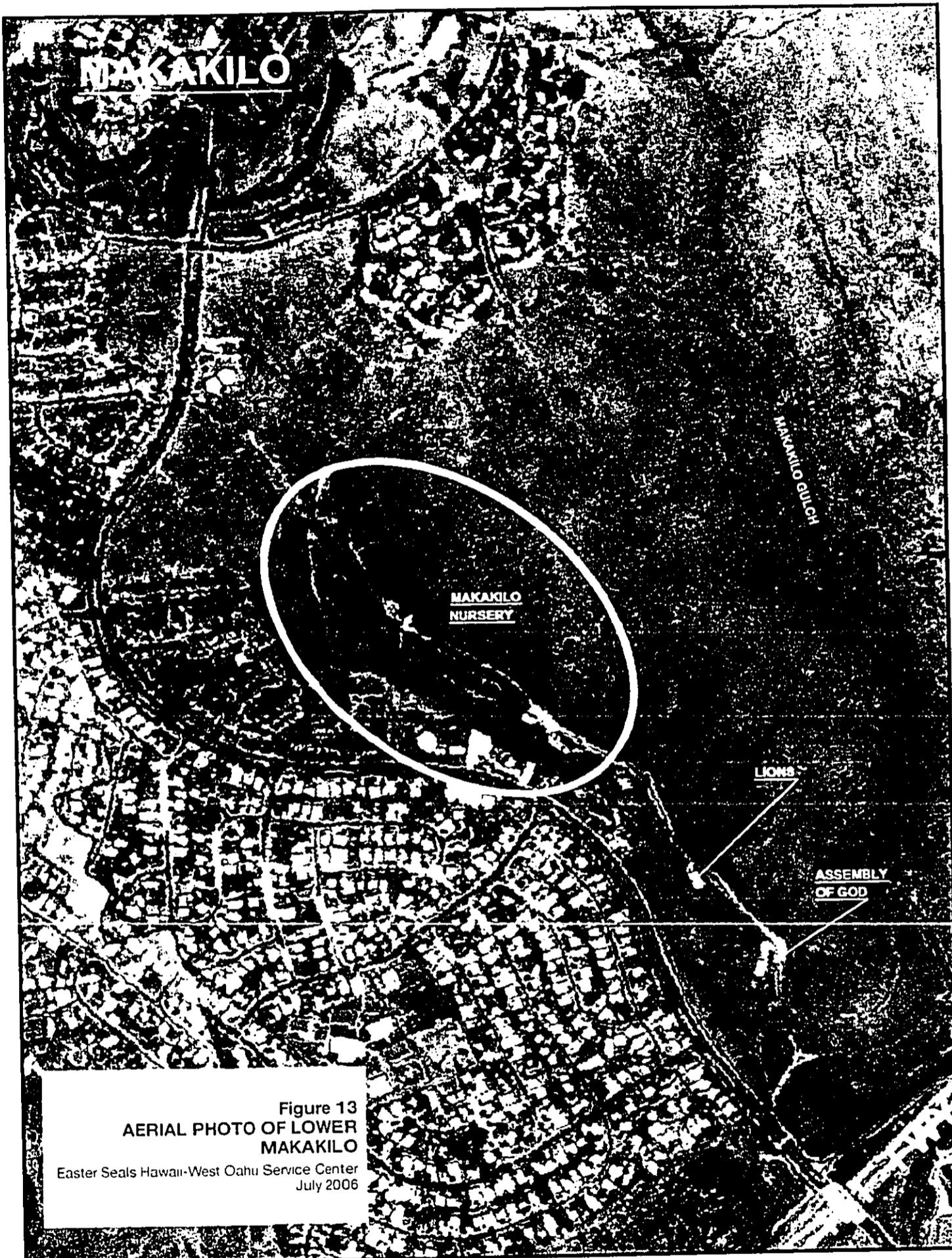
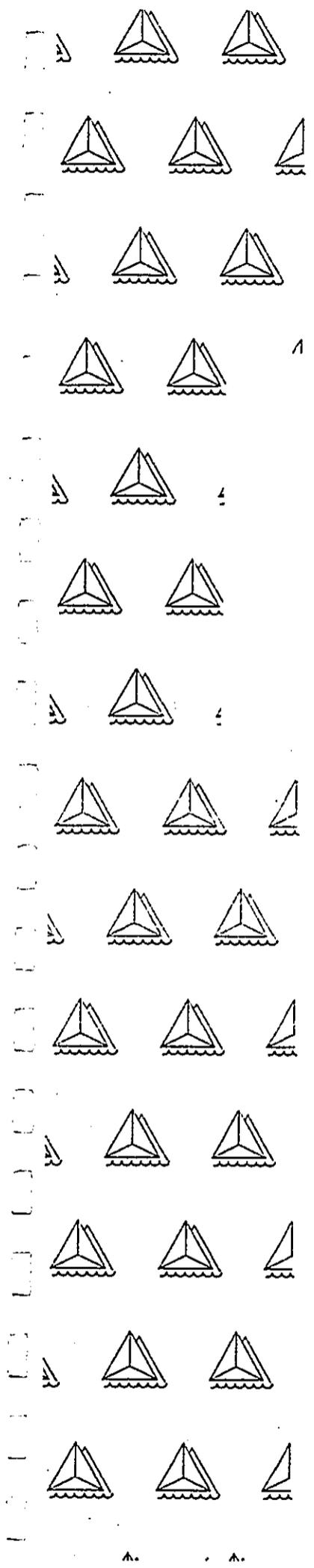


Figure 13  
AERIAL PHOTO OF LOWER  
MAKAKILO  
Easter Seals Hawaii-West Oahu Service Center  
July 2006

# **Appendix A**

## **Phase 1 Site Assessment Report**



**PHASE I**  
**ENVIRONMENTAL SITE ASSESSMENT**  
Makakilo Property  
Kapolei, Oahu, Hawaii  
TMK (1) 9-2-19: Parcel 1



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## APPENDICES

- APPENDIX I: FIGURES  
APPENDIX II: PHOTOGRAPHIC DOCUMENTATION  
APPENDIX III: EDR GOVERNMENT RECORDS SEARCH – THE EDR RADIUS MAP WITH GEOCHECK

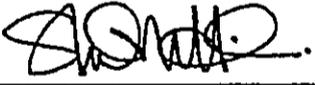
## 1.0 CERTIFICATIONS AND LIMITATIONS

---

EnviroServices & Training Center (ETC), LLC has completed this Phase I Environmental Site Assessment (ESA) for the Subject Property. ETC's findings and conclusions contained herein are professional opinions based solely upon visual observations, interviews, and interpretation of the historical information and documents available to ETC at the time this Phase I ESA was conducted. Opinions stated in this report do not apply to changes that may have occurred after the services were performed.

ETC has performed specified services for this project with the degree of care, skill and diligence ordinarily exercised by professional consultants performing the same or similar services. No other warranty, guarantee, or representation, expressed or implied, is included or intended; unless otherwise specifically agreed to in writing by both ETC and ETC's Client.

This report is intended for the sole use of ETC's Client, exclusively for the project site indicated. ETC's Client may use and release this report, including making and retaining copies, provided such use is limited to the particular site and project for which this report is provided. However, the services performed may not be appropriate for satisfying the needs of other users. Release of this report to third-parties will be at the sole risk of Client and/or said user, and ETC shall not be liable for any claims or damages resulting from or connected with such release or any third party's use or reuse of this report.

Prepared By: 

Sharla Horiuchi  
Environmental Scientist  
EnviroServices & Training Center, LLC

Date: December 10, 2004

## 2.0 EXECUTIVE SUMMARY

---

This report presents the results of a Phase I Environmental Site Assessment (ESA), performed by EnviroServices & Training Center, LLC (ETC) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E-1527-00. This Phase I ESA was completed for Easter Seals Hawaii for the Subject Property located in Kapolei, Oahu, Hawaii and identified as Tax Map Key (TMK) identification number (1) 9-2-19: Parcel 1. Review of tax records revealed that the Subject Property is currently owned by the Aina Nui Corporation.

The following summarizes the conclusions that represent ETC's independent and best professional judgment based on available information and data reviewed by ETC. All information and data provided to ETC have been assumed to be correct and complete. The conclusions presented herein are based on the conditions that existed at the time of the assessment.

The Subject Property consists of approximately 3.3 acres of undeveloped land and is located in Kapolei, Hawaii, on the southwest portion of the island of Oahu (Figure 1). The Subject Property is currently vacant land. Visual observation for the use and/or storage of hazardous materials and hazardous waste was performed on November 23, 2004. No hazardous materials, hazardous waste, indicators of aboveground or underground storage tanks, or PCB-containing electrical equipment was observed on the Subject Property or immediately adjacent sites.

The Subject Property and adjacent property were not listed in any of the standard regulatory agency databases by the contracted database mapping company. Additionally, the contracted database search did not identify any listed sites within the specified radii. Based on these database findings no specific file review was performed.

Historical real property tax records, building permit records, Sanborn maps, aerial photographs, and interviews were reviewed and conducted to assess past and prior use history of the Subject Property. No apparent evidence of recognized environmental conditions in connection with the Subject Property were found during historical records review.

In summary, ETC has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property.

### 3.0 INTRODUCTION

---

EnviroServices & Training Center, LLC (ETC) was contracted by Easter Seals Hawaii to complete a Phase I Environmental Site Assessment (ESA) for the Subject Property located in Kapolei, Oahu, Hawaii. The Subject Property is identified as Tax Map Key (TMK) identification number (1) 9-2-19: Parcel 1.

The purpose of this report is limited to providing Easter Seals Hawaii with an assessment concerning environmental conditions (identified in this report). This assessment was conducted based on the evaluation of the information gathered and the visual site inspection, as it appeared at the time using generally accepted Phase I industry protocol as described in the ASTM E-1527-00 standard.

The goal of the Phase I ESA process established by the ASTM E-1527-00 standard is to identify recognized environmental conditions (RECs). The term REC is defined as the presence or likely presence 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 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 subject of an enforcement action if brought to the attention of the appropriate government agencies. Conditions determined to be *de minimis* are not RECs.

The scope of work included an evaluation of the following:

- Site background;
- Physical characteristics of the site;
- Historical site conditions; and
- Current site conditions (as applicable) including compliance with appropriate regulations as they pertain to the presence of facility storage tanks, drums, and containers; and transformers and other electrical equipment potentially containing PCBs.

Additionally, this ESA included the following:

- An evaluation of information contained in programs such as the National Priority List, Comprehensive Environmental Response Compensation and Liability Information System, Emergency Response Notification System, Resource Conservation and Recovery Information System, and other governmental information systems within a specific radius of the subject property to identify any properties that would have the potential to impact the integrity of the subject property; and
- Visual observations of the adjacent properties to identify high-risk neighbors and the potential for a chemical to migrate onto the property.

ETC also reviewed available federal, state, and local records to identify properties of known or suspected hazardous waste activity located at or near the site which could have an adverse impact on the Subject Property. In an attempt to determine whether historical uses of the property and adjacent properties have had an environmental impact on the site, ETC conducted interviews and reviewed available records and documents.

## **4.0 SITE DESCRIPTION**

---

### **4.1 Location and Description**

The Subject Property, located in Kapolei, Hawaii, consists of a 3.305 acre parcel and is located on the southwestern portion of the island of Oahu (Figure 1). The site and surrounding areas exhibited a moderate to steep gradient towards the south and east. The site plan is included in Appendix I, Figure 2. Photographic documentation is included in Appendix II.

### **4.2 Surface Area and Adjacent Properties**

Groundcover at the site was predominantly bare soil with limited areas of asphalt and concrete. The Subject Property is bordered by Assembly of God – Pastor John Carlson and the Makakilo Nursery to the north, undeveloped land to the east, Saint Jude's Catholic Church to the south, and Makakilo Drive to the west. Areas in the vicinity of the Subject Property primarily consisted of residential homes and retail businesses.

### **4.3 Previous Environmental Investigations**

ETC was not provided with any previous environmental reports for the Subject Property.

### **4.4 Geology/Hydrogeology**

#### **4.4.1 Regional Geology**

Oahu is formed by the erosional remnants of two shield volcanoes. These are the Waianae range to the west and the Koolau range to the east. The Waianae volcano is estimated to have formed 2.4 to 3.6 million years before present. It consists of a tholeiitic lava shield with a thick cap of transitional to alkalic rock. Rejuvenation-stage volcanics of undifferentiated age occur in Kolekole Pass and on the south flank of the Waianae shield. Dike orientations define northwest and southwest rift zones (Macdonald, et al., 1983).

The Koolau volcano is estimated to have formed 1.8 to 2.6 million years before the present (Macdonald, et al., 1983). It consists of a tholeiitic lava shield and lacks an alkalic cap. It has well defined major dike complex trending northwest-southwest. A third, minor rift zone referred to as the Kaau rift trends southward from Kaau crater, near the upland crest of the Koolau Ridge. After a long dormant period and periods of deep erosion, the Koolau volcano developed abundant and scattered rejuvenation-stage vents, typically aligned on northeast-striking fissures (Macdonald, et al., 1983).

#### **4.4.2 Site Geology**

The soil types included within the Subject Property are Stony Steep Land (rSY), and Molokai silty clay loams (MuB and MuD) with varying slopes.

Stony Steep Land (rSY) consists of boulders and stones deposited by water and gravity on side slopes of drainageways. These stones and boulders cover 50 to 90 percent of the surface with a small amount of soil among the stones which provides a foothold for plants. For Stony Steep Land, the slope ranges from 40 to 70 percent, elevations from 100 to 1,500 feet, and the annual rainfall of 20 to 80 inches. rSY is used for wildlife habitat and recreation. Natural vegetation consists of kiawe, koa haole, and grasses (USDA, 1972).

Soils of the Molokai series are distinguished as being well-drained soils that developed in material weathered from basic igneous rock. In a representative profile, the surface layer consists of dark reddish-brown silty clay loam, the subsoil is a dark reddish-brown silty clay loam that has a prismatic structure, and the substratum consists of soft weathered rock. For Molokai silty clay loam, 3 to 7 percent slopes (MuB), runoff is slow to medium and the erosion hazard is slight to moderate. For Molokai silty clay loam, 15 to 25 percent slopes (MuD), runoff is medium, the erosion hazard is severe, and the workability is slightly difficult due to the slope (USDA, 1972).

#### **4.4.3 Regional Hydrogeology**

The primary drinking water in the Hawaiian Islands is drawn from basal groundwater. Basal groundwater is formed by rainwater percolating down through the residual soils and permeable volcanic rock. All of the island situated below sea level, except within rift zones of the volcanoes, is saturated with ocean salt water and thus forms a basal lens called the "Ghyben-Herzberg" lens. A zone of transition between the fresh groundwater and the ocean salt water occurs due to the constant movement of the interface as a result of tidal fluctuations, seasonal fluctuations in recharge and discharge and aquifer development (Macdonald, et al., 1983).

Downward percolation of rainwater may be stopped by impermeable layers such as dense lava flows, alluvial clay layers and volcanic ash. The groundwater then forms a perched or high level aquifer, which is not in contact with salt water. Recharge of the aquifer occurs in areas of high rainfall, which are the interior mountainous areas. The groundwater flows from the recharge areas to the areas of discharge along the shoreline. Frictional resistance to groundwater flow causes it to pile up within the island until it attains sufficient hydraulic head to overcome friction. Thus, basal groundwater tends to slope toward the shoreline.

#### **4.4.4 Site Hydrogeology**

The site is underlain by the Ewa Aquifer System, which is part of the Pearl Harbor Aquifer Sector on the island of Oahu. The aquifer is classified by Mink and Lau, 1990, with the system identification number 30204111 (11111). This system includes an unconfined basal aquifer in flank compartments. The groundwater in this aquifer is described as a currently used drinking water source with fresh salinity (<250 mg/l Cl). The groundwater is also described as irreplaceable with a high vulnerability to contamination (Mink and Lau, 1990).

## 5.0 HISTORICAL DATA/RECORDS REVIEW

### 5.1 Standard Environmental Records Sources

To obtain information concerning recognized environmental conditions at or near the Subject Property, ETC contracted Environmental Data Resources, Inc. (EDR) to conduct an environmental database search. EDR is a company that specializes in the review of public regulatory environmental databases. The regulatory agency report provided (Appendix III) is based on an evaluation of the data collected and compiled by a contracted data research company. The report is a radius search report, which focuses on both the Subject Property and adjacent properties that may impact the Subject Property. Adjacent properties listed in governmental environmental records are identified within a specific search radius (Table 1). The search radius varies depending on the particular record being researched. The search is designed to meet the requirements of the current industry approach and ASTM E-1527-00 standard. The information provided is assumed to be correct and complete, unless noted otherwise.

**TABLE 1**  
**ASTM STANDARD ENVIRONMENTAL RECORD SOURCES AND**  
**RECOMMENDED SEARCH DISTANCES**  
**TMK (1) 9-2-19: PARCEL 1**

Environmental Database Sources	ASTM Standard Search Distances (miles)
Federal NPL Site List	1.0
Federal CELCLIS List	0.5
Federal CERLIS NFRAP Site List	Subject Property and adjoining properties
Federal RCRA CORRACTS Facilities List	1.0
Federal RCRA non-CORRACTS TSD Facilities List	0.5
Federal RCRA Generators List	Subject Property and adjoining properties
Federal ERNS List	Subject Property only
State-Equivalent NPL	1.0
State-Equivalent CERCLIS	0.5
State Landfill and/or Solid Waste Disposal Site Lists	0.5
State Leaking UST List	0.5
State Registered UST List	Subject Property and adjoining properties

### **5.1.1 Federal NPL**

The National Priorities List (NPL) is the Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste properties, which are considered to pose an immediate threat to human health and the environment. These properties are identified for priority remedial response actions under the Superfund Program. The Subject Property was not identified as a NPL site. Additionally, the database did not identify any NPL sites within a 1-mile radius of the Subject Property.

### **5.1.2 Federal CERCLIS and CERCLIS NFRAP**

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database contains information on various aspects of potentially uncontrolled or abandoned hazardous waste properties from initial screening and assessment phases to listing on the NPL. The Subject Property was not identified as an active CERCLIS site or as a CERCLIS No Further Remedial Action Planned (NFRAP) site. The database search did not identify any active CERCLIS sites within a 0.5-mile radius of the Subject Property. Additionally, the database search did not identify any CERCLIS sites classified by the EPA as NFRAP located on adjoining properties.

### **5.1.3 Federal RCRA CORRACTS**

The Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) database contains RCRIS sites with reported corrective action. The Subject Property was not identified as a CORRACTS facility. The database search did not identify any CORRACTS facilities within a 1-mile radius of the Subject Property.

### **5.1.4 Federal RCRA (non-CORRACTS) TSD Facilities**

The EPA's Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous waste from the point of generation to the point of final disposal. The RCRA Treatment, Storage or Disposal (TSD) facility database compiles those reporting facilities that treat, store, or dispose of hazardous waste. The Subject Property was not listed as a RCRA TSD facility. The database search did not identify any RCRA TSD facilities within a 0.5-mile radius of the Subject Property.

### **5.1.5 Federal RCRA Generator**

The RCRA Generator database is a compilation by EPA's Resource Conservation and Recovery Information System (RCRIS) of regulated facilities that generate hazardous waste. The Subject Property was not identified as a RCRA Large Quantity Generator (LQG) or as a RCRA Small Quantity Generator (SQG). The database search did not identify any RCRA SQG or LQG facilities located on potential adjoining properties with respect to the Subject Property.

#### **5.1.6 Federal ERNS**

The Emergency Response Notification System (ERNS) tracks the initial notification of reported oil and hazardous material spills. The database contains information regarding the discharger, release date, material, amount released, incident location and release action taken. The Subject Property was not identified as an ERNS facility.

#### **5.1.7 State Equivalent NPL and CERCLIS**

The CERCLIS List is a compilation of known or suspected uncontrolled or abandoned hazardous waste sites. These sites either have been investigated or are currently under investigation by the EPA for the release, or threatened release, of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priorities List. The State of Hawaii does not have a formal "State Superfund" program, therefore, the State Hazardous Waste Sites (SHWS) are the State of Hawaii's equivalent to the federal EPA's CERCLIS database. Additionally, because this information is acquired from the Hawaii Department of Health (DOH) Hazard Evaluation and Emergency Response (HEER) office, these sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup that use state funds (state equivalent superfund) are identified along with sites where cleanup is paid for by the potentially responsible parties. The Subject Property was not identified as a SHWS. The database did not identify any SHWS facilities within a 1-mile radius of the Subject Property.

#### **5.1.8 State Landfill and/or Solid Waste Disposal**

The State of Hawaii has records of all facilities that have received a solid waste management permit, including solid waste landfills, transfer stations, and incinerators. The Subject Property was not identified as a SWF/LF facility. The database search did not identify any SWF/LF facilities within a 0.5-mile radius of the Subject Property.

#### **5.1.9 State Leaking Underground Storage Tanks**

The DOH Underground Storage Tank (UST) Program maintains a listing of all reported leaks and releases from USTs. The Subject Property was not identified as a leaking underground storage tank (LUST) facility. The database did not identify any LUST facilities within a 0.5-mile radius of the Subject Property.

#### **5.1.10 State Registered Underground Storage Tanks**

The DOH Underground Storage Tank (UST) Program registration system tracks known and registered UST systems. The Subject Property was not identified as a UST facility. The database search did not identify any UST facilities located on potential adjoining properties with respect to the Subject Property.

## 5.2 Unmappable/Orphan Sites

Fourteen (14) unmappable sites were identified in the Orphan Summary of the EDR Report. Unmappable sites are not plotted due to poor or inadequate address information. Due to the inaccurate or incomplete information provided by the respective agency, these sites cannot be plotted with confidence. Review of the addresses and site names coupled with ETC site reconnaissance findings indicated that neither the Subject Property nor adjacent properties were identified in the Orphan Summary of the database report.

## 5.3 Other Federal Regulatory Databases

The EDR database also included a number of other regulatory databases that are not specified by the ASTM Standard. The EDR database did not identify the Subject Property in any of the following databases.

- CONSENT – Superfund (CERCLA) Consent Decrees
- ROD – Records of Decision
- Delisted NPL – National Priority List Deletions
- FINDS – Facility Index System
- HMIRS – Hazardous Materials Information Reporting System
- MLTS – Material Licensing Tracking System
- MINES – Mines Master Index File
- NPL Liens – Federal Superfund Liens
- PADS – PCB Activity Database System
- UMTRA – Uranium Mill Tailings Sites
- FUDS – Formerly Used Defense Sites
- INDIAN RESERV – Indian Reservations
- US Brownfields – A Listing of Brownfields Sites
- DOD – Department of Defense Sites
- RAATS – RCRA Administrative Action Tracking System
- TRIS – Toxic Chemical Release Inventory System
- TSCA – Toxic Substances Control Act

- SSTS – Section 7 Tracking Systems
- FTTS INSP – FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act)/ TSCA
- SPILLS – Release Notifications
- Coal Gas – Former Manufactured Gas (Coal Gas) Sites
- VCP – Voluntary Response Program Sites

#### 5.4 Standard Historical Record Sources

Historical uses of the Subject Property were investigated through the review of documentation available from public land records and State of Hawaii archived information. In addition, available aerial photographs, plat maps, Sanborn maps, and building permits were reviewed.

##### 5.4.1 Aerial Photographs

Aerial photographs were reviewed at the Map Collection of the University of Hawaii's Hamilton Library. The Subject Property was included in seven (7) photographs, dated 1944, 1951, 1965, 1968, 1969, 1977, and 2000. Review of the 1944 aerial photograph indicated that the Subject Property and surrounding areas were undeveloped and appeared to be agricultural land. What is now the freeway appeared to be a road. The 1951 and 1965 aerial photographs indicated the Subject Property appeared similar to the 1944 photograph with no significant changes. The surrounding areas appeared similar, except limited development was observed southeast of the Subject Property. The Subject Property appeared unchanged in the 1968 aerial photograph. The surrounding areas west of the Subject Property appeared to be developed and the freeway appears to be present south of the Subject Property. Review of the 1969, 1977, and 2000 photographs indicated the Subject Property appeared similar to the 1968 photograph with no significant changes. Although surrounding areas appeared developed, the Subject Property and adjoining properties appeared undeveloped from 1944 through 2000. No apparent evidence of recognized environmental conditions in connection with the Subject Property were found during aerial photograph review.

##### 5.4.2 Fire Insurance Maps

ETC contracted EDR to conduct a search for Sanborn fire insurance maps of the Subject Property. The search included an extensive review of the ERIIS Historical Map Collection, which is a private collection of prior-use maps in the United States. There were no Sanborn maps available for the Subject Property.

#### **5.4.3 Chain of Title**

ETC conducted a chain of title search of the Subject Property at the City and County of Honolulu Tax Assessment office. The Subject Property is identified as Tax Map Key (TMK) identification number (1) 9-2-19: Parcel 1. The Aina Nui Corporation has owned the Subject Property since 2002. The James Campbell Trust Estate owned the property from 1937 to 2002. There are no current leaseholders of the Subject Property. Previous lessees of the Subject Property include Oahu Sugar Company Limited, John & Alice Anderson, and Elizabeth & Fred Dailey. No apparent evidence of recognized environmental conditions in connection with the Subject Property were found during chain of title review.

#### **5.4.4 USGS 7.5 Minute Topographic Maps**

Topographic maps were reviewed at the Map Collection of the University of Hawaii's Hamilton Library. The Subject Property was included in seven (7) maps, dated 1913, 1930, 1943, 1953, 1968, 1983, and 1998. The 1913, 1930, 1943, and 1953 topographic maps indicated no buildings were present on the Subject Property or surrounding areas. None of the 1953, 1968, 1983, and 1998 maps include structural illustrations within the maps. No apparent evidence of recognized environmental conditions in connection with the Subject Property were found during topographic map review.

#### **5.4.5 Building Department Records**

A review of available building permits issued by the City and County of Honolulu indicated that the permits issued pertained to construction of a rock wall and electrical work. No apparent evidence of recognized environmental conditions in connection with the Subject Property were identified during ETC's building permit review.

## 6.0 SITE RECONNAISSANCE

---

### 6.1 Hazardous Materials

ETC performed a site reconnaissance on November 23, 2004 in order to complete a visual survey to identify the use and/or storage of hazardous materials. The Subject Property was observed to be vacant and undeveloped, however, several stockpiles of soil and gravel were observed on the Subject Property. According to Mr. Chuck Hill (Aina Nui Corporation), the stockpiles were placed on the Subject Property by Hawaiian Dredging for storage purposes. No hazardous materials were observed on the Subject Property and there was no visual or olfactory evidence to suggest significant chemical contamination.

Limited quantities of solid waste (i.e. trash and miscellaneous debris) were observed throughout the Subject Property. The waste was generally located near the perimeter of the site. This condition did not appear to have caused significant environmental impairment and is considered *de minimis*.

There were no visual observations indicating recognized environmental conditions at the Subject Property.

### 6.2 Operational Activities

The Subject Property is currently vacant and undeveloped land. No structures or remnants of previous structures were observed.

### 6.3 Lead and Asbestos-Containing Materials

A lead and asbestos survey was not completed as part of the scope of work for this Phase I ESA.

### 6.4 Dielectric Fluid Containing Equipment

A visual inspection for hydraulic and electrical equipment or electrical components that use fluid that may contain PCBs was conducted. The following observations were noted:

- No hydraulic equipment was observed.
- No transformers were observed on the Subject Property.

### 6.5 USTs/ASTs

No visual evidence (i.e. vent or fill pipes, dispensers, etc.) of the presence of USTs or aboveground storage tanks (ASTs) were observed.

## 7.0 INTERVIEW

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Interview(s) with person(s) familiar with the site or surrounding area also provided information. The following are individual(s) interviewed by ETC to obtain information related to the use of the Subject Property or surrounding area:

### Mr. Chuck Hill, Vice President, Aina Nui Corporation

Mr. Hill provided ETC with the following information:

- Mr. Hill's knowledge of the Subject Property dates back approximately 12 years.
- To the best of his knowledge, there has never been any development(s) on the Subject Property.
- To the best of his knowledge, the property may have been leased to Oahu Sugar Company since the entire Kapolei area was previously occupied by the Oahu Sugar Company.
- There are several stockpiles of soil on the Subject Property. These stockpiles were placed on the Subject Property by Hawaiian Dredging for storage purposes. The stockpiles will be used as part of the on-going road construction along Makakilo Drive.
- To the best of his knowledge, there is no source of potable water or sewer services on the Subject Property.
- To the best of his knowledge, there are no electrical transformers on the Subject Property.
- To the best of his knowledge, there are no aboveground storage tanks or underground storage tanks on the Subject Property.
- To the best of his knowledge, the facility does not use any solvents, pesticides, fertilizers, PCBs, or acids/bases on the Subject Property.
- To the best of his knowledge, there is no known buried rubbish, burned rubbish, processing units (clarifiers, processors, distillation, neutralization) on the Subject Property.
- To the best of his knowledge, there are no gas or service stations on any adjoining properties.
- To the best of his knowledge, there are no waste or chemical pipelines on the Subject Property.
- Mr. Hill is not aware of any contamination or waste disposal areas on the Subject Property or nearby properties.

- To the best of his knowledge, the Subject Property experiences run on of storm water from the adjacent properties to the north.
- The Subject Property and adjoining properties were not used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, waste TSDf, or recycling facility.
- To the best of his knowledge, there have never been pits, ponds or lagoons used for waste disposal or treatment on the Subject Property.
- To the best of his knowledge, there have never been any registered aboveground storage tanks, underground storage tanks, vent pipes, or fill pipes on the Subject Property.
- To the best of his knowledge, the Subject Property does not have any environmental liens or governmental notifications relating to past or recurrent violations of environmental laws.
- To the best of his knowledge, there are no past or current environmental violations with respect to the Subject Property.

## 8.0 CONCLUSIONS

---

ETC has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the Subject Property.

There were no apparent indicators during the site visit to suggest that the site has been significantly impacted by hazardous materials/wastes, USTs, ASTs, and/or PCB-containing equipment. No file/document reviews, interviews, or aerial photographs indicated the site has been significantly impacted by hazardous materials/wastes, USTs, ASTs, and/or PCB-containing equipment.

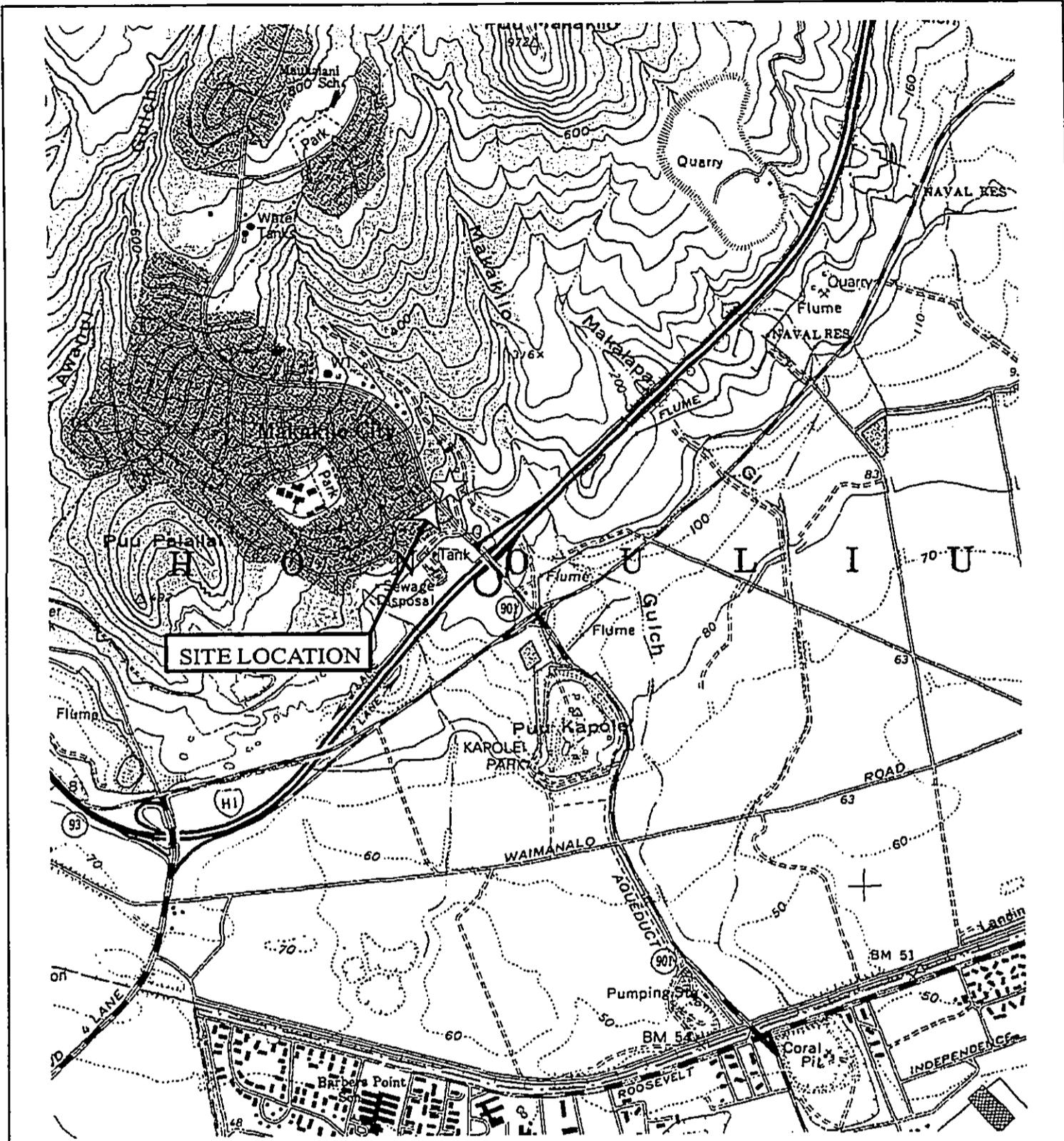
This Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the Subject Property.

## 9.0 REFERENCES

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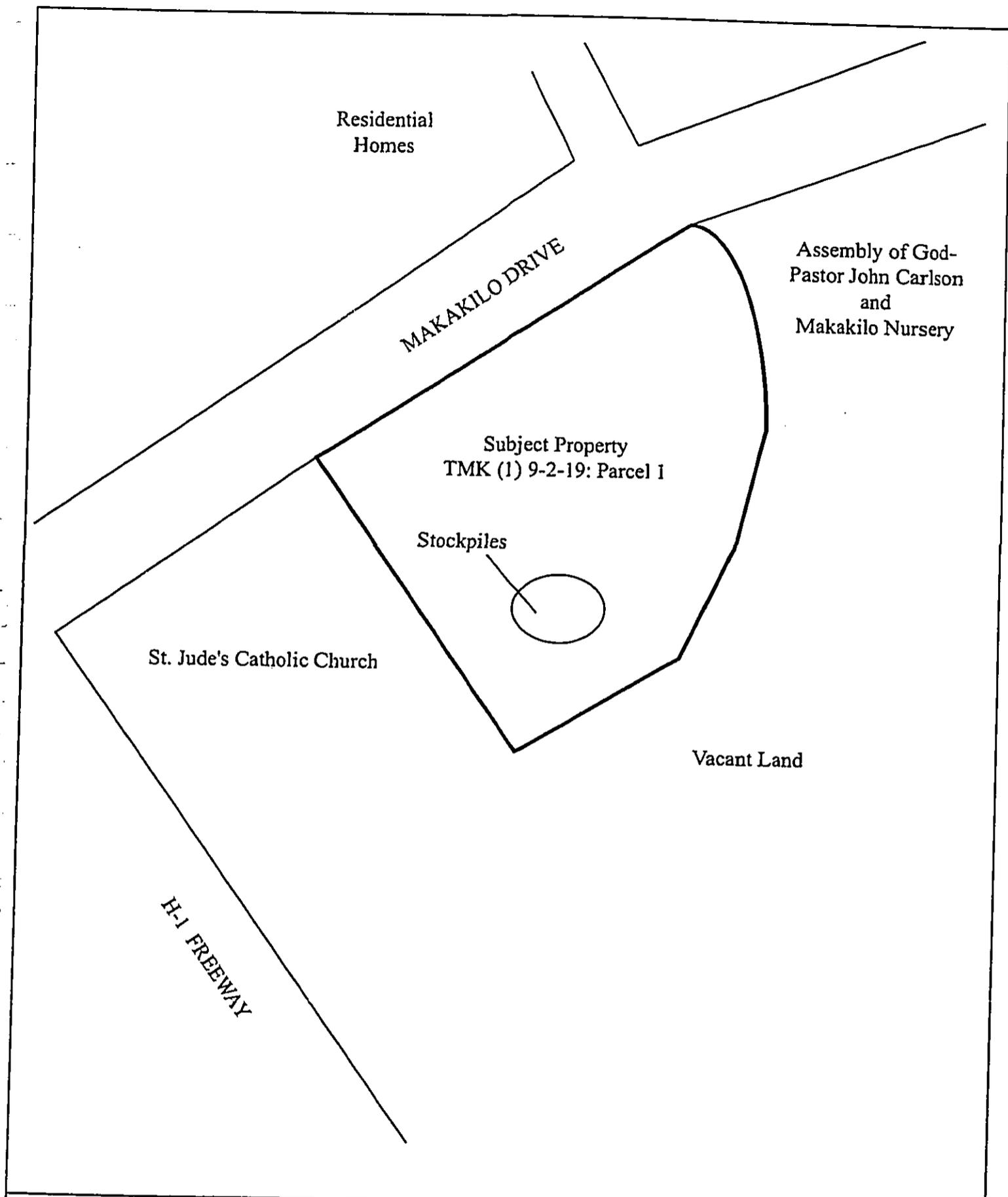
- Environmental Data Resources, Inc., "Sanborn® Map Report," Order No. 1265080.2s, September 9, 2004.
- Environmental Data Resources, Inc., "The EDR Radius Map with GeoCheck," Report Inquiry No. 01265080.1r, September 8, 2004.
- Macdonald, G.A., A.T. Abbot, and F.L. Peterson, "Volcanoes and the Sea." University of Hawaii Press, 1983.
- Mink, John F. and Stephen L. Lau, "Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii." March 1990.
- State of Hawaii Department of Health, Underground Storage Tank Program, "Technical Guidance Manual for Underground Storage Tank Closure & Release Response." March 2000.
- State of Hawaii Taxation Map Bureau, Tax Map Key (1) 9-2-019: 001.
- University of Hawaii at Manoa, Hamilton Library Map Collection, Aerial Photographs of Hawaii, 1944, 1951, 1965, 1968, 1969, 1977, and 2000.
- University of Hawaii at Manoa, Hamilton Library Map Collection, Topographic Maps of Hawaii, 1913, 1930, 1943, 1953, 1968, 1983, and 1998.
- U.S. Department of Agriculture Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii." 1972.
- U.S. Department of Interior Geological Survey, "Ewa Quadrangle, 7.5 Minute Series (Topographic Map)," 1983.

**APPENDIX I**  
**Figures**



Source:  
 Image Peak Systems Corporation 2003  
 U.S. Department Of Geological Services  
 Ewa Quadrangle  
 Island of Oahu, 7.5 Minute Series  
 1998

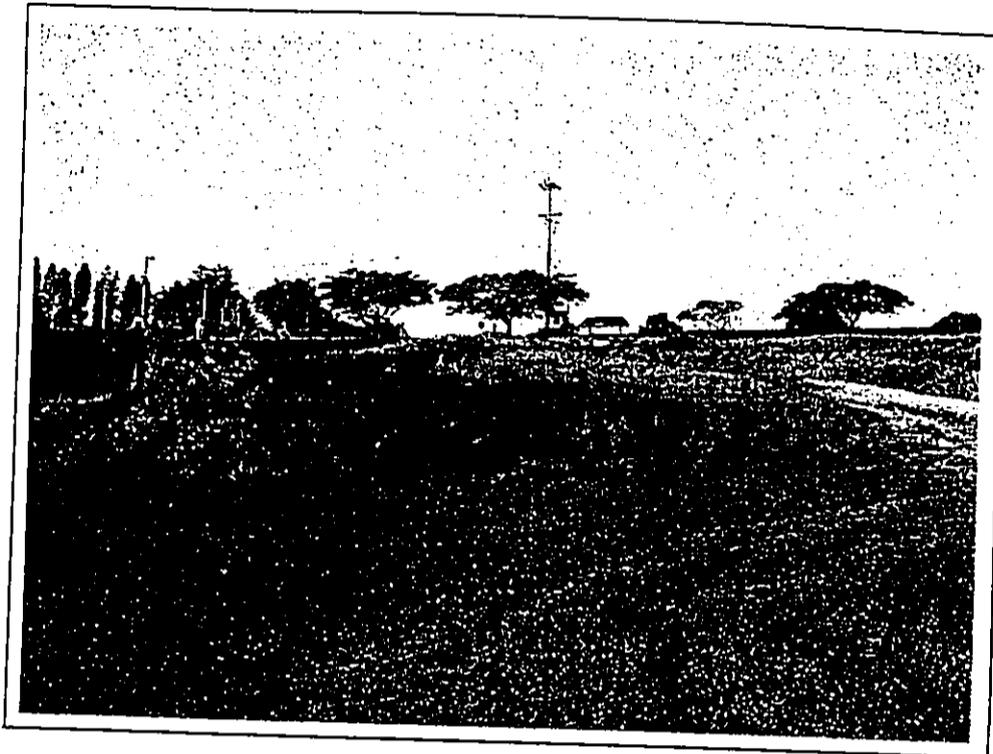
		<p>ETC Job: 04-1017</p> <p>December 2004</p>	<p><b>Figure 1</b>  <b>Site Location Map</b>      Phase I Environmental Site Assessment      TMK (1) 9-2-19: Parcel 1      Kapolei, Oahu, Hawaii</p>
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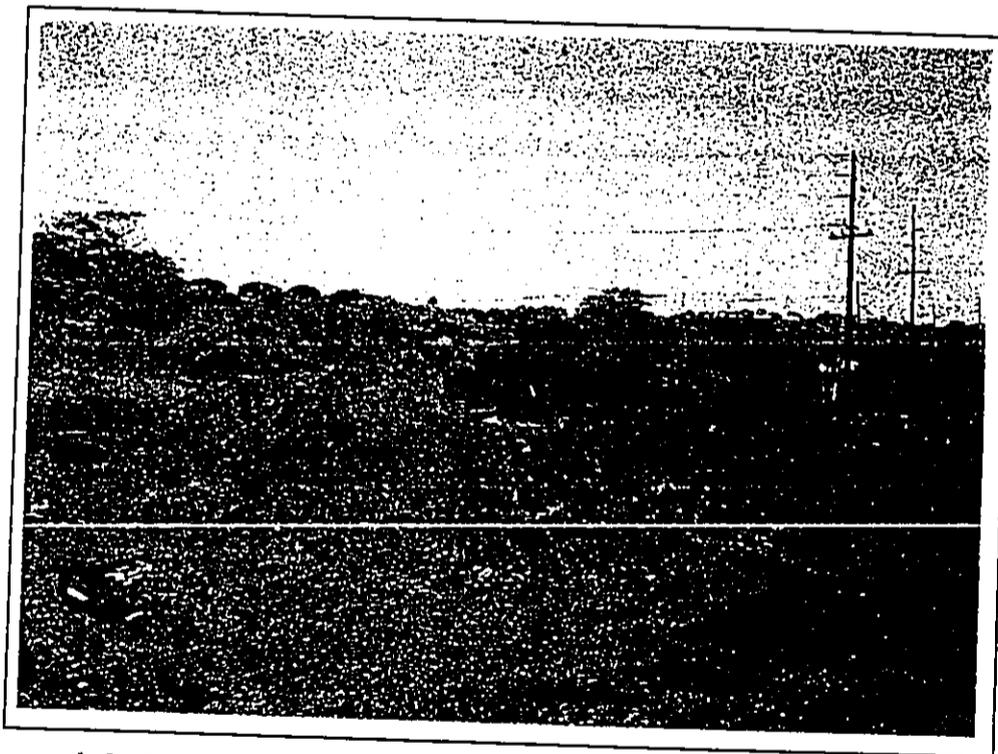
	 <b>EnviroServices &amp; Training Center, LLC</b>	ETC Job: 04-1017	<b>Figure 2 Site Plan</b> Phase I Environmental Site Assessment TMK (1) 9-2-19: Parcel 1 Kapolei, Oahu, Hawaii
		Not Drawn to Scale	
		December 2004	

**APPENDIX II**  
**Photographic Documentation**

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Photograph 1: View of south portion of the Subject Property.



Photograph 2: View of soil stockpiles and the north portion of the Subject Property.



**EnviroServices &  
Training  
Center, LLC**

Project No. 04-1017

December 2004

**Photographic Documentation**

Phase I Environmental Site Assessment  
TMK (1) 9-2-19: Parcel 1  
Kapolei, Hawaii 96707





**EDR™** Environmental  
Data Resources Inc

**The EDR Radius Map  
with GeoCheck®**

**Makakilo Drive  
Makakilo Drive  
Kapolei, HI 96707**

**Inquiry Number: 01265080.1r**

**September 08, 2004**

**The Standard in  
Environmental Risk  
Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

**Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

### TARGET PROPERTY INFORMATION

#### ADDRESS

MAKAKILO DRIVE  
KAPOLEI, HI 96707

#### COORDINATES

Latitude (North): 21.344500 - 21° 20' 40.2"  
Longitude (West): 158.079000 - 158° 4' 44.4"  
Universal Transverse Mercator: Zone 4  
UTM X (Meters): 595501.6  
UTM Y (Meters): 2360415.5  
Elevation: 187 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 21158-C1 EWA, HI  
Source: USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

#### FEDERAL ASTM STANDARD

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned  
CORRACTS..... Corrective Action Report  
RCRIS-TSD..... Resource Conservation and Recovery Information System  
RCRIS-LQG..... Resource Conservation and Recovery Information System  
RCRIS-SQG..... Resource Conservation and Recovery Information System  
ERNS..... Emergency Response Notification System

#### STATE ASTM STANDARD

SHWS..... Sites List

## EXECUTIVE SUMMARY

SWF/LF..... Permitted Landfills in the State of Hawaii  
LUST..... Leaking Underground Storage Tank Database  
VCP..... Voluntary Response Program Sites

### FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
Delisted NPL..... National Priority List Deletions  
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report  
HMIRS..... Hazardous Materials Information Reporting System  
MLTS..... Material Licensing Tracking System  
MINES..... Mines Master Index File  
NPL Liens..... Federal Superfund Liens  
PADS..... PCB Activity Database System  
UMTRA..... Uranium Mill Tailings Sites  
FUDS..... Formerly Used Defense Sites  
INDIAN RESERV..... Indian Reservations  
US BROWNFIELDS..... A Listing of Brownfields Sites  
DOD..... Department of Defense Sites  
RAATS..... RCRA Administrative Action Tracking System  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
SSTS..... Section 7 Tracking Systems  
FTTS INSP..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

SPILLS..... Release Notifications

### EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

### BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites  
BROWNFIELDS..... Brownfields Sites  
VCP..... Voluntary Response Program Sites

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### STATE ASTM STANDARD

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Health's Listing of Underground Storage Tanks.

A review of the UST list, as provided by EDR, and dated 05/01/2004 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

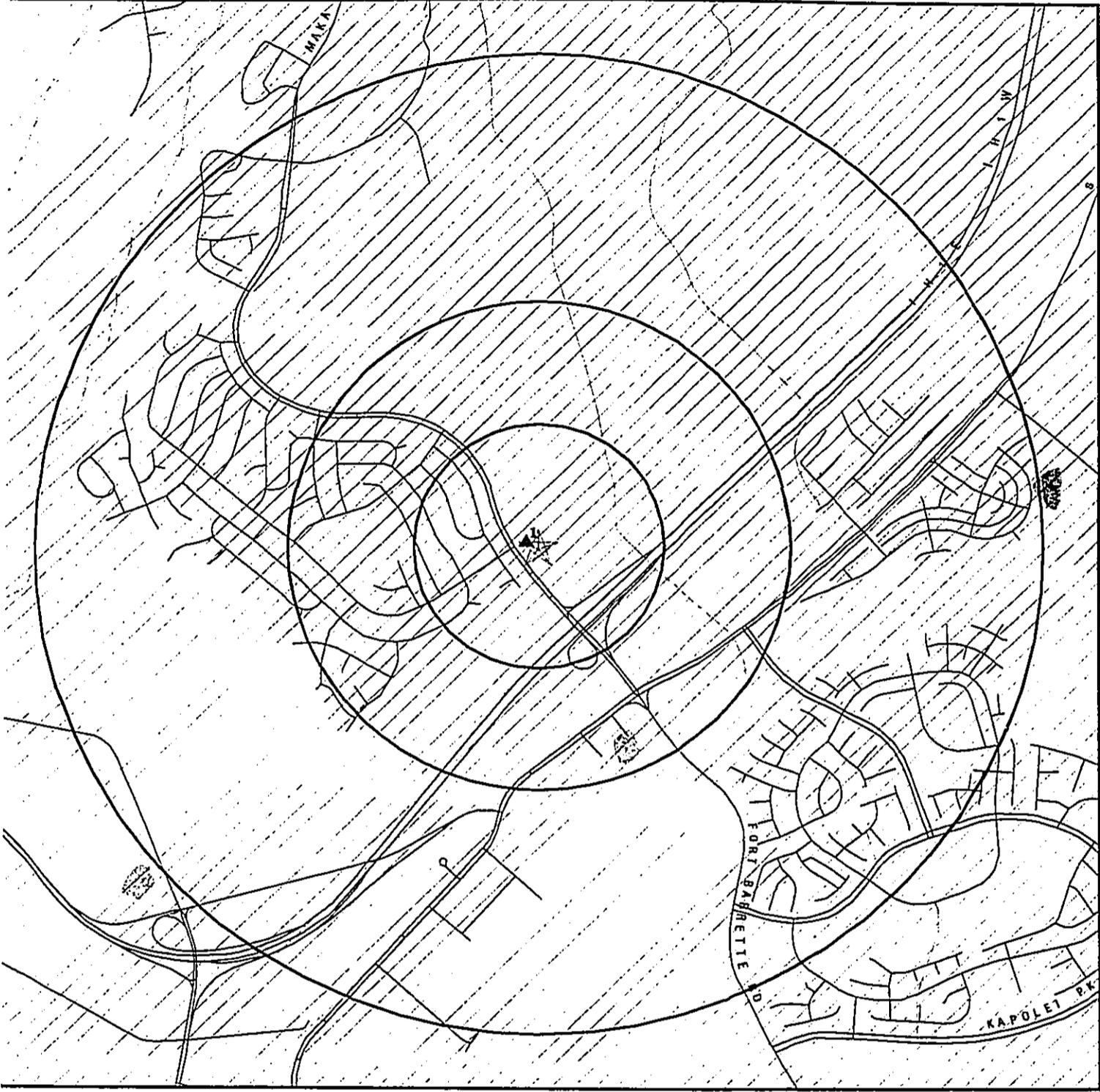
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MAHALO EXPRESS #12808	92-577 MAKAKILO DR	0 - 1/8 WNW 1		6

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
CHEMWOOD TREATMENT CO, INC.	SHWS
HAWAII PROJECT MANAGEMENT (HPM)/HAW	SHWS
HANUA STREET FUGITIVE OIL	SHWS, SPILLS
TEXACO MALAKOLE STREET PIPELINE EXC	SHWS, SPILLS
DEEP DRAFT HARBOR PIER 5 CRUDE OIL	SHWS
SINGLE BUOY MOORING BARBERS POINT H	SHWS
HAWAII METAL RECYCLING CO	CERCLIS, RCRIS-SQG, FINDS
KANEOHE BAY OIL DIESEL SIGHTED ALON	SWF/LF, SPILLS
WAIMANALO GULCH LANDFILL, EWA	SWF/LF
AERONAUTICAL RADIO, INC	UST
1000 FT DOWN FROM MAKAKILO DR OFF	ERNS
HAWAIIAN CEMENT- MAKAKILO	FINDS
MAKAKILO ELEMENTARY SCHOOL, 62-675	SPILLS
MAKAKILO	SPILLS

**OVERVIEW MAP - 01265080.1r - Enviro Svcs. and Trng. Center**



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Coal Gasification Sites

National Priority List Sites

Landfill Sites

Dept. Defense Sites

-  Indian Reservations BIA
-  Oil & Gas pipelines
-  100-year flood zone
-  500-year flood zone
-  Federal Wetlands

TARGET PROPERTY: Makakilo Drive  
 ADDRESS: Makakilo Drive  
 CITY/STATE/ZIP: Kapolei HI 96707  
 LAT/LONG: 21.3445 / 158.0790

CUSTOMER: Enviro Svcs. and Trng. Center  
 CONTACT: Ms. Sharla Horiuchi  
 INQUIRY #: 01265080.1r  
 DATE: September 08, 2004 5:30 pm

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## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
SHWS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	1	0	NR	NR	NR	1
VCP		0.500	0	0	0	NR	NR	0
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
SPILLS		TP	NR	NR	NR	NR	NR	0
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Coal Gas		1.000	0	0	0	0	NR	0

# MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>BROWNFIELDS DATABASES</u></b>								
		0.500	0	0	0	NR	NR	0
	US BROWNFIELDS	0.500	0	0	0	NR	NR	0
	BROWNFIELDS	0.500	0	0	0	NR	NR	0
	VCP							

**NOTES:**

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation

MAP FINDINGS

Database(s)      EDR ID Number  
 EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1  
 WNW  
 < 1/8  
 142 ft.

MAHALO EXPRESS #12808  
 92-577 MAKAKILO DR  
 KAPOLEI, HI 96707

UST      U003221967  
 N/A

Relative:  
 Higher

Actual:  
 200 ft.

UST:

Facility ID:	9-200335	Tank ID:	R-001
Tank Status:	Permanently Out of Use	Installed:	2/6/1974
Tank Capacity:	Not reported	Substance:	Used Oil
Date Closed:	11/5/1989		
Owner:	U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707		

Facility ID:	9-200335	Tank ID:	1
Tank Status:	Temporarily Out of Use	Installed:	11/30/1989
Tank Capacity:	Not reported	Substance:	Used Oil
Date Closed:	Not reported		
Owner:	U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707		

Facility ID:	9-200335	Tank ID:	89
Tank Status:	Currently In Use	Installed:	11/30/1989
Tank Capacity:	Not reported	Substance:	Gasoline
Date Closed:	Not reported		
Owner:	U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707		

Facility ID:	9-200335	Tank ID:	87B
Tank Status:	Currently In Use	Installed:	11/30/1989
Tank Capacity:	Not reported	Substance:	Gasoline
Date Closed:	Not reported		
Owner:	U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707		

Facility ID:	9-200335	Tank ID:	87A
Tank Status:	Currently In Use	Installed:	11/30/1989
Tank Capacity:	Not reported	Substance:	Gasoline
Date Closed:	Not reported		
Owner:	U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707		

Facility ID:	9-200335	Tank ID:	92
Tank Status:	Currently In Use	Installed:	11/30/1989
Tank Capacity:	Not reported	Substance:	Gasoline
Date Closed:	Not reported		
Owner:	U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707		

Facility ID:	9-200335	Tank ID:	R-002
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MAP FINDINGS

Map ID Direction Distance Distance (ft.) Elevation	Site		Database(s)	EDR ID Number EPA ID Number
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**MAHALO EXPRESS #12808 (Continued)**

**U003221967**

Tank Status: Permanently Out of Use Tank Capacity: Not reported Date Closed: 11/5/1989 Owner: U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707	Installed: 2/6/1974 Substance: Gasoline
Facility ID: 9-200335 Tank Status: Permanently Out of Use Tank Capacity: Not reported Date Closed: 11/5/1989 Owner: U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707	Tank ID: R-003 Installed: 2/6/1974 Substance: Gasoline
Facility ID: 9-200335 Tank Status: Permanently Out of Use Tank Capacity: Not reported Date Closed: 11/5/1989 Owner: U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707	Tank ID: R-004 Installed: 2/6/1974 Substance: Gasoline
Facility ID: 9-200335 Tank Status: Permanently Out of Use Tank Capacity: Not reported Date Closed: 11/5/1989 Owner: U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707	Tank ID: R-005 Installed: 2/6/1974 Substance: Gasoline
Facility ID: 9-200335 Tank Status: Permanently Out of Use Tank Capacity: Not reported Date Closed: 11/5/1989 Owner: U.S. RESTAURANT PROPERTIES, INC 12240 INWOOD RD #200 Kapolei, HI 96707	Tank ID: R-006 Installed: 2/7/1976 Substance: Gasoline

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
EWA BEACH	S105262779	MAKAKILO ELEMENTARY SCHOOL, 62-675	62-675 ANIPEAHI PL	96707	SPILLS
EWA BEACH	93301283	1000 FT DOWN FROM MAKAKILO DR OFF	1000 FT DOWN FROM MAKAKILO DR OFF	96707	ERNS
EWA BEACH	S104534114	CHEMWOOD TREATMENT CO, INC.	91-476 KOMOHANA ST, CAMPBELL INDUS	96707	SHWS
HONOLULU	S104657421	HAWAII PROJECT MANAGEMENT (HPM)/HAW.	KAOMI LOOP	96707	SHWS
HONOLULU COUNTY	S103763651	KANEHOE BAY OIL DIESEL SIGHTED ALON	KANEHOE BAY		SWF/LF, SPILLS
KAPOLEI	1006821111	HAWAIIAN CEMENT- MAKAKILO	91-820 FARRINGTON HWY	96707	FINDS
KAPOLEI	1000860458	HAWAII METAL RECYCLING CO	91 056 HANIUA ST CAMPBELL IND	96707	CERCLIS, RCRIIS-SQG, FINDS
KAPOLEI	S104534170	HANUA STREET FUGITIVE OIL	HANUA ST	96707	SHWS, SPILLS
KAPOLEI	S104657515	TEXACO MALAKOLE STREET PIPELINE EXC	MALAKOLE ST	96707	SHWS, SPILLS
KAPOLEI	S104657409	DEEP DRAFT HARBOR PIER 5 CRUDE OIL	PIER 5 BARBORS POINT DEEP DRAFT HAR	96707	SHWS
KAPOLEI	S104657510	SINGLE BUOY MOORING BARBERS POINT H	SINGLE BUOY MOORING BARBERS POINT H	96707	SHWS
MAKAKILO	S105263166	MAKAKILO	1350 KIKAHA ST	96707	SPILLS
MAKAKILO	U003222113	AERONAUTICAL RADIO, INC	MAKAKILO ON PALEHUA RIDGE	96707	UST
WAIMANALO GULCH, OAT-	S1066401346	WAIMANALO GULCH LANDFILL, EWA	94-460 FARRINGTON HWY	96707	SWF/LF

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

### FEDERAL ASTM STANDARD RECORDS

#### **NPL: National Priority List**

Source: EPA  
Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/04  
Date Made Active at EDR: 05/21/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/04/04  
Elapsed ASTM days: 17  
Date of Last EDR Contact: 08/03/04

#### **NPL Site Boundaries**

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 3  
Telephone 215-814-5418

EPA Region 4  
Telephone 404-562-8033

EPA Region 6  
Telephone: 214-655-6659

EPA Region 8  
Telephone: 303-312-6774

#### **Proposed NPL: Proposed National Priority List Sites**

Source: EPA  
Telephone: N/A

Date of Government Version: 04/27/04  
Date Made Active at EDR: 05/21/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/04/04  
Elapsed ASTM days: 17  
Date of Last EDR Contact: 08/03/04

#### **CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System**

Source: EPA  
Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS 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.

Date of Government Version: 05/17/04  
Date Made Active at EDR: 08/10/04  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/23/04  
Elapsed ASTM days: 48  
Date of Last EDR Contact: 06/23/04

#### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

Source: EPA  
Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/17/04  
Date Made Active at EDR: 08/10/04  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/23/04  
Elapsed ASTM days: 48  
Date of Last EDR Contact: 06/23/04

**CORRACTS:** Corrective Action Report

Source: EPA  
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/04  
Date Made Active at EDR: 08/10/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/25/04  
Elapsed ASTM days: 46  
Date of Last EDR Contact: 06/07/04

**RCRIS:** Resource Conservation and Recovery Information System

Source: EPA  
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/04  
Date Made Active at EDR: 07/20/04  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/23/04  
Elapsed ASTM days: 27  
Date of Last EDR Contact: 08/24/04

**ERNS:** Emergency Response Notification System

Source: National Response Center, United States Coast Guard  
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/03  
Date Made Active at EDR: 03/12/04  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04  
Elapsed ASTM days: 46  
Date of Last EDR Contact: 07/26/04

### FEDERAL ASTM SUPPLEMENTAL RECORDS

**BRS:** Biennial Reporting System

Source: EPA/NTIS  
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01  
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/22/04  
Date of Next Scheduled EDR Contact: 09/13/04

**CONSENT:** Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices  
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A  
Database Release Frequency: Varies

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### ROD: Records Of Decision

Source: EPA  
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/08/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 07/07/04  
Date of Next Scheduled EDR Contact: 10/04/04

### DELISTED NPL: National Priority List Deletions

Source: EPA  
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/03/04  
Date of Next Scheduled EDR Contact: 11/01/04

### FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA  
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/08/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/04  
Date of Next Scheduled EDR Contact: 10/04/04

### HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/17/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/20/04  
Date of Next Scheduled EDR Contact: 07/19/04

### MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/19/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/06/04  
Date of Next Scheduled EDR Contact: 10/04/04

### MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959

Date of Government Version: 03/05/04  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/30/04  
Date of Next Scheduled EDR Contact: 09/27/04

### NPL LIENS: Federal Superfund Liens

Source: EPA  
Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/23/04  
Date of Next Scheduled EDR Contact: 11/22/04

### **PADS: PCB Activity Database System**

Source: EPA  
Telephone: 202-564-3887  
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 08/10/04  
Date of Next Scheduled EDR Contact: 11/08/04

### **DOD: Department of Defense Sites**

Source: USGS  
Telephone: 703-692-8801  
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/12/04  
Date of Next Scheduled EDR Contact: 11/08/04

### **STORMWATER: Storm Water General Permits**

Source: Environmental Protection Agency  
Telephone: 202 564-0746  
A listing of all facilities with Storm Water General Permits.

Date of Government Version: N/A  
Database Release Frequency: Quarterly

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

### **INDIAN RESERV: Indian Reservations**

Source: USGS  
Telephone: 202-208-3710  
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/12/04  
Date of Next Scheduled EDR Contact: 11/08/04

### **US BROWNFIELDS: A Listing of Brownfields Sites**

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 04/14/04  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/14/04  
Date of Next Scheduled EDR Contact: 09/13/04

### **RMP: Risk Management Plans**

Source: Environmental Protection Agency  
Telephone: 202-564-8600  
When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Database Release Frequency: N/A

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

**FUDS: Formerly Used Defense Sites**

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 07/06/04  
Date of Next Scheduled EDR Contact: 10/04/04

**UMTRA: Uranium Mill Tailings Sites**

Source: Department of Energy  
Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 04/22/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 06/21/04  
Date of Next Scheduled EDR Contact: 09/20/04

**RAATS: RCRA Administrative Action Tracking System**

Source: EPA  
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/07/04  
Date of Next Scheduled EDR Contact: 09/06/04

**TRIS: Toxic Chemical Release Inventory System**

Source: EPA  
Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/01  
Database Release Frequency: Annually

Date of Last EDR Contact: 06/22/04  
Date of Next Scheduled EDR Contact: 09/20/04

**TSCA: Toxic Substances Control Act**

Source: EPA  
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 06/07/04  
Date of Next Scheduled EDR Contact: 09/06/04

**FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

Source: EPA  
Telephone: 202-564-2501

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/13/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/21/04  
Date of Next Scheduled EDR Contact: 09/20/04

### SSTS: Section 7 Tracking Systems

Source: EPA  
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01  
Database Release Frequency: Annually

Date of Last EDR Contact: 07/20/04  
Date of Next Scheduled EDR Contact: 10/18/04

### FTTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/13/04  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/21/04  
Date of Next Scheduled EDR Contact: 09/20/04

### STATE OF HAWAII ASTM STANDARD RECORDS

#### SHWS: Sites List

Source: Department of Health  
Telephone: 808-586-4249

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 07/12/01  
Date Made Active at EDR: 10/16/01  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/24/01  
Elapsed ASTM days: 22  
Date of Last EDR Contact: 06/23/04

#### SWF/LF: Permitted Landfills in the State of Hawaii

Source: Department of Health  
Telephone: 808-586-4245

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/19/04  
Date Made Active at EDR: 06/22/04  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/20/04  
Elapsed ASTM days: 33  
Date of Last EDR Contact: 07/26/04

#### LUST: Leaking Underground Storage Tank Database

Source: Department of Health  
Telephone: 808-586-4228

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/01/04  
Date Made Active at EDR: 07/29/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/30/04  
Elapsed ASTM days: 29  
Date of Last EDR Contact: 06/30/04

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### UST: Underground Storage Tank Database

Source: Department of Health  
Telephone: 808-586-4228

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/01/04  
Date Made Active at EDR: 07/29/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/30/04  
Elapsed ASTM days: 29  
Date of Last EDR Contact: 06/30/04

### VCP: Voluntary Response Program Sites

Source: Department of Health  
Telephone: 808-586-4249

Date of Government Version: 10/10/03  
Date Made Active at EDR: 10/21/03  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 10/13/03  
Elapsed ASTM days: 8  
Date of Last EDR Contact: 06/25/04

### STATE OF HAWAII ASTM SUPPLEMENTAL RECORDS

#### SPILLS: Release Notifications

Source: Department of Health  
Telephone: 808-586-4249

Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 09/01/00  
Database Release Frequency: Varies

Date of Last EDR Contact: 06/23/04  
Date of Next Scheduled EDR Contact: 09/20/04

### EDR PROPRIETARY HISTORICAL DATABASES

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

#### Disclaimer Provided by Real Property Scan, Inc.

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### BROWNFIELDS DATABASES

#### BROWNFIELDs: Brownfields Sites

Source: Department of Health  
Telephone: 808-586-4249

Date of Government Version: 10/10/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 06/25/04  
Date of Next Scheduled EDR Contact: 09/20/04

#### VCP: Voluntary Response Program Sites

Source: Department of Health  
Telephone: 808-586-4249

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/04/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 06/25/04  
Date of Next Scheduled EDR Contact: 09/20/04

**US BROWNFIELDS:** A Listing of Brownfields Sites  
Source: Environmental Protection Agency  
Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

#### **Electric Power Transmission Line Data**

Source: PennWell Corporation  
Telephone: (800) 823-6277

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

#### **AHA Hospitals:**

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

#### **Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

#### **Nursing Homes**

Source: National Institutes of Health  
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

#### **Public Schools**

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Private Schools

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### STREET AND ADDRESS INFORMATION

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## GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

MAKAKILO DRIVE  
MAKAKILO DRIVE  
KAPOLEI, HI 96707

### TARGET PROPERTY COORDINATES

Latitude (North):	21.344500 - 21° 20' 40.2"
Longitude (West):	158.078995 - 158° 4' 44.4"
Universal Transverse Mercator:	Zone 4
UTM X (Meters):	595501.6
UTM Y (Meters):	2360415.5
Elevation:	187 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

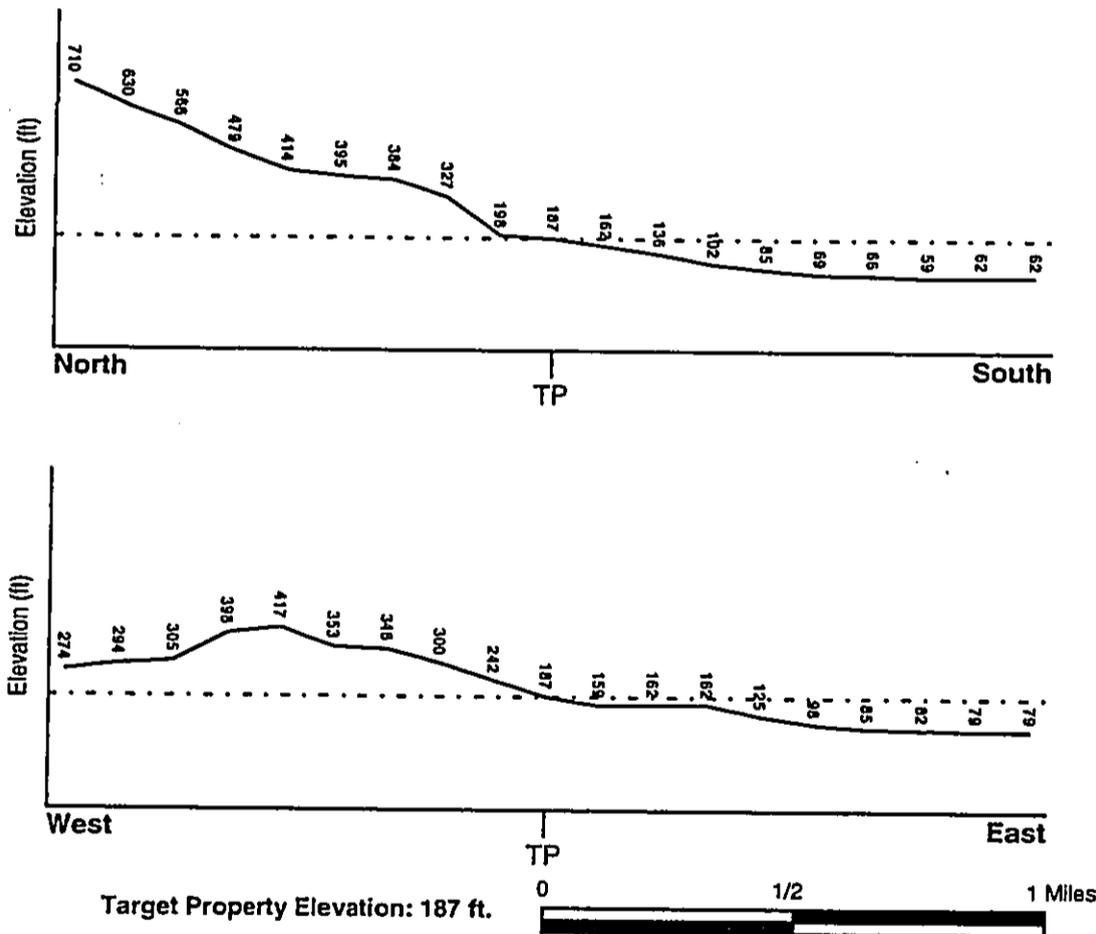
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 21158-C1 EWA, HI  
 General Topographic Gradient: General SSE  
 Source: USGS 7.5 min quad index

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

<u>Target Property County</u> HONOLULU, HI	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	1500010130C
Additional Panels in search area:	1500010105A

### NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> EWA	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### ROCK STRATIGRAPHIC UNIT

Era: -  
System: -  
Series: -  
Code: N/A (decoded above as Era, System & Series)

#### GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: WAHIAWA

Soil Surface Texture: silty clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	12 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Kaolinitic suffix for MH	Max: 6.00 Min: 2.00	Max: 6.00 Min: 5.10
2	12 inches	60 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Kaolinitic suffix for MH	Max: 6.00 Min: 2.00	Max: 7.30 Min: 5.60

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silty clay loam  
stony - silty clay  
stony - clay loam  
very stony - clay loam

Surficial Soil Types: silty clay loam  
stony - silty clay  
stony - clay loam  
very stony - clay loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: silty clay loam  
stratified  
unweathered bedrock

### ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	USGS0224667	0 - 1/8 Mile NE
A3	USGS0224666	0 - 1/8 Mile ENE
B5	USGS0224650	1/8 - 1/4 Mile SSW
B6	USGS0224651	1/8 - 1/4 Mile SSW
B7	USGS0224649	1/8 - 1/4 Mile SSW
B8	USGS0224652	1/8 - 1/4 Mile SSW
C11	USGS0224639	1/8 - 1/4 Mile SE
D13	USGS0224560	1/2 - 1 Mile SW
E15	USGS0224555	1/2 - 1 Mile SSE
F17	USGS0224750	1/2 - 1 Mile ENE

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

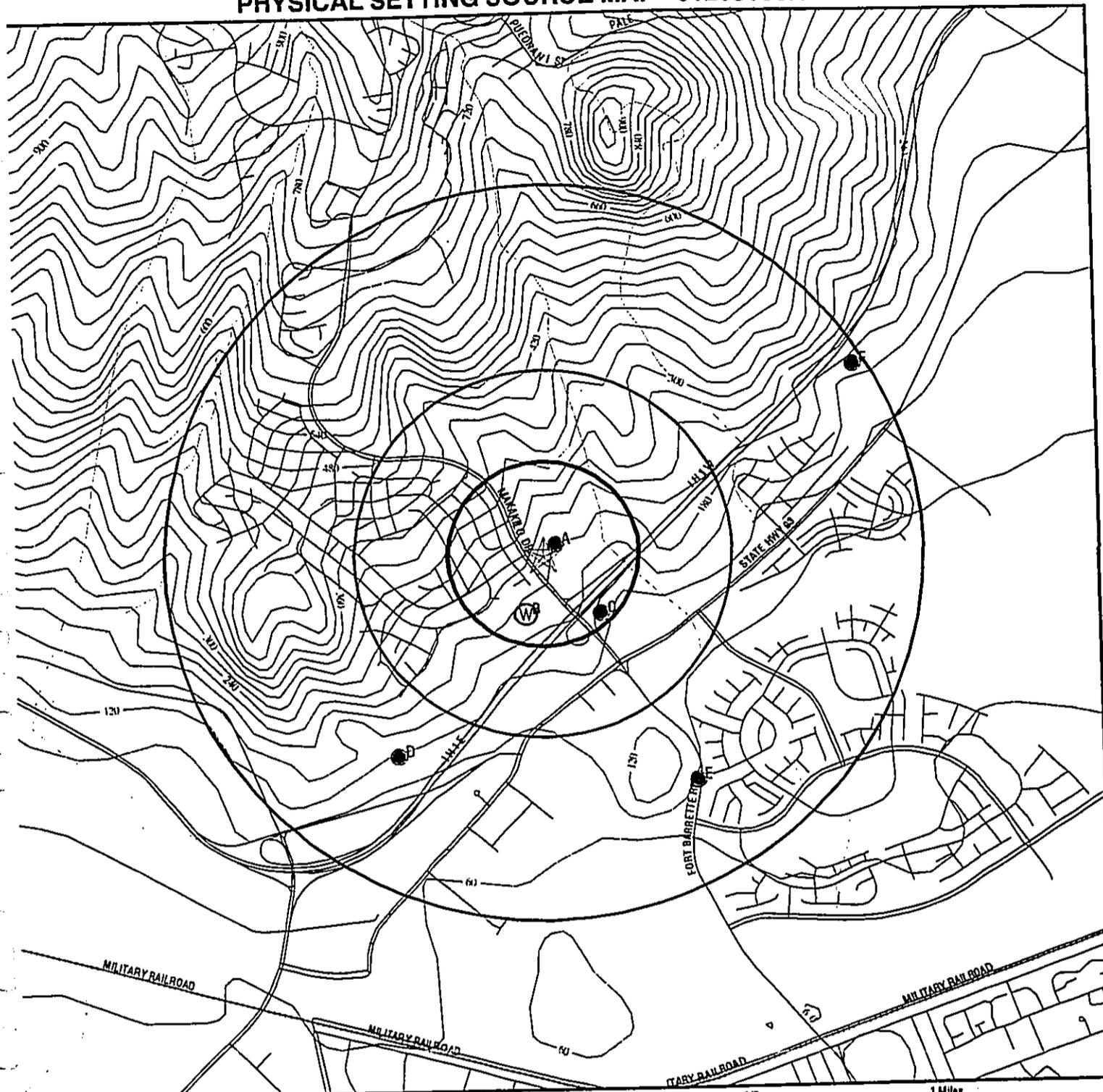
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
C10	HI0000335	1/8 - 1/4 Mile SE

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	3-2004-003	0 - 1/8 Mile NE
A4	3-2004-002	0 - 1/8 Mile ENE
C9	3-2004-004	1/8 - 1/4 Mile SE
D12	3-2005-001	1/2 - 1 Mile SW
E14	3-2004-001	1/2 - 1 Mile SSE
F16	3-2104-001	1/2 - 1 Mile ENE

**PHYSICAL SETTING SOURCE MAP - 01265080.1r**



County Boundary

Major Roads

Contour Lines

Earthquake epicenter, Richter 5 or greater

Water Wells

Public Water Supply Wells

Cluster of Multiple Icons

↑ Groundwater Flow Direction

(GI) Indeterminate Groundwater Flow at Location

(GV) Groundwater Flow Varies at Location

TARGET PROPERTY: Makakilo Drive  
 ADDRESS: Makakilo Drive  
 CITY/STATE/ZIP: Kapolei HI 96707  
 LAT/LONG: 21.3445 / 158.0790

CUSTOMER: Enviro Svcs. and Trng. Center  
 CONTACT: Ms. Sharla Horiuchi  
 INQUIRY #: 01265080.1r  
 DATE: September 08, 2004 5:30 pm

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**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Map ID			
Direction			
Distance			
Elevation		Database	EDR ID Number
A1		FED USGS	USGS0224667
NE			
0 - 1/8 Mile			
Lower			
Agency:	USGS	Site ID:	212053158045301
Site Name:	3-2004-03 W274-2 MAK		
Dec. Latitude:	21.34489		
Dec. Longitude:	-158.07864		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	175.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19411218	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	190		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

A2			
NE		HI WELLS	3-2004-003
0 - 1/8 Mile			
Lower			
Wid:	3-2004-003	Island Code:	3
Island Name:	Oahu	Well no:	2004-03
Well name:	Ft. Barrette	Old name:	Not Reported
Yr drilled:	1941	Driller:	NAT WHITON
Quad_map:	06	Latitude:	212053
Longitude:	1580453	UTM:	Y
Gps:	N	Owner/user:	Chiyoda Pac
Old number:	Not Reported	Well_type:	Not Reported
Type:	Not Reported	Casing dia:	12
Ground Elev:	175	Well depth:	190
Solid casing Depth:	182	Perf casing Depth:	Not Reported
Use:	UNU	Use Desc:	Unused
Use year:	94	Water Top Elev:	16.7
Chloride value:	243	Test date:	Not Reported
Pumping Test rate:	450	Drop in water Lvl:	5.0
Chloride Test:	Not Reported	Temperature:	Not Reported
Units:	Not Reported	Pump Capacity:	0
Annual Draft:	Not Reported	Static Water Lvl:	15.0
Geology:	TWDC	Geology desc:	Tertiary Waianae basalt dike complex
Installed:	Not Reported	Last Measured:	Not Reported

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Max chlorides:	Not Reported	Max Cl year:	0
Min chlorides:	Not Reported	Min Cl year:	0
Bot_hole depth:	-15	bot_solid depth:	-7
Bot_perf depth:	Not Reported	Well Capacity:	90
Pump Capacity:	Not Reported	Draft (mgd):	Not Reported
Tax map key:	9-2-003:002	Aquifer code:	30204
Latest head mmt:	15	Cur head mmt:	Not Reported
Current Cl mmt:	Not Reported	Const. Date:	01/01/1941 00:00:00
Pump Inst. Date:	Not Reported	Surveyor:	Not Reported
Transmissivity:	0	Pump intake elev:	Not Reported
Pump depth:	Not Reported		

**A3**  
ENE  
0 - 1/8 Mile  
Lower

FED USGS USGS0224666

Agency:	USGS	Site ID:	212053158045201
Site Name:	3-2004-02 W274-1 MAK		
Dec. Latitude:	21.34489		
Dec. Longitude:	-158.07837		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	174.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19370505	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	200		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

**A4**  
ENE  
0 - 1/8 Mile  
Lower

HI WELLS 3-2004-002

Wid:	3-2004-002	Island Code:	3
Island Name:	Oahu	Well no:	2004-02
Well name:	Makakilo City	Old name:	Not Reported
Yr drilled:	1937	Driller:	MULLIN
Quad_map:	06	Latitude:	212053
Longitude:	1580452	UTM:	Y
Gps:	N	Owner/user:	Campbell Est
Old number:	Not Reported	Well_type:	Not Reported
Type:	Not Reported	Casing dia:	6
Ground Elev:	174	Well depth:	200

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Solid casing Depth:	167	Perf casing Depth:	Not Reported
Use:	OTH	Use Desc:	Other
Use year:	88	Water Top Elev:	14
Chloride value:	245	Test date:	Not Reported
Pumping Test rate:	Not Reported	Drop in water Lvl:	Not Reported
Chloride Test:	Not Reported	Temperature:	Not Reported
Units:	Not Reported	Pump Capacity:	0
Annual Draft:	Not Reported	Static Water Lvl:	Not Reported
Geology:	TWDC	Geology desc:	Tertiary Waianae basalt dike complex
Installed:	Not Reported	Last Measured:	Not Reported
Max chlorides:	Not Reported	Max CI year:	Not Reported
Min chlorides:	Not Reported	Min CI year:	Not Reported
Bot_hole depth:	-26	bot_solid depth:	7
Bot_perf depth:	Not Reported	Well Capacity:	Not Reported
Pump Capacity:	Not Reported	Draft (mgd):	Not Reported
Tax map key:	9-2-003:002	Aquifer code:	30204
Latest head mmt:	0	Cur head mmt:	Not Reported
Current CI mmt:	Not Reported	Const. Date:	01/01/1937 00:00:00
Pump Inst. Date:	Not Reported	Surveyor:	Not Reported
Transmissivity:	0	Pump intake elev:	Not Reported
Pump depth:	Not Reported		

B5  
SSW  
1/8 - 1/4 Mile  
Lower

FED USGS USGS0224650

Agency:	USGS	Site ID:	212043158045702
Site Name:	3-2004.01B		
Dec. Latitude:	21.34212		
Dec. Longitude:	-158.07975		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	160.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19670101	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	20.0	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

B6  
SSW  
1/8 - 1/4 Mile  
Lower

FED USGS USGS0224651

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Agency:	USGS	Site ID:	212043158045703
Site Name:	3-2004.01C		
Dec. Latitude:	21.34212		
Dec. Longitude:	-158.07975		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	160.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19670101	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	20.0	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

**B7**  
SSW  
1/8 - 1/4 Mile  
Lower

FED USGS USGS0224649

Agency:	USGS	Site ID:	212043158045701
Site Name:	3-2004.01A		
Dec. Latitude:	21.34212		
Dec. Longitude:	-158.07975		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	160.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19670101	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	16.0	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

**B8**  
SSW  
1/8 - 1/4 Mile  
Lower

FED USGS USGS0224652

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Agency:	USGS	Site ID:	212043158045704
Site Name:	3-2004.01D		
Dec. Latitude:	21.34212		
Dec. Longitude:	-158.07975		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	160.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19670101	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	20.0	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

C9  
SE  
1/8 - 1/4 Mile  
Lower

HI WELLS 3-2004-004

Wid:	3-2004-004	Island Code:	3
Island Name:	Oahu	Well no:	2004-04
Well name:	Makakilo	Old name:	Not Reported
Yr drilled:	1981	Driller:	ROSCOE MOSS
Quad_map:	06	Latitude:	212043
Longitude:	1580446	UTM:	Y
Gps:	N	Owner/user:	Honolulu Bws
Old number:	Not Reported	Well_type:	PER
Type:	Percussion Drill	Casing dia:	14
Ground Elev:	141	Well depth:	268
Solid casing Depth:	188	Perf casing Depth:	Not Reported
Use:	MUN	Use Desc:	Municipal
Use year:	85	Water Top Elev:	14.9
Chloride value:	248	Test date:	04/10/1981 00:00:00
Pumping Test rate:	1118	Drop in water Lvl:	0.8
Chloride Test:	256	Temperature:	23.9
Units:	C	Pump Capacity:	0
Annual Draft:	Not Reported	Static Water Lvl:	Not Reported
Geology:	Not Reported	Geology desc:	Not Reported
Installed:	Not Reported	Last Measured:	Not Reported
Max chlorides:	Not Reported	Max Cl year:	0
Min chlorides:	Not Reported	Min Cl year:	0
Bot_hole depth:	-127	bot_solid depth:	-47
Bot_perf depth:	Not Reported	Well Capacity:	1398
Pump Capacity:	Not Reported	Draft (mgd):	Not Reported
Tax map key:	9-1-016:	Aquifer code:	30204
Latest head mmt:	0	Cur head mmt:	Not Reported
Current Cl mmt:	Not Reported	Const. Date:	04/02/1981 00:00:00
Pump Inst. Date:	Not Reported	Surveyor:	Not Reported
Transmissivity:	0	Pump intake elev:	Not Reported
Pump depth:	Not Reported		

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Map ID  
 Direction  
 Distance  
 Elevation

Database      EDR ID Number

C10  
 SE  
 1/8 - 1/4 Mile  
 Lower

FRDS PWS      HI0000335

PWS ID:                      HI0000335                      PWS Status:      Not Reported  
 Date Initiated:              Not Reported                      Date Deactivated:      Not Reported  
 PWS Name:                      WAIPAHU-EWA-WAIANAE  
    87-1070 FARRINGTON HWY  
    WAIANAE, OAHU, HI 96792

Treatment Objective: ORGANICS REMOVAL  
 Treatment Process: ACTIVATED CARBON, GRANULAR  
 Source: Ground water

Addressee / Facility:              System Owner/Responsible Party  
    MR. KAZU HAYASHIDA, MANAGER  
    BOARD OF WATER SUPPLY  
    630 SOUTH BERETANIA  
    HONOLULU, HI 96843

Facility Latitude:	21 3 25.0000	Facility Longitude:	158 10 56.0000
Facility Latitude:	21 20 43.0000	Facility Longitude:	158 4 46.0000
Facility Latitude:	21 23 16.0000	Facility Longitude:	158 2 5.0000
Facility Latitude:	21 23 18.0000	Facility Longitude:	158 2 3.0000
Facility Latitude:	21 23 21.0000	Facility Longitude:	158 1 37.0000
Facility Latitude:	21 23 26.0000	Facility Longitude:	158 3 16.0000
Facility Latitude:	21 24 8.0000	Facility Longitude:	158 2 30.0000
Facility Latitude:	21 24 10.0000	Facility Longitude:	158 2 31.0000
Facility Latitude:	21 24 14.0000	Facility Longitude:	158 0 53.0000
Facility Latitude:	21 24 15.0000	Facility Longitude:	158 0 26.0000
Facility Latitude:	21 27 52.0000	Facility Longitude:	158 12 2.0000
Facility Latitude:	21 28 15.0000	Facility Longitude:	158 10 23.0000
Facility Latitude:	21 28 22.0000	Facility Longitude:	158 11 36.0000
Facility Latitude:	21 28 27.0000	Facility Longitude:	158 9 20.0000
Facility Latitude:	21 28 57.0000	Facility Longitude:	158 12 46.0000
Facility Latitude:	21 29 25.0000	Facility Longitude:	158 8 42.0000
Facility Latitude:	21 29 59.0000	Facility Longitude:	158 11 13.0000
Facility Latitude:	21 30 16.0000	Facility Longitude:	158 10 58.0000
Facility Latitude:	21 30 16.0000	Facility Longitude:	158 11 2.0000
Facility Latitude:	21 30 25.0000	Facility Longitude:	158 10 56.0000
Facility Latitude:	21 30 30.0000	Facility Longitude:	158 10 53.0000
Facility Latitude:	21 36 16.0000	Facility Longitude:	158 2 5.0000
Facility Latitude:	21 38 18.0000	Facility Longitude:	158 2 8.0000
Facility Latitude:	21 57 52.0000	Facility Longitude:	158 12 3.0000

City Served:                      EWA BEACH  
 City Served:                      KUNIA  
 City Served:                      MAKAKILO  
 City Served:                      WAIANAE  
 City Served:                      WAIPAHU  
 City Served:                      WAIPAHU EWA

Treatment Class:              Mixed (treated and untreated)              Population:              122166

PWS currently has or had major violation(s) or enforcement:              No

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

	Database	EDR ID Number
<b>C11</b>	FED USGS	USGS0224639
SE		
1/8 - 1/4 Mile		
Lower		

	USGS	Site ID:	212036158044101
Agency:	3-2004-04 BWS Makakilo Well	Oahu HI	
Site Name:	21.34217		
Dec. Latitude:	-158.07661		
Dec. Longitude:	NAD83		
Coord Sys:	HI		
State:	Honolulu County		
County:	140.88		
Altitude:	20060000		
Hydrologic code:	Flat surface		
Topographic:	Ground-water other than Spring		
Site Type:	198103	Inven Date:	Not Reported
Const Date:	Single well, other than collector or Ranney type		
Well Type:	120WNLF		
Primary Aquifer:	Unconfined single aquifer		
Aquifer type:	268		
Well depth:	268	Source:	driller
Hole depth:	Not Reported		
Project no:			

Ground-water levels, Number of Measurements: 1

	Feet below Surface	Feet to Sealevel
Date		
1981-03-18	126.00	

	HI WELLS	3-2005-001	
<b>D12</b>			
SW			
1/2 - 1 Mile			
Lower			

	3-2005-001	Island Code:	3
Wid:	Oahu	Well no:	2005-01
Island Name:	Honouliuli	Old name:	Not Reported
Well name:	1971	Driller:	ROSCOE MOSS
Yr drilled:	06	Latitude:	212023
Quad_map:	1580516	UTM:	Y
Longitude:	N	Owner/user:	Pac Conc Quar
Gps:	Not Reported	Well_type:	PER
Old number:	Percussion Drill	Casing dia:	12
Type:	120	Well depth:	142
Ground Elev:	105	Perf casing Depth:	120
Solid casing Depth:	SLD	Use Desc:	Sealed
Use:	77	Water Top Elev:	22
Use year:	0	Test date:	Not Reported
Chloride value:	856	Drop in water Lvl:	1.2
Pumping Test rate:	375	Temperature:	Not Reported
Chloride Test:	Not Reported	Pump Capacity:	0
Units:	Not Reported	Static Water Lvl:	Not Reported
Annual Draft:	TWB	Geology desc:	Tertiary Waianae basalt (lower member)
Geology:	Not Reported	Last Measured:	Not Reported
Installed:			

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Max chlorides:	Not Reported	Max Cl year:	0
Min chlorides:	04/01/1972 00:00:00	Min Cl year:	0
Bot_hole depth:	-22	bot_solid depth:	15
Bot_perf depth:	0	Well Capacity:	713
Pump Capacity:	Not Reported	Draft (mgd):	Not Reported
Tax map key:	9-1-016:009	Aquifer code:	30204
Latest head mmt:	0	Cur head mmt:	Not Reported
Current Cl mmt:	Not Reported	Const. Date:	01/01/1971 00:00:00
Pump Inst. Date:	Not Reported	Surveyor:	Not Reported
Transmissivity:	0	Pump intake elev:	Not Reported
Pump depth:	Not Reported		

D13  
SW  
1/2 - 1 Mile  
Lower

FED USGS USGS0224560

Agency:	USGS	Site ID:	212023158051601
Site Name:	3-2005-01 W275-5 MAK		
Dec. Latitude:	21.33656		
Dec. Longitude:	-158.08503		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	125.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19710101	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	170		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

E14  
SSE  
1/2 - 1 Mile  
Lower

HI WELLS 3-2004-001

Wid:	3-2004-001	Island Code:	3
Island Name:	Oahu	Well no:	2004-01
Well name:	Puu Kapolei	Old name:	Not Reported
Yr drilled:	1933	Driller:	MCCANDLESS
Quad_map:	06	Latitude:	212019
Longitude:	1580432	UTM:	Y
Gps:	N	Owner/user:	U S Navy
Old number:	Not Reported	Well_type:	Not Reported
Type:	Not Reported	Casing dia:	12
Ground Elev:	89	Well depth:	147

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Solid casing Depth:	96	Perf casing Depth:	102
Use:	OTH	Use Desc:	Other
Use year:	88	Water Top Elev:	19.2
Chloride value:	467	Test date:	Not Reported
Pumping Test rate:	465	Drop in water Lvl:	0.5
Chloride Test:	509	Temperature:	Not Reported
Units:	Not Reported	Pump Capacity:	0
Annual Draft:	Not Reported	Static Water Lvl:	Not Reported
Geology:	TWDC	Geology desc:	Tertiary Waianae basalt dike complex
Installed:	Not Reported	Last Measured:	Not Reported
Max chlorides:	Not Reported	Max Cl year:	0
Min chlorides:	Not Reported	Min Cl year:	0
Bot_hole depth:	-58	bot_solid depth:	-7
Bot_perf depth:	-13	Well Capacity:	930
Pump Capacity:	Not Reported	Draft (mgd):	Not Reported
Tax map key:	9-1-016:002	Aquifer code:	30204
Latest head mmt:	0	Cur head mmt:	Not Reported
Current Cl mmt:	Not Reported	Const. Date:	01/01/1933 00:00:00
Pump Inst. Date:	Not Reported	Surveyor:	Not Reported
Transmissivity:	0	Pump intake elev:	Not Reported
Pump depth:	Not Reported		

E15  
SSE  
1/2 - 1 Mile  
Lower

FED USGS USGS0224555

Agency:	USGS	Site ID:	212019158043201
Site Name:	3-2004-01 W275 MAKIL		
Dec. Latitude:	21.33545		
Dec. Longitude:	-158.07281		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	89.00		
Hydrologic code:	20060000		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	19330106	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	147		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

F16  
ENE  
1/2 - 1 Mile  
Lower

HI WELLS 3-2104-001

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Wid:	3-2104-001	Island Code:	3
Island Name:	Oahu	Well no:	2104-01
Well name:	Makakilo Quarry	Old name:	Not Reported
Yr drilled:	1976	Driller:	ROSCOE MOSS
Quad_map:	06	Latitude:	212118
Longitude:	1580408	UTM:	Y
Gps:	N	Owner/user:	Grace Pacific
Old number:	Not Reported	Well_type:	PER
Type:	Percussion Drill	Casing dia:	12
Ground Elev:	125	Well depth:	176
Solid casing Depth:	140	Perf casing Depth:	160
Use:	IND	Use Desc:	Industrial
Use year:	82	Water Top Elev:	0
Chloride value:	0	Test date:	Not Reported
Pumping Test rate:	Not Reported	Drop in water Lvl:	Not Reported
Chloride Test:	Not Reported	Temperature:	Not Reported
Units:	Not Reported	Pump Capacity:	750
Annual Draft:	Not Reported	Static Water Lvl:	Not Reported
Geology:	TWB	Geology desc:	Tertiary Waialanae basalt (lower member)
Installed:	Not Reported	Last Measured:	Not Reported
Max chlorides:	Not Reported	Max CI year:	0
Min chlorides:	Not Reported	Min CI year:	0
Bot_hole depth:	-51	bot_solid depth:	-15
Bot_perf depth:	-35	Well Capacity:	Not Reported
Pump Capacity:	1.080	Draft (mgd):	Not Reported
Tax map key:	9-1-016:004	Aquifer code:	30204
Latest head mmt:	0	Cur head mmt:	Not Reported
Current CI mmt:	Not Reported	Const. Date:	03/01/1976 00:00:00
Pump Inst. Date:	Not Reported	Surveyor:	Not Reported
Transmissivity:	0	Pump intake elev:	Not Reported
Pump depth:	Not Reported		

F17  
ENE  
1/2 - 1 Mile  
Lower

FED USGS USGS0224750

Agency:	USGS	Site ID:	212118158040801
Site Name:	3-2104-01 MAKAKILO		
Dec. Latitude:	21.35184		
Dec. Longitude:	-158.06614		
Coord Sys:	NAD83		
State:	HI		
County:	Honolulu County		
Altitude:	140.00		
Hydrologic code:	20060000		
Topographic:	Hillside (slope)		
Site Type:	Ground-water other than Spring		
Const Date:	19760301	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	175		
Hole depth:	175	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS  
RADON**

**AREA RADON INFORMATION**

Federal EPA Radon Zone for HONOLULU County: 3

Note: Zone 1 indoor average level > 4 pCi/L.  
: Zone 2 indoor average level  $\geq$  2 pCi/L and  $\leq$  4 pCi/L.  
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96707

Number of sites tested: 7

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	0.143 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### TOPOGRAPHIC INFORMATION

#### **USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

### HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### HYDROGEOLOGIC INFORMATION

#### **AQUIFLOW<sup>®</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

### GEOLOGIC INFORMATION

#### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

#### **STATSGO: State Soil Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### ADDITIONAL ENVIRONMENTAL RECORD SOURCES

#### **FEDERAL WATER WELLS**

##### **PWS: Public Water Systems**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

##### **PWS ENF: Public Water Systems Violation and Enforcement Data**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

##### **USGS Water Wells: USGS National Water Inventory System (NWIS)**

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STATE RECORDS

#### Ground Water Wells

Source: Department of Land and Natural Resources  
Telephone: 808-587-0242

### RADON

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

# **Appendix B**

## **Traffic Assessment Report**

**EASTER SEALS HAWAII  
KAPOLEI/MAKAKILO SITE  
TRAFFIC ASSESSMENT**

**MAKAKILO, OAHU**

Prepared For:

**EASTER SEALS HAWAII**  
710 Green Street  
Honolulu, Hawaii 96813

Prepared By:

**WILBUR SMITH ASSOCIATES**  
333 Fayetteville Street, Suite 1450  
Raleigh, NC 27601  
(919) 755-0583

April 11, 2005

(WSA Project No. 526300)

## TRAFFIC ASSESSMENT EASTER SEALS HAWAII KAPOLEI/MAKAKILO SITE

In December 2004 Easter Seals Hawaii (ESH) purchased a 3.3-acre parcel of land situated along the east side of Makakilo Drive mauka of the H-1 Freeway. The parcel is located adjacent to the mauka boundary of the existing St. Jude Catholic Church. The parcel consists of approximately 2.3 acres of land zoned for residential use and 1 acre zoned for agricultural use. Access to the property currently is provided via the driveway for the St. Jude Catholic Church.

ESH is applying for a Conditional Use Permit that would allow the organization to use the residential-zoned portion of their 3.3 acre lot in Makakilo to construct a two-story, multi-program service center to provide programs and services for children and adults with disabilities. A traffic study has been requested as part of the application.

### DESCRIPTION OF THE PROJECT

ESH currently provides services to the Waipahu, Ewa, and Waianae areas of Oahu from a temporary small leased facility in Waipahu and from its existing main facility located on Green Street near Downtown Honolulu. The Kapolei/Makakilo facility would provide a permanent site to service the ESH clients in the Waipahu, Ewa, and Waianae areas at a location close to their residences.

#### Facility

The project calls for a two-story service center that is expected to have 15,000 to 20,000 square feet of building floor area. The entry level (top) floor will have approximately 8,000 sq ft and the lower level 10,000 sq ft of floor area.

Preliminary plans are to provide 42 parking stalls, of which 4-5 would be handicap accessible. A storage area will be created on the lower level with its own access.

ESH will also create an accessible playground for use by clientele of the facility. The playground will be available for use by families in the surrounding community.

#### Programs and Activities

Several different programs will be provided within or managed from the facility with the programs focused on serving the ESH clients located in the Waipahu, Ewa, and Waianae areas of Oahu. The Green Street facility will continue to serve those ESH clientele who reside in areas that are located closer to that facility.

An early intervention program for infants and toddlers with disabilities will be housed in the Kapolei/Makakilo facility, as will a day program for adults with developmental and physical disabilities. The ESH facility will also have an after-school youth program for special education youth. Several other community out-reach programs will be administratively managed from the ESH building with most of the service providers normally working from their homes.

**ESH Early Intervention (M-F)** - This weekday program will have about 8 to 10 staff who will arrive between 7 am and 8:00 am and work until noon. At noon 4 to 5 staff will go out in the community to work with families and will not return to the office. The staff remaining in the office will leave between 4 PM and 5 PM. The families served at the facility will arrive randomly between 8 AM and noon, usually 2-3 families per hour. There are almost no family visits in the afternoon as the therapists are out in the community. There is very limited activity every other Saturday morning. There is no program activity on Sunday.

**ESH Adult Day Program (M-F)** - Clients attending this program will arrive by a combination of HandiVan or smaller Easter Seals vans. Typically, 3 to 5 HandiVans will arrive and discharge passengers at about 8 AM. Easter Seals will utilize 1 to 2 smaller vans to transport clients to and from the facility and take excursions during the day. Approximately 10 staff will work in this program and will arrive between 7 and 8:00 AM and will depart at 3 PM. There is no Saturday or Sunday program activity.

**ESH Adult Support Services (M-F)** - Approximately 8 staff work in this program and most of their time will be spent out in the community, particularly in the mornings. They will arrive randomly at the facility and perform mostly administrative functions while at the service center. There are no program functions on Saturday or Sunday.

**ESH Youth (M-F)** - This is an after-school program that begins at 2 PM. The special education youth are brought to the facility by DOE school buses and parents pick up the children between 5 and 6 PM. There will be approximately 4 to 5 staff who will arrive at the facility after lunch and depart at 6 PM. There is no Saturday or Sunday activity.

**ESH Individualized Recreational Opportunities (1-3 times/month)** - This is an evening or weekend program that provides young adults with disabilities an outing such as trips to recreational or entertainment attractions. Only a very small number of participants are included in each outing and the activity may not involve any trips to/from the service center. This program occurs only a few times each month.

## PROJECT TRIP GENERATION

The numbers of vehicle trips generated by the ESH facility were estimated using two different approaches:

1. Development of a trip estimate by applying trip factors to the available information on the employee and clientele travel characteristics and patterns.

2. Use of standard trip generation rates compiled by the Institute of Transportation Engineers (ITE).<sup>1</sup> Trip rates for several different land use categories were considered for estimating the trips generated by the facility.

#### **Trip Estimate Using Build-up Trip Rates**

The numbers of trips to/from the ESH facility were estimated using the available information on the programs and services identified for the facility in the "Description of the Project" section. Assumptions used in the analysis include:

- All employees/staff arrive by automobile. Approximately 90% drive to the site and 10% of staff are dropped off/picked up by another driver who does not work at the site (vehicle occupancy of 1.10 per vehicle).
- All of the children in the Youth after-school program are brought to the site by bus and all are picked up individually by their caregivers.
- Children and adults in other ESH programs will mostly be transported to/from site by buses and vans.
- About 50% of the staff make a midday trip out of and return to the facility.
- Deliveries (freight, packages, trash, etc.) amount to about 10 vehicles per day.

Based on the estimated numbers of staff and clientele and the travel modes for the present programs, the ESH facility would generate a total of about 34 vehicles trips to or from the facility in the morning peak hour, and about 43 in the afternoon peak hour. The traffic entering or exiting the site on a typical weekday would total about 156 vehicles. Table 1 presents a summary of the estimated numbers of vehicle trips during each time period by program using this method.

#### **Trip Estimates Using Standard ITE Trip Rates**

Several land use categories were considered to represent the number of ESH trips, such as medical office building (ITE Land Use Category #720), day-care facility (ITE Land Use Category #565), or single-tenant office building. However, the medical office and day-care land uses are characterized by very high vehicle trip rates by patients and caregivers, while the Easter Seals facility will primarily involve bus transportation of clientele to/from the site and visits by staff to clientele at locations outside the site.

Thus, the estimated ESH trips appear to be most similar to those of a small general office building. Trip estimates based on the rates for a single-tenant office building (ITE Land Use Category #715) are listed in Table 2.

<sup>1</sup> *Trip Generation, Sixth Edition*, Institute of Transportation Engineers, 1997.

**Table 1  
EASTER SEALS HAWAII WEEKDAY VEHICLE TRIP GENERATION  
BASED ON BUILD-UP TRIP RATES**

Trip Generator	Morning Peak Hour			Afternoon Peak Hour			Daily
	Total	Enter	Exit	Total	Enter	Exit	
Early Intervention Staff	11	10	1	6	1	5	28
Families	0	0	0	0	0	0	20
Adult Day Program Staff	11	10	1	0	0	0	28
Vans	0	0	0	0	0	0	14
Adult Support Services Staff	6	4	2	6	2	4	24
Youth Program Staff	0	0	0	5	0	5	10
Families	0	0	0	20	10	10	20
Buses	0	0	0	0	0	0	8
Deliveries	1	1	0	1	0	1	4
<b>Totals</b>	<b>29</b>	<b>25</b>	<b>4</b>	<b>38</b>	<b>13</b>	<b>25</b>	<b>156</b>

Wilbur Smith Associates; April 8, 2005

**Table 2  
EASTER SEALS HAWAII WEEKDAY VEHICLE TRIP GENERATION  
BASED ON ITE STANDARD TRIP RATES**

Category	Morning Peak Hour			Afternoon Peak Hour			Daily
	Total	Enter	Exit	Total	Enter	Exit	
<b>Weekday Vehicle Trip Rates per 1,000 square feet of building floor area</b>							
Single-Tenant Office	1.80	1.60	0.20	1.73	0.26	1.47	11.57
<b>Weekday Vehicle Trips (for 20,000 square feet building floor area)</b>							
Single-Tenant Office	36	32	4	35	5	29	231

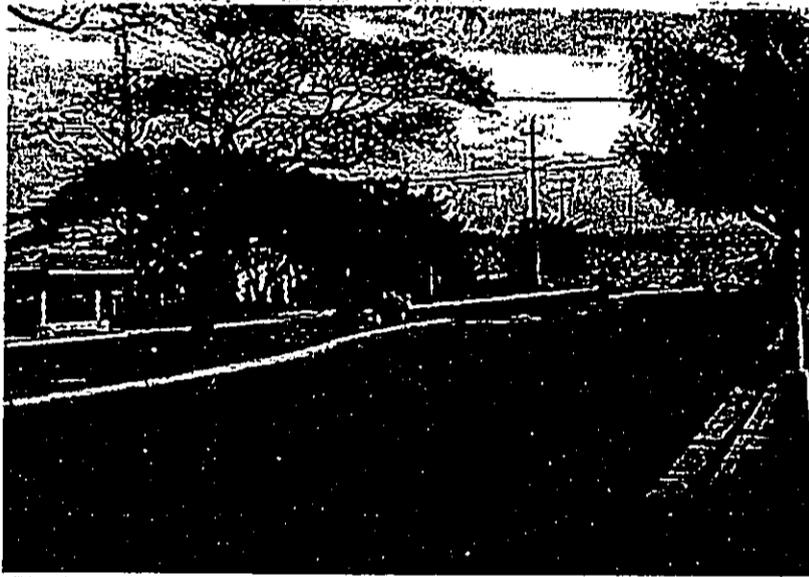
Wilbur Smith Associates; April 8, 2005

## EXISTING CONDITIONS

The existing access to the ESH site is provided by the St. Jude Catholic Church driveway, which connects to Makakilo Drive. ESH is in the process of establishing an easement over the Church's driveway for access purposes to the ESH site. The driveway is also used by the Makakilo Nursery, a Lions Club facility, and the Makakilo Church, all located mauka of the ESH site.

### Present Access

At the existing St. Jude driveway, Makakilo Drive has three mauka-bound through lanes and two makai-bound through lanes, with the two travel directions separated by a 12-foot wide landscaped median. The third mauka-bound lane is dropped just mauka of the St. Jude driveway.



The St. Jude driveway is provided a median opening with a short left-turn lane in the median for turns into the driveway, with the storage lane sufficient to accommodate two vehicles (see photo). The median also provides a refuge lane for vehicles turning left from the driveway, thus permitting vehicles to exit the driveway to the median during a gap in mauka-bound traffic, then wait in the median refuge lane for a gap in makai-bound traffic to complete their left-turn from the driveway.

### Existing Traffic Usage of Driveway

The St. Jude Catholic Church has its primary services on Sundays, with services also on Saturdays and weekdays. The time and typical traffic for the services is as follows:

Sunday services at 8 AM and 10 AM, with combined volume of about 400 vehicles

Saturday services at 5 PM with about 175 vehicles

Communion services at 8 AM on Mondays, Tuesdays, Thursdays, and Fridays with about 30 to 40 vehicles

Wednesday evening service at 7 PM with 30 to 40 vehicles.

The driveway serves as the only access to the Makakilo Nursery, which is a wholesale nursery business and does not sell to the public. The business hours are 7:30 AM until 3:30 PM Monday through Friday.

The Lions Club rents a parcel and small building from the nursery which it uses for evening and weekend events. The building is available for rent for events such as birthday parties.

The Makakilo Church has a building near the Makakilo Nursery that it uses for Sunday services. Typical attendance generates about 20 vehicles.

A traffic count was made at the driveway during the peak hour for the ESH facility and existing traffic along Makakilo Drive. The counts are depicted in Figure 1. A total of 30 vehicles entered and 5 vehicles exited the driveway in the morning peak hour (7:00-8:00 AM). In the afternoon peak hour (5:00-6:00 PM), there were 2 vehicles entering and 9 exiting the driveway.

### Public Transit

TheBus community routes 411, 412, and 414, pass by the site on Makakilo Drive. Bus stops are located near the St. Jude driveway and at the intersection of Makakilo Drive and Palailai Street.

TheBus Route 92 Makakilo Express provides service from the Makakilo area to the Downtown Honolulu area during the peak commute periods, with three morning trips and three afternoon trips. The route passes by the site.

### ACCESS PLANS

The ESH plans to initially continue the use of the existing St. Jude driveway for access to/from the site. It plans to relocate its access to the future collector road planned along the mauka boundary of its site when that roadway is constructed to access the Palahua East Areas C and D residential development area.

### Near Term Access

The ESH proposes to use the existing St. Jude driveway as its access for the next several years. No modifications are proposed to the existing median opening or driveway.

ESH estimates that its staff and clientele vehicles would approach the site from the following directions, based on the present residence locations:

Direction	Staff	Clientele
H-1 Freeway East	65%	65%
H-1 Freeway West	25%	25%
South of H-1 Freeway	10%	7%
North of Site (Makakilo)	0%	3%

Figure 1 depicts the estimated volume of traffic at the driveway intersection with Makakilo Drive in the morning and afternoon peak traffic hours.

At present, the vehicles turning left from the driveway in the morning peak hour are calculated to experience an average delay at LOS C. The addition of ESH traffic would add about 1 second to the average delay, with conditions remaining at LOS C (Table 3).

The existing traffic exiting the site in the afternoon peak hour are calculated to experience long waits to complete turns left onto makai-bound Makakilo Drive, with conditions at LOS E. The addition of the ESH traffic would add an estimated 19 seconds to the average delay, with conditions worsening to LOS F. The relatively short delay and low volume of traffic exiting the driveway would not warrant the installation of traffic signal controls.

<b>Table 3 TRAFFIC CONDITIONS AT ST. JUDE DRIVEWAY-MAKAKILO DRIVE INTERSECTION</b>						
<b>Intersections</b>	<b>Weekday Morning Peak Hour</b>			<b>Weekday Afternoon Peak Hour</b>		
	<b>V/C</b>	<b>ADPV</b>	<b>LOS</b>	<b>V/C</b>	<b>ADPV</b>	<b>LOS</b>
Existing Conditions.	0.01	20.1	C	0.01	38.6	E
Future Conditions with ESH Traffic	0.03	21.0	C	0.38	57.4	F

V/C = Ratio of the traffic volume to the theoretical capacity for the movement.  
ADPV = Average delay per vehicle, in seconds.  
LOS = Level of service.

Wilbur Smith Associates; April 8, 2005.

### Longer Term Plans

The Schuler Division of D.R. Horton Inc. is planning to develop single-family residential subdivisions on its Palehua East Areas C and D properties located mauka and east of the ESH site. The primary access to the planned residential development will be a new collector road (56-foot right-of-way) that will connect to and form the east leg of the existing Makakilo Drive intersection with Palailai Street. This planned roadway will pass along the mauka boundary of the ESH site. D.R. Horton currently anticipates building this roadway in 2007-2008 to begin the development planned for the area.

ESH proposes to construct a driveway connection from its parking area to the new Area C/D collector roadway. This driveway would then serve as the primary access to/from the ESH

facility for staff, clientele, and deliveries. This will allow ESH traffic approaching or departing the site to turn from or onto Makakilo Drive at the signal-controlled intersection with Palailai Street. The signal-protected turns at the Makakilo Drive-Palailai Street intersection should both minimize delays and improve safety for vehicles traveling to or from the ESH facility.

The ESH is willing to provide an easement to St. Jude Catholic Church to permit it to construct a driveway connection between the Church and the Area C/D collector road. This would permit Church traffic to also make any left turns onto or from Makakilo Drive at the Palailai Street traffic-signal controlled intersection. The median opening at the existing St. Jude driveway connection to Makakilo Drive could then be closed to traffic and the existing St. Jude driveway restricted to right turns into or out of the driveway.

### TRAFFIC MANAGEMENT AND MITIGATIVE ACTIONS

The location of the ESH facility in Makakilo to service the client population in the Ewa and Waianae districts, as well as the Waipahu area, will decrease the number of the trips that must now be made to/from downtown Honolulu to access the ESH programs and services.

The existing ESH services and programs incorporate many transportation management actions that will minimize the impact of vehicle trips to/from the site.

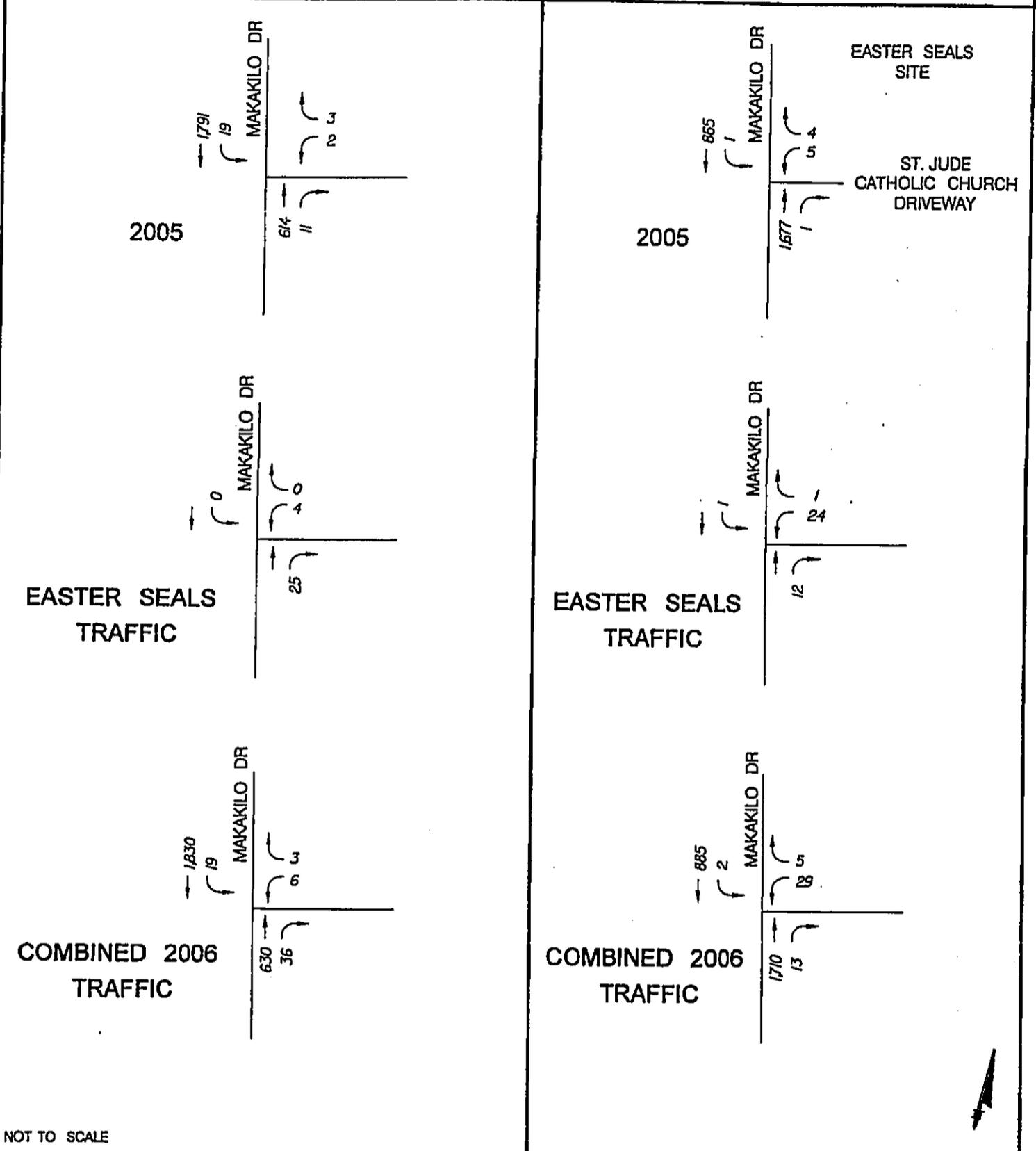
- The numbers of client trips are reduced through the use of bus and HandiVan service to transport the clients to or from the facility.
- Many of the staff will work only part of the day at the facility, thus reducing the numbers of trips to/from the site during the peak commute traffic hours.
- The ESH facility has little activity on Saturdays and none on Sundays, thus avoiding conflict with the Church traffic arriving/departing the peak attendance services on Sundays and Saturdays.

The ESH will relocate its driveway to the future Palehua East Area C/D collector road once that roadway is constructed to service the D.R. Horton residential development. The ESH will provide an easement to the St. Jude Catholic Church to permit it to provide a driveway connection from its parking area to the Area C/D roadway. This would eliminate the need for any left turns at the present median opening on Makakilo Drive and permit that median opening to be closed, thus improving safety and allowing the area to be landscaped to improve aesthetics.

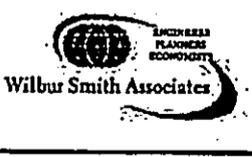
The future ESH driveway connection to the Area C/D collector road should be located as far from the Makakilo Drive-Palailai Street intersection as feasible. The location of this driveway may be determined in part by the zoning constraints for the portion of the site furthest from Makakilo Drive, which is the portion zoned for agricultural use, unless some exception is made for this site.

Desirably, the future ESH driveway connection should be aligned opposite any driveway/roadway connection on the opposite of the Area C/D collector road, or should be located 150 feet or more distance from the connection of the opposite side of the roadway to minimize any overlap of waiting vehicle queues and blockage of the through traffic.

MORNING PEAK HOUR	AFTERNOON PEAK HOUR
-------------------	---------------------



NOT TO SCALE



**EASTER SEALS - HAWAII  
KAPOLEI-MAKAKILO SITE  
TRAFFIC ASSESSMENT**

**EXISTING AND FUTURE  
DRIVEWAY TRAFFIC**

**FIGURE 1**

## Appendix A Methodology for Analyzing Traffic Conditions

The Transportation Research Board (TRB), a division of the National Science Foundation, has developed standardized methods for use in evaluating the effectiveness and quality of service for roadways and streets. Different methodologies are available for analyzing traffic signal-controlled intersections and other types of roadways.

The TRB evaluation methods use concepts referred to as volume-to-capacity ratio and level-of-service (LOS). The volume-to-capacity ratio (V/C) compares the existing or projected traffic volumes on a facility to the facility's theoretical capacity and, as such, indicates the relative adequacy of the facility to accommodate the traffic volumes. Capacity is estimated primarily from the facility's physical characteristics (e.g. number and widths of lanes), and to a lesser extent by the traffic characteristics (e.g. types of vehicles) and type of traffic controls. The level of service concept describes facility traffic conditions in terms of travel delays or travel speeds, with the service quality expressed on a letter basis from A to F, which signify excellent to unacceptable conditions, respectively.

**Signal-Controlled Intersections**--Traffic conditions at traffic signal-controlled intersections were evaluated using the Operations Analysis methodology described in the *2000 Highway Capacity Manual (HCM)*.<sup>1</sup> The methodology calculates a ratio of actual or estimated peak hour traffic volumes to the theoretical capacity of the intersection. This volume-to-capacity ratio (V/C) reflects the physical characteristics of the intersection and the traffic characteristics, and is somewhat independent of the efficiency of the traffic signal phasing/timing. This ratio indicates the proportion of available capacity being used by traffic volumes and where there is unused capacity available for future traffic increases.

With the 2000 HCM method, the level-of-service is based on the average delay per vehicle for the various movements within the intersection as a result of the traffic signal control. This total delay is the difference between the travel time experienced with the traffic signal and the reference travel time that would result under ideal conditions, in the absence of the traffic control and geometric delay. This delay, referred to as control delay, includes initial deceleration delay, stop delay, queue move-up delay, and final acceleration delay. Average delay time and level-of-service is estimated for the entire intersection, for each roadway approach, and for each traffic movement or lane group. A description of the criteria associated with LOS A through LOS F is provided in Table D-1.

In the assessment of traffic signal-controlled intersections, it is usually most appropriate to relate the adequacy of the geometric design features (such as numbers and use of lanes, lane widths, etc.) to the V/C. Delay and LOS are most relevant to assessing modifications to the traffic signal controls, since these are most directly related to the signal design features, such as cycle length, number and arrangement of phases, and allocation of green time.

---

<sup>1</sup> *2000 Highway Capacity Manual*, Transportation Research Board, October 2000.

**Unsignalized Intersections**—At intersections with STOP sign controls, the level of service was calculated using the 2000 HCM procedures for intersections with STOP or YIELD signs. In this methodology, the six levels of service, A through F, are used to describe traffic conditions for those movements that must yield to other movements:

- Left-turn out of the side street or driveway;
- Through movement from the side street,
- Right-turn out of the side street or driveway; and
- Left-turn into the side street.

Through vehicles on the major streets are not required to yield to other movements at two-way STOP controlled intersections.

The general indicator of intersection delay is determined by calculating the one-hour capacity for each key movement, based on the conflicting traffic volumes, and then comparing the number of vehicles making that maneuver to the calculated capacity. The unused or “reserve” capacity for the movement is then used to identify a delay time and a level-of-service for that movement. Unlike analysis at signalized intersections, an overall intersection level-of-service is not calculated, but a level-of-service is calculated for each lane group subject to the STOP or YIELD condition.

Table A-1	
LEVEL-OF-SERVICE CRITERIA FOR INTERSECTIONS WITH TRAFFIC SIGNAL CONTROL	
LOS	Average Stopped Delay (seconds/vehicle)
A	<10.0
B	10.1 – 20.0
C	20.1 – 35.0
D	35.1 – 55.0
E	55.1 – 80.0
F	>80

Source: 2000 Highway Capacity Manual, Transportation Research Board, Chapter 16, 2000.

Table A-2 LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS	
LOS	Average Stopped Delay (seconds/vehicle)
A	<10.0
B	10.1 - 15.0
C	15.1 - 25.0
D	20.1 - 35.0
E	35.1 - 50.0
F	>50

Source: 2000 Highway Capacity Manual, Transportation Research Board, Chapter 17, 2000.

The level-of-service criteria for unsignalized intersections with STOP or YIELD controls are defined in Table D-2.

# **Appendix C**

**Letter to State Historic  
Preservation Division**

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

DOCUMENT CAPTURED AS RECEIVED

Table A-2  
 LEVEL-OF-SERVICE CRITERIA  
 FOR UNSIGNALIZED INTERSECTIONS

LOS	Average Stopped Delay (seconds/vehicle)
A	<10.0
B	10.1 - 15.0
C	15.1 - 25.0
D	20.1 - 35.0
E	35.1 - 50.0
F	>50

Source: 2000 Highway Capacity Manual, Transportation Research Board, Chapter 17, 2000.

The level-of-service criteria for unsignalized intersections with STOP or YIELD controls are defined in Table D-2.

# **Appendix C**

**Letter to State Historic  
Preservation Division**



PHONE (BUS): (808) 536-5695  
FAX: (808) 599-1553

**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

November 25, 2005

State Historic Preservation Division  
601 Kamokila Blvd  
Kapolei, HI 96707

RE: Proposed Easter Seals Hawaii – *West Oahu Service Center*  
Makakilo, Island of Oahu, Hawaii, TMK: 9-2-019: 001; 3.3 vacant acres

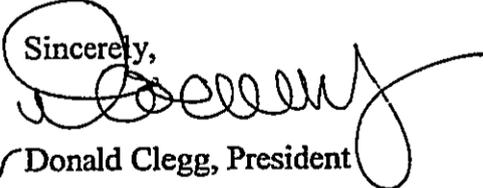
Dear Consulted Party:

Easter Seals Hawaii is proposing to construct a two-story 19,000 square foot *West Oahu Service Center* facility on their 3.3 acre vacant TMK 9-2-019: 001 located along Makakilo Drive, adjacent to St. Jude's Roman Catholic Church. The proposed facility will enable Easter Seals Hawaii to provide services and programs to West Oahu children and adults with disabilities, an area which has the largest concentration of foster homes for youth and adults with disabilities and is experiencing tremendous population growth. On-site parking and an outdoor grassed play area will also be provided.

The proposed project will be going through the environmental review process and will be required to apply for a Conditional Use Permit and building permits from the City and County of Honolulu. The West Oahu Service Center is classified as a Meeting Facility in the R-5 zoning district, which requires a Conditional Use Permit – Minor.

In conjunction with the project, we are requesting any written comments and/or information with respect to the State Historic Preservation Division's areas of concern. We would appreciate your written response by December 15, 2005. Please forward your written comments to:

Analytical Planning Consultants, Inc.  
ATTN: Mary O'Leary, AICP  
928 Nuuanu Avenue, Suite 502  
Honolulu, HI 96817

Sincerely,  
  
For Donald Clegg, President

Enclosure: Location Map

# **Appendix D**

**Letter from State Office of Planning**



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

LINDA LINGLE  
GOVERNOR  
THEODORE E. LIU  
DIRECTOR  
MARK K. ANDERSON  
DEPUTY DIRECTOR  
MARY LOU KOBAYASHI  
ADMINISTRATOR  
OFFICE OF PLANNING

**OFFICE OF PLANNING**  
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2848  
Fax: (808) 587-2824

Ref. No. P-10520

June 24, 2004

Mr. Gordon Y. Furutani, Field Office Director  
U.S. Department of Housing and Urban Development  
Hawaii State Field Office  
500 Ala Moana Boulevard, Suite 3A  
Honolulu, Hawaii 96813

Dear Mr. Furutani:

**Subject: Hawaii Coastal Zone Management (CZM) Program Federal Consistency  
Requirements for U.S. Department of Housing and Urban Development  
(HUD) Grant Programs**

We have recently revised the Hawaii CZM Program list of federal assistance programs that require CZM federal consistency review by our office. We no longer review any HUD assistance programs, including Community Development Block Grants, and housing programs such as the Public Housing Capital Fund. Applicants for HUD assistance are no longer required to obtain CZM federal consistency approval for HUD assisted activities. Other CZM regulations such as the Special Management Area and Shoreline Setback provisions which are administered by the Counties, are still valid and may apply to HUD assisted projects. Each County Planning Department should be consulted for the applicability of Special Management Area and Shoreline Setback Area requirements. We suggest that the environmental checklist that applicants for HUD assistance must complete be modified to reflect the change in CZM requirements.

Thank you for your cooperation in ensuring compliance with Hawaii's CZM Program. If you have any questions, please contact John Nakagawa at 587-2878 or Debra Tom at 587-2840, of our CZM Program.

Sincerely,

Mary Lou Kobayashi  
Administrator

DOCUMENT CAPTURED AS RECEIVED

Mr. Gordan Y. Furutani  
June 24, 2004  
Page 2

c: Ms. Ramona Mullabey, HUD  
Department of Community Services, City & County of Honolulu  
Department of Planning and Permitting, City & County of Honolulu  
Planning Department, County of Hawaii  
Department of Planning, County of Kauai  
Department of Planning, County of Maui

DLT/do  
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# **Appendix E**

**Sole Source Aquifer Map from EPA  
website**



## Sole Source Aquifer Designations in EPA, Region 9

The U.S. EPA's Sole Source Aquifer Program was established under Section 1424(e) of the U.S. Safe Drinking Water Act (SDWA.) Since 1977, it has been used by communities to help prevent contamination of groundwater from federally-funded projects. It has increased public awareness of the vulnerability of groundwater resources.

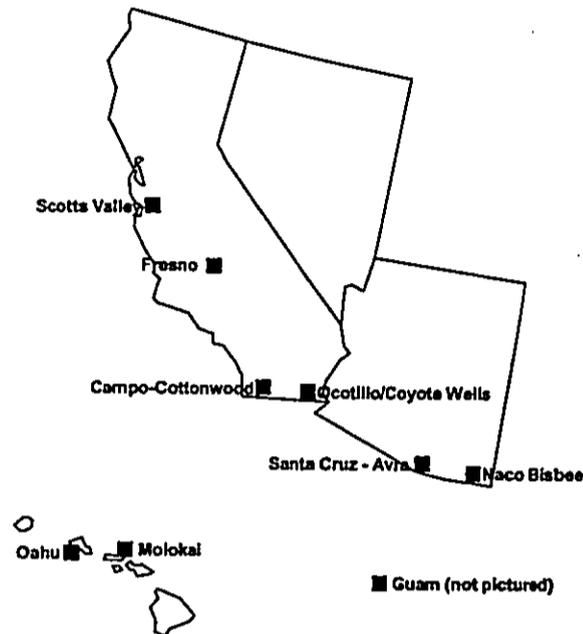
**How did this program start?** SDWA regulations implementing the sole source aquifer statute were first proposed in 1977 for the Edwards Underground Reservoir in San Antonio, Texas. These regulations guided U.S. EPA in the subsequent designation of 64 sole source aquifers across the United States.

**What does the Sole Source Aquifer Program do?** The Sole Source Aquifer program allows for EPA environmental review of any project which is financially assisted by federal grants or federal loan guarantees. These projects are evaluated to determine whether they have the potential to contaminate a sole source aquifer. If there is such a potential, the project should be modified to reduce or eliminate the risk, or federal financial support may be withdrawn. This doesn't mean that the Sole Source Aquifer program can delay or stop development of landfills, roads, publicly owned wastewater treatment works or other facilities. Nor can it impact any direct federal environmental regulatory or remedial programs, such as permit decisions.

The Sole Source Aquifer Program's review authority extends only to projects funded with federal assistance that are to be implemented in designated sole source aquifer areas. (For regulations applicable to new private development, you should consult with your local, county or state environmental health agency.)

Typical projects reviewed by the U.S. EPA include housing projects undertaken by Housing and Urban Development, and highway construction and expansion projects undertaken by the Federal Highway Administration. In 1991, the U.S. EPA reviewed 152 federal assistance projects totaling \$571 million; of these projects, 25 had to be modified to prevent contamination of sole source aquifers. Modifications included the redesign of bridges and highways to prevent spills of hazardous materials.

**How do you designate an aquifer as a "Sole Source" Aquifer?** As the name implies, only a "sole source" aquifer can qualify for the program. To be a sole source, the aquifer must supply more than 50% of a community's drinking water. Any individual, corporation, association, or federal, state or



local agency may petition the U.S. EPA for sole source aquifer designation, provided the petition includes sufficient hydrogeologic information. An outline describing how such petitions should be prepared is contained in *The Sole Source Aquifer Designation Petitioner Guidance*, copies of which are available at EPA Regional offices (see contact information below.)

**What about Boundaries?** Determination of sole source aquifer boundaries is a difficult aspect of the designation process since the "designated area includes the surface area above the aquifer and its recharge area." Thus, some sole source aquifers extend across state boundaries. The 10,000 square-mile Eastern Snake River Aquifer, for example, includes portions of Idaho, Nevada, Utah, and Wyoming.

In Region 9: nine sole source aquifers have been designated in the following areas as shown on the map: Upper Santa Cruz and Avra Basin Aquifer, covering parts of Pima, Pinal, and Santa Cruz Counties, Arizona; Naco-Bisbee Aquifer, Arizona; Ocotillo-Coyote Wells, Imperial County, California; Fresno Aquifer, California; Scotts Valley Aquifer, Santa Cruz County, California; Campo-Cottonwood Aquifer, San Diego County, California; Northern Guam Aquifer, Guam; Southern Oahu Aquifer, Hawaii; and Molokai Aquifer, Hawaii.

Region 9 SSA maps are on the web at [www.epa.gov/safewater/ssanp.html](http://www.epa.gov/safewater/ssanp.html). For more information about SSA designation and project reviews, please call David Albright, manager of the Ground Water Office, at (415) 972-3971 or email [albright.david@epa.gov](mailto:albright.david@epa.gov).



# **Appendix F**

**Critical Habitat materials from U.S. Fish  
& Wildlife Service website**



## U.S. Fish & Wildlife Service

# Critical Habitat for 99 Plant Species from the Island of Oahu

Under the Endangered Species Act, the U.S. Fish and Wildlife Service is charged with designating critical habitat for threatened and endangered species whenever it is determined to be prudent and determinable. A proposed rule to designate critical habitat for 99 plant species on the island of Oahu was published in the Federal Register on May 28, 2002. Comments will be accepted through July 29, 2002.

### What critical habitat areas are you proposing on Oahu?

We are proposing critical habitat for 99 plant species on the island of Oahu (see attached list) in 25 units totaling 111,364 acres, or 29 percent of the island. Much of the acreage is in the Koolau and Waianae Mountains.

Fifty-two of these plant species are found only on Oahu. The remaining 47 species are also found on one or more other Hawaiian islands. For at least 40 species, fewer than 50 individual plants remain in the wild.

Critical habitat is not proposed for two species, *Pritchardia kaalae* (loulu) and *Cyrtandra crenata*. In the case of *Pritchardia kaalae*, we are concerned that the designation of critical habitat would increase threats from vandalism or collection of this palm species on Oahu. *Cyrtandra crenata* has not been seen recently in the wild, and there is no viable genetic material available to propagate and reintroduce the species into suitable habitat on Oahu.



Photo by Greg Koob/USFWS

A native of the Koolau Mountains, only three individual plants of *Lobelia monostachya* are known to exist in the wild.

### Who owns the lands on which critical habitat is being proposed?

Approximately 6 percent of the land proposed as critical habitat is under federal ownership or jurisdiction on Oahu. Designation of critical habitat is proposed on U.S. Army lands at Makua Military Reservation, Kawaihoa Training Area, Schofield Barracks Military Reservation and Schofield Barracks East Range,

Dillingham Military Reservation, and Kahuku Training Area; on Hawaii Army National Guard lands at Diamond Head Crater; on U.S. Navy lands at Naval Magazine Pearl Harbor Lualualei Branch and Naval Computer and Telecommunication Area Master Station Pacific Transmitting Facility at Lualualei; and on the U.S. Fish and Wildlife Service's Oahu Forest National Wildlife Refuge.



*Cyanea pinnatifida* or haha

Photo by Greg Koob/USFWS

Thirty-five percent of the land proposed as critical habitat is owned by the State of Hawaii, and the remaining 59 percent is on privately owned lands.

**What are the existing land uses in the proposed critical habitat areas?**

The military lands identified above are used for training and other Department of Defense mission activities. The Fish and Wildlife Service's Oahu Forest National Wildlife Refuge is land that is set aside for the protection and management of natural forest communities on Oahu, including rare, endangered, and threatened species.

The remaining lands are also generally unsuitable for development, land uses, and activities due to their remote location, lack of access, and rugged terrain. In fact, more than 90 percent of the proposed critical habitat units on Oahu are within the State Conservation District, which strictly limits development and most other activities. Ten percent are in agricultural zones, and less than 1 percent are in urban areas.

**How can the public comment on the proposed rule?**

The proposed rule can be accessed via the Internet at [http://www.access.gpo.gov/su\\_docs/index.html](http://www.access.gpo.gov/su_docs/index.html). A limited number of copies are available by calling the Fish and Wildlife Service in Honolulu at 541 3441.

Written comments on the proposed rule may be submitted by mail to the Field Supervisor, U.S. Fish and Wildlife Service, Pacific Islands Office, 300 Ala Moana Blvd., Room 3-122, Box 50088, Honolulu, HI 96850; or by delivering them to the same address. Comments may be submitted by electronic mail to [FWIPIE\\_Oahu\\_crihab@rl.fws.gov](mailto:FWIPIE_Oahu_crihab@rl.fws.gov).

If requested within 45 days after publication of the proposed rule, a public hearing and informational session will be scheduled on Oahu. Written and oral comments would be accepted at that time.

**Why is the Service proposing critical habitat throughout Hawaii?**

In 1998, the United States District Court for the District of Hawaii directed the U.S. Fish and Wildlife Service to review the prudency determinations for 245 listed plant species in Hawaii, including 101 species on the island of Oahu. We also were ordered to publish proposed critical habitat designations or nondesignations for at least 100 species by November 30, 2000, and for the remaining 145 species by April 30, 2002.

As a result of a subsequent court order, we also included proposed critical habitat designations or nondesignations for 10 additional listed plants from Maui Nui (Maui, Molokai, Kahoolawe, and Lanai). To comply with these orders, we are publishing seven notices of determinations of whether critical

habitat is prudent, along with proposed rules as appropriate, in the following groupings: Kauai and Niihau, Maui and Kahoolawe, Lanai, Molokai, Northwestern Hawaiian Islands, Hawaii, and Oahu. This proposed rule for critical habitat designation on Oahu is the last of the seven proposed rules required by the court orders.

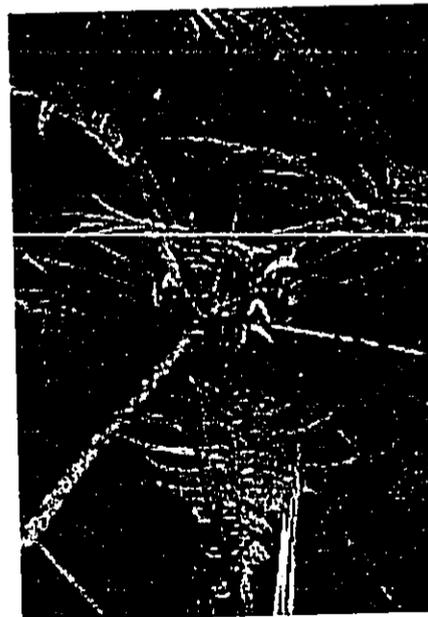
Within one year of publication of the proposed rules we must publish our final determinations, which will take into account comments received during the public comment period on the proposed rules, the economic analyses, and any new pertinent scientific information.

**What are the threats to these species?**

Competition from introduced plant species; habitat destruction by feral and domestic animals; agricultural, military, and residential development; and predation by cattle, insects, and rats have all contributed to bringing these plants close to extinction.

**What is critical habitat?**

Critical habitat is the term used in the Endangered Species Act to



*Cyanea grimesiana* ssp. *grimesiana* or haha

Photo by Greg Koob/USFWS

define those areas of habitat that are known to be essential for an endangered or threatened species to recover and that require special management or protection. The ultimate goal of the Endangered Species Act is to restore healthy populations of listed species within their native habitats so that they can be removed from the list of threatened and endangered species.

**How does the designation of critical habitat increase protection for threatened and endangered species?**

If critical habitat is designated for a species, all Federal agencies must consult with the Fish and Wildlife Service to ensure that any action they authorize, fund, or carry out is not likely to result in the destruction or adverse modification of the critical habitat. In addition, designation of critical habitat focuses attention on those areas that are important to species recovery.

**How does critical habitat affect private landowners and State lands?**

Critical habitat designation does not affect activities on State or private lands unless some sort of Federal permit, license, or funding is involved. Activities such as farming, grazing, logging, hunting, and other recreational uses generally are not affected by critical habitat designation, even if the landowner's property is within the geographical boundaries of critical habitat.

The designation has no impact on individual, city, county, or State actions if there is no Federal involvement, nor does it signal any intent of the Federal government to acquire or control the land.

**How does critical habitat affect Federal agencies?**

Federal agencies are required to ensure that any activity they fund, carry out, or authorize is not likely to jeopardize the survival of a listed species or destroy or adversely modify its critical habitat. By consulting with the Fish and Wildlife Service, an agency can usually minimize or avoid any potential conflicts with listed species and their critical habitat, and the proposed project may be undertaken. Most projects proceed unaffected.

**How do you determine what areas to designate as critical habitat?**

We consider the species' current range (*i.e.*, areas in which the species currently exists) and historic range (*i.e.*, areas that the species formerly occupied within recent memory). Then, we identify features of the habitat that are needed for the species to live and reproduce.

Examples of features of the habitat or requirements that are generally considered are:

- space for individual and population growth for normal behavior;
  - food, water, air, light, minerals, or other nutritional or physiological requirements;
  - cover or shelter;
  - sites for breeding, reproduction, or rearing of offspring, germination, or seed dispersal; and
  - areas that are protected from disturbance or are representative of the historic geographical and ecological distributions of a species.
- In this critical habitat proposal, we specifically considered the following habitat features: type of plant community, associated native plant species, locale (*e.g.*, steep rocky cliffs, talus slopes, streambanks), and elevation.

**Are potential economic impacts considered?**

Yes. Although decisions to place species on the threatened or endangered list must be based solely on biological grounds, potential economic and social effects of critical habitat designations are analyzed and considered before the designations are completed.

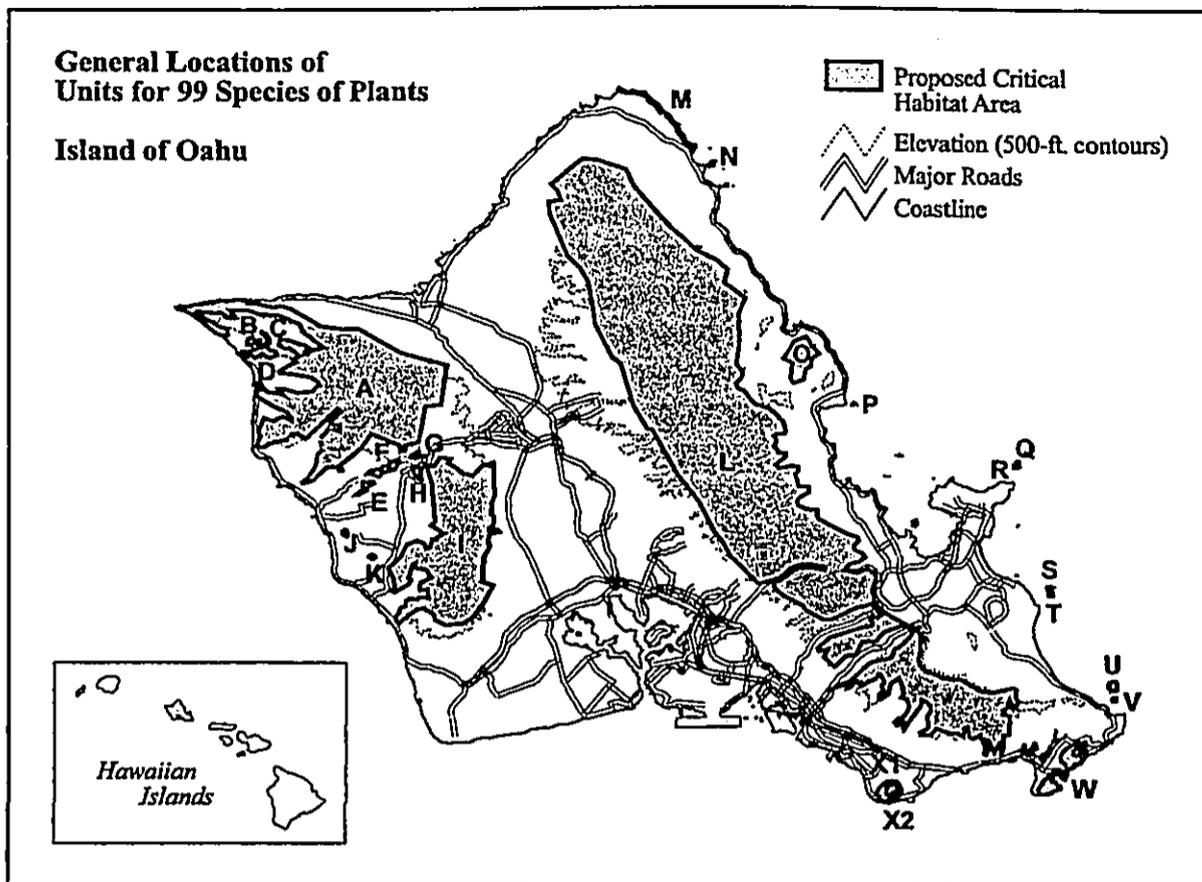
An area may be excluded from proposed critical habitat if the Secretary of the Interior finds that the benefits of an exclusion outweigh the conservation benefits of including the area. However, excluding an area from a critical habitat designation is allowed only if doing so will not lead to the extinction of the species.

A draft economic analysis based on this proposal is under development and will be made available for public review. We do not anticipate the designation of critical habitat on the island of Oahu will have any significant economic impacts.



*Hedyotis parvula* is found only in Oahu's Waianae Mountain range.

Photo by Greg Koob/USFWS



**Proposed Critical Habitat Units on the Island of Oahu**

Unit	State/Local Lands	Private Lands	Federal Lands	Total
Oahu A	14,278 acres	4,698 acres	2,036 acres	21,013 acres <sup>1</sup>
Oahu B	83 acres			83 acres
Oahu C	35 acres			35 acres
Oahu D	271 acres			271 acres
Oahu E	94 acres			94 acres
Oahu F	109 acres		91 acres	200 acres
Oahu G			40 acres	40 acres
Oahu H			68 acres	68 acres
Oahu I	2,813 acres	7,552 acres	2,258 acres	12,623 acres
Oahu J			25 acres	25 acres
Oahu K			18 acres	18 acres
Oahu L	19,617 acres	52,313 acres	2,371 acres	74,301 acres
Oahu M	<1 acre	245 acres		246 acres <sup>1</sup>
Oahu N	12 acres			12 acres
Oahu O	455 acres	611 acres		1,066 acres
Oahu P	3 acres			3 acres
Oahu Q	3 acres			3 acres
Oahu R	15 acres			15 acres
Oahu S	12 acres			12 acres
Oahu T	9 acres			9 acres
Oahu U	67 acres			67 acres
Oahu V	10 acres			10 acres
Oahu W	839 acres	<1 acre		840 acres <sup>1</sup>
Oahu X	311 acres			311 acres
<b>Totals</b>	<b>39,037 acres</b>	<b>65,420 acres</b>	<b>6,907 acres</b>	<b>111,364 acres</b>

<sup>1</sup>Area differences due to digital mapping discrepancies between TMK data and USGS coastline or difference due to rounding

Summary of Island Distribution of 99 Species from the Island of Oahu  
for Which Critical Habitat is Proposed

Species	Island Distribution						NW Isles, Kahoolawe, Niihau
	Kauai	Oahu	Molokai	Lanai	Maui	Hawaii	
<i>Abutilon sandwicense</i> (No common name)		C					
<i>Adenophorus periens</i> (pendant kihi fern)	C	H	C	H	H	C	
<i>Alectryon macrococcus</i> (mahoe)	C	C	C		C		
<i>Alsinidendron obovatum</i> (No common name)		C					
<i>Alsinidendron trinerve</i> (No common name)		C					
<i>Bonamia menziesii</i> (No common name)	C	C	H	C	C	C	
<i>Cenchrus agrimonoides</i> (kamanomano)		C		H	C		NW Isles (H)
<i>Centaurium sebaeoides</i> (awiwī)	C	C	H	C	C		
<i>Chamaesyce celastroides</i> var. <i>kaenana</i> (akoko)		C					
<i>Chamaesyce deppeana</i> (akoko)		C					
<i>Chamaesyce herbstii</i> (akoko)		C					
<i>Chamaesyce kuwaleana</i> (akoko)		C					
<i>Chamaesyce rockii</i> (akoko)		C					
<i>Colubrina oppositifolia</i> (kauila)		C			C	C	
<i>Ctenitis squamigera</i> (pauoa)	H	C	C	C	C	H	
<i>Cyanea acuminata</i> (haha)		C					
<i>Cyanea crispa</i> (haha)		C					
<i>Cyanea grimesiana</i> ssp. <i>grimesiana</i> (haha)		C	C	C	C		
<i>Cyanea grimesiana</i> ssp. <i>obatae</i> (haha)		C					
<i>Cyanea humboldtiana</i> (haha)		C					
<i>Cyanea koolauensis</i> (haha)		C					
<i>Cyanea longiflora</i> (haha)		C					
<i>Cyanea pinnatifida</i> (haha)		H					
<i>Cyanea st.-johnii</i> (haha)		C					
<i>Cyanea superba</i> (haha)		C					
<i>Cyanea truncata</i> (haha)		C					
<i>Cyperus trachysanthos</i> (puukaa)	C	C	H	H			Ni (H)
<i>Cyrtandra dentata</i> (haiwale)		C					
<i>Cyrtandra polyantha</i> (haiwale)		C					
<i>Cyrtandra subumbellata</i> (haiwale)		C					
<i>Cyrtandra viridiflora</i> (haiwale)		C					
<i>Delissea subcordata</i> (No common name)		C					
<i>Diellia erecta</i> (No common name)	H	C	C	H	C	C	
<i>Diellia falcata</i> (No common name)		C					
<i>Diellia unisora</i> (No common name)		C					
<i>Diplazium molokaiense</i> (No common name)	H	H	H	H	C		
<i>Dubautia herbstobatae</i> (naenae)		C					
<i>Eragrostis fosbergii</i> (No common name)		C					
<i>Eugenia koolauensis</i> (nioi)		C	H				
<i>Euphorbia haeleleana</i> (akoko)	C	C					
<i>Flueggea neowawraea</i> (mehamchame)	C	C	H		C	C	
<i>Gardenia mannii</i> (nanu)		C					
<i>Gouania meyenii</i> (No common name)	C	C					
<i>Gouania vitifolia</i> (No common name)		C			H	C	
<i>Hedyotis coriacea</i> (kioele)		H			C	C	
<i>Hedyotis degeneri</i> (No common name)		C					
<i>Hedyotis parvula</i> (No common name)		C					
<i>Hesperomannia arborescens</i> (No common name)		C	C	H	C		
<i>Hesperomannia arbuscula</i> (No common name)		C			C		
<i>Hibiscus brackenridgei</i> (mao hau hele)	R	C	H	C	C	C	
<i>Isodendron laurifolium</i> (aupaka)	C	C					
<i>Isodendron longifolium</i> (aupaka)	C	C					
<i>Isodendron pyrifolium</i> (wahine noho kula)		H	H	H	H	C	Ni (H)
<i>Labordia cyrtandrae</i> (kamakahala)		C					
<i>Lepidium arbuscula</i> (anaunau)		C					
<i>Lipochaeta lobata</i> var. <i>leptophylla</i> (nehe)		C					
<i>Lipochaeta tenuifolia</i> (nehe)		C					
<i>Lobelia gaudichaudii</i> ssp. <i>koolauensis</i> (No common name)		C					
<i>Lobelia monostachya</i> (No common name)		C					



U.S. Fish & Wildlife Service

# Critical Habitat for the O`ahu `Elepaio

Once described as "the commonest native land bird to be found on the island," the O`ahu `elepaio is now an endangered species. To further protect this small forest bird, the U.S. Fish and Wildlife Service has designated five areas of critical habitat encompassing 65,879 acres for the O`ahu `elepaio.



Photo by Eric Vander Hrf

## What is an O`ahu `elepaio?

The O`ahu `elepaio (*Chasiempis sandwichensis ibidis*) is a small forest bird that is found only on the Hawaiian island of Oahu. It is a member of the monarch flycatcher family. Adults have a dark brown crown and back, white underparts with light brown streaks on the upper breast, and white wing bars, rump, and tail-tips. Their long tail is often held up at an angle. `Elepaio are nonmigratory, territorial, and often mate for life. The O`ahu `elepaio was placed on the list of endangered species by the U.S. Fish and Wildlife Service on May 18, 2000.

The O`ahu `elepaio was once common and widespread in forested areas throughout the island at all elevations. Currently, it is most often found in streamside vegetation and in mesic forest with a tall canopy and well-developed understory. The species is thought to occupy less than four percent (about 13,600 acres) of its original range.

Six core subpopulations and several smaller subpopulations totaling

approximately 1,982 birds are thought to remain in the world. The number of birds is divided about evenly between the Wai`anae Mountains in the west and the Ko`olau Mountains in the east.

Primary threats to the O`ahu `elepaio are diseases carried by introduced mosquitos, including avian pox and malaria; predation by introduced mammals, especially rats; and habitat degradation and loss caused by human impacts. Storms with high winds and heavy rains also are known to destroy nests.

In Hawaiian legend, `elepaio helped canoe makers judge the quality of koa logs to make into canoes. If the bird landed on the log and pecked at it, the wood was considered to be of poor quality. If, however, it landed on the log and sang "ono-ka-ia," the log was considered sound. Because the `elepaio is an insect-eater, its ability to identify insect-infested wood made it a valuable resource to early Hawaiians.

`Elepaio also are often the first birds to sing in the morning, and their

songs were thought to warn spirits of the night that their work must end because dawn was approaching.

## What is critical habitat?

Critical habitat is the term used in the Endangered Species Act to define those areas with the physical and biological features essential to the "conservation" of a threatened or endangered species, and that may require special management considerations or protection. "Conservation" means to *recover* a species to the point where it is no longer threatened or endangered. So, critical habitats are those areas of habitat that are needed by an endangered or threatened species in order to recover and that may require special management or protection.

## How did you determine what areas to consider as critical habitat?

The Fish and Wildlife Service considers the species' current range (*i.e.*, areas in which the species currently exists) and historical range (*i.e.*, areas that the species formerly occupied within historical memory).

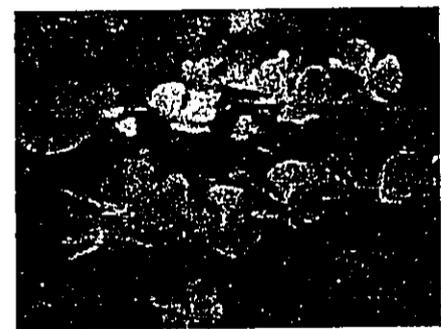
Species	Island Distribution						
	Kauai	Oahu	Molokai	Lanai	Maui	Hawaii	NW Isles, Kahoolawe, Nihoa
<i>Lobelia niihauensis</i> (No common name)	C	C					Ni (H)
<i>Lobelia oahuensis</i> (No common name)		C					
<i>Lysimachia filifolia</i> (No common name)	C	C					
<i>Mariscus pennatifolius</i> (No common name)	H	H			C	H	NW Isles (C) Ni (H)
<i>Marsilea villosa</i> (ihiihi)		C	C				
<i>Melicope lydgatei</i> (alani)		C					
<i>Melicope pallida</i> (alani)	C	C					
<i>Melicope saint-johnii</i> (alani)		C					
<i>Myrsine juddii</i> (kolea)		C					
<i>Neraudia angulata</i> (No common name)		C					
<i>Nototrichium humile</i> (kului)		C			H		
<i>Peucedanum sandwicense</i> (makou)	C	C	C		C		
<i>Phlegmariurus nutans</i> (wawaeiole)	H	C					
<i>Phyllostegia hirsuta</i> (No common name)		C					
<i>Phyllostegia kaalaensis</i> (No common name)		C					
<i>Phyllostegia mollis</i> (No common name)		C	H		C		
<i>Phyllostegia parviflora</i> (No common name)		C			H	H	
<i>Plantago princeps</i> (Iaukahi kauhiwi)	C	C	C		C	H	
<i>Platanthera holochila</i> (No common name)	C	H	C		C		
<i>Pteris lidgatei</i> (No common name)		C	H		C		
<i>Sanicula mariversa</i> (No common name)		C					
<i>Sanicula purpurea</i> (No common name)		C			C		
<i>Schiedea hookeri</i> (No common name)		C			H		
<i>Schiedea kaalae</i> (No common name)		C					
<i>Schiedea kealiae</i> (No common name)		C					
<i>Schiedea nuttallii</i> (No common name)	C	C	C		H		
<i>Sesbania tomentosa</i> (ohai)	C	C	C	H	C	C	Ni (H), Ka (C), NW Isles (C)
<i>Silene lanceolata</i> (No common name)	H	C	C	H		C	
<i>Silene perlmanii</i> (No common name)		H					
<i>Solanum sandwicense</i> (popolo aiakakua)	C	H					
<i>Spermolepis hawaiiensis</i> (No common name)	C	C	C	C	C	C	
<i>Stenogyne kanehoana</i> (No common name)		C					
<i>Tetramolopium filiforme</i> (No common name)		C					
<i>Tetramolopium lepidotum</i> ssp. <i>lepidotum</i> (No common name)		C		H			
<i>Tetraplasandra gymnocarpa</i> (ohcohe)		C					
<i>Trematalobelia singularis</i> (No common name)		C					
<i>Urera kaalae</i> (opube)		C					
<i>Vigna o-wahuensis</i> (No common name)		H	C	C	C	C	Ni (H), Ka (C)
<i>Viola chamissoniana</i> ssp. <i>chamissoniana</i> (olopu)		C					
<i>Viola oahuensis</i> (No common name)		C					

KEY

- C (Current): population last observed within the past 30 years
- H (Historical): population not seen for more than 30 years
- R (Reported): reported from undocumented observations

U.S. Fish and Wildlife Service  
 Pacific Islands Fish and Wildlife Office  
 300 Ala Moana Blvd., Room 3-122  
 Honolulu, Hawaii 96850  
 808 541 3441  
 May 2002

Our mission is working with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of American people.



*Marsilea villosa* or 'ihi 'ihi

Photo by Greg Koob/USFWS



Photo by Eric VanderHart

Then, we identify elements of the habitat within those areas that are needed for the species to live, reproduce, and recover to the point where it can be removed from the list of endangered species.

In the case of the O'ahu 'elepaio, identification of critical habitat began with its current range. 'Elepaio are highly territorial, and each pair of 'elepaio defends a territory of a certain size. The currently occupied area is too small and fragmented to support a population that is safe from extinction. Recovery will require restoration of 'elepaio in areas where they do not occur currently but did in the past. Therefore, we added unoccupied lands containing the elements needed by 'elepaio that were part of its historical range.

Because a recovery plan that would identify target population levels and distribution for this species has not been completed, we turned to the historical range for the best and most recent information available on the distribution of what we believe was a viable O'ahu 'elepaio population to propose critical habitat areas. Extensive surveys in 1975 showed that subpopulations of 'elepaio were larger, less isolated, and probably viable at that time. The distribution of this historical population provided a basis for identifying areas needed for recovery.

In selecting currently unoccupied lands, we gave priority to lands that provide the species' more preferred forest types, were more recently occupied (since 1975), and form large blocks of suitable habitat.

sufficient to support a population of approximately 10,100 'elepaio.

Within the boundaries of the critical habitat units shown on the map on the next page, existing features and structures such as buildings, roads, aqueducts, antennas, water tanks, agricultural fields, paved areas, lawns, and other urban landscaped areas are not proposed as critical habitat because they do not contain the habitat elements needed by the 'elepaio.

**How does critical habitat affect the State or private landowner?**

Critical habitat designation does not affect activities on State or private lands unless some sort of Federal permit, license, or funding is involved. Activities of the State or a private landowner, such as farming, grazing, and logging, generally are not affected by a critical habitat designation, even if the landowner's property is within the geographical boundaries of the critical habitat.

The designation has no impact on individual, town, county, or State actions if there is no Federal involvement, nor does it signal any intent of the Federal government to acquire or control the land. It does not in any way create a wilderness area, preserve, or wildlife refuge, nor does it close an area to human access or use.

**How does critical habitat affect Federal agencies?**

Federal agencies are required to ensure that any activity they fund, carry out, or authorize is not likely to

jeopardize the survival of a listed species or destroy or adversely modify its critical habitat. By consulting with the Fish and Wildlife Service, an agency can usually minimize or avoid any potential conflicts with listed species and their critical habitat, and the proposed project may be undertaken.

jeopardize the survival of a listed species or destroy or adversely modify its critical habitat. By consulting with the Fish and Wildlife Service, an agency can usually minimize or avoid any potential conflicts with listed species and their critical habitat, and the proposed project may be undertaken.

**Will this designation affect the U.S. Army's ability to train in Hawaii?**

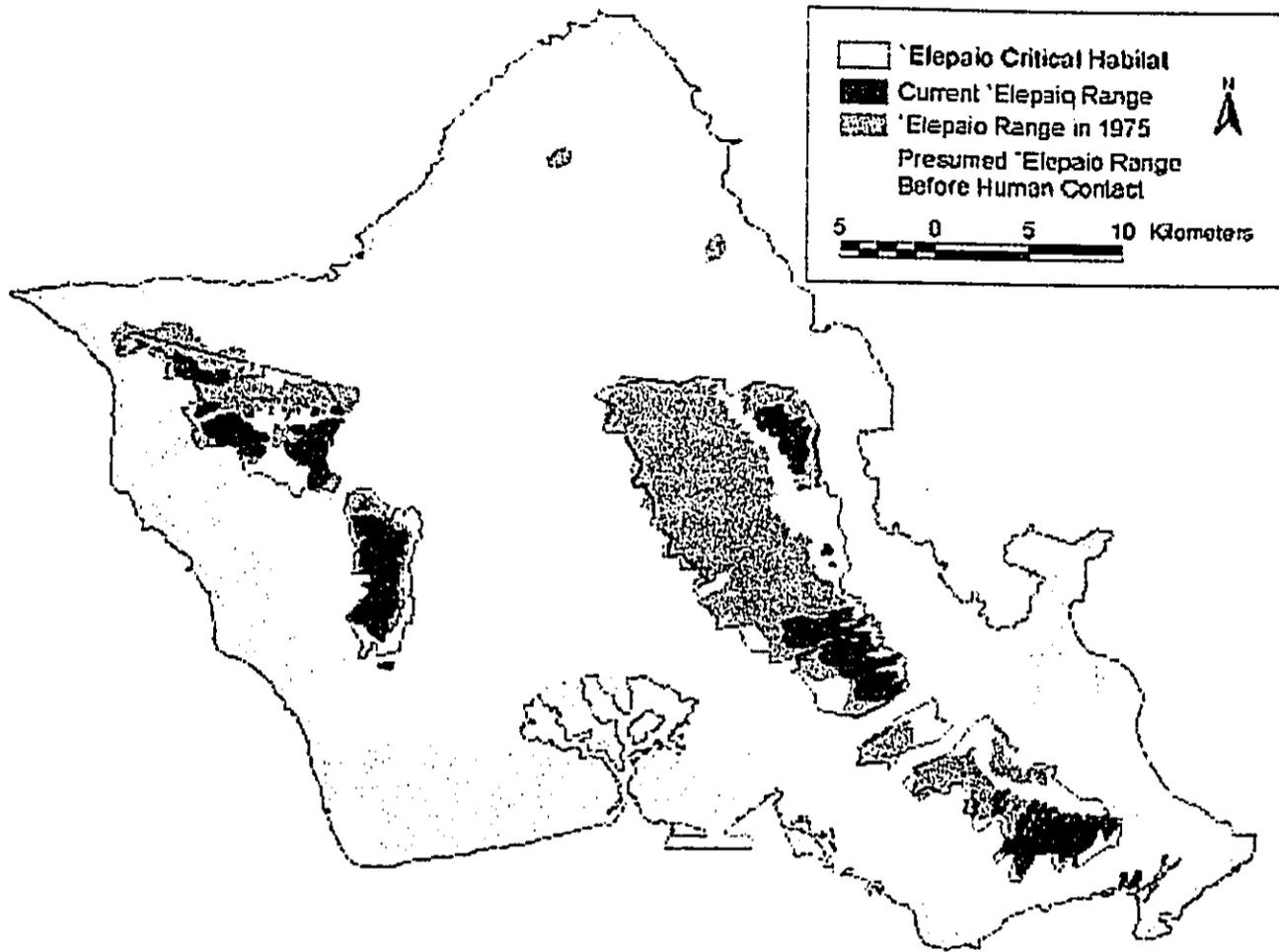
This designation is not expected to compromise the ability of the Army to train at Schofield Barracks or Makua Military Reservation. The critical habitat units do not include lands within training areas, but two impact areas for live-fire training are adjacent to critical habitat. If adequate fire management plans are implemented, critical habitat should have no effect on military training. Since these areas are occupied by the O'ahu 'elepaio, the Army already was required to consult with the Service if their proposed activities may affect the species.

**How does the designated critical habitat compare with the proposed critical habitat?**

Based partially on public comments received after publication of the proposed critical habitat rule and on more careful review of the biological characteristics of several areas, a total of 513 acres of land proposed for critical habitat designation were eliminated in the final rule.

Of this total, 119 acres in Schofield Barracks West Range were removed because their dryland habitat contained only small areas of wetter 'elepaio habitat. Another 77 acres along Palehua Road were removed due to extensive development. In Nanakuli Valley, 156 acres were eliminated since they were mostly dry shrubland and grassland, unsuitable habitat for the 'elepaio.

A total of 121 acres of developed areas in the Keaiwa Heiau State Recreation Area were also removed. The final 40 acres eliminated in the final critical habitat rule were landscaped areas in and near Lyon Arboretum in Manoa Valley.



**Approximate Area of Critical Habitat Units by Land Ownership**

<u>Unit</u>	<u>Federal Lands</u>	<u>State Lands</u>	<u>County Lands</u>	<u>Private Lands</u>	<u>Total</u>
Northern Wai'anae Mountains	1,913 acres	7,494 acres	1,596 acres	2 acres	11,005 acres
Southern Wai'anae Mountains	1,522 acres	761 acres		3,702 acres	5,985 acres
Central Ko'olau Mountains	7,047 acres	9,276 acres	761 acres	19,489 acres	36,573 acres
Kalihi-Kapalama		981 acres	442 acres	564 acres	1,987 acres
Southern Ko'olau Mountains	7 acres	6,309 acres	1,176 acres	2,837 acres	10,329 acres
<b>Total</b>	<b>10,489 acres</b>	<b>24,821 acres</b>	<b>3,975 acres</b>	<b>26,594 acres</b>	<b>65,879 acres</b>

U.S. Fish and Wildlife Service  
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 December 2001

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# **Appendix G**

**Makakilo/Kapolei Neighborhood Board  
Meeting Minutes, December 1 2004  
as taken from the City's website**

**REGULAR MEETING MINUTES  
WEDNESDAY, DECEMBER 1, 2004  
KAPOLEI HIGH SCHOOL CAFETERIA**

**CALL TO ORDER:** Chair Timson called the meeting to order at 7:07 p.m., with a quorum of seven members present. She welcomed everyone to the Board's meeting at the Kapolei High School Cafeteria and reminded them that at 9:45 p.m., the lights in the cafeteria would be shut off and at 10:00 p.m., the gates will be locked so the Board must conclude their business by 9:45 p.m. Chair Timson then summarized Rule 9 of the Revised Neighborhood Plan (RNP) regarding order and decorum; then reminded everyone that due to the time constraints on the room to please stay within their allotted time limits when reporting their information.

**MEMBERS PRESENT:** Jane Ross, Martha Makaiwi, Linda Young, Michael Golojuch, Maeda Timson, Brent Buckley, and Kioni Dudley.

**MEMBERS ABSENT:** George Yamamoto and Shad Kane.

**GUESTS:** Wendy Sefo (Councilmember Gabbard's Office staff), Councilmember Nestor Garcia, Puni Chee (Councilmember Garcia's Office staff); Gary Oliva, Robert Isler, Susanne Ontai, Tom Simmons, Robbie Aern, Tom Joaquin, Harold Kageura, Piliir Rosell, Patrick Clyde, and Lori Hoo (Hawaiian Electric Company – HECO); Roy Wickramaratna (Neighborhood Commissioner), Mary Clegg and Don Clegg (APC, Inc); John Howell, and N.T. Kawakami (Easter Seals Hawaii); James Nakatani (Congressman Case's Office staff), Delta Westcot (Villages of Kapolei), Cynthia Rezentes (Waianae Coast Neighborhood Board No. 24), Mike Freitas, Mindy Norris (Leeward O'ahu Transportation Management Association – LOTMA), Ron Schaedel, Michele Golojuch, Michael Golojuch, Jr. (PFLAG), Carolyn Golojuch, Senator Brian Kanno, Alan Gano, Louie Souza, Brian Sekiguchi (Governor's Representative), George Kuo (Board of Water Supply – BWS), David Lemon, David Pagan, Captain Walter Faulcomer (Honolulu Fire Department – HFD), Representative Mark Moses, Councilmember Mike Gabbard, and Charles Herrmann, Jr. (Neighborhood Commission Office staff).

**BOARD MEMBERS' ROLL CALL:** The Neighborhood Assistant called roll and announced there was a quorum of seven members present. Chair Timson then wished member Kane good luck with his upcoming operation.

**MONTHLY REPORTS PART I:** At this time no representatives were present to give their reports.

**COMMUNITY CONCERN AND ANNOUNCEMENTS:**

**Community Concerns:**

**Public Access Through Ko Olina and Request to Form a Neighborhood Security Watch (NSW) Program** – The resident that has requesting help getting access through the Ko Olina area and forming a Neighborhood Security Watch Program for the last two months reported that Wendy Sefo from Councilmember Gabbard's staff has been very helpful in providing better access for residents, but the HPD officer (Officer Mark Tom) that he was referred to for help starting a NSW has not been good at responding to their request to start their own NSW. He also said he remembers when the holiday parade went through the housing at Honokai Hale and asked why it does not anymore; he was referred to the Kapolei Lions Club because they are in charge of that parade. He commented was that he thanked God that the Makaiwi Gulch site was not chosen as the site for the new solid waste landfill. He then questioned the article in the Sunday newspaper which said that Jeff Stone had purchased several acres of land in the Campbell Industrial area to ship garbage from and asked if the Board was aware of the purchase or if the site was one on the solid landfill site selection list; Chair Timson said the Board was informed the same way that he was and the Board needs to talk to Jeff Stone from Ko Olina.

**Garbage Truck Accident on the H-1 Exit** – A resident suggested that some kind of barrier should be put up to help slow the trucks down. Chair Timson said the Board would prefer to wait until the investigation is completed by HPD before they ask for any type of action. Chair Timson asked resident Louie Souza who was present at the scene of the accident if he could explain the situation that caused the accident in the community. He said there needs to be down-shifting signage of some type and better enforcement by HPD because even though the speed limit is 35 miles per hour (mph) the truck was doing about 45 mph when it ran into trouble because two lanes at the bottom of Makakilo Drive were already blocked and the truck was left with no choice but to do what he did when he came down the hill. We will take the issue up with HPD next month.

**Graffiti Removal** – A resident expressed her desire to have Kapolei Knolls remove the graffiti quickly like the Villages of Kapolei does, she said her experience has shown that if graffiti is not removed right away it encourages more graffiti in the area. Chair Timson asked if either the Mayor's or Governor's representative was present, neither were; Chair Timson said the Board would follow-up on who is responsible for the area and see what can be done.

**Solid Waste Landfill Site Selection** – A resident expressed her outrage that Councilmember Gabbard suggested using land at Campbell Industrial Park as the site for the landfill. She said the Mayor's Blue Ribbon Committee met for over a year and never considered the site and for Councilmember Gabbard to suggest this site at the last minute shows he does not support this community and he did us a great disservice. Chair Timson said that if the Councilmember Gabbard attends the meeting tonight she would ask him to explain his actions.

**Kapolei Road Permits Being Expedited** – A resident explained that on last night's KITV News reporter Darrell Huff said the permits for our roadways was being expedited and the resident asked which roads were they talking about; Chair Timson said the Board was not informed and Vice-Chair Golojuch said the issue had not been discussed at any of the meeting that he attended with the City. Councilmember Garcia said he would address the issue in his report.

**Gasoline Prices** – Member Dudley reported that the price per gallon on the island is about 38 cents higher than anywhere on the mainland and it is creating a drag on our economy and if thing happen like they usually do it will take months and months for the price to go down. He added that we represent people that live a long way from town and do a lot of driving and we are the ones that are truly paying the high prices and the Board has not been active enough regarding this issue. Dudley suggested that the Board become involved in the issue by either sending a group of people to talk to the refineries or by inviting them to a meeting as an agenda item. Chair Timson said she would refer the issue to the committee chair for follow-up.

#### **Announcements:**

**O'hana and Keiki Festival** – On January 2, 2005 Mayor Elect Hannemann will be holding a private inauguration ceremony at Kapolei Hale and an o'hana and keiki celebration from 11:30 a.m., until 3:00 p.m., food, games and entertainment will be provided. There will be another inauguration ceremony at Honolulu Hale later in the month.

**Leeward O'ahu Transportation Management Association (LOTMA)** – Mindy Norris distributed copies of the schedule and route information regarding the new TheTransit/E-Express route. She said the route will also feature ten new gas-electric hybrid buses which can carry 75 people each. The first and last buses will depart at the following times: 1) weekdays/State Holidays: a) A'ala Park to Waikiki: 5:00 a.m. to 11:35 p.m., b) Waikiki to A'ala Park: 5:33 a.m. to 12:08 a.m.; 2) Saturdays: a) A'ala Park to Waikiki: 5:00 a.m. to 11:35 p.m., b) Waikiki to A'ala Park: 6:03 a.m. to 12:08 a.m.; 3) Sundays: a) A'ala Park to Waikiki: 6:00 a.m. to 11:35 p.m., b) Waikiki to A'ala Park: 6:33 a.m. to 12:08 a.m. The buses run every 15 minutes.

Questions and answers followed: Responding to Dudley, Norris said the route is not primarily for tourists, the service is attractive to both residents and tourists, but she does not have the exact rider-ship numbers, Dudley would have to contact the City Department of Transportation Services (DTS) for those numbers.

**Annual Lions Club Holiday Parade** – The annual Lion's Club Christmas Parade will be held on December 18, 2004, leaving Kapolei High School at 3:00 p.m. and regrouping at the top of Makakilo Drive at 6:00p.m.

**Sunset on the Plains** – The third annual Sunset on the Plains will be held on December 11&12, 2004 at the Kapolei Regional Park from 11:00 a.m. until 10:00 p.m. The event will feature Sherk 2 on Saturday after the parade and Spiderman II on Sunday after the fireworks. There will be plenty of free entertainment, and food and crafts to purchase. There will also many free events for the children, everyone is welcome. Chair Timson thanked Hawaiian Electric Company (HECO) for being one of the sponsors and thanked Kapolei High School Graphics Department for creating the posters for the event.

The agenda was taken out of order at this time to allow the Honolulu Fire Department to give their monthly report.

**Honolulu Fire Department – HFD** – Captain Walter Faulcomer reported the following for the month of November 2004: 1) the statistics for the month included: a) Engine 35: one structure, one brush, and one vehicle fire, 25 medical emergencies and five miscellaneous emergencies (one hazardous conditions, three good intent calls and one false alarm); b) Engine 40: three structure, one brush, eight rubbish, three vehicle and eight other fires, 10 medical and two search/rescue calls; c) Ladder Truck 40: four structure and two vehicle fires, 33 medical emergencies and one miscellaneous call; d) all three fire vehicles responded to a fire at the refinery, which was already under control by the refinery fire crews; 2) there was one major incident which required four companies to respond (at Chili's); 3) HFD along with other City and County departments decorated the outdoor trees in downtown Honolulu and Kailua; 4) a list of several Holiday Safety Tips regarding: a) care for your Christmas tree, b) decorating your tree, c) miscellaneous Christmas safety tips, d) holiday home safety tips, e) safety gift ideas, and f) New Year's Eve Fireworks information and safety tips; fireworks permits may be purchased for \$25.00 per 5,000 firecrackers, should you have any questions or need additional information please call the Fire Prevention Bureau at 831-7764; 5) Monthly Fire safety tip: When calling 911, ask for the service you want (fire, police or ambulance). Give your name, phone number, and address with any room number and/or floor number. Stay on the phone and follow the operator's instructions.

Questions and answers followed: Responding to the question on how HFD decides which emergency to respond to first, Captain Faulcomer said once a unit responds to an incident it finishes that incident before they are assigned to another and HFD responds on a first call first basis. He said there are three companies here and coverage is good; the resident said the only reason she asked is because Kalaeloa was added to the three company's area of coverage. Captain Faulcomer said this area has the same amount of fire vehicles as does the Waianae area which has much more area to cover so there should not be too much concern regarding HFD coverage in this area.

The order of the agenda was returned to at this time.

#### **PRESENTATIONS:**

**Easter Seals – Conditional Use Permit for a Facility Adjacent to St. Jude's Church on Makakilo Drive** – Don Clegg reported that Easter Seals is seeking a Conditional Use Permit (CUP) to build a facility off of Makakilo Drive on approximately four acres of land adjacent to St. Jude's Church. They will be using about 3.2 acres of the land for the facility; the rest of the land will be left vacant and will be landscaped. The facility will be about 17,000 square feet; two story building that will follow the natural slope of the hill. Therefore most of the building won't be visible from the street level. The land is zoned residential R-5 and agriculture. They will be using the church's driveway originally to access Makakilo

Drive through, but when the Palailai Street extension is completed they would create another access route for both Easter Seals and the church. They will employ about 25 employees, the facility will be open at 7:30 a.m., until 5:30 p.m., Mondays to Fridays, no services will be provided on Sundays and in the evenings, so there should be no conflict with the church regarding access and shared parking. The facility will service the Ewa, Waipahu, Kapolei and Waianae Coast areas. Clegg introduced John Howell from Easter Seals Hawaii to provide information regarding the services that will be available.

Howell explained that Easter Seals has been providing service to West O'ahu for most of their 60 years of service in Hawaii. They provide services through 18 different kinds of programs from early child development program to adult/elderly day care centers. Recently they moved their adult services to Ewa, on Renton Road, where they have about 18 employees that serve about 40 adults in a day program and about 100 more adults in the community through adult services. They will continue to use the facility for those services, but the reason for the Makakilo facility is because it is the epicenter of growth on O'ahu and because of the increased demand for youth services in

the area. The Makakilo facility would serve multiple programs/disciplines and although the facility would have only about 25 employees, this new opportunity will probably create about another 100 jobs in the west O'ahu area. The majority of these jobs would be working from home providing services that are coordinated by the center on Makakilo Drive. Easter Seals operates about 9 or 10 facilities in the islands and we are generally known as very good neighbors. Howell said that if Easter Seals is allowed to have their facility in Makakilo they will be proud neighbors and they would be a nice part of the community by creating jobs and providing much needed services. We currently are servicing people in the Makakilo area, but we need a facility.

Questions and answers followed:

- 1) Howell said their facility would be available for community meetings, with reasonable rules.
- 2) Responding to a question regarding traffic problems caused by people coming and going from the facility from 7:30 a.m., through 5:30 p.m., Howell said the children would come in the morning, they would be doing parent counseling in the community for half of the day, adults services would be provided from 7:30 a.m., through 1:00 p.m., and youth after school programs would be held after school hours.
- 3) Responding to a question regarding their redoing the exit/entrance to their facility, Howell said there were two answers; first they would complete a traffic study and eventually they would plan to move the exit/entrance when the Palailai Street extension is completed.
- 4) Responding to whether they need a zoning change, Howell said they would not need any because the facility would be okay on the R-5 area and they would put basketball courts on the agricultural land, which is acceptable.
- 5) Responding to a question about when the facility would be completed, Howell said they received the estimates yesterday and they would discuss them next week and they expect groundbreaking to be in about 1.5 years with construction taking 12 -15 months to complete and estimated day for opening the facility is in March 2006.
- 6) It was reported that St. Jude's Church already uses some of Easter Seals area for parking and that the church is planning to expand; Howell said they have already talked to and extended their aloha to the Father Khan of the church to use their parking areas. Dudley said as the president of the friends of Makakilo, his organization would like to see the Palailai Street extension finished before Easter Seals opens their facility, Howell said if there is a problem with arrival times creating traffic they would rotate starting hours.

- 7) It was reported that Schuler Homes is going to complete the Palilalai Street extension and they have already agreed to allow Easter Seals access when it is completed and they expect to have the extension completed before the Easter Seals facility is completed and opened.
- 8) A resident expressed the following concerns: a) whether the height limit would be starting from ground level or from the highest point on the property, Howell said the height would be from the existing natural slope of the hill and the majority of the building would not be visible from the street level; b) traffic would be very bad at the entrance/exit with people coming and going all day long, Howell said they would complete a traffic study first and follow what is determined to be needed by the study; c) concern was expressed that the existing drainage area would be changed, Howell said the drainage area would not be changed at all; and d) would the facility be available for Neighborhood Board meetings, Howell said it would with reasonable rules.
- 9) Member Dudley asked that they please use solar power as much as possible, Howell said two of the three plans they received include "green buildings" with solar power usage. .

**Golojuch moved and Ross seconded the motion that the Board supports Easter Seals request for a Conditional Use Permit for their proposed Makakilo Drive facility. The motion carried unanimously, 7-0-0.** (Member Dudley voted yes with reservations and member Makaiwi voted yes with concerns.)

At 8:00 p.m., Chair Timson passed the gavel to Vice-Chair Golojuch while she left the meeting, six members present at this time.

**Hawaiian Electric Company – HECO – Community Update Regarding the Campbell Industrial Park Generating Station** – Lori Hoo, HECO Director of Community Relations, introduced Robert Isler who is the project manager, and reported that this project is being done just like the Waiau pipeline project and this is an informational presentation only, because the start of the project is at least two years away.

Isler reported that as an island O'ahu must be completely electrically self-sufficient because we can't import electricity. HECO must generate enough to meet each day's demand and also need back-up, or reserve generating capacity to allow for planned and unplanned loss of generation. O'ahu's generating units are old and running harder due to growth in demand; this means more shut-downs more often and for longer periods of time for maintenance, planned or unplanned. Within a few years O'ahu will not have enough dependable generating capacity and back-up to meet daily peak demand; a new generating unit to meet peak demand on O'ahu will be needed no later than 2009. HECO is seeking approval to build a 100 megawatt combustion turbine peaking unit in Campbell Industrial Park (CIP). The unit would operate mainly during peak hours of electric usage, 5:00 p.m. until 9:00 p.m. on weekdays. An additional 138kv transmission line about two miles long will be needed to connect the new unit and existing units in CIP and their target date for completion of the project is in 2009. The units will burn cleaner fuels and produce lower air emissions than other O'ahu plants. HECO is now preparing an Environmental Impact Statement (EIS) for the proposed unit. The EIS will also include discussion regarding a second unit adjacent to the first unit in order to adequately disclose all possible plans and cumulative environmental effects. Forecasts show the second unit would be needed by 2013; HECO is determined to defer any second unit as long as possible by using alternative strategies including: conservation, efficiency, renewable energy, and combined heat and power systems at the sites of large commercial customers. These efforts may defer the second unit until 2023 or another ten years. To be clear, although the permitting process including the EIS and the application for an air-quality permit must discuss the possibility of two units, but HECO is applying to the Public Utilities Commission to build only one unit.

Questions and answers followed: 1) Concern was expressed regarding the concentration of things at CIP and that we are putting all of our eggs in one basket (Campbell Industrial Park) which might, in the future, lead to a disaster and leave the island without power. Isler said HECO is looking into other sites on the island for different types of systems or even the same type depending on the resources available at the site. 2) Regarding the concerns related to emissions from the facility, Isler said they would be using

naphtha which is the cleanest burning fuel available and the emission levels would be within the safety limits set by regulations.

**Mid-Pacific Communications – Proposed Location of Antenna in Campbell Industrial Park (CIP) –** Patrick Clyde distributed copies of information regarding the proposed antenna tower and highlighted the following; Mid-Pacific Communications proposes to erect a 70 foot, freestanding tower at 91-220 Kalaeloa Street in CIP, further identified by TMK 9-1-032:036. The tower will serve as an antenna call site for the Mid-Pacific Communications Carrier-Class Wireless network. This site will be a primary node on the network and will provide the surrounding community with wireless internet, data and voice over IP service. When operational, it will bring a viable, high-speed alternative internet and digital data service provider to internet users in Kapolei and surrounding communities. The tower is rated to withstand 120 mile per hour winds. Further inquiries will be received by Patrick Clyde of Mid Pacific at (808) 246-9334 or at [pclyde@midpac.net](mailto:pclyde@midpac.net).

Questions and answers followed: 1) Clyde said the exact usage of the antenna would be as a wireless microwave antenna. It is not like the regular cellular antennas, cellular operates at 960 megawatts, while ours is an alternative fiber optic broad band system and someday they might replace all of the current cellular antennas with this type of system. 2) Clyde said they see the business opportunity in helping to fill in the cellular phone dead spots with in the area and said they are requesting no action from the Board; as part of the process they are only required to make a presentation to the Board and community and address any questions that there might be regarding the tower.

#### **MONTHLY REPORTS, PART II:**

**U.S. Representative Ed Case** – James Nakatani introduced himself and distributed copies of the Representative's monthly written report. He said Rep. Case wants to know concerns the community might have, so Nakatani is now the assigned representative for the Board and will be attending the regular monthly meetings.

Comments followed: Chair Golojuch congratulated Rep. Case on his re-election and said they look forward to seeing him at the Kapolei Sunset on the Plains Christmas Parade.

**Councilmember Mike Gabbard** – Councilmember Gabbard distributed copies of his monthly written report and highlighted the following: 1) regarding the comments earlier regarding the proposal to use the 23 acres in Campbell Industrial Park for a dump site; Councilmember Gabbard said his proposal was to use about three acres of the land to ship our rubbish to the mainland and not to turn the entire 23 acres into a landfill. The news never reported the entire story and that created a lot of confusion and his idea was never considered by the City Council leaving people not knowing the entire story; 2) the vote to continue to use Waimanalo Gulch as our solid waste landfill was 6-3-0; he said he hopes they will still be able to close the entire operations at the gulch by 2008 as promised; 3) we are currently in transition and Wendy Sefo will be continuing on as part of Councilmember-Elect Apo's staff so the transition should be smooth; 4) the Kamokila Boulevard extension construction start date is January 2006; 5) he thanked the community for the opportunity of serving them for the past two years.

Questions and answers followed:

- 1) A resident said Councilmember Gabbard never got his idea out in time to be considered with the other five sites.
- 2) Member Dudley thanked Councilmember Gabbard for his help over the past years.
- 3) Responding to member Makaiwi, Councilmember Gabbard said there were ten sites being considered and after about three or four hours of discussion Councilmember Tam brought up the idea of continuing the usage of Waimanalo Gulch and the Council voted 6-3-0 (Nays: Garcia, Gabbard, and Djou) in support of his idea.

**Councilmember Nestor Garcia** – Councilmember Garcia distributed copies of his monthly report and highlighted the following: 1) regarding synchronization of the traffic signals on Farrington Highway, the Councilmember placed the request with the Department of Transportation Services (DTS) and are waiting for DTS to response; 2) regarding the Kama'aha Avenue/Manuwai Street news article and extension project, the Councilmember did not see the news article, but he was informed the permits should be released by either tomorrow or by Friday, December 3, 2004; 3) regarding the Makakilo Drive resurfacing project: a) the City's Department of Facilities Maintenance (DFM) completed resurfacing the overlapping edge that encroaches into the Waianae-side, down-hill land between Nohohale and Anipeahi Streets; b) the bid challenge issue is still unresolved; and c) the Councilmember continues to monitor the situation and will update the Board as information becomes available from DFM; 4) regarding the Waimanalo Gulch Solid Waste Landfill decision: a) after months of deliberation over the five sites offered by the Mayor's Blue Ribbon Panel, the Council decided that Waimanalo Gulch Landfill extension was selected as the site of the new landfill by a vote of 6-3-0 (Nays: Garcia, Djou, and Gabbard); b) even with the large amount of public testimony in opposition to using a Leeward site the majority of the Council voted on the basis of economic and operational considerations; c) however the Council seems to be committed to do whatever it takes with the Hannemann administration to work towards no landfills through the application of out-of-state shipping, alternative technologies and recycling; d) with the support of this community, our office will work toward creating a comprehensive community benefits package and will seek your input into this matter; and e) in addition Bill 86, was offered for consideration on first reading that would prohibit the establishment of a new City landfill in the City & County of Honolulu; 5) regarding the Kapolei Regional Park Comfort station, the project presently needs funding and Councilmember Garcia will work with Councilmember-Elect Apo and the community to move the project forward in the FY 06 Capital Improvement Project (CIP) budget.

Questions and answers followed:

- 1) Several people would like more discussion regarding the proposed compensation package.
- 2) Many residents expressed concern that how they can trust the permitting agencies to really mitigate the problems the community has been having when they have not done it all this time. It was pointed out that Councilmember Garcia supported the quarry in Maile for the new landfill site.
- 3) Member Ross said the matter of impact fees is not new to the community, they were offered \$75,000.00 per year before, but the community felt it was not enough to cover the problems related to the landfill and the money would be better spent on making the landfill invisible to the community.
- 4) A resident said it is good to finally see the light at the end of the road being completed (Kama'aha Avenue/Manuwai Street extension) and that he disagrees with member Ross and said he thinks that the community should get some type of benefits because we are getting stuck with the trash again. He said he agrees there is a need to hide the landfill and thinks the community could address both ideas in the benefit package.
- 5) Member Ross said the benefits would go to the entire area, but there are some areas that are closer and feel the affects more and this should be considered when the benefit issue is discussed.
- 6) Member Dudley said he agreed with both ideas.
- 7) Member Makaiwi said many years ago Patsy Mink's husband told them there was water in Makaiwi Gulch.
- 8) A resident thanked Councilmember Garcia for his efforts, but she wants the community to get diamonds, pearls and such and not just trinkets. She said bring out the diamonds, Mayor-Elect Hannemann has said it over and over again, now it's time for his administration to deliver. Another resident said she agrees totally with the other resident because this community took the

hit for the entire island. Councilmember Garcia said he would be working with Councilmember-Elect Apo and hopefully the new administration and would like to create a foundation like Horita did in Waipahu.

Vice-Chair Golojuch passed the gavel back to Chair Timson at 8:45 p.m., when Chair Timson returned to the meeting, seven members present at this time.

**Board of Water Supply – BWS** – George Kuo said he had not written report for the Board, but would take any questions. Member Golojuch said the BWS property on the uphill side (Honolulu) of Makakilo Drive could really use some beautification; it looks bad and suggested some drought resistant plants from their Xeriscape Garden might survive well at the location.

**Campbell Industrial Park** – Chair Timson reported that copies of the DOH report from Ron Ho were included in the Board member's folders and that Ho said there were no incidents to worry about.

**Governor's Report** – Brian Sekiguchi distributed copies of the Governor's Update for the week of November 20-26, 2004 and reported the following: 1) regarding the Mauka Lani Elementary School's new eight classroom building, the project was initiated on November 18, 2004. The Department of Accounting and General Services (DAGS)/Public Works Division should be commencing with: a) the selection of a consultant; b) project cost estimates; and c) an allotment request, if they have not done so already; 2) regarding State Department of Transportation (DOT) projects: a) the Makakilo Interchange is substantially finished. The pre-final inspection was held today. There is still some minor work to be done, but there will be no more lane closures while DOT plants grass and do some landscaping; b) the Moanalua Freeway Resurfacing Project has completed repaving the portion from Kalihi to Aloha Stadium. DOT has no plans to completely close the freeway in any direction at night, but they will be doing restripping and light work at night requiring partial lane closures; c) DOT will be off the road during the holiday season from December 16, 2004 until January 4, 2005 and please remember that the police will hold DUI roadblocks this holiday season as well as weekly checkpoints throughout the next year; 3) regarding public flu shots, the Department of Health (DOH) will be holding public flu shot clinics state-wide for the chronically ill; HMSA has donated 10,000 flu shots that will be used for the chronically ill. The clinics will be held beginning November 15 and run through mid- December 2004. For additional information contact either Laura Lott, Communications Office, at 586-4442 or Judy Strait-Jones, Hawaii Immunization Branch at 586-8321.

**Senator Brian Kanno** – Sen. Kanno distributed copies of his written monthly report and said that he received a letter from Parsons Brinckerhoff Quade & Douglas, Inc., (PBQ&D Inc.) regarding the proposed pre-assessment consultation on the Ft. Barrette Road Widening Project. DOT in cooperation with the US Federal Highway Administration has proposed to widen the existing roadway between Farrington Highway and the Barber's Point Gate. Under the proposal, Ft. Barrette Road would be widened from a two lane, undivided roadway into a four lane, divided roadway with a raised median to accommodate the existing and future traffic demands. PBQ&D Inc., has been contracted to help DOT in preparing an environmental assessment for the project and are seeking input on any environmental or social issues associated with the project by December 24, 2004. For further information or if there are any questions please feel free to contact the project manager, Perry Small at (808) 531-7094 or at: [small@pbworld.com](mailto:small@pbworld.com).

Questions and comments followed: 1) Chair Timson thanked Sen. Kanno for doing what the Board asked last month regarding getting the funding released for the Mauka Lani Elementary School eight classroom building. The Board had asked them to write a letter to the Governor. She also and thanked Sen. Kanno for his support with the "Sunset on the Plains" event. Sen. Kanno said he also reported the problems with the Waipahu H-1 exit that were reported at this Board meeting to the Waipahu Neighborhood Board for action. 2) Responding to member Buckley, Sen. Kanno said the procedures being used for the Ft. Barrette Road widening project are the standard procedures on how major roadwork projects are done.

**Representative Mike Kahikina** – Chair Timson reported that copies of the representative's written report were in the Board member's folders and extra copies were available on the back table.

**Representative Mark Moses** – Rep. Moses distributed copies of his written monthly report and highlighted the following: 1) in a response to a letter from the representative, Pat Hamamoto, Superintendent of the Department of Education (DOE) agreed with his request that the DOE make Makua Lani a high priority project and now thanks in part to the support of our community, these much needed classrooms will finally be built; 2) regarding the traffic signals for the Kapolei High School, the contracts have been advertised and the specifications have been sent to interested contractors, selection of the contractor and the awarding of the contract are expected after the beginning of the year; 3) please send any suggestions for the upcoming legislative session to him as soon as possible.

Questions and answers followed: Member Buckley said his classroom at the UH finally got electric turned on today, which has been out since the Halloween weekend Manoa flood and asked the Representative to please support the University of Hawaii's (UH) funding requests during the up-coming legislative session.

**Board of Education** – A representative was not present because they are conducting "Story Telling" tonight.

**Hawaii Community Development Authority (HCDA) – Kalaheo Report** – Chair Timson reported that the Board should receive an up-dated HCDA report within a month or so.

**Board of Education** – A representative was not present to give their report.

**COMMITTEE REPORTS** – Committee Chair Golojuch reported that he continues to work with the Paleihua Community Association regarding the Ho'olu Landing Cluster Development.

#### **APPROVAL OF THE REGULAR MEETING MINUTES:**

**September 22, 2004** – After some discussion the Neighborhood Assistant was asked to review the tape of the meeting for some additional discussion regarding inviting different City agencies to monthly meeting.

**October 27, 2004** – Young moved and Buckley seconded accepting the minutes as submitted. The motion carried unanimously, 7-0-0.

**TREASURER'S REPORT** – Member Ross reported the following for the period ending October 31, 2004: 1) the operating account expenditures were \$82.68, leaving a balance of \$1,207.27; 2) the publicity account remains unchanged at \$1,498.00; and 3) the refreshment account remains unchanged at \$120.00. The treasurer's report was accepted as given, subject to audit, by unanimous consent.

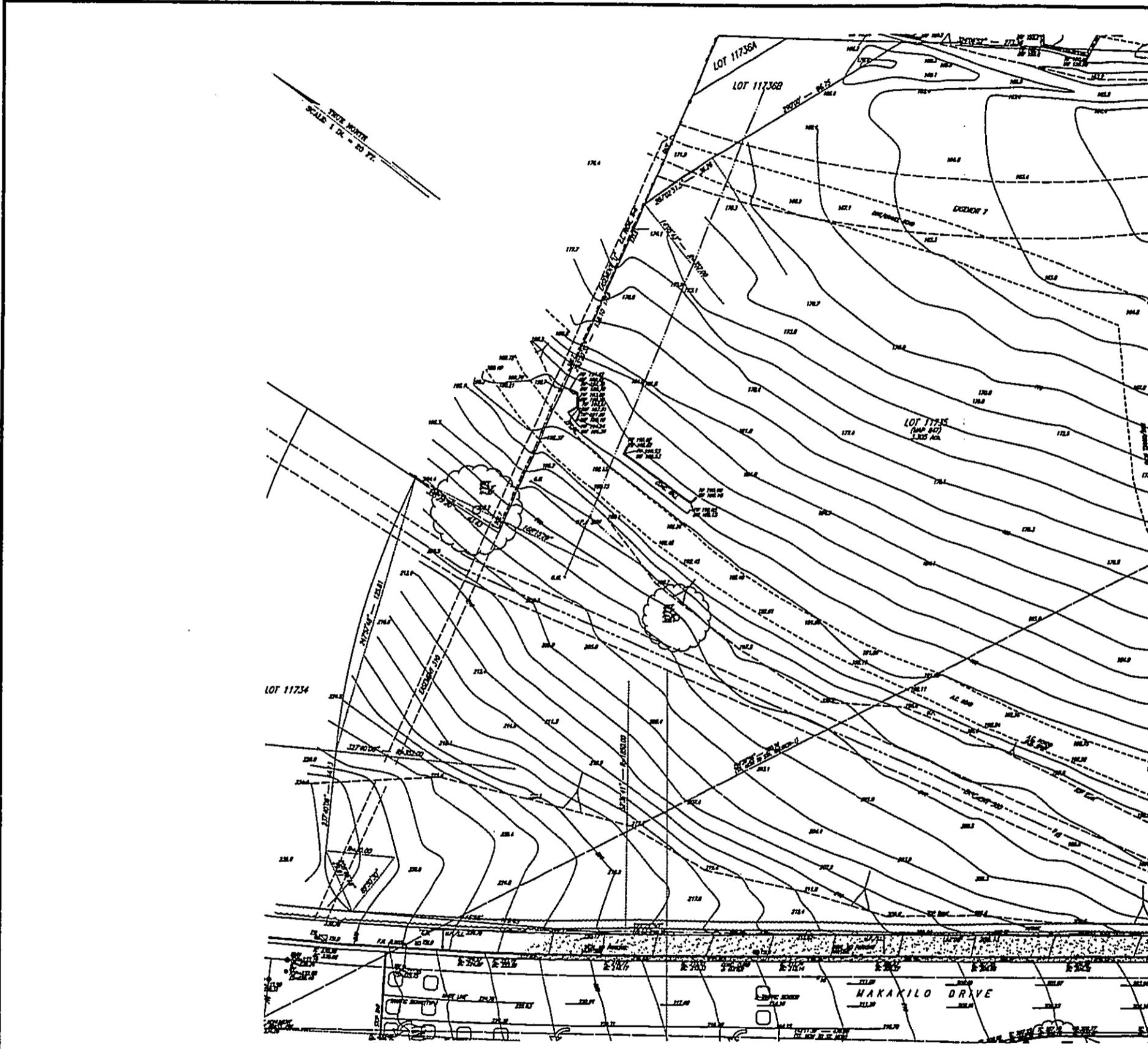
**CHAIR'S REPORT** – Chair Timson said she had nothing additional to report.

**UNFINISHED BUSINESS** – Chair Timson said there was no unfinished business for the Board's discussion at this time.

**ADJOURNMENT:** Chair Timson adjourned the meeting at 9:30 p.m., without objection.

# **Appendix H**

## **Topographic Survey**



NOT TO SCALE



**Appendix I**

**Commission on  
Water Resources Letter**

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P.O. BOX 621  
HONOLULU, HAWAII 96809

SEP 27 2005

PETER T. YOUNG  
CHAIRPERSON

MEREDITH J. CHING  
JAMES A. FRAZIER  
NEAL S. FUJWARA  
CHIYOME L. FUKINO, M.D.  
LAWRENCE H. MIKE, M.D., J.D.  
STEPHANIE A. WHALEN

DEAN A. NAKANO  
ACTING DEPUTY DIRECTOR

SEP 26 2005

Sheryl Nojima, P.E.  
Gray Hong Nojima & Associates, Inc.  
841 Bishop Street, Suite 1100  
Honolulu, Hawaii 96813

Dear Ms. Nojima:

Thank you for your e-mail memorandum requesting whether a stream channel alteration permit would be required for proposed construction of three culverts at three watercourses near Makakilo, Oahu. These watercourses include:

- Makalapa Gulch (Culvert A)
- Makakilo Gulch (Culvert B)
- Unnamed tributary west of Makakilo Gulch. (Culvert C)

Our staff visited these sites on September 14, 2005. These gulches do not support instream uses at the locations of the proposed culverts due to insufficient water flow. Therefore modification of these gulches will not require a stream channel alteration permit pursuant to Hawaii Revised Statutes §174C-71.

Please be advised that modification of these gulches may require other agency approvals regarding wetlands, water quality, grading, stockpiling, floodways, etc. This letter should not be used for other regulatory jurisdictional purposes or used to imply compliance with other federal, state or county rules.

Thank you for your inquiry. If you have any questions regarding this letter, please call David Higa at 587-0249.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean A. Nakano".

DEAN A. NAKANO  
Acting Deputy Director

**Appendix J**

**February 9, 2006**  
**Letter from State Historic**  
**Preservation Division**

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR - LAND

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

February 9, 2006

Mr. Donald Clegg  
President, Analytical Planning Consultants, Inc.  
ATTN: Mary O'Leary, AICP  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawai'i 96817

LOG NO: 2006.0224  
DOC NO: 0602CM15  
Archaeology  
Architecture

Dear Mr. Clegg:

**SUBJECT: Chapter 6E-8 Historic Preservation Review –  
New Building Construction, Easter Seals Hawaii-West Oahu Service Center  
Hono'uli'uli Ahupua'a, 'Ewa District, Island of O'ahu  
TMK: (1) 9-2-019:001**

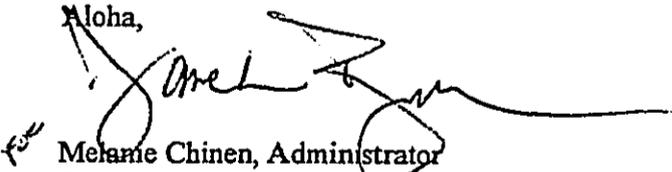
Thank you for the opportunity to review the aforementioned project, which we received on December 12, 2005. We apologize for the delay. The project involves the construction of a new building, parking areas, and other infrastructure, located on a 3.3-acre vacant lot in Makakilo.

We believe that no historic properties will be affected by this undertaking 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) this project has gone through the historic review process, and mitigation has been completed
- f) other: *Previous archaeological reconnaissance including a portion of the subject parcel documented no evidence of historically-significant sites; physiographic location of subject parcel makes it unlikely that historically-significant subsurface deposits are present. There are no architectural concerns*

In the event that historic resources, including human skeletal remains, are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, Oahu Section, needs to be contacted immediately at (808) 692-8015.

Aloha,

  
Melanie Chinen, Administrator  
State Historic Preservation Division

CM:dlb