

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

716 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 527-5311 • FAX: 527-5498

MUFI HANNEMANN
MAYOR



DEBORAH KIM MORIKAWA
DIRECTOR

DANILO "DANNY" AGSALOG
SENIOR ADVISOR

August 29, 2006

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Child and Family Service Ewa
Intergenerational Learning Center
TMK: 9-1-17:058 (previously identified as TMK: 9-1-17: 58 and 89)
91-1841 Fort Weaver Road, Ewa, O'ahu, Hawai'i

The City and County of Honolulu, Department of Community Services, has reviewed the comments received during the 30-day public comment period which began on April 8, 2006. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the September 8, 2006 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the Final Environmental Assessment.

Please contact Randy Wong at 523-4435 if you have any questions regarding this matter.

Sincerely,

Deborah Kim Morikawa
Deborah Kim Morikawa
Director

DKM:ds

Enclosures

RECEIVED
06 SEP 13 10:52
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Final Environmental Assessment

Child and Family Service **Ewa Intergenerational Learning Center**

TMK: 9-1-17: 058

(Previously identified as TMK: 9-1-17: 58 and 89)

91-1841 Fort Weaver Road, Ewa, O`ahu, Hawai`i

Prepared by:

AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawai`i 96813

August 2006

Child and Family Service: Ewa Intergenerational Learning Center

TMK: 9-1-17: 058

91-1841 Fort Weaver Road, Ewa, Oahu

Proposed Action Construct an Intergenerational Learning Center consisting of several structures built in various phases and a Transitional Home to replace existing group home; add new vehicular drop-off areas

Applicant: CFS Real Property, Inc.
91-1841 Fort Weaver, Ewa Beach, HI 96706
Contact: Patti Bates @: (808) 681-1434

Approving Agency: Department of Community Services
City & County of Honolulu
715 South King Street, # 311, Honolulu, HI 96813
Contact: Deborah Kim Morikawa @ (808) 527-5311

Agent: AM Partners, Inc.
1100 Alakea St. #800, Honolulu, HI 96813
Contact: Ed Sheehan, @ (808) 526-2828 ext. 219

Land Ownership: CFS Real Property Inc.

Tax Map Keys: TMK: 9-1-17: 058

Address: 91-1841 Fort Weaver, Ewa Beach, HI 96706

Land Area: 7.486 Acres

Existing Uses: Meeting & group living facility, school, offices

Development Plan Area: Ewa

State Land Use District: Urban District

County Zoning (LUO): R-5

Special Management Area (SMA): Not within the SMA

Special District: Not in Special District

FEMA FIRM Zone: FIRM Zone D; undetermined but possible flood hazards

Anticipated Determination: Finding of No Significant Impact (FONSI)

TABLE OF CONTENTS

	Page No.
Project Summary	
Section 1.0 Introduction	
1.1 Purpose and Objectives	1
1.2 Project Location	1
1.3 Land Ownership	1
1.4 Land Use and Description	1
1.5 <i>Property Easements</i>	1
Section 2.0 Project Background	
2.1 Brief History of CFS	2
2.2 Existing Uses and Structures	2
2.3 Proposed Structures and Amenities	3
2.4 Land Use Approvals Relating to the Original 5.486-Acre Parcel	4
2.5 Land Use Approvals Relating to the Consolidated 7.486-Acre Parcel	5
2.6 Existing Site Access, Circulation and Parking	6
2.7 Community and Neighborhood Board Concerns	7
2.8 Widening of Fort Weaver Road	8
2.9 DOT's Request for Updated Traffic Studies	8
Section 3.0 Project Implementation	
3.1 Description and Purpose of Intergenerational Learning Centers	9
3.2 Construction Schedule for the Entire Project	11
3.3 Total Estimated Cost	11
3.4 <i>Concept Design</i>	11
Section 4.0 Description of the Affected Environment	
4.1 Physical Environment	12
4.1.1 Climate	12
4.1.2 Topography, Geology, Soils	12
4.1.3 Surface Water	13
4.1.4 Terrestrial Flora and Fauna	13
4.1.5 Scenic and Visual Resources	13
4.1.6 Historical, Cultural and Archaeological Resources	13
4.1.7 Noise Quality	14
4.1.8 Air Quality	14
4.1.9 Natural Hazards	14
4.1.10 Hazardous Materials/Hazardous Waste	15
4.2 Socio-Economic Environment	15
4.2.1 Population Data	15
4.2.2 Surrounding Land Use and Community Character	15
4.3 Existing Public Facilities and Services	15
4.3.1 Schools and Recreational Facilities	15

4.3.2	Police and Fire Protection	16
4.3.3	Medical and Health Facilities	16
4.3.4	Transportation Facilities and Accessibility	16
4.3.5	Water	16
4.3.6	Wastewater	16
4.3.7	Ground Drainage and Grading	17
4.3.8	Solid Waste	17
4.3.8	Electrical, Telephone Gas, and Cable Service	175
Section 5.0	Relationship to Public Land Use Plans and Policies	
5.1	Federal	18
5.2	State of Hawaii	18
5.2.1	Hawaii State Plan	18
5.2.2	State Functional Plans	18
5.2.3	State Land Use Law	18
5.2.4	Coastal Zone Management Act	18
5.3	City & County of Honolulu	18
5.3.1	General Plan	19
5.3.2	Ewa Development Plan	19
5.3.3	Land Use Ordinance	19
5.3.4	<i>Ordinance No. 02-52</i>	19
Section 6.0	Alternatives to the Proposed Action	
6.1	No Action	20
6.2	Alternative Sites	20
6.3	Alternative Uses	20
6.4	Recommended Action	20
Section 7.0	Summary of Impacts	
7.1	Summary of Impacts	20
7.1.1	Physical Impacts	20
7.1.2	Impacts on Public Facilities and Services	20
7.1.3	Socio Economic Impacts	20
7.2	Need for an Environmental Impact Statement (EIS)	21
7.3	Significance	21
Section 8.0	Necessary Permits and Approvals	
8.1	Federal	22
8.2	State of Hawaii	22
8.3	City & County of Honolulu	23
Section 9.0	Pre-Consultation and Draft Environmental Assessment Responses	
9.1	Letters of Consultation	24
9.2	<i>Comments to the Draft Environmental Assessment</i>	24

List of Exhibits

- Exhibit 1 Project Location and Topographic Survey
- Exhibit 2 Concept Site Plan
- Exhibit 3 Comparative Analysis of 2002 CUPm & Proposed Uses
- Exhibit 4 Portion of Fort Weaver Road Widening Near the CFS Ewa Campus
- Exhibit 5 Tabulation of Spaces for Phase I and Phase II
- Exhibit 6 Pre Consultation and Draft Environmental Assessment Responses

**New Items added to the Final Environmental Assessment are in italics.*

Section 1 Introduction

1.1 Purpose and Objectives

The applicant, CFS Real Property, Inc., proposes to construct an Intergenerational Learning Center consisting of several structures built in various phases and a Transitional Home to replace the existing group home and add new vehicular drop-off areas. This Environmental Assessment (EA) is prepared pursuant to and in accordance with the requirements of Chapter 343 Hawaii Revised Statutes, and Chapter 200 of Title 11, Department of Health Administrative Rules. The action that triggers this assessment is the use of Community Development Block Grants (CBDG) funds in the planning, design and construction of the facility. Since Federal funds will be used to implement this project, this EA is intended to satisfy relevant provisions of the National Environmental Policy Act (NEPA).

1.2 Project Location

The campus is adjacent to vacant agricultural lands to the north and west. A cane haul road marks the boundary to the south and the City & County of Honolulu's Ewa Villages Golf Course lies beyond this road. Fort Weaver Road runs parallel to the property's eastern boundary and the West Loch Fairways residential subdivision is located beyond Fort Weaver Road. The project site is zoned R-5 Residential District. The surrounding areas to the north and west are zoned AG-1 Restricted Agricultural. (Exhibit 1: Project Location and Topographic Survey).

1.3 Land Ownership

CFS Real Property, Inc. owns the property. CFS Real Property, Inc. is a separate organization from Child and Family Service (CFS), a private non-profit corporation established in 1899. CFS Real Property, Inc. was incorporated in May 1996 as a 509 (a)(3) non-profit support organization. Its purpose is to purchase, hold and develop real property and other investment assets for charitable, scientific, literary or educational purposes and to support CFS. This enabled CFS to meet high standards for quality of its facilities and to provide an effective context for delivery of services for its clients.

1.4 Land Use and Site Description

CFS Real Property, Inc. was granted a permit by the City & County of Honolulu in June 2002 that allowed the non-profit to consolidate its existing 5.486-acre campus with a 2.0-acre addition that it purchased. The 2.0-acre parcel has been reclassified from agricultural to an urban land use classification, and it has also been rezoned to R-5 Residential District. In response to the needs of the community, particularly that of fast growing West Oahu, CFS proposes to improve its consolidated Ewa campus by the addition of new structures and the replacement of its obsolete buildings. The non-profit has secured funds from the CBDG to assist in implementing this vision. The use of public funds has triggered the need for the preparation of an Environmental Assessment.

1.5 Property Easements.

The following easements on the property are described in the document Land Court Order No. 164210 filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii:

- *Exhibit A, Item 7: Easement “7967 for maintenance purposes, as shown on the Map 1162 as set forth by Land Court Order No. 150411, filed April 23, 2003. This 24-foot wide easement runs parallel to the southern boundary of the property and tapers towards the southeastern corner of the parcel. The easement runs parallel to an existing cane haul road used primarily for agricultural purposes.*

- *Exhibit A, Item 9: Grant of Easement for Maintenance Purposes dated March 15, 2004 in favor of the Trustees under the Will and of the Estate of James Campbell, Deceased, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3082582. Item 9 also refers to Easement “7967.”*

The updated Topographical Survey that incorporates the easements as described above is shown in Exhibit 1.

Section 2

Project Background

2.1 Brief History of CFS

Child & Family Service began as Associated Charities of Honolulu in 1899. The organization was formed more than a century ago in an effort to coordinate the charitable work of many agencies in the community. CFS has operated under several names since its founding, but its mission remained constant: to help those who are in greatest need; to protect and care for children; and to strengthen families.

In 1988, the non-profit organization acquired land from Campbell Estate in Ewa and began plans for its 5.486-acre West Oahu Center – a community center that would house nearly 20 programs and the administrative headquarters of CFS. The center opened in 1997, offering comprehensive services to the Leeward community.

In 2002, CFS Real Property, Inc., purchased an additional 2.0 acres of land from Campbell Estate. CFS was granted a Conditional Use Permit-Minor (CUPm) in June 2002 that allowed the non-profit to consolidate the existing 5.486-acre campus with the new 2-acre addition.

The subject project, referred to as the CFS Ewa Intergenerational Learning Center, will be built on the consolidated 7.486-acre parcel. The consolidated parcel has been reclassified from agricultural to an urban classification, and is now zoned R-5 Residential District.

2.2 Existing Uses and Structures

At the present time the following structures are located on the 5.486-acre portion of the consolidated parcel.

- An Administration Building consisting of two wings. The two-story Ewa Wing houses the administrative and counseling offices as well as meeting and training facilities. The Ewa Wing, at 34 feet in height, exceeded the maximum height limit for an R-5 zoning and was

granted a zoning variance in 1994. The single-story Diamond Head Wing is used for two programs – an alternative high school and as offices and classrooms for special-needs youth. An expansive open courtyard separates the two wings. The total floor area of the entire building, exclusive of the courtyard, is 39,740 square feet.

- The one story Community Center and Day Care Facility has a total area of 13,407 square feet. The Community Center is used for recreation activities and community meetings. Kama`aina Kids, another non-profit organization, leases the entire building, including the spaces used for day care activities. Its lease expires in April 2007. CFS has opted not to renew the lease and instead will use the building for CFS programs. The Community Center will continue to be available for community use.

- The 2,376-square foot Consuelo Cottage is a single story structure that is used to house the Healthy Start program with services directed to mothers and their infants.

- The Hauoli Na Keiki Building is a dilapidated house used as a school for autistic students. The structure has a total area of 2,334 square feet. Due to its poor condition, this structure will be demolished to make way for site improvements. The program for autistic children may be moved to another location outside of the campus, or may use a portion of the space vacated by Kama`aina Kids, depending on the terms of its contracts with the State.

- The 15-bed Leeward Shelter was constructed out of two recycled homes and has a total area of 2,732 square feet. Considered a group living facility, it accommodates displaced families who are victims of domestic violence. The building will be demolished during Phase II C to make way for site improvements. A new facility, to be located on the new 2-acre portion of the consolidated parcel, will replace this outdated shelter.

- The State Department of Human Services (DHS) maintains a long-term lease on a two-story office building on the southern portion of the consolidated parcel near Fort Weaver Road. With a total area of 6,936 square feet, the building is used as offices for DHS counselors and social workers. Although located on a privately owned site, the City's Department of Planning and Permitting (DPP) considers it to have a "public use."

2.3 Proposed Structures and Amenities. With the addition of the 2-acre parcel, CFS proposes to build the following new structures in several phases on the consolidated 7.486-acre parcel:

- Phase IA. To ease traffic congestion, a new vehicular drop-off area that is equivalent to three loading bays will be built first and will be located in an area central to the entire campus.

- Phase IB. A Transitional Home that will house 32 beds in the emergency shelter and 20 beds in the transitional home, will replace the existing 15-bed Leeward Shelter. It will be located in a secured and private area on campus. The existing shelter and the cottage now housing the Hauoli Na Keiki program for autistic students, will be demolished to make way for additional parking and landscaping once the Transitional Home is built. The cluster of buildings is estimated at 10,821 gross square feet.

- Phase IIA consists of Intergenerational Learning Center (IGLC) areas providing spaces for acquiring skills in information technology, business services and wellness service. During this phase, loft spaces for future CFS administrative spaces will be built. The structure is estimated at 7,928 gross square feet. The two-story structure will be built as an extension to the existing Administration Building. A 695 square-foot art pavilion for student program displays will also be built.

- Phase IIB consists of IGLC areas at 5,296 gross square feet, providing spaces for mentoring in skills such as carpentry, landscaping, automotive and facilities maintenance. Unlike the other structures, these buildings will be naturally ventilated.

- Phase IIC consists of spaces to be used for mentoring in the culinary arts and catering. A multi-functional open space to be used for gatherings and micro-enterprise activities will also be built. This Micro-enterprise/Assembly building will have a gross area of 5,219 square feet. The existing 15-bed Leeward Shelter will be demolished at this time to make way for site improvements.

- Based on the combined parking requirements of both the existing and proposed structures, 225 stalls are required but 239 parking stalls will be provided, in addition to three drop-off/loading bays and three loading areas near selected buildings.

Exhibit 2 is a concept site plan of the consolidated 7.486-acre parcel *and additional details on the operations and programs and activities including the number of employees and program participants.*

2.4 Land Use Approvals Relating to the Original 5.486-Acre Parcel

In 1988, CFS purchased the 5.486-acre of land, now referred to as CFS Ewa campus or West Oahu Center, from Campbell Estate. At that time, the parcel housed facilities for the non-profit's Hale O Ulu program, an alternative high school primarily funded by the State Department of Education. A group living facility was also located on the premises. With the purchase of the land, CFS initiated plans for the development of the site. The permit approvals granted by the City relating to the existing development are:

Itm	Date	DPP Reference	Approval Description
a.	7/28/1992	91/CUP2-3 91/SPR-36	Existing Use Permit and Modification to expand group living facility
b.	10/22/1993	91/SPR-36	Modification to allow temporary trailers
c.	7/8/1994	94/VAR-9	Height variance to 34' for admin. building.
d.	7/29/1994	94/SPR-6 94/CUP2-1	New SPR and CUP was approved for redevelopment of the site

e.	11/7/1994	94/SPR-6 94/CUP2-1	Modification clarifying “drop-off” requirement and “hours of operation”
f.	7/13/1995	94/CUP2-1	Modification to add 200 SF to shelter
g.	4/23/1996	96-01476 96-02423	Modification to allow DHS building (5,000 SF) instead of 3 group homes
h.	7/14/1997	97-04037	Modification to increase size of DHS Building (520 SF) and public waiver of height and side yard requirements
i.	10/7/1997	97-06257	Modification to add 58 parking stalls and reduce rear and side yard requirements

With the granting of approvals for a Conditional Use Permit, Type 2 and for a Site Plan Review Permit (94/CUP2-1 and 94/SPR-6) on July 29, 1994, the previously approved Existing Use Permit (91/CUP2-3 and 91/SPR-36) were superseded.

2.5 Land Use Approvals Relating to the Consolidated 7.486-acre Parcel

CFS initiated plans to purchase an additional 2.0 acres from Campbell Estate in 2001 to add to the 5.486-acre campus. In July of that year, several land use applications were submitted as follows:

a) Petition to the City’s Department of Planning & Permitting (DPP) for a State Land Use Boundary Amendment to “Urban” for parcels less than 15 acres. A State land Use Boundary Amendment (DPP reference file number 2001/Ewa-SLU-1) from Agricultural District to Urban District was granted by Ordinance No. 02-11 on June 14, 2002 for the 2-acre portion of Parcel 4.

b) Petition for a change of zoning from the existing Agriculture to Residential District. A zone change (DPP reference file number 2001-z-10) from Restricted Agricultural (AG-1) to Residential District (R-5) was granted by ordinance No. 01-23 on June 14, 2002 for the same 2-acre parcel.

c) Conditional Use Permit-Minor for a major modification to the existing facility (DPP File No. 2001/CUP-48 sn) was approved with conditions on June 19, 2002. In this application, CFS proposed to construct several buildings and relocate existing structures:

- Construct a Community Center with an area of 9,796 square feet. This will be used for community meetings, CFS workshops, seminars and other activities and special events. This new center is projected to accommodate up to 320 people and will include approximately 5,440 square feet of assembly area and a commercial sized kitchen.

- Construct a Community Services Center with an area of 3,348 square feet which will house CFS support programs such as information and referral to other service agencies, parenting skills classes, counseling and cultural awareness activities and classes.

- Construct a roofed Art Wall with an area of 576 square feet to present art displays and CFS and community information. The pavilion-type structure will be open on all sides and is meant to highlight the entry to the campus.

- Relocate an existing 15-bed Group Living Facility (Leeward Abuse Shelter) to a quieter and more remote area on the new 2-acre site addition. (identified in previous SPR permit as Kahala House).

- Convert a Group Living Facility, identified in previous SPR permit as Monarch House, into a school for autistic children. Projected capacity is 20 students. Since the permit was granted in 2002, the Monarch House has been housing the Hauoli Na Keiki program for autistic students.

- Increase the number of off-street parking by 95 spaces and provide an additional loading space. A total of 299 parking spaces were proposed although only 252 were required.

The Conditional Use Permit application submitted by CFS also indicated that the building now used by Kama`aina Kids (recently renamed Early Learning Center) may eventually be converted into offices once the new community center is built. CFS later withdrew this proposal and indicated that a separate modification request will be submitted at a later date.

The CFS request for the major modification was approved with certain conditions, such as:

- provision of several new drop off areas and loading zones
- documentation from the State Department of Transportation (DOT) and the City's Department of Transportation Services (DTS) be provided that acknowledges the applicant's agreement to modify the entry to the site should future traffic impacts, such as queuing into Fort Weaver Road occurs
- provide an ADA accessible walkway from the facility to the bus stop fronting the site.

Other relevant conditions include those that relate to schedule of "quiet" hours and levels of illumination from the exterior lighting.

Exhibit 3 is a comparative analysis of the CUP-Minor application that was approved in 2002 and the current proposed uses that will require a new CUP application(s).

2.6 Existing Site Access, Circulation and Parking

Fort Weaver Road is a divided four-lane highway that provides the primary access into the Ewa and Ewa Beach communities. The vehicular egress/ingress for the existing campus is via a single driveway merging from a deceleration lane from the right southbound lane of Fort Weaver Road. Only right turns from and onto the southbound lanes of the highway are allowed from this driveway. The various buildings within the campus are accessed via interior roadways that connect several parking areas located on site.

Pedestrian access is also via the same driveway. City bus stops are located along the front of the site and on the opposite side of the divided highway. A signalized, marked crosswalk traversing Fort Weaver Road is located south of the campus driveway.

There are currently 204 parking stalls on the existing campus and one loading space. With the proposed expansion, additional parking stalls and loading spaces will be added that will comply or exceed current City requirements. In addition, a vehicular loading area will be added that is equivalent to three drop-off/loading bays.

2.7 Community and Neighborhood Board Concerns

CFS presented the proposed project to the Ewa Neighborhood Board on February 9, 2006. The board endorsed the project on the condition that the site entry be moved from the existing access on Fort Weaver Road to the rear of the property, along the western border.

The 7.486-acre parcel is surrounded by vacant agricultural land along its west and north borders. These lands transferred ownership from Campbell Estate to D.R. Horton on March 1, 2006. D.R. Horton is now in the process of seeking land use entitlements that will change its current zoning and allow the developer to implement the City's vision for the area as described in the Ewa Development Plan. The vacant agriculture lands surrounding the project are slated for development into low and medium density residential areas as recommended in the Ewa Development Plan. Vacant land on the western boundary of the property is phased as Urban Expansion 2006 – 2015. Vacant land on the northern boundary is phased as Urban Expansion 2016 and beyond.

CFS met with D.R. Horton on February 24, 2006 to discuss the possibility of an alternate access at the western border. The developer had a positive response to the CFS request for this access to the site from the western boundary. CFS representatives indicated that the non-profit is likely to retain the vehicular access from Fort Weaver Road but relocate staff and service access to the rear or western boundary.

It is likely that infrastructure planning and design will occur sometime in 2010 or beyond. Location of access to the CFS site will depend on how the roads in the proposed D.R. Horton subdivision will be laid out. *However, in the DOT letter's response to the draft EA, the agency notes that it will not allow the adjoining developer to construct a new intersection with Fort Weaver Road.*

The fatal accident of a pedestrian at the crosswalk at Fort Weaver Road in front of the CFS campus a few years ago, triggered the installation of a traffic light by the State Department of Transportation. At the present time, public transport bus stops are located on either side of Fort Weaver Road fronting the CFS property. The traffic light assures some safety for pedestrians who need to cross Fort Weaver Road, some of which are students of Hale O Ulu, a publicly funded alternative high school located within the CFS campus.

It was also requested at the meeting that, during the planning and design of the subdivision's infrastructure, the bus stop that services CFS be relocated within the new subdivision so that

pedestrian access to the campus is relocated to the western border. Although the decision to relocate the bus stop is not within the developer's jurisdiction, the company indicated that it is open to discussions with the City agency that has the responsibility.

D.R. Horton representatives indicated that they welcome a continuing dialogue with CFS, because it is only through this process that the needs of the fast-growing Ewa community will be addressed adequately.

2.8 Widening of Fort Weaver Road

In order to alleviate the traffic to and from the Ewa and Ewa Beach communities, the State DOT has initiated its plans to widen Fort Weaver Road from four to six lanes. The segment fronting CFS is scheduled for implementation starting in 2006. The Request for Proposal for the widening notes that the pre-qualified bidders to the Design-Build project are expected to submit their proposals on May 24, 2006. Once the Design-Builder is awarded the contract, the project team has 730 days to design and build the project. With this schedule, it is likely that the project will be completed sometime in 2008.

Exhibit 4 shows the impact of the Fort Weaver Road widening on the CFS campus entry. The existing deceleration lane is replaced by a third southbound lane that extends to the full width of the State-owned right-of-way. Should the DOT require CFS to replace the deceleration lane, CFS will need to install this lane within its property boundaries. Its front yard set back is parallel to the existing deceleration lane and is on a steep grade.

The Request for Proposal (RFP) documents for the widening indicate that the DOT intends to replace the existing bus shelters, retain the crosswalk, and to make permanent the temporary traffic signal in front of the CFS campus. The bridge south of the campus will also be improved and widened.

2.9 DOT's Request for Updated Traffic Studies

A June 2001 traffic study for the proposed expansion on the 7.486-acre parcel estimated that traffic would increase by approximately 20 percent. The expansion will result in a slight increase in traffic volumes on Fort Weaver Road and could also affect traffic at nearby signalized intersections. The study concluded that the existing driveway and control measures, such as stop-control and deceleration lanes, would be adequate to serve the increased traffic and minimize adverse impact on traffic flow.

The DOT, in a letter dated 12/29/05 as a response to the project's request for consultation, noted that the Traffic Impact Analysis Report (TIAR) that was completed in 2001 be updated to address project impacts on traffic and pedestrian circulation. The letter further requested that the TIAR should discuss whether left-turn /U-turn storage lanes need to be extended at Fort Weaver Road intersections at Aawa Street and Renton Road. The DOT also stressed that the TIAR discuss what measures should be implemented to mitigate traffic delay from additional pedestrian use of the signalized crosswalk located outside the CFS campus.

There is a need to update the TIAR completed in 2001. However, it is premature to initiate a new traffic study immediately. The most logical time to initiate the study will be at the

- 1) completion of the Fort Weaver Road widening
- 2) when D.R. Horton has conceptualized the infrastructure design of its subdivision on lands adjacent to the western boundary of the CFS property and the location of the CFS entry has been identified
- 3) after Kama`aina Kids' (KK) lease terminates on April 2007
- 4) and when CFS has made further plans on how to use the buildings vacated by KK.

Kama`aina Kids provides childcare to infants and toddlers. The drop-off and pick up times for the children coincide with the rush hour traffic at Fort Weaver Road. The relocation of the childcare provider will alter considerably the traffic flow of the campus.

The CFS Real Property, Inc. master plan for the consolidated campus consists of two major phases. The phasing details are discussed more fully in Section 3.3. CFS has full funding for Phase 1A (three drop-off/loading bays) and has plans to implement Phase 1A as soon as applicable permits are secured. Funding availability for the construction of Phase 1B will be known in May 2006. Because the non-profit is using CDBG funds for Phase 1A, the granting of a Finding of No Significant Impact (FONSI) from the Environmental Assessment process is required by its granting City agency before the funds are released. Constructing the three drop-off/loading bays are requirements carried over from previous land-use permits. The existing 15-bed emergency shelter is being expanded into a transitional home (32 beds in the emergency shelter and 20 beds in the transitional home) because of the critical need for these facilities.

The implementation of Phase 1A and 1B will not significantly alter existing traffic flows. The introduction of the drop-off/loading bays will help alleviate the queuing at Fort Weaver Road. Fewer than 10 percent of the transitional home's occupants have access to a car. Most use public transport.

- *DOT's Response to the Draft EA. The DOT letter dated May 8, 2006 states –*
“Based on the projected traffic to be generated by Phase 1-A (several new drop-off areas and loading zones) and Phase 1-B (Transitional Home) along with the information stated above and in the DEA, we concur that the applicant be allowed to defer the preparation of additional traffic studies at this time, in order to proceed with Phase 1. We also understand that before proposed improvements of Phase II are pursued, the applicant will submit a TIAR for DOT's review and approval. However, we will need to reserve the right to add/or impose additional conditions. Our review of the TIAR dated June 2001 may raise concerns regarding Phase 1 which may require the need for additional roadway improvements.”

After the DOT's review of the 2001 TIAR, the agency noted in its letter dated August 12, 2006 that the Fort Weaver Road widening will include relocation of the existing right-turn deceleration to the CFS' property driveway. The letter further states that CFS will not have to provide additional right-of-way (ROW) nor construct related improvements. The DOT letters are enclosed in Exhibit 6.

Section 3

Project Implementation

3.1 Description and Purpose of Intergenerational Learning Centers

The CFS Board of Directors and staff recognized the need for broadening its services to include economic development programs for Oahu youth, particularly those coming from the fast growing communities encompassed by the Ewa Development Plan. The non-profit envisioned tapping the resources of the community's retirees, as well as its current work force, to serve as volunteers and mentors to the youth. Their efforts may include counseling and mentoring families and youth to allow them to become self-sustaining members of the community. Accordingly, the non-profit envisioned the addition of facilities that would serve as meeting places where various types of mentoring could take place. The meeting places will be of different sizes to accommodate various groups and can be used for a wide range of activities.

The spaces could also serve as expansion spaces for its alternative education programs. For example, at the present time, CFS administers the Hale O Ulu, Step II and JET (Job Education and Training) programs for youth and adults who are unable to thrive in traditional schools. These programs assist its clients in obtaining a high school diploma and the skills to acquire and retain a job. These programs use meeting places that serve as classrooms for the alternative high school, counseling rooms for Step II, and training rooms for JET at different times during the school week and during weekends. The Community Based Instruction (CBI), a program for students with special needs, also uses meeting room type spaces for its instructional component.

The structures that will house these intergenerational learning centers will be built in Phase II when the funds required for construction are raised by the non-profit. Fundraising efforts have been delayed pending the selection of a new CEO/President to lead the non-profit and its capital campaign.

The Intergenerational Learning Center is comprised of three clusters. The first cluster consists of areas providing spaces for acquiring skills in information technology, business services and wellness service. The two-story structure will be centrally air-conditioned. The first level will house the various meeting rooms while the second level will accommodate program and office spaces for CFS. The two-story structure will be designed as an addition to the existing two-story Administration Building.

The second cluster consists of areas providing spaces for mentoring in vocational skills such as carpentry, landscaping, automotive and facilities maintenance. The single story building will have a higher floor to ceiling height and will be naturally ventilated.

The third cluster consists of spaces to be used for mentoring in the culinary arts and catering. The structure will house a commercial sized kitchen and a multi-functional open space to be used for community gatherings. The structure will also serve as the assembly area for the non-profits' alternative education programs and community use.

Exhibit 5 is a tabulation of the spaces envisioned for Phase I and Phase II.

3.2 Construction Schedule for the Entire Project

As noted in the Section 3.1, the project will be built in two major phases. Phase 1 will be implemented as soon as all applicable permits are secured and funding is available. The non-profit will be required to apply for a Conditional Use Permit (CUP) Major for the transitional home which is considered a group living facility. The CUP Major has a 90 day processing period from the date of application acceptance. It also requires a public hearing. Based on these parameters, construction is expected in early to mid 2007 assuming that DOT will waive the need for a new TIAR during Phase I, and postpone the study until initiation of Phase II.

Phase II has no definite date for implementation at this time. It is subject to several factors among which are approval of a Conditional Use Permit (CUP) Minor for the meeting facilities, and the initiation of its capital campaign. The surrounding community, through its Neighborhood Board has been opposed to any new development that will add to its traffic woes which is why the NB has requested that CFS seek alternative egress/ingress for the new development. The developer for the adjoining property is agreeable to a continuing dialogue to resolve the traffic issues, but the details of its infrastructure design will not be known until sometime in 2010.

3.3 Total Estimated Cost

The estimated cost per phase is shown below as provided by the design consultants. These are based on February 2006 estimates:

Phase 1A and 1B	\$ 3.66 Million
Phase IIA, IIB, and IIC	\$ 6.04 Million

Total of Phase 1 and 2	\$ 9.70 Million

This includes building costs, landscaping and civil/site costs but excluding electrical site work, furnishings and other soft costs. The costs also exclude planning and design as well as permits and regulatory fees. The costs of creating a new site access from the western border is not included, as well as any other improvements to the existing Fort Weaver Road ingress/egress that may be needed due to the imminent widening of Fort Weaver Road.

3.4 Concept Design

- Structures. *Most, if not all of the proposed structures within the site, will consist of Type V-N construction as noted in the Uniform Building Code (UBC 1997).*
- Landscaping. *The project is still at the conceptual stage and a landscaping plan is not available at this time, and will only be ready when land use and building permit applications are filed with the City. However, the designers are aware of Hawaii Revised Statutes (HRS) 103D-408 which requires the use of native Hawaiian flora whenever and wherever possible. These plants will be incorporated in the landscaping when feasible.*
- Paving. *Hawaii Revised Statutes (HRS) 103D-407 requires the use of recycled glass in paving materials whenever possible. Paving will be in accordance with the City and County of Honolulu's standards. Recycled glass can be used as a sub base but not the wearing surface; recycled glass will be allowed in that application but is not required.*

Section 4 Description of the Affected Environment

4.1 Physical Environment

4.1.1 Climate. Like the rest of Hawaii, the area's climate has a low day-to-day and month-to-month variability. The average temperatures are moderate ranging from 68.2 to 75.5 degrees Fahrenheit. The average annual precipitation is 40 inches. The proposed project will not have significant effect on the surrounding climate conditions.

4.1.2 Topography, Geology, Soils. The site is on a knoll above the adjoining agricultural lands that were former sugar cane fields. The site is relatively flat with slopes averaging 0.50 percent.

A deposit of light brown silty clay soils covers most of the project site. The clay soils, located near the ground surface, are generally in a very dry and loose state. It increases in stiffness and moistness with increasing depths. Groundwater is not anticipated at shallow depths below the existing ground surfaces.

The U.S. Department of Agriculture's Soil Conservation Service (SCS) classifies the soils on the parcel as HxA, Honouliuli clay, with 0 to 2 percent slopes. Based on this classification, run-off is slow and the erosion hazard is minimal. However, the shrink swell potential is high.

The Soil Conservation Service established an eight-level soils classification system, with "I" as the highest and "VIII" as the lowest. Assuming that the parcel is irrigated, the SCS rating for HxA is "I", the highest rating.

The Agricultural Lands of Importance to Hawaii (ALISH) classifies lands in the state into three categories: "prime", "unique" and "other." The parcel is rated as "prime."

The Overall Productivity Rating by the University of Hawaii Land Study Bureau (LSB) rates Hawaii's soils into five levels. "A" represents the class of highest productivity and "E" the lowest. The subject parcel is rated "B."

As noted in the CFS Real Property, Inc. applications for State Land Use Boundary Amendment and Zone Change Conditional Use Permit in July 2001, based on the three soils classifications systems discussed above, the site has soils well-suited for growing truck crops.

- *Impact on the Project*. The United States Soil Conservation Service (now the Natural Resources Conservation Service) issued land capability groupings that rates soils according to eight levels ranging from the highest level "I" to the lowest "VIII." The soils in the project area are classified as HxA, Honouliuli clay with 0 to 2 percent slopes, which are rated "I" if the soil was irrigated. Accordingly, the area is classified as "prime" agricultural land which is land that is best suited for the production of crops because of its ability to sustain high yields with relatively little input and with the least damage to the environment. The "prime" classification

is based on ALISH (Agricultural Land of Importance to the State of Hawaii) prepared by the State Department of Agriculture and the University of Hawaii's College of Tropical Agriculture.

The "I" rating does not affect the project. The area's land use designation of "Agriculture" was changed to "Urban" and zoned "R-5" which allows the development of the proposed structures.

4.1.3 Surface Water. Storm water from the existing site is collected by drainage intakes connected to a network of pipes that eventually drain into four (4) dry wells located around the campus. The dry wells allow captured storm water to infiltrate back into the ground. The new storm drainage system will either be connected to the existing drainage system or be connected to a new dry well. No adverse impacts are expected on surface or ground water.

4.1.4 Terrestrial Flora and Fauna. The developed portions of the subject property contain trees and shrubbery introduced during the development of the site. Trees affected by the project will be relocated to other portions of the site. There are no known threatened and endangered plants, animals or species of concern on the site.

4.1.5 Scenic and Visual Resources. No significant coastal visual resources are in the vicinity. The proposed project will not significantly impact the surrounding areas, neither are there any significant visual landmarks associated with the project site. The project will not reduce important public viewing points. The panoramic makai views and sense of open space as seen from the freeway or from the adjacent golf course will not be negatively impacted by the proposed development.

4.1.6 Historical, Cultural and Archaeological Resources. The undeveloped 2.0 acre portion of the site, where most of the new development will occur, does not contain any known sites of historic or cultural significance and is not listed on either the Hawaii or National Registers of Historic Places. A letter from the State's Historic Preservation Division dated January 3, 2001 confirms this fact when it noted that "there are no known historic sites on this location."

This is reiterated in a letter dated February 17, 2006 from the State Department of Land and Natural Resources' State Historic Preservation Division (SHPD). Because of the delay in receiving this letter, it was not included in the draft EA of the subject project, but is included in this final EA report. In essence the letter notes that no historic properties will be affected by the project because intensive cultivation has altered the land and that an acceptable archaeological assessment or inventory survey found no historic properties on the site. The letter also notes that previous archaeological studies (e.g. Archaeological Mitigation Plan, Ewa Marina Community Project, PHRI Inc., 1991, O-061) have shown that the proposed project area has been completely altered (including subsurface deposits) by commercial sugar cane.

However, Dr. Chris Monahan of SHPD clarified that their review focused on the physical aspects and not on the cultural assessment of the area. He explained that one way to determine the cultural resources of the area is to interview individuals who may have lived in the area or

who have cultural links to the area. He noted though that the landscape has been extensively modified and the area used for agricultural cultivation for so long prior to its conversion into urban lands that a case could be made negating the use of the area for significant cultural practices. He also added that currently, the SHPD has no specific rules to address the cultural significance of an area, but the process is evolving as interest in the identification of these resources are encouraged.

The site is a consolidated parcel consisting of the original 5.486 acres and the newly acquired 2.0-acre parcel. The 5.486-acre site is built-up and has been in use since the 80s. An old plantation hospital used to be located in the area where the two-story Administration Building now stands. The historical and cultural significance of this structure that once was a symbol of Hawaii's plantation days is preserved for posterity. An exhibit area that displays the artifacts of Hawaii's plantation era, particularly items from the old plantation hospital, is located in the lobby of the Administration Building.

Should any unidentified archaeological resources be encountered during construction, all work will cease and the State Historic Preservation Office will be contacted for review and approval of mitigation measures.

4.1.7 Noise Quality. Potential noise impacts are expected from construction activities and during the operational phase of the center. Construction impacts will be temporary and localized, and are the normal result of construction related activity. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted.

The center has regular operating hours and does not have regularly scheduled activities during “off-hours.” Special events and activities may be held during “off hours” and to ensure that noise impacts are mitigated, the approved Conditional Use Permit – Minor (CUPm) for the project required the applicant to establish quiet hours from 10:00 PM to 6:00 AM daily as a condition of approval.

The establishment of quiet hours is now a standard condition that is applied across-the-board to all non-dwelling uses in residential areas. The use of amplified sound systems, organized social functions and use of outdoor areas are not permitted during the quiet hours. It is likely that any new permits sought by the non-profit will retain this requirement.

4.1.8 Air Quality. The major factor affecting air quality in the area is vehicular traffic. The proposed project will not significantly add more to the emission levels already noted along Fort Weaver Road.

4.1.9 Natural Hazards. The probability for flooding and earthquakes are minimal for the subject parcel. The site has the flood insurance rating of Zone D, where flood hazards are undetermined. The parcel also has a low seismic risk classification; the entire island of Oahu is rated Zone 2A.

4.1.10 Hazardous Materials/Hazardous Waste. LFR Inc.(LFR) performed a Phase I Environmental Site Assessment (ESA) on the undeveloped 2.0-acre parcel at the rear of the existing West Oahu Center. LFR did not observe evidence of hazardous materials releases on site or contamination from off-site sources migrating to the site. Surrounding properties identified by the data base search as a source of environmental concern are located greater than 0.25 miles from the site and therefore will have a low likelihood of affecting the property.

4.2 Socio-Economic Environment

4.2.1 Population Data. The Honolulu City Council approved a new General Plan in 1977 that designated Ewa as the location for a Secondary Urban Center for Oahu and will be centered in the Kapolei area. The Secondary Urban Center was to be the focus of major economic activity and housing development, and a center for government services. This vision of Ewa has two horizons; one is for 2020 and the second projects beyond 2020. By 2020, Ewa's population is expected to grow to almost 125,000 with nearly 28,000 new housing units built in a series of master planned communities and the creation of over 64,000 new jobs.

4.2.2 Surrounding Land Use and Community Character. The subject project is located in Ewa, and is accessible from Fort Weaver Road. It is approximately 2.2 miles south of the Ewa Interchange of Interstate Route H-1. Surrounding land uses include vacant agricultural lands to the north and west; a cane haul road at a much lower elevation to the south, and the City's Ewa Villages Golf Course beyond the road; and Fort Weaver Road to the east. The surrounding areas are currently zoned AG-1 Restricted Agricultural District.

The vacant agriculture lands surrounding the project is slated for development into low and medium density residential areas as recommended in the Ewa Development Plan. Vacant land on the western boundary of the property is phased as Urban Expansion 2006 – 2015. Vacant land on the northern boundary is phased as Urban Expansion 2016 and beyond.

4.3 Existing Public Facilities and Services

4.3.1 Schools and Recreational Facilities. Ewa and Ewa Beach districts have both public and private schools. As noted in the Ewa Development Plan, more schools are being planned for the area as new communities are built. The students of these schools will benefit significantly from the expansion of the CFS campus, particularly from the programs planned by the non-profit which provide education alternatives to youth who do not thrive in traditional school settings.

The proposed Transitional Home (targeting victims of abuse) will not impact on the public schools currently serving the surrounding area. The school-aged children who may live in the home on a temporary basis usually continue to receive their education from their respective schools. The public school student who may stay in the home beyond the typical two to three-week stay is a small minority and will not have an impact on the public schools. In the future, CFS plans to provide learning centers within its campus so that school aged children will have the option of receiving their education on site.

There are parks in close proximity to the project site. Public use and access to both parks are not impacted by the development of the project.

4.3.2 Police and Fire Protection. Substations providing police and fire protection services are relatively near and are adequate to serve the proposed project.

4.3.3 Medical and Health Facilities. St. Francis Hospital is located five minutes away from the CFS campus. The project will not have adverse impact on the surrounding medical and health facilities, but enhances the available services by providing outreach and counseling activities.

4.3.4 Transportation Facilities and Accessibility. This is discussed in Section 2.7.

4.3.5 Water. The Board of Water Supply's (BWS) system provides potable water for the subject property. An existing 2-inch water meter and a 2-1/2-inch lateral delivers potable water to the facilities on site. The expansion plans will increase the current water demand but the existing water system is adequate to accommodate the expansion plans according to the BWS letter dated December 15, 2005 in response to a letter of consultation regarding the subject project. However, the BWS also notes that the "final decision on the availability of water will be confirmed when the building permit is submitted for approval."

It is not clear at this time if CFS will be using recycled water for its landscaping needs as recommended in the Ewa Development Plan.

An existing 8-inch fire line provides fire protection for the existing facilities. This line will be extended for the proposed structures. The requirements described by the Fire Department in its response letter dated December 15, 2005 will be complied with.

All water connectivity, fire apparatus accessibility and protection plans will be reviewed and approved by BWS, the Fire Department and DPP prior to construction.

4.3.6 Wastewater. The existing campus is being serviced by a network of pipes and is connected to an 8-inch sewer main crossing Fort Weaver Road. Sewage is ultimately conveyed to the Honouliuli Wastewater Treatment Plant. The flows generated from the proposed structures will be collected with a network of new sewer lines that can be connected to the existing sewer main.

The engineering details of the new service lines and required laterals will be addressed during the design phase of the project. A new Sewer Connection Permit has been filed with the Wastewater Branch of the DPP and was approved in 2001. Due to modifications in the space uses envisioned for the campus expansion, it is likely that a new application may be required. In any event, the applicant will coordinate with appropriate City and State agencies to obtain review and approval of all plans for the proposed project, including identification and approval of connections to the City's waste water system. No adverse impacts are anticipated to the existing service.

- *Inadequacies to the Existing Municipal Sewer Systems. When the project was initiated in May 2005, the City's Wastewater Branch staff indicated that the municipal sewer was adequate to serve the proposed development. Since then, the City has discovered inadequacies in sections of the sewer lines along Fort Weaver Road. A wastewater holding tank system will be built on-site to address the sewer needs of the proposed structures. The system being proposed is a holding tank plus a discharge pump with timer and recorder. Since the structures will be built in different phases, the separate wastewater holding tank may also be built in phases. The engineers noted that it is not advisable to build a larger system at this time to handle future phases. The engineers predict that the City will fix the inadequate sewer lines at some point in time. They recommend that the sewer lines that were initially designed should still be installed as part of the project so that the proposed buildings could be easily connected to the sewer main once the City allows it.*

4.3.7 Ground Drainage and Grading. Surface water from the existing campus is drained through intakes connected to a network of pipes that eventually drain into several dry wells. Storm water collected in the dry wells eventually infiltrates back into the ground. The ground drainage system for the proposed expansion will either be connected to the existing drainage system or be connected to a new dry well. The engineering details are not available at this time, but if a new well were to be constructed, the necessary permits will be obtained from the State Department of Health (DOH), Safe Drinking Water Branch.

The site is relatively flat with steeper slopes near the boundaries of the parcel. The extent of the grading to implement the proposed expansion is not known at this time, but it will most likely encompass the entire 2.0-acre expansion site. A National Pollutant Elimination System (NPDES) permit for the discharge of storm water associated with construction activities may be required. Erosion control measures as outlined in the City's Soil Erosion Standards and Guidelines (April 1999) will be implemented.

- *Need for a Drainage Report. A drainage report will be submitted to the Department of Planning and Permitting prior to obtaining approval of the grading plans.*

4.3.8 Solid Waste. No significant amounts of solid waste will be generated by the proposed expansion. A private collection/disposal company currently provides refuse collection for the existing campus. CFS also participates in a recycling project. It is highly likely that these services will be extended to serve the proposed expansion.

4.3.9 Electrical, Telephone and Cable Service. Hawaiian Electric Company provides electric service to the existing campus. Electrical service for the majority of the existing site originates from a pole at the northeast boundary of the campus. Another pole at the western end of the existing campus provides power to two single story buildings via overhead secondary loops. No detailed engineering data is available at this time on how electric power will be provided for the proposed expansion and whether the present distribution system will be modified. However, the power allocation for the area is adequate.

Telephone and CATV services originate from a pole located at the western end of the existing campus, as well as from an overhead drop from Fort Weaver Road at the eastern corner and an underground service from Fort Weaver Road at the north corner of the campus. Connections to the proposed expansion will be from one of these sources.

Section 5

Relationship to Public Land Use Plans and Policies

5.1 Federal

The Americans with Disabilities Act (ADA) of 1990 provides guidelines for development of accessibility to buildings and facilities by individuals with disabilities. The proposed project will apply these guidelines during the design and construction and operation of the center.

5.2 State of Hawaii

5.2.1 Hawaii State Plan. The Hawaii State Plan (Chapter 226, Hawaii Revised Statutes) provides a guide for the future of Hawaii by setting forth a broad range of goals, objectives, and policies. These serve as guidelines for growth and development of the State of Hawaii. The proposed project is consistent with the Hawaii State Plan.

5.2.2 State Functional Plans. The Hawaii State Functional Plan (Chapter 226) provides a management program that allows judicious use of the State's natural resources to improve current conditions and attend to various societal issues and trends. The proposed project is generally consistent with the State Functional Plans.

5.2.3 State Land Use Law. The State Land Use Commission classifies the subject property as Urban. The proposed project conforms to the State Urban classification of Chapter 205, Hawaii Revised Statutes and State of Hawaii Land Use Commission Rules (Hawaii Revised Statutes, Chapter 205; Hawaii Administrative Rules, Title 15, Subtitle 3, Chapter 15).

5.2.4 Coastal Zone Management Act. The proposed center is not located on the coastline or shoreline and does not involve coastal resources. In any event, the center will be designed in a manner that will not negatively impact the coastline, its resources and the surrounding community.

5.3 City and County of Honolulu

Land use and growth for the City and County of Honolulu is guided through a three-tier system. First adopted by resolution in 1977, the first tier is the General Plan, a concise document consisting primarily of statements of objectives and policies. The second tier consists of the Development Plans and Sustainable Communities Plans. These plans, which address eight geographic areas of O`ahu, are adopted and revised by ordinance. The land use issues of the

subject parcel are discussed in the Ewa Development Plan that was approved by the City Council in August 1997. The third tier of the system consists of implementing ordinances, including the Land Use Ordinance (LUO) or Honolulu's zoning code, that constitute the principal means of implementing the land use initiatives.

5.3.1 General Plan. The Honolulu City Council approved the General Plan in 1977 that designated Ewa as the location for the secondary urban center for Oahu. The secondary urban center was to be the focus of major economic activity and housing development, as well as a center for government services. It encourages the development of this second urban center in Kapolei and residential development of the urban fringe areas of Ewa and Central O`ahu.

5.3.2 Ewa Development Plan. In support of the General Plan, the Ewa Development Plan provides conceptual, long range visions and policies to guide land use and infrastructure decisions for the district. The planning document envisions the Ewa Development Plan area to accommodate increases in population and housing, the creation of over 64,000 new jobs to support the population growth, and the attraction of visitors and residents to its visitor amenities, recreational centers and a new university campus.

The rapid urbanization of the Ewa area requires support services to address the social issues, needs, challenges and problems that the community will face. Child and Family Service is a private, non-profit agency that provides these services. In 2004, it "touched the lives of 46,807 individuals and families" as stated in its latest Annual Report. The proposed expansion will help the agency in its mission to strengthen families and foster the healthy development of children.

From the land use perspective, the proposed expansion is consistent with the Ewa Development Plan. The consolidated site is within the Urban Growth Boundary. The newly added two-acre parcel adjacent to the existing campus is located in the urban expansion period of 2006-2015.

5.3.3 Land Use Ordinance. The subject property is zoned R-5 Residential District. The purpose of this zoning district is to provide for urban residential development. Non-dwelling uses that support and complement residential neighborhood activities are permitted. The proposed uses for the site are allowed on the R-5 zoning, but requires a Conditional Use Permit (CUP) from the City's Department of Planning and Permitting. The proposed uses comply with the criteria upon which the CUP may be granted.

5.3.4 Ordinance No. 02-52. *The project site is within the affected area of Ordinance No. 02-52 of the City & County of Honolulu and is subject to traffic and roadway improvement impact fees. The impact fees will be paid prior to the issuance of any building permit for the proposed development.*

Section 6

Alternatives to the Proposed Action

6.1 No Action

The rapid urbanization of the Ewa area requires support services to address the social issues, needs, challenges and problems that the community will face. A "No Action" alternative reduces or eliminates the delivery of these needed services.

6.2 Alternative Sites

No alternative sites were considered.

6.3 Alternative Uses

No alternative uses were considered. *No design alternatives were explored*

6.4 Recommended Action

The recommended action is to proceed with the proposed structures on the site.

Section 7

Summary of Impacts

No short-term exploitation of resources resulting from the proposed project will have long term adverse consequences. The 2.0-acre parcel that will accommodate most of the proposed building expansion, used to be in an agriculturally-zoned land that has remained fallow and underutilized for more than a decade. Its conversion into an urban site to house the proposed structures will enhance the social services needed for the area. There are adequate infrastructure and community resources to support the proposed uses. It is expected that the addition of the proposed structures to the campus will not significantly impact in traffic along Fort Weaver Road, based on the project phasing that described in this report. Mitigating measures required by the public agencies and community groups will be implemented to further minimize any impact.

7.1 Summary of Impacts

7.1.1 Physical Impacts. No long term negative physical impacts are anticipated with the implementation of the proposed action. Short-term construction related impacts are anticipated but should be adequately mitigated through the use of sound construction practices.

Beneficial impacts include the provision of social services that are needed by the fast growing secondary urban center and its outlying areas.

7.1.2 Impacts on Public Facilities and Services. No long-term impacts are anticipated on public facilities and services.

7.1.3 Socio Economic Impacts. No long-term negative impacts are anticipated to the socio-economic environment as a result of the proposed action. A short-term benefit of the project is the creation of employment in the planning, design and construction industries. The

long-term benefits are the provision of social services and employment opportunities to the fast growing secondary urban center and its outlying areas.

7.2 Need for an Environmental Impact Statement (EIS)

Because no long-term adverse impacts are anticipated to the proposed project, it is expected that an Environmental Impact Statement is not required.

7.3 Significance

According to the Department of Health Rules (Chapter 11-200-12), an applicant must determine whether an action may have a significant impact on the environment. These would include (1) all phases of the project; (2) its expected primary and secondary consequences; (3) its cumulative impact with other projects; and (4) its short and long-term effects. The Rules establish a Significance Criterion to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any of the following criteria.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource. The project will not result in the loss or destruction of any natural or cultural resource.
2. Curtails the range of beneficial uses of the environment. The project will be built on previously developed land or on fallow agricultural land that was rezoned for residential use. Therefore, it will not negatively impact other beneficial uses.
3. Conflicts with the state's long term-environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders. The project does not conflict with any long term environmental policies, goals and guidelines.
4. Substantially affects the economic or social welfare of the community or State. The project will have a significant positive effect on the economic welfare of the community by providing needed social services and employment opportunities to the rapidly urbanizing West Oahu.
5. Substantially affects public health. Some of the programs to be housed in the proposed expansion will improve public health.
6. Involves substantially secondary impacts, such as population changes or effects on public facilities. The project will not have significant adverse secondary impacts on public facilities.
7. Involves a substantial degradation of environmental quality. The project will not substantially degrade the environmental quality. Existing trees will be retained or replaced. Substantial landscaping will be introduced to enhance the environment.
8. Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions. The project does not have a considerable cumulative effect on the environment nor does it involve a commitment for larger actions.

9. Substantially affect a rare, threatened or endangered species or its habitat. The project will not affect rare or threatened species or habitat.
10. Detrimentially affects air or water quality or ambient noise levels. The project will not detrimentally impact air or water quality.
11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater or coastal waters. The project will not be developed in an environmentally sensitive area.
12. Substantially affects vistas and view planes identified in County or State plans or studies. The project will not impact any scenic or view planes.
13. Requires substantial energy consumption. The project will not require substantial energy consumption to complete. The building designs will adhere to guidelines established in State and County policies as it affects energy conservation and the use of recycled-content products.
14. Adheres to the concepts of environmental justice. The project will not displace any ethnic groups or populations.

Section 8.0 Necessary Permits and Approvals

8.1 Federal

No federal permits are required.

8.2 State of Hawaii

Because of the use of Community Development Block Grants (CDBG), the non-profit is required to prepare an Environmental Assessment (EA) for the project. The State has the oversight in the preparation and processing of an Environmental Assessment. If the State provisions are addressed, the applicant can determine that an Environmental Impact Statement (EIS) will not be required, and can then issue a FONSI (Finding of No Significant Impact) for this project.

A National Pollutant Discharge Elimination System (NPDES) permit will be required by the State Department of Health (DOH) in compliance with the Clean Water Act prior to the initiation of construction activities.

The CFS campus is only accessible from Fort Weaver Road at the present time. The Department of Transportation (DOT) has jurisdiction over Fort Weaver Road. The portion of Fort Weaver Road in front of the CFS campus will be widened from four to six lanes. The road-widening project will be implemented under the Design-Build process. The expected completion of the road project is in 2008 – 2009. At this time it is not yet clear how the widening will impact on the CFS campus entry. Based on the DOT bid documents, the deceleration lane required by DOT as a condition for approval during the construction of the CFS campus in 1994 will be

removed to make way for the third south bound lane. Because Fort Weaver Road is under the jurisdiction of DOT, there may be issues affecting the existing egress/ingress that require DOT approval.

8.3 City & County of Honolulu

The consolidated 7.486-acre site is zoned R-5 and as such, the proposed master plan is required to secure a Conditional Use Permit (Major) from the City's Department of Planning and Permitting (DPP) for the construction of the Transitional Home (Phase IB). The Transitional Home structures are considered facilities for group living.

- *Separate CUP Applications.* An application for a Conditional Use Permit –Major (Cm) will be filed for the Transitional Home, separate from other permits and reviews that may be needed for Phase II. LUO Section 21-5.290, which relates to the development standards for group living facilities states that unless directly related to public health and safety, no group living facility shall be located within 1,000 feet of the next closest group living facility. With the consolidation of the two parcels, the project site is now located within 1,000 feet of another group living facility. The proposed Transitional Home is directly related to public health and safety. A letter from the Hawaii State Department of Human Services that establishes this fact will be part of the CUPm application.

A Conditional Use Permit (Minor) will also be required for the meeting facilities (Phase IIA - IIC).

The previous Conditional Use Permit approvals indicated that the applicant will need written confirmation from the City's Department of Transportation Services (DTS) that CFS has provided ADA accessible walkways from the CFS facilities to the bus shelter that will be servicing the campus. It is likely that future CUP approvals may include this proviso, depending on where the primary pedestrian access will be for Phase II.

Prior to obtaining the building permits, it will also be necessary to secure all applicable reviews and approvals from other regulating agencies.

A drainage report will be submitted to the Department of Planning and Permitting prior to obtaining approval of the grading plans.

- Grading, Grubbing, and Stock-piling. (A drainage report will be submitted to the Department of Planning and Permitting prior to obtaining approval of the grading plans).
- Sewer Connection
- Building Permits for Building, Electrical, Plumbing, Sidewalk /Driveway
- Certificate of Occupancy
- Water Connection/Facilities Charges

Section 9.0

Pre-Consultation and Draft Environmental Assessment Responses

9.1 Letters of Consultation.

The list of agencies and individuals that received letters of consultation are shown in Exhibit 6. The agencies and individuals that responded to the project's letter of consultation or met with the proponents of the project are listed below. Copies of the responses and correspondence are enclosed in Exhibit 6

Federal Agencies

(No response)

State Agencies

Hawaii Department of Accounting and General Services

Hawaii Department of Business, Tourism and Economic Development

Hawaii Department of Education

Hawaii Department of Land & Natural Resources, State Historic Preservation Division

Hawaii Department of Transportation

City & County Agencies

C&C Department of Planning & Permitting

C&C Department of Facility Maintenance

C&C Honolulu Fire Department

C&C Board of Water Supply

C&C Police Department

Minutes of Meeting of the Ewa Neighborhood Board on February 9, 2006

Private Sector

D.R. Horton

9.2 *Comments to the Draft Environmental Assessment*

The agencies that responded to the project's draft EA are listed below. Copies of the responses and correspondence are enclosed in Exhibit 6

Ms. Genevieve Salmonson, Director

Hawaii Office of Environmental Quality Control,

Mr. Henry Eng, FAICP, Director

C&C's Department of Planning & Permitting

Mr. Rodney K. Haraga, Director

Hawaii Department of Transportation

The Hawaii Department of Education and Department of Accounting and General Services also sent in letters of correspondence but offered no comments. Copies of the letters are enclosed in Exhibit 6.

Section 10.0 References

Child and Family Service. ANNUAL REPORT JULY '03 – JUNE '04.

Child and Family Service. NA KANAKA PEOPLE. Spring 2004. (A community newsletter published by CFS).

Child and Family Service. PROGRAM INVENTORY. April 29, 2005.

Hawai'i Department of Business, Economic Development & Tourism. THE STATE OF HAWAII DATA BOOK 2000. Honolulu, 2001.

Honolulu Department of Planning and Permitting. EWA DEVELOPMENT PLAN. Honolulu, February 1997

Juvik, Sonia P. and James O., eds. ATLAS OF HAWAII. 3d ed. Honolulu: University of Hawaii Press, 1998.

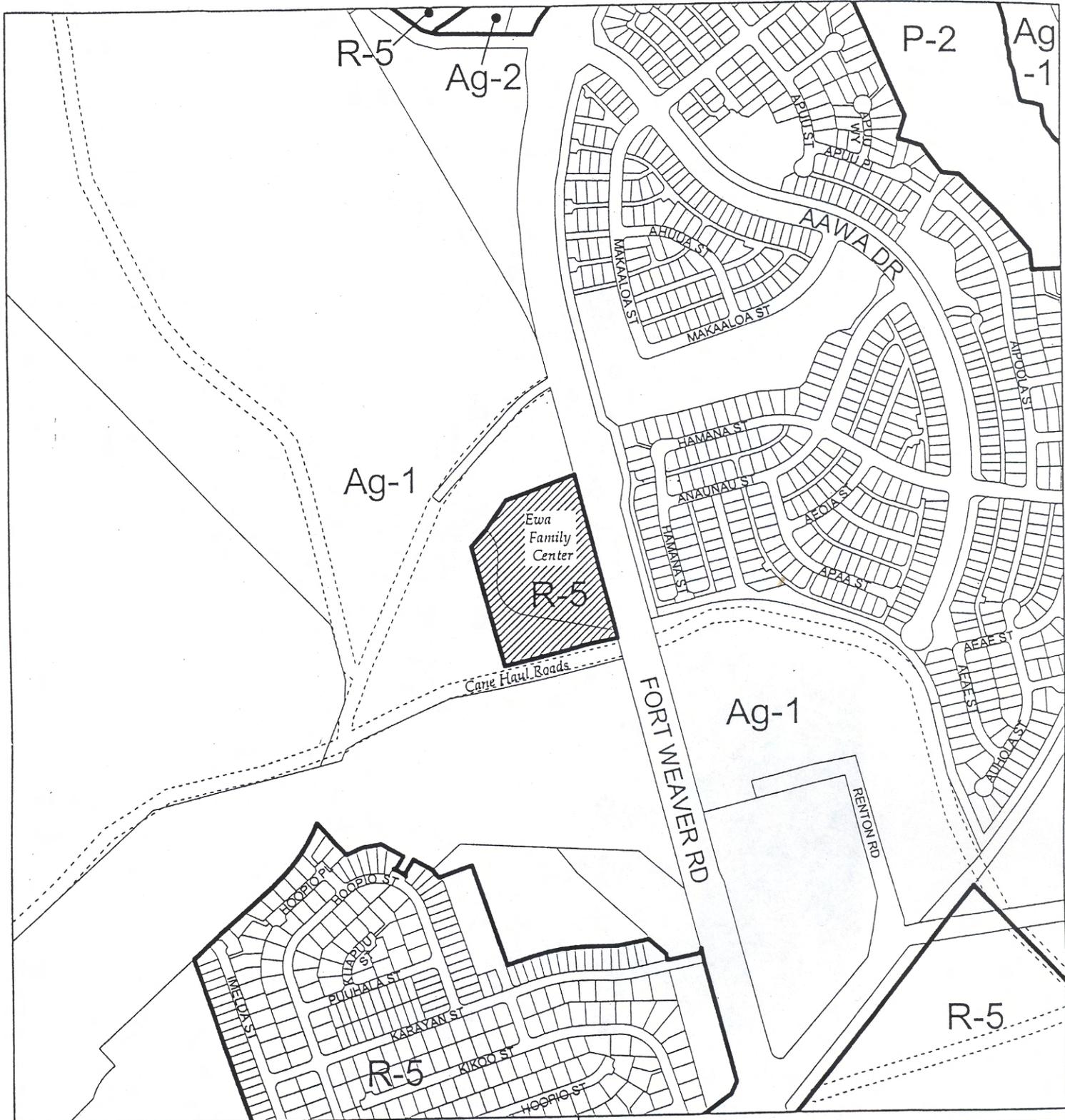
Land Court Order No. 164210 & Land Court Map No 1256. Order of Subdivision filed in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i. June 23, 2005

Wanket, William E, Inc. CHILD AND FAMILY SERVICE EXPANSION PLANS, (Applications for State Land Use District Boundary Amendment and Zone Change Conditional Use Permit). Ewa, Oahu, July 2001.

Exhibit 1
**Project Location &
Topographical Survey**

Environmental Assessment

**CFS Ewa Intergenerational Learning Center
TMK: 9-1-17: 058
91-1841 Fort Weaver Road, Ewa, O`ahu, Hawai`i**



Ewa Family Center
R-5

Cane Haul Roads

FORT WEAVER RD

Ag-1

R-5

R-5

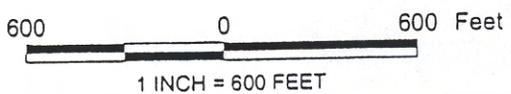
Ag-2

P-2

Ag-1

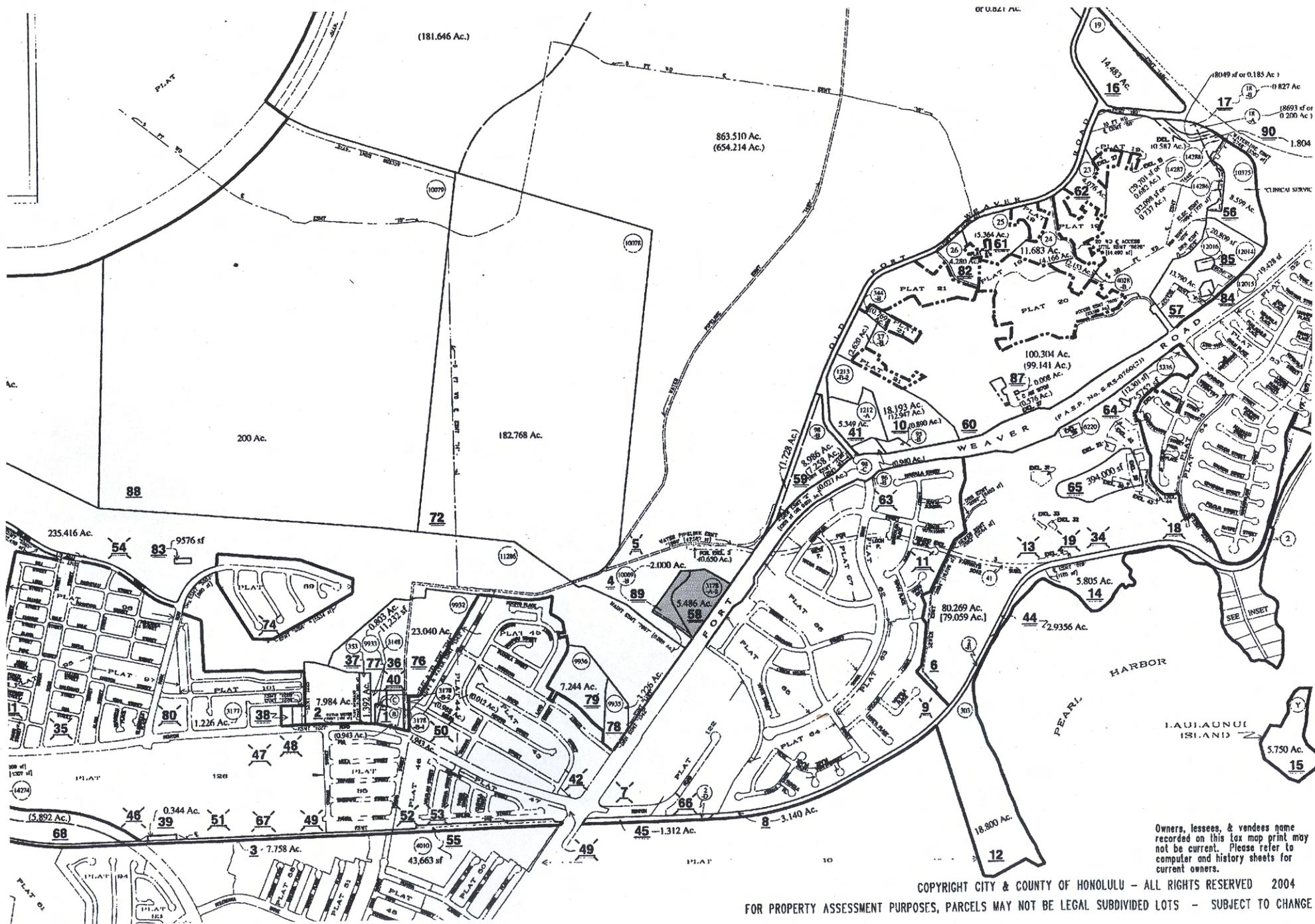


VICINITY MAP



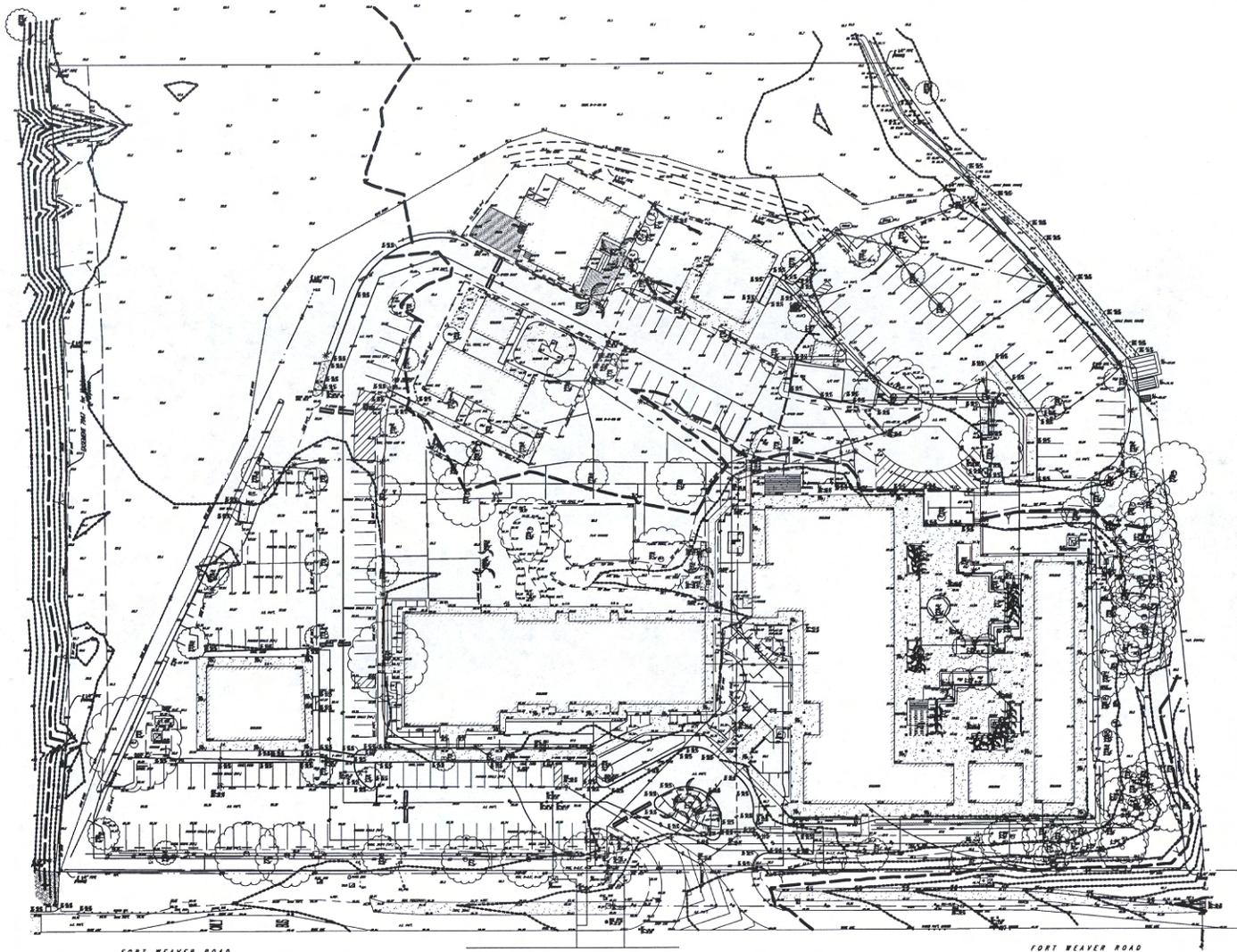
PORITION OF EXISTING ZONING MAP
EWA

TAX MAP KEY(S): 9-1-017: 58 & por. 4
 FOLDER NO.: 2001/CUP-48



Owners, lessees, & vendees name recorded on this tax map print may not be current. Please refer to computer and history sheets for current owners.

COPYRIGHT CITY & COUNTY OF HONOLULU - ALL RIGHTS RESERVED 2004
 FOR PROPERTY ASSESSMENT PURPOSES, PARCELS MAY NOT BE LEGAL SUBDIVIDED LOTS - SUBJECT TO CHANGE



FORT WEAVER ROAD

FORT WEAVER ROAD

1 SITE SURVEY
A-0.0 SCALE: 1" = 30'



Drawn	Checked	Produced	Reviewed	Scale	Date

AM
Partners Inc.
architecture
planning
interiors
graphics

1100 Akahua Street
Suite 800
Honolulu, Hawaii
96813

TEL: (808) 524-2828
FAX: (808) 538-0027

Revisions:

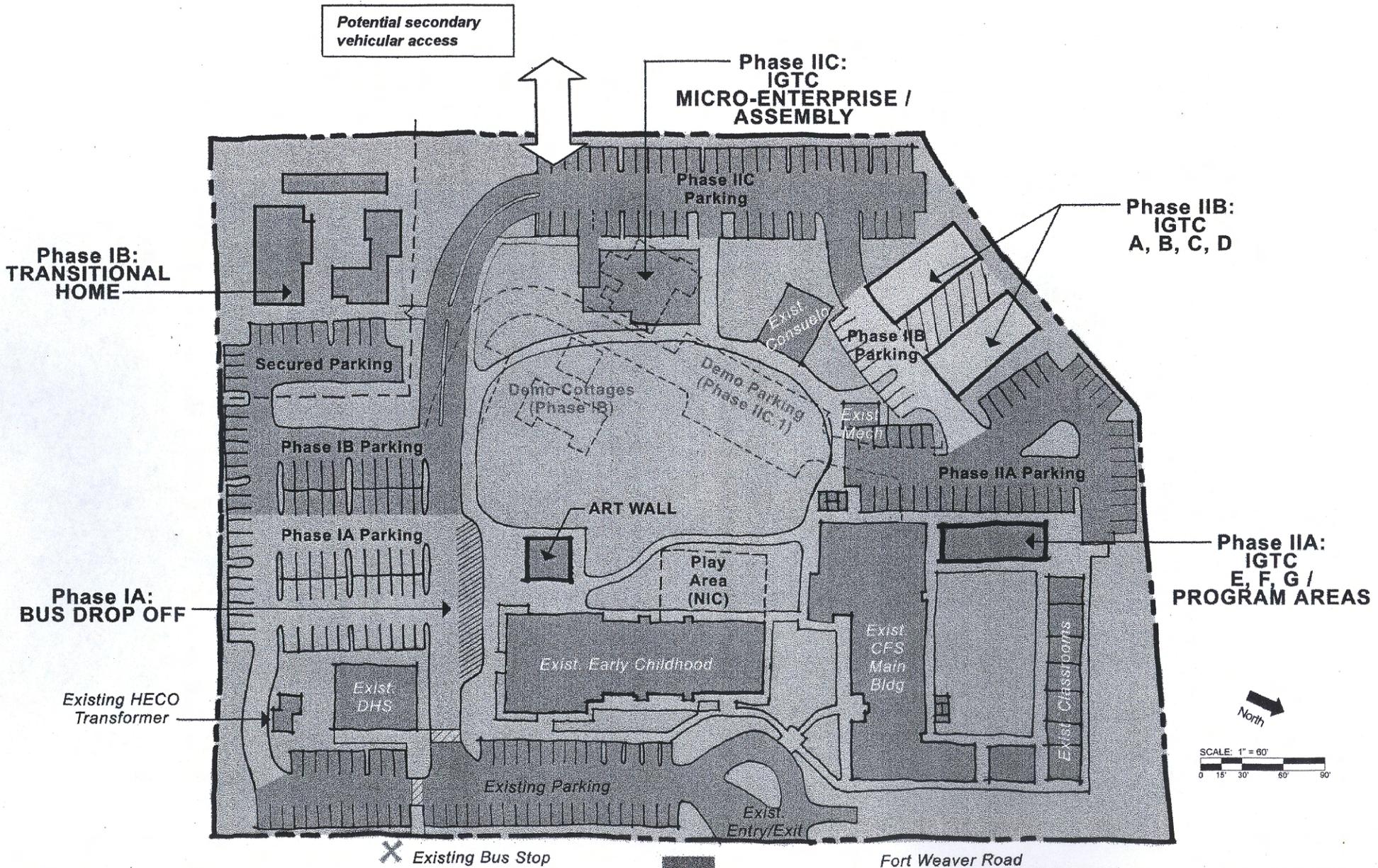
CHILD AND FAMILY SERVICES
81-1841 FORT WEAVER ROAD
EWA BEACH, HAWAII 96708
SITE SURVEY

Job No: A5001.11
Drawn by: AMP
Date: 7 APRIL 2006
Drawing No:
A-0.0
of Sheets

Exhibit 2
Concept Site Plan
& Description of Program Functions

Environmental Assessment

CFS Ewa Intergenerational Learning Center
TMK: 9-1-17: 058
91-1841 Fort Weaver Road, Ewa, O`ahu, Hawai`i



Analysis of Functional Program Requirements

4.1 Child & Family Service: An Overview

Child and Family Service is the most comprehensive, private human service organization in Hawaii. It has a staff of 800 providing services in the following islands of Oahu, Kauai, Maui, Lanai, Molokai and the Big Island, through 44 different type of programs.

Its services can be grouped into the following as described in the non-profit's web site.

- Behavioral health services to children and their families including counseling and residential programs, which consist of:

- Assessment and Intervention Services
- Autism
- Community Based Instruction
- Emergency Mental Health Services
- Hawaii Employee Assistance Services
- Intensive Support Services \ Residential Services
- Teen Living Care
- Therapeutic Foster Home Program
- Therapeutic Foster Homes Foster Parenting

- Adult services including employee assistance, gerontology programs and domestic violence and other related programs

- Community Health Education
- Developing Options to Violence Program
- Domestic Abuse Shelters
- Domestic Violence Advocacy Services
- Employment Services
- Honolulu Gerontology Program
- Sexual Assault Support Services

- Children's services including child abuse prevention, adoptions and childcare

- Baby S.A.F.E.
- Family Strengthening Services
- Comprehensive Counseling & Support Services
- Hale O Ulu - Alternative School for Youth
- Healthy Start
- HomeReach
- Juvenile Sex Offender Treatment Service
- Kauai Head Start
- Independent Living Program
- Inter-Country Adoption
- Nana's House
- Post Permanency Services
- Sexual Abuse Treatment Services

4.2 Results of Staff Interviews.

Interviews with CFS officers and key staff who headed programs that may have an impact on the spaces being considered for the master plan were scheduled during the week of May 2005 and in early June 2005. Minutes of the interviews are shown in Appendix A. Summarized below are the functions of the CFS programs that are housed at the Ewa campus.

4.2.1 I Ka Pono. The *I Ka Pono* programs provide behavioral health services to Felix-eligible youth and their families. It consists of

- 1) Intensive Home Services;
- 2) Intervention Services (expected to close June 30, 2005);
- 3) Assessment Services (inactive program);
- 4) Psychiatric Services;
- 5) Multi-Systemic Therapy (MST);
- 6) Community-Based Instruction (CBI)

The first four programs provide services to clients between the ages of three and 20; MST deals with 11 to 18 year olds; CBI provides services to age groups from 13 to 20. After age 20, the services are provided by Adult Mental Health of the DOH.

Intensive Home and Intervention Services are both staffed with hourly employees who rarely come to the CFS offices but may drop off some files intermittently. Psychiatric Services shares one of the offices at the CFS Administration Building. Multi-systemic Therapy program is assigned some spaces on the ground floor of the Administration Building. However, MST specialists are mostly out in the field to provide intensive support services to families in the Leeward side.

Community Based Instruction (CBI) is an alternative school opened in 1998 that uses two classrooms located at the Diamond Head wing of the CFS Administration Building. One of the classrooms is used for classroom instruction while the other classroom is used as staff area for seven full time staff and four contractual personnel. Another CBI program will be opened by CFS but will be located in rented spaces in the Aiea area but is geared for youth residing in the DOE's Central District. However, the program will be administered from the Ewa campus. Vans to transport the students are required as part of the program's equipment. The DOE also requires that each classroom be designed to be ADA compliant. For the Ewa CBI program, lunch and snacks are prepared at the Ewa Beach Elementary School, although some snacks are prepared by CFS staff at the CFS DOH certified kitchen.

4.2.2 Autism Services. Autism Services consists of six different programs dealing with autism. Community Based Instruction-Autism Spectrum Disorders are for school-aged kids and consists of two schools. The school in Ewa is called Hau'oli Na Keiki and the school in Kaimuki is named Mehana. Early Intervention program provides services for autistic kids from birth to three years old. Parent Counseling program provides counseling to parents with autistic kids. Skills Trainer program provides training services to autistic individuals from three years to 20 years of age. Therapeutic Recreation program provides after school programs for autistic kids.

In the Ewa campus, the Hau'oli Na Keiki school which is housed in a small cottage, six students are enrolled. The staff consists of eight full time staff such that a 1:1 ratio minimum per child is

maintained. The new two-year contract from the Department of Education (DOE) provides for eight students. Eight students per contract is the "maximum" number of enrollees but this can go up to 10 students. At the time the interview was held, the program was expecting a school enrollment of 10. The school in Kaimuki accommodates seven students but it has maximum capacity of eight to 10. The staff feels that the Ewa campus is a good location for the school but the physical plant is falling apart. The school schedule is the same as the typical public school.

Therapeutic Recreation program staff is housed in the small structure next to the cottage. In 2005, the DOE had plans to phase this out such that services are to be provided by DOE staff. The program provides after school therapy for autistic pupils. Fifteen (15) vans are used to transport the students to different locations (12 for Ewa and 3 for Kaimuki). When not used, the 12 vans assigned to Ewa are parked within the campus. If the program is terminated (which seems likely) the vans will be assigned to other programs.

Most of the State contracts for autism services are with the DOE except for Early Intervention Program which is with the DOH and is expected to be renewed in 2006.

4.2.3 Group Homes. CFS maintains several group homes for children and youth (and young adults up to 20 years of age). Described below are the group homes located in Oahu. The majority of the homes are administered from the Ewa campus.

- Community-based Residential program has one house in Waipahu providing services to clients from 12 to 20 years old who have mental health issues. Schooling is done within the home. The house has a capacity for eight but it currently accommodates six girls. Funded by the DOH the contract is continuously renewed. No spaces are used by the program in the Ewa campus, but the preferred location for its administrator is at the Ewa campus.

- Foster Homes with Therapeutic Care. In this program, kids with mental health issues are placed in foster homes. Staffing is based in Waipahu at the Lee Town Center. At the present time there are seven kids in the program but that number is expected to grow to 15 or 20 in the next few years. Staffing consists of 2 clinicians which may grow to three in the future and two office staff. Staff offices for this program should be at the Ewa campus.

- Individualized Residential Support program consists of one group home in Kapolei but this will soon be moved to Mililani. The staff is based on-site and provides direct care; however the manager of the home is based at the Ewa campus. It makes sense for the manager to be based at the Ewa campus; she goes to the group home when necessary. The home has the capacity for three young people ages 12 to 18. Right now, the program has only one teen-ager to care for. The program may continue for another year until 2006.

- Therapeutic Group Homes program consists of two homes in Kailua --one for boys the other for girls-- and another in Kona. Capacity of the houses is eight but the optimum capacity for each home is six. A DOH-funded program, the homes' staff works on-site. The typical ratio of staffing per home is two staff per shift per home based on contract requirements. A nurse comes in periodically but a therapist is based on-site. A program director manages the two houses in Kailua.

4.2.4 Employee Assistance. The program is based at the CFS Vineyard office. However, the program serves clients from all over the State. A counselor comes to the Ewa campus every Thursday, Friday and Saturday to conduct one-on-one therapy and uses one of the rooms on the ground floor of the Administration Building. The program needs a dedicated office in Ewa -- a typical office with computer and desk and space for files. At this time, there is enough demand for the services. The entire program consists of six to eight personnel that serves the clientele statewide, but only one comes to the Ewa campus -- the majority are based at the CFS Vineyard office. Employers are charged on an hourly basis to help their employees with any problems that may affect their output and productivity. Clients include State agencies and private firms. Demand for this service is expected in the Leeward side.

4.2.5 Alternative Education and Related Programs. Alternative Education consists of the Hale O Ulu program and Step II and is part of Children's Services offered by CFS. Employment Services (JET- Job Education and Training) is one of the programs offered to adults. All three programs are offered at the Diamond Head wing of the Administration Building. All three programs require a classroom type setting.

- The Hale O Ulu contract allows for a "static" capacity of 60 (for the school year starting July 1, 2005) but enrolls 120 students a school year consisting of students referred from other schools. Some of the students are status offenders. On any given day, at any one time, capacity of each of the 20' x 40' classrooms is 20 students. Typical attendance is 65 students during the school day. The program offers classes from 7th to the 12th grade. Each class may have students at different grade levels. Initially, the school was designed to use six classrooms that are now available, but the program's budget can not sustain the cost of rent. For the 2004-2005 school year, the program paid \$60K to \$70K its pro-rata share for the classrooms and offices it uses. Two of the six classrooms are currently used for the CBI program. Funding sources are the DOE, Family Court, Office of Community Services (OCS) and other foundations. The program has five FTE personnel. The program employees are not considered teachers, but all must perform different tasks including teaching. The DOE also provides 2.5 FTE teachers to conduct classes.

School hours are 8:30 A.M. to 2:30 P.M. Mondays to Thursdays. On Fridays, the hours are from 8:30 A.M. to 11:30 A.M. The school is open year round utilizing trimesters with breaks in-between. There are some instances when the school needs a bigger space and uses Room 162 (the training room on the ground floor of the Administration Building). Physical education classes are held at nearby parks or gyms. There is no formal lunch room or cafeteria to eat lunch for a daily student population of 60 to 65. At this time, the students use the courtyard or the side yard which are open to the elements and can not be used during inclement weather. The program requires access to a bigger room to be used for school assembly. The program now uses the courtyard which is not an ideal place for a student assembly. The assembly area is needed on a monthly basis, or once every quarter for a duration of 30 to 45 minutes.

- Step II takes care of older students from 17 to about 20 years of age, but before their 21st birthday. Considered a gap group, this age group does not fit the adult requirements but the young people are able to get a high school diploma through the adult program. Step II uses the same four classrooms used by Hale O Ulu students but during a different time frame -- from 4 to 6 P.M. Monday to Thursdays. There no classes on Fridays. The current contract defines the population at

42, but on the average, the program serves about 15 young people each day on site. The average length of time that the attendees spend on the program is nine months but this can stretch to 11 months. The program accepts self-referrals and charges \$50 for textbook and registration fee. The program is available the entire year. The program uses both part time teachers and office staff.

- JET --Job Education and Training. The program services the Leeward side and serves individuals who are 17 years old and older. The program's goal is to get these individuals job-ready. The new contract that will start in July 2005 also includes job-placement activities. Clients can be self-referred. Some are Hale O Ulu or Step II graduates. The program is a logical progression for the 17 to 21 years old gap group as well as the unemployed or underemployed adults, such as mothers coming back to the workforce, etc. The program also uses the four classrooms to hold workshops that are usually scheduled after 2:30 P.M. Sometimes the job-training workshops are held during the trimester breaks of Hale O Ulu and are usually held in the afternoons.

4.2.6 Healthy Start. CFS's Healthy Start (HS) Oahu program services up to 700 adult clients who have approximately 750 children in the target age range of zero to three years of age. These services occur in three sites: Central (on the main CFS Ewa campus), Leeward (based in St. Francis Hospital), and Waianae (in a CFS owned property in Waianae).

HS Central services a group of about 200 adult clients and 250 children on the CFS' Ewa campus. The program is in transition to a new contract. Contracts are renewed every two to four years. HS Central currently consists of a Program Director (PD) II, two Program Supervisors, four Senior Family Social Workers (FSW), and 10 FSW; the PD also supervises one Clinical Specialist, one Child Development Specialist, and an office support staff of two. The Leeward and Waianae programs are of similar size—both with respect to numbers and staffing patterns.

HS Enhanced is a new DHS/CWS funded program. The DOH will monitor the program according to existing DOH rules, but the clientele will all be DHS active referrals. Current CFS staff will be redistributed to respond to this new contract. It is called "enhanced" because the program offers over and above the regular services and staffing of the current HS programs and will include a registered practical nurse (RPN) and a clinical substance abuse counselor (CSAC). The caseload for this program are child welfare cases, many of which are court-mandated because of abuse or neglect in the home. The Enhanced HS consists of one Program Director, one RPN, one CSAC, two Senior FSW, one FSW (but is expected to grow to three).

Both programs--(three sites of Healthy Start Home Visitation --Central, Leeward and Waianae) and one site of Healthy Start Enhanced)--are administered by one Program Administrator. Each site has its own Administrative Assistant and either an Administrative Secretary or a Billing Specialist.

The current office spaces are adequate even with the addition of the "enhanced" program except for the lack of adequate storage spaces. Space would be more user friendly if the medical sinks in the individual offices were removed. The initial intent of the spaces used by HS was to use it for the Healthy and Ready to Learn program which called for the use of medical exam rooms. Typically, the Healthy Start staff goes to the clients' homes rather than the clients coming into the office. Clients are welcome to visit the office, but usually the clients only come to the office for a group

meeting or training. The major focus of the HS program involves being in the clients' homes.

Clients are voluntarily involved in the HS Home Visitation sites. They can stay for the duration of a three-year program. Mothers are referred by an Early Identification Unit based in all hospitals. Workers interview the new mothers to identify mothers who may be at risk for potential child abuse or neglect. This determination is made on the basis of the KEMP, a nationally standardized testing instrument.

Clients for Enhanced Healthy Start are also voluntary, but they will be referred through Child Welfare Services (CWS) and will encompass a spectrum from CWS mandated (active) cases, open but not mandated cases, Diversion cases (Home Reach), and high end regular Healthy Start cases.

Inactive client files are stored using a file storage company called "Profile." Files are kept indefinitely. Open cases are kept on the premises so that they are available for current use and for monitoring within the contract year. Once files are closed and have been through a monitoring cycle, they may be sent out for professional storage.

The Enhanced Healthy Start contract from DHS is divided into three geographic areas on Oahu. CFS was awarded the Enhanced HS contract for the geographic area from Waipahu and Ewa Beach all the way to Kaena Point on the Leeward Coast; Catholic Charities has the site for the Windward side; and PACT was awarded the Honolulu site.

Flexible hours are a program contract-mandated requirement and defined by the needs of the clients; some after-regular-office-hours and/or weekend work may be necessary for Home Visitors if those are the only times clients can see them. Home Visitors are not as frequently in the office buildings over the weekend. A security system is in place. Administrators have access to the main computer system through an access program called Citrix and can do some work from home on occasion.

The cottage is designated for use of HSC (Central); the lower level of the Consuelo Wing of the Administration Building houses the Enhanced HS program. With the two programs in separate areas, it will be more efficient than when the Central site's office was larger and split between the Cottage and the Administration Building. At present, space is still being shared, pending execution of the new contracts.

4.2.7 Domestic Violence. Developing Options to Violence (DOV), Domestic Abuse Shelters (DAS) & Transitional Housing and Domestic Violence Advocacy are all related programs that address the needs of individuals and families touched by domestic violence.

- Developing Options to Violence (DOV). The DOV program is a contract with the Judiciary for the past 18 to 19 years. The program primarily serves adult offenders as ordered by the Family Court (75% of its clients are offenders). The program also serves victims and children. The Hawaii Judiciary expects much community involvement that consists of several meetings and group sessions. The CFS program that is funded by the Judiciary uses the group session format. The program works well with the Family Court and the Hawaii's Department of Public Safety. Location for these DOV services is not held at the CFS Ewa campus because a residential program

is located there. Instead, services are held in Honolulu, Waipahu, Waianae, and Kaneohe, wherever space is available. This program consists of eight FTE staff and 20 hourly workers (the workers work on as needed basis and not on CFS offices). The DOV offices recently moved from the Kukui Street offices to a location at the Nimitz area. The program plans to offer services in Aiea in the near future.

- Domestic Abuse Shelters. The CFS DAS program consists of three shelters: there are two shelters in Oahu -- Leeward and Honolulu, and one in Hilo. The houses provide emergency shelters to victims (adults and children) of domestic violence. There is a possibility of relocating the shelter out of the Leeward site, but it may be difficult to relocate to another neighborhood because of – NIMBY (not in my backyard). Other challenges include the difficulty of keeping the program confidential. There are also challenges with land use and building permits because of the difficulty in getting community and neighborhood acceptance. The staffing for each shelter consists of eight FTE 15 hourly workers and one volunteer (AmeriCorps). The shelter managers deal with the day-to-day issues of facilities maintenance. Advocates (two per shelter) and Child Advocates (one per shelter) provide the direct support to the clients. At the present time four staff personnel maintain three shifts. One program director is responsible for both shelters in Oahu.

Clients are expected to do house chores on a rotating schedule. The average stay of clients is from two to three weeks but the DHS contract allows a maximum of 90 days. The contract has been renewed every 6 years for the past 20 plus years. The Leeward Shelter has a maximum comfortable capacity of 18 beds but can accommodate up to 23 beds. CFS has "no turn away" policy, so the shelter is mandated to accept all who require assistance. There are constant funding issues and challenges due to the nature of residential programs. The shelters have approximately 11 funding sources but the biggest source is from the DHS, but also includes HUD, ESG, C&C and private foundations. Each shelter is assigned a van and designated shelter staff and the advocates drive the van.

- Transitional Housing. CFS owns six apartment units with two bedrooms each. These are available to qualified clients for up to one year. CFS has owned and operated the apartment building for 12 years. Criteria for selection satisfies the criteria that the domestic violence victim has children. The area is secure and is fenced. For security reasons, the location is not disclosed. One manager lives on site. An advocate is also assigned on an hourly basis. Families in the complex also get group counseling. Clients are responsible for maintaining their own apartments and are required to pay a third of their income for the rent. The program relies primarily from the rent collected but is also subsidized with money from Federal, State and City grants. At the present time, all apartments are used.

- Domestic Violence Advocacy. This is funded through a DHS contract that was initiated in 2001. This "new" program is the result of welfare reform. Victims of domestic violence (DV) are allowed to continue getting welfare benefits if they ask for an exemption because they are victims of DV. Federal guidelines require that a screening for eligibility be conducted. CFS does the screening and counseling and is now done at the Nimitz offices with plans of expanding the program to Aiea. Counseling is done off -site. At the present time the program has four FTE staff for direct services and a secretary handling a total of 120 open cases for Oahu only. Neighbor islands serve approximately 80 to 100 cases per year and are handled at the CFS offices in all the

neighbor islands except Kauai. The program could use some spaces at the Ewa campus --such as a designated office to be used as a base by the advocates. This "flexi-space" will be useful for clients coming from the Leeward side.

2.2.8 Administration and Program Support Services. The following provide direct support to the delivery of program services: training, facilities management, finance and accounting, personnel and human resources and information technology. The other support offices are the administration/executive personnel and CFS Real Property, Inc. The minutes of the interview with the officers of these units are found in Appendix A. A tabulated description of how the various functions are housed is shown on Table 4.1.

Table 4.1: Analysis of Existing Program and Administrative Spaces

Child & Family Service, Ewa Campus								
Analysis of Existing Program & Administrative Spaces								
PROGRAM SERVICES (DIRECT SERVICES)								
Code	Title/Room Name	Rm#	Unit No.	Unit SF	Area SF	Total SF	Remarks/Location	
A.	Behavioral Health - I ka Pono (c/o Rosemary Naa)							
A.1	Intensive Home Services	na					hourly employees; not on site	
A.2	Intervention Services	na					hourly employees; not on site	
A.3	Assessment Services	na					Inactive program	
A.4	Psychiatric Services	AEwa-135	1	140	140		shares with HI EAS Mon to Fri	
A.4	MultiSystemic Therapy	(note: full time MST Specialists are mostly out in the field)						
	•Supervisor's Office	AEwa-114	1	90	90		private office	
	•Staff Area	AEwa-114	1	320	320		4 FT MSTspec + 1 Prog.Sec.	
A.5	Community Based Instruction							
	• Instruction Area	ADh-6	1	480	480		classroom instruction	
	• Office Space for 6 FTE staff	ADh-5	1	480	480		staff area for 6FTE and 4 hourly	
	- 1 supervisor						- 1 Psychologist (hourly)	
	- 1 Special Educ Teacher						- 1 Registered Nurse	
	- 1 Head Program Aide						- 1 CSAC	
	- 2 Program Aides						- 1 Mental Health Clinician	
	- 1 Recreation Aide							
	- 1 Program Secretary							
A.6	Program Admin & Other Spaces							
	• Program Admin Office	AEwa-125	1	120	120			
	• Shared Conference Room	AEwa-115	1	160	160			
A.7	Community Based Inst. - Aiea						For 20 kids -- not on site	
Code	Title/Room Name	Rm#	Unit No.	Unit SF	Area SF	Total SF	Remarks/Location	
B.	Behavioral Health-Autism (c/o Carlton Shiroma)							
B.1	Autism Consultant							
B.2	Autism Services							
B.3	CBI-Hau'oli Na Keiki (Ewa)	oldcottage	1	2,334	2,334	2,334	School for autistic kids	
	- 6 kids(current enrollment)							
	- 1 Special Ed Teacher							
	- 1 Autism Coordinator							
	-6 FTE Skills Trainers							
B.4	CBI-Mehana (Kaimuki)	Kaimuki					School; Not on site	
B.5	Early Intervention							
B.6	Parent Counseling							
B.8	Skills Trainers							
B.9	Therapeutic Recreation	next to cottage: will be phased out						After school prog. for autistic kids
B.10	Staff areas related to B.1 to B.9					1,342	at Kamaaina Kids Building	
Code	Title/Room Name	Rm#	Unit No.	Unit SF	Area SF	Total SF	Remarks/Location	
C.	Behavioral Health - Group Homes (c/o Valerie Gold)							
C.1	Community Based Residential	(capacity at 8 kids from 12-20; all girls; now at 6						in Waipahu. Not on site
	-1 Program Administrator	(Vacant)					office at Ewa Campus	
	-Other staff						at Lee Town Center	
C.2	Foster Homes with Therapeutic Care							

Table 4.1: Analysis of Existing Program and Administrative Spaces

C.3	Individualized Residential Support						
	- 1 Program Manager						
	- Other staff	Mililani					
C.4	Therapeutic Group Homes						2 Kailua and 1 Kona
Code	Title/Room Name	Rm#	Unit No.	Unit SF	Area SF	Total SF	Remarks/Location
D.	Behavioral Health-Employee Assistance (c/o Valerie Gold)						
D.1	Employee Assistance Program						based at Vineyard
	- Counseling Room	AEwa-123	1	140	140		shared room
E.	Children's Services-Alternative Education (c/o Ann Kawahara)						
E.1	Hale O Ulu (7th to 12th grade classes)					2,720	
	• Instruction Area	ADh1 - 4	4	480	1,920		
	• Student Restrooms	na	2	240	480		separate girls & boys restrooms
	• Staff Area	ADh	1	320	320		
	- 5 FTE Teachers/Others						
	- 2.5 FTE Teachers (DOE)						
E.2	Step II (ages 17 to 20)	ADh					
	• Instruction Area	(uses same classrooms as Hale O Ulu)					
	• Staff Area	(uses same classrooms as Hale O Ulu)					
	- 0.75 FTE Counselor						
	- 0.50 FTE Teacher						
	- 0.50 FTE Career Specialist						
	- 0.50 FTE Sec./Educ Aide						
E.3	Job Education Training or JET (ages 17 to adults)						
	• Instruction Area	(uses same classrooms as Hale O Ulu)					
	• Staff Area (1.5 FTE)	Adh	1	100	100		Shared office
E.4	Alternative Education - Administration						
	- 1 Program Administrator	Adh	1	110	110		Private Office
	- Other Staff	ADh	2	80	160		Shared Office
Code	Title/Room Name	Rm#	Unit No.	Unit SF	Area SF	Total SF	Remarks/Location
F.	Early Childhood Services - Healthy Start (c/o Carole Hough)						
F.1	Healthy Start- Central Services	Cottage	1	1,752	1,752	1,752	Consuelo Cottage
	- 1 Program Director II						
	- 2 Program Supervisors						
	- 4 Senior Family Social Wkrs						
	- 10 Family Social Workers						
	- 1 Clinical Specialist						
	- 1 Child Development Spec.						
	- 2 Office Support Staff						
F.2	Healthy Start - Leeward Services	St FrancisWest					Not on site
	-(same staffing as HS Central)						

Table 4.1: Analysis of Existing Program and Administrative Spaces

F.3	Healthy Start - Waianae -(same staffing as HS Central)	Waianae					Not on site
F.4	Healthy Start - Enhanced -1 Program Director - 1 Registered Practical Nurse - 1 CSAC - 2 Senior FSW - 3 Family Social Worker	AEwa-1st floor				3,144	Entire first floor wing
F.5	Healthy Start/Administration - 1 Program Administrator - 1 Administrative Assistant - 1 Billing Specialist	AEwa-1st Floor					(included in totals for the wing)
Code	Title/Room Name	Rm.No.	Unit No.	Unit SF	Area SF	Total SF	Remarks/Location
G.	Adult & Family Services - Domestic Violence (c/o Angie Doi)						
G.1	Developing Options to Violence (DOV) - 8 FTE Personnel - 20 hourly workers						Nimitz office location Various locations; not in Ewa
G.2	Domestic Abuse Shelters - Leeward (to replace existing with " Dorm-like " Abuse Shelter) • Shelter (Indoor Areas)					5,066	total sf for Abuse & Autism bldgs.
G.3	Transitional Housing • Apartments (2 -bedrooms) • Staffing - 1 Manager on-site - 1 Hourly Worker (Advocate)		6				Not in Ewa Campus
G.4	Domestic Violence Advocacy • Staff Areas - 4 FTE Direct Services Staff - 1 Secretary • Advocate Counseling Office						located at Nimitz & Aiea sites proposed for Ewa Campus
Code	Title/Room Name	Rm.No.	Unit No.	Unit SF	Area SF	Total SF	Remarks/Location
H.	ADMINISTRATION AND PROGRAM SUPPORT SERVICES (existing spaces)						
H.1	•Training - Supv. Office - Shared Office for 4 - Video Conferencing Room - Meeting Room	AEwa238 AEwa240 AEwa219a AEwa106	1 1 1 1	1 1 1 1	120 270 460 670	1,520	
H.2	• Information Technology - Supv. Office - Staff Offices - Shared Office for 4	AEwa106 AEwa106 AEwa106	1 4 1	120 114 490	120 456 490	1,186	Private office Includes equipment storage

Table 4.1: Analysis of Existing Program and Administrative Spaces

	- Equipment Room/Server	AEwa106	1	120	120	
H.3	Finance					1,586 primarily office spaces (2nd Level of Admin Building)
	- 1 Director					
	- 1 Accounting Supervisor					
	- 2 Revenue Accountants					
	- 1 Budget Manager					
	- 3 Budget Monitors					
	- 3 Account Clerks					
	- 1 Administrative Assistant					
	- 1 Senior Accountant					
H.4	Human Resources					2,689 primarily office spaces (first level of Admin Building)
	- 1 Director					
	- 1 Assistant Director					
	- 1 Employment Manager					
	- 1 Employment Records Mgr.					
	- 4 Employment Specialists					
	- 3 Credentialing Staff					
	- 1 Payroll Administrator					
	- 2 Benefits Specialist					
	- 2 HR Specialists					
	-1 Safety & Workers Comp Sp.					
	- 2 Records Mgmt. Clerks					
H.5	Facilities					450 office spaces only (first floor) (first level of Admin Building)
	- 1 Facilities Manager					
	- 1 Administrative Assistant					
	- 1 Clerk					
	- 2 Maintenance Techs					
	- 1 Messenger					
	- 1 Front Desk Receptionist					
H.6	Administrative & Auxiliary Spaces					10,787 offices, conference rooms, etc. (primarily on 2nd level)
	- 2 Executive-level staff					
	- 4 Professional-level Admin.					
	- 5 Administrative Assistants					
	- 3 Records/Clerical Staff					
H.7	Mechanical/Restroom Spaces					1,480 for building services

Recommended Space Requirements

5.1 CFS Response to Emerging Community Needs

During the initial planning for the consolidated site, the capacity of the existing emergency shelter would be maintained, even if the structure would be relocated to another portion of the site. The new structure was envisioned to have a “dorm-like” setting to allow for better delivery of program services. However, the non-profit eventually determined that there was a growing need for more beds to serve the expanding population of the surrounding communities. Accordingly, the initial planning for 15 beds was revised and “transition beds” and related spaces were added to the facility. The structure is considered a “group home” in terms of the land use permits that will be secured to implement the project.

5.1.1 Transitional Home At a meeting held at CFS, the staff involved in domestic violence issues decided on the capacity of the expanded group home that will replace the existing Leeward Shelter. The structure will house two different levels of housing (Building A, Table 5.1). The emergency shelter will house 32 beds while the transition home will accommodate 20 beds. The two different types of “group homes” can share children's play area and laundry but will have separate kitchens, living rooms and storage spaces. The staff area should be located near entry/exit point of both housing facilities for better control. Also, staff should be able to observe entry to sleeping areas.

Based on staff data, "true emergency" usually lasts from two to four weeks while "transition" can extend from six months to 12 months. The need for a “transition” time or longer stays are due to economic reasons. It is more difficult to find housing due to the tight rental market. The population for the shelter should be separate from the transition home because the two groups have different issues and tend to “share information.”

At the present time, the State Department of Human Services (DHS) has a contract with CFS to provide emergency shelter for victims of domestic violence that runs until 2009. The DHS contract pays for only 90 days' stay at the shelter, but the majority of women on the emergency shelter stay for two weeks or 14 days. At the Ewa campus, the existing emergency shelter has the capacity for 21 beds but the “official” number is 15 beds.

Most of the women at the shelter take the bus. Sometimes the women are picked up initially by staff. On the average, about two women will drive to the emergency shelter in their cars. But for the transition home, most of the residents will most likely drive.

5.1.2 Intergenerational Learning Center. The CFS Board of Directors and staff recognized the need for broadening its services to include economic development programs for Oahu youth, particularly those coming from the fast growing communities encompassed by the Ewa Development Plan. The non-profit envisioned tapping the resources of the community's retirees, as well as its current work force, to serve as volunteers and mentors to the youth. Their efforts may include counseling and mentoring families and youth to allow them to become self-sustaining members of the community. Accordingly, the non-profit envisioned the addition of facilities that would serve as meeting places where various types of mentoring could take place.

The meeting places will be of different sizes to accommodate various groups and can be used for a wide range of activities.

The spaces could also serve as expansion spaces for its alternative education programs. For example, at the present time, CFS administers the Hale O Ulu, Step II and JET (Job Education and Training) programs for youth and adults who are unable to thrive in traditional schools. These programs assist its clients in obtaining a high school diploma and the skills to acquire and retain a job. These programs use meeting places that serve as classrooms for the alternative high school, counseling rooms for Step II, and training rooms for JET at different times during the school week and during weekends. The Community Based Instruction (CBI), a program for students with special needs, also uses meeting room type spaces for its instructional component.

The structures that will house these intergenerational learning centers will be built in Phase II when the funds required for construction are raised by the non-profit. Fundraising efforts have been delayed due to the selection of a new CEO/President to lead the non-profit and its capital campaign.

The Intergenerational Learning Center is comprised of three clusters. The first cluster (Building B, Table 5.1) consists of classrooms used for acquiring skills in information technology, business services and wellness service. Mentors may utilize these classrooms to teach at-risk youth. Any of the schools on campus will be able to utilize these classrooms, as well as job-preparation, foster care home or group home programs. The two-story structure will be designed as an addition to the existing two-story Administration Building and will be centrally air-conditioned. The first level will house the various classrooms while the second level will accommodate program office spaces to be used by the mentors or teachers and other specialists.

The second cluster (Building D, Table 5.1) consists of areas providing spaces for mentoring in vocational skills such as carpentry, landscaping, automotive and facilities maintenance. Other activities include mentoring child activities such as learning Native Hawaiian plants, building a canoe and other relevant cultural practices. The spaces will also be utilized by the existing schools on campus and will also be used by residents of the foster and group homes managed by CFS. The single story building will have a higher floor to ceiling height and will be naturally ventilated.

The third cluster (Building E, Table 5.1) consists of spaces to be used for mentoring in the culinary arts and catering. The structure will house a commercial sized kitchen and a multi-functional open space to be used for community gatherings. The structure will also serve as the assembly area for the non-profits' alternative education programs like Hale O Ulu, and community use. For example, the Healthy Start program usually organizes parent-child activities composed of 100 to 200 attendees. The spaces could also be used as a health maintenance class for the frail elderly, or for job preparation classes for women housed at the Transition Home, or for the youth housed at the group homes. The building's certified kitchen may also allow CFS to prepare its own meals for the schools already housed on campus.

5.1.3 Art Wall. The art wall is envisioned as a roofed structure that is open on all sides. It could serve as an architectural feature that is meant to highlight the visitors' entry to an open courtyard that serves as the primary access to the new facilities. Art work and other graphic

displays created by the children and youth of the surrounding communities will be displayed here. Other exhibits could be announcements on community events and similar posters. The pavilion-like structure is expected to be around 25 feet in height.

5.1.4 Other Site and Utility Improvements. To ease traffic congestion, a new vehicular drop-off area that is equivalent to three loading bays will be built first and will be located in an area central to the entire campus. Additional parking spaces will also be provided based on current land use ordinance requirements. An on-site sewage treatment plant (wastewater holding tank system) will be installed to accommodate the sewer needs of new buildings, particularly the Transition Home. By the time the other structures are ready for implementation, it is likely that the sewer main servicing the developments along Fort Weaver Road will be ready for use.

5.2 Description of Programmed Spaces

Table 5.1 summarizes the list of programmed spaces. The table shows the preliminary programmed spaces, as well as the actual spaces as shown on the site plan layout attached in Chapter 6.

5.3 Comparative Analysis of the Approved Spaces in 2004 and the Current Proposals

Table 5.2 is a comparative analysis of the spaces approved by the City's Department of Planning and Permitting (DPP) in 2004 and the current proposals. Because of the substantial deviations, another conditional use permit application has to be submitted for the Transition Home and Learning Centers.

5.5 Administrative Growth

The property at the Ewa campus is zone R-5 and as such, any office-type of facility should only be considered an accessory to the primary functions approved for the site. It has been a CFS policy to transfer administrative units away from the Ewa site, as the need for the program spaces grow. For example, the Fiscal and the Human Resources departments now located at the Ewa Campus, are some administrative functions that can be moved to another location. Other administrative functions, such as Public Relations and Development, are already housed at its Vineyard Boulevard office. However, office functions that are directly related to the programs need to be in close proximity to the programs. Examples would be an Intake Clerk for the Transitional Home or a Billing Specialist required by contract to be in close proximity to where the services are delivered.

Exhibit 3
**Comparative Analysis of 2002 CUPm
& Proposed Uses**

Environmental Assessment

**CFS Ewa Intergenerational Learning Center
TMK: 9-1-17: 058
91-1841 Fort Weaver Road, Ewa, O`ahu, Hawai`i**

2002 Conditional Use Permit	Current Scope
Proposed Community Center: Meeting facility for CFS and community meetings, training and activities and special events. (9,796 sf)	<p>Proposed "Intergenerational Learning Center" (IGLC):</p> <p>Building 1: IGLC Area E,F,G and Support Program area (Training area for business/well-being occupations. Building will also include additional support program area for CFS.) 7,928 sf</p>
Proposed Community Services Center: CFS support programs and social services. (3,348 sf)	<p>Building 2: IGLC Area A,B,C,D (Training area for industrial/labor occupations). 5,296 sf</p> <p>Building 3: IGLC Micro-Enterprise/Assembly (Meeting facility for CFS and community meetings, and training area for food services). 5,219 sf</p>
Leeward Shelter (formerly Kahala House): Group living facility for 15 residents. (2,732 sf; No change).	Proposed Transitional Home/Shelter: Group living facility for about 52 residents. 10,821 sf
Parking spaces required: 252 Project providing: 299 parking spaces.	Parking spaces required: 221 Project providing: 239 parking spaces, 3 loading areas 3 vehicular drop-off/loading areas
Art wall at 576 sf	Art Pavilion at 695 sf
State Department of Human Services at 6,936 sf: No change	State Department of Human Services at 6,936 sf: No change
Administration Building (both wings) at 39,740 sf: No Change	Administration Building (both wings) at 39,740 sf: No Change
Community Center & Day Care Facility at 13,407 sf : No Change	Community Center & Day Care Facility at 13,407 sf Possible change of use; Child Care provider to leave in 2007
Consuelo Cottage at 2,376 sf: No Change	Consuelo Cottage at 2,376 sf: No Change
Day Care Facility for Austistic Children at 2,334 sf: No Change	Facility will be demolished to make way for site improvements

Exhibit 4
**Portion of Fort Weaver Road Widening
Near the CFS Ewa Campus**

Source: State DOT Bid Documents for the Fort Weaver Road Widening
Vicinity of Aawa Drive to Geiger Road

Environmental Assessment

**CFS Ewa Intergenerational Learning Center
TMK: 9-1-17: 058
91-1841 Fort Weaver Road, Ewa, O`ahu, Hawai`i**

Exhibit 5
Tabulation of Spaces for Phase 1 & Phase II

Environmental Assessment

CFS Ewa Intergenerational Learning Center
TMK: 9-1-17: 058
91-1841 Fort Weaver Road, Ewa, O`ahu, Hawai`i

Table 5.1: Programmed Spaces and Actual Spaces Provided in the Schematic Design

Child & Family Service, Ewa Campus							
Intergenerational Training Center							
Preliminary Program from Master Plan				Schematic Program from Schematic Design			
Title/Room Name	Unit No.	Unit NSF	Area NSF	Area NSF	Unit NSF	Unit No.	Title/Room Name
Instruction Spaces & Related Spaces				Building D			
- Training Area A (Carpentry)	1	850	850	885	885	1	- Training Area A
- Training Area B (Fac.Maint.)	1	850	850	885	885	1	- Training Area B
- Training Area C (Automotive)	1	850	850	885	885	1	- Training Area C
- Training Area D (Plant Nursery)	1	850	850	885	885	1	- Training Area D
- Instructor's Office	4	100	400	440	110	4	-Office
- Misc. Storage Area	4	150	600	492	164	3	-Storage (1,2&3)
				142	142	1	- Storage (4)
				208	52	4	- Toilet
Total (NSF)			4,400	4,822			Total (NSF)
				474		9%	Circulation, Covered Walkways & Walls
				5,296			Total (GSF)
Instruction Spaces & Related Spaces				Building B			
- Training Area E (Bus.Services)	1	500	500	518	518	1	- Training Area E (Bus.Services)
- Training Area F (Info.Tech-IT)	1	500	500	592	592	1	- Training Area F (Info.Tech-IT)
- Training Area G (Health Care)	1	500	500	518	518	1	- Training Area G (Health Care)
- Instructor's Office	3	100	300	206	103	2	- Office (E &F)
				132	132	1	- Office (G)
- Auxiliary Spaces	3	150	450	220	110	2	- Storage (1 &3)
				114	114	1	- Storage (2)
				230	230	1	- Womens Restroom
				155	155	1	- Mens Restroom
				16	16	1	- Janitor Closet (JAN)
- SECOND Floor program spaces	1	2,250	2,250				- SECOND Floor program spaces
				972	486	2	- General Offices (1 & 3)
				539	539	1	- General Offices (2)
				145	145	1	- Office 4
				102	102	1	- Office 5
				161	161	1	- Office 6
				138	138	1	- Office 7
				248	124	2	- Office (8&9)
				230	230	1	- Womens Restroom
				155	155	1	- Mens Restroom
Total (NSF)			4,500	5,391			Total (NSF)
				2,537		32%	Circulation, Covered Walkways & Walls
				7,928			Total (GSF)

Table 5.1: Programmed Spaces and Actual Spaces Provided in the Schematic Design

Child & Family Service, Ewa Campus									
Mircoenterprise/Assembly					Building E				
- Food Preparation Area	1	1,000	1,000	1,127	1,127	1	- Food Preparation		
- Food Storage	1	200	200	282	282	1	- Food Storage		
- Supplies Storage	1	400	400	504	504	1	- Supplies Storage		
- Instructor's Office	1	100	100	145	145	1	- Instructor Office		
- Dining/Assembly Area	1	1,800	1,800	1,570	1,570	1	- Dining Area		
• Support Spaces							• Support Spaces		
- Restrooms	2	240	480	216	216	1	- Womens Restroom		
				156	156	1	- Mens Restroom		
- Janitorial/Facilities Maint.	1	200	200	245	245	1	- Janitorial Facilities		
Total (NSF)			4,180	4,245					Total (NSF)
				974		19%	Circulation, Covered Walkways & Walls		
				5,219					Total (GSF)
• Other Roofed Areas							• Other Roofed Areas		
- Walkways and Lanais	1	2,500	2,500				- Walkways and Lanais (included throughout)		
- Display Area/Museum	1	580	580	695	695	1	- Building C Art Pavilion		
Total (GSF)		3,080		695					Total (GSF)

Table 5.1: Programmed Spaces and Actual Spaces Provided in the Schematic Design

Child & Family Service, Ewa Campus						
Recapitulation						
Building A (Shelter and Transitional Home)			4,310	7,503		
Building B (Intergenerational Training Center E-G & Offices)			4,500	5,391		
Building C (Art Pavilion)			580	695		
Building D (Intergenerational Training Center A-D)			4,400	4,822		
Building E (Microenterprise / Assembly)			4,180	4,245		
Total New Area (NSF)			17,970	22,656		

Exhibit 6
**Pre-Consultation &
Draft Environmental Assessment Responses**

Environmental Assessment

**CFS Ewa Intergenerational Learning Center
TMK: 9-1-17: 058
91-1841 Fort Weaver Road, Ewa, O`ahu, Hawai`i**

Pre-Consultation Letters Were Sent to the Following:

Department of Agriculture
State of Hawaii
1428 South King Street
Honolulu, HI 96814

Comptroller
Department of Accounting & General Services
P.O. Box 119
Honolulu, HI 96810

Department of Community Services
City & County of Honolulu
715 South King Street, #311
Honolulu, HI 96813

Department of Defense
State of Hawaii
3949 Diamond Head Road
Honolulu, HI 96816-4495

Manager, EPA -- PICO
300 Ala Moana Boulevard, # 1302
Honolulu, HI 96850

Department of Planning & Permitting
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Superintendent of Education.
Hawaii Department of Education
P.O. Box 2360
Honolulu, HI 96804

Department of Environmental Services
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Department of Parks & Recreation
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Department of Health
State of Hawaii
Environmental Planning Office
P.O. Box 3378
Honolulu, HI 96801

Department of Facility Maintenance
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Department of Land & Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, HI 96809

Department of Transportation Services
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

State Historic Preservation Officer
Dept. of Land & Natural Resources
601 Kamokila Blvd., Rm. 555
Kapolei, HI 96707

Commander, U.S. Coast Guard
14th Coast Guard District
300 Ala Moana Boulevard
Honolulu, HI 96850

Fire Chief, CCH Fire Dept.
3375 Koapaka St., Suite H425
Honolulu, HI 96819

Department of Business, Economic
Development & Tourism
Strategic Industries Division
235 South Beretania Street, 5th Floor
Honolulu, HI 96813

Police Chief, CCH Police Dept.
801 South Beretania Street
Honolulu, HI 96813

Pre-Consultation Letters Were Sent to the Following:

Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, HI 96813

9-1-17:01
Immaculate Conception Church
91-1298 Renton Road
Ewa Beach, HI 96706

Hawaiian Electric Company
P.O. Box 2750
Honolulu, HI 96740

9-1-17:10 & 41
Aina Nui Corporation
Kahua Meat Co. Ltd.
841 Bishop Street #85D
Honolulu, HI 96813

Office of Planning
State of Hawaii
235 South Beretania Street, 6th Floor
Honolulu, HI 96813

9-1-17:56
St Francis Medical Center
P.O. Box 29700
Honolulu, HI 96820

Chief Engineer, Board of Water Supply
630 South Beretania Street
Honolulu, HI 96813

9-1-17:16
Ewa Community Church
P.O. Box 60339
Ewa Beach, HI 96706

Ewa Neighborhood Board
Neighborhood Board Commission Office
530 South King Street, Room 400
Honolulu, HI 96813

Karen Seddon.
Director of Land Development
D.R. Horton – Schuler Homes
828 Fort Street Mall, 4th Floor
Honolulu, HI 96813

9-1-17:04
James Campbell Trust Estate
1001 Kamokila Boulevard
Kapolei, HI 96707

Ewa Transportation Coalition
c/o Council Member Todd Apo
530 South King Street #202
Honolulu, HI 96813

9-1-17:76
Hui Kauhale Inc.
841 Bishop Street Ste. 1622
Honolulu, HI 96813-3916

9-1-17: 79
PediaHealth Corporation
EV Community Development
919 Lehua Avenue
Pearl City, HI 96782

9-1-17:16
Campbell Hawaii Investor LLC
Sutter Health Pacific
1001 Kamokila Boulevard
Kapolei, HI 96707

LINDA LINGLE
GOVERNOR



RUSS K. SAITO
COMPTROLLER

KATHERINE H. THOMASON
DEPUTY COMPTROLLER

STATE OF HAWAII

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

(P)1289.5

DEC 13 2005

Mr. Roland Libby, AIA, Principal
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96813

Dear Mr. Libby:

Subject: Child & Family Service
Ewa Intergenerational Training Center
Pre-Assessment Consultation for the Draft Environmental Assessment
Ewa Beach, Oahu
TMK: 9-1-17:58 and 9-1-17: portion 04

Thank you for the opportunity to review the subject project. We have no comments at this time. Please provide us with a copy of the draft EA when it becomes available.

If you have any questions, please call Mr. Allen Yamanoha of the Planning Branch at 586-0488.

Sincerely,

A handwritten signature in black ink, appearing to read "E K Lau".

for ERNEST Y. W. LAU
Public Works Administrator

AY:mo



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

RECEIVED

DEC 22 2005

AM Partners Inc.

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR

Strategic Industries Division

235 South Beretania Street, Lelopapa A Kamehameha Bldg., 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Web site: www.hawaii.gov/dbedt/ert

Telephone:

(808) 587-3807

Fax:

(808) 587-3820

December 20, 2005

Roland Libby, AIA
Principal
AM Partners, Inc.
1100 Alakea St. #800
Honolulu, Hawaii 96813

Attn: Coleen Lyum

Subject: Draft Environmental Assessment (DEA), Letter of Consultation
Child & Family Service: Ewa Intergenerational Training Center
TMK: 9-1-17:58; TMK: 9-1-17: portion of 04

Thank you for the opportunity to comment on the DEA for the Ewa Intergenerational Training Center. Our comments are addressed to (1) State energy conservation goals, (2) energy saving design practices and technologies, and (3) recycling and recycled-content products.

(1) **Energy conservation goals.** Project buildings, activities, and site grounds should be designed with energy saving considerations. The mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226 ("Hawaii State Planning Act"). In particular, we would like to call to your attention HRS 226 18(4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

We recommend that you contact the City & County of Honolulu for information on energy code requirements. We also suggest that you contact Hawaiian Electric Co., Inc. which may offer demand-side management rebates for energy efficient technologies.

(2) **Energy saving design practices and technologies.** Methods and technologies that could be considered during the design phase of the project include:

- a. Use of site shading, orientation, and use of naturally ventilated areas to reduce cooling load;
- b. Maximum use of day lighting;
- c. Use of high efficiency compact fluorescent lighting;
- d. Exceed Model Energy Code requirements;

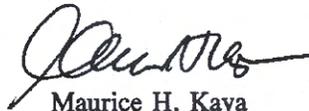
- e. Technologies such as solar water heating systems, roof and wall insulation, radiant barriers, and energy efficient windows;
- f. Use of photovoltaics for parking lot lighting;
- g. Use of light color or "green" roofs;
- h. Use of roof and gutter to divert rainwater for landscaping;
- i. Use of landscaping for dust control and to minimize heat gain to area; and
- j. Use of photovoltaics, fuel cells and other renewable energy sources.

(3) Recycling and recycled-content products.

- a. Develop a job-site recycling plan for the construction phase of the project and recycle as much construction and demolition waste as possible;
- b. Incorporate provisions for recycling into the project – a collection system and space for bins for recyclable;
- c. Specify and use products with recycled-content such as: steel, concrete aggregate fill, drywall, carpet and glass tile; and
- d. Specify and use locally produced products such as plastic lumber, hydromulch, soil amendment and glass tile.

Please do not hesitate to call on us for clarification of any of the above.

Sincerely,



Maurice H. Kaya
Chief Technology Officer

c: Department of Community Services
OEQC



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

RECEIVED
DEC 27 2005
AM Partners Inc.

OFFICE OF THE SUPERINTENDENT

December 21, 2005

Mr. Roland Libby
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawai'i 96813

Dear Mr. Libby:

The Department of Education (DOE) has the following questions concerning the proposed plans for transitional housing at the Child & Family Service (CFS) facility in Ewa. The DOE would appreciate the Draft Environmental Assessment (DEA) including a brief discussion of the impact of the proposed housing on the public schools serving the facility.

The DOE assumes there may be school-aged children currently living in the CFS emergency shelter. Do these children presently attend public school and are children expected to continue to attend public school after the existing facility is changed into transitional housing?

Is there an estimate of the average length of stay in the transitional housing for school-aged children? Also, are the "lofts" described in Phase IIA intended to become residential space?

The DOE has no further comment or concern about the proposed development. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 733-4862.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Hamamoto".

Patricia Hamamoto
Superintendent

PH:ly

cc: Assistant Superintendent, OBS
Duane Kashiwai, Fac. Dev. Br.
Mamo Carreira, CAS, Campbell/Kapolei/Waianae Complex Area

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

RODNEY K. HARAGA
DIRECTOR

Deputy Directors
BRUCE Y. MATSUI
BARRY FUKUNAGA
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.1993

December 29, 2005

Mr. Roland Libby, AIA
Principal
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96813

Dear Mr. Libby:

Subject: Child & Family Service: Ewa Intergenerational Training Center
Letter of Consultation, Draft Environmental Assessment Preparation

Thank you for requesting our review of the subject project. We have the following comments:

1. Our prior comments STP 8.9777 dated January 16, 2001 (copy attached) are still applicable.
2. We wish to expand on our prior comment regarding the contents of the Traffic Impact Analysis Report (TIAR). The TIAR should address project impacts (as a result of doubling the size of the facility) on traffic and pedestrian circulation. The TIAR should also discuss whether left-turn/U-turn storage lanes need to be extended at Fort Weaver intersections at Aawa Street and Renton Road and what measures to mitigate traffic delay from additional pedestrian use of the signalized crosswalk located outside the center would be required. We understand the matter regarding a new access to Fort Weaver Road was dropped from the applicant's plans so it will not be necessary to discuss it in the TIAR as noted in our prior comments.
3. We will defer further comments until we review the Draft Environmental Assessment containing the TIAR.

We appreciate your letter of consultation and the opportunity to provide our comments.

Very truly yours,


RODNEY K. HARAGA
Director of Transportation

January 16, 2001

STP 8.9777

Mr. William E. Wanket
William E. Wanket, Inc.
Kapolei Building, Suite 320
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Wanket:

Subject: Child and Family Services Expansion Plans
Land Use District Boundary Amendment, Zone Change, and
Conditional Use Permit
TMK: 9-1-17: 04

Thank you for your transmittal requesting our preliminary review of the subject project.

The Traffic Impact Analysis Report (TIAR) for the subject project should include but not be limited to, addressing the cumulative impact of the expansion and pedestrian crossing concerns.

In addition, the applicant may need to process a written application to our Highways Division for the proposed new access to Fort Weaver Road.

We appreciate the opportunity to provide comments.

Very truly yours,



BRIAN K. MINAAI
Director - Designate of Transportation

c: HWY-P, HWY-T, STP(ET)

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR



December 19, 2005

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

2005/ELOG-2841(sn)
2001/CUP-48
94/CUP2-1

Roland Libby, AIA
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96813

Dear Mr. Libby:

Re: Letter of Consultation – Draft Environmental Assessment
Child & Family Service – Ewa Intergenerational Training Center
91-1841 Fort Weaver Road - Ewa
Tax Map Keys 9-1-17: por. 4 & 58

This responds to your request for comments on the preparation of a Draft Environmental Assessment (EA) for the above project. Our comments are as follows:

1. Clarify the Tax Map Key used to identify the property. It appears that Parcel 89, instead of Parcel 4, was assigned to the 2.0-acre portion of the consolidated 7.486-acre lot.
2. Describe that the meeting facility, group living facility, day-care facility and school uses are only permitted in the R-5 Residential District as conditional uses. The meeting facility, group living facility, day-care facility and school uses are regulated by Conditional Use Permit (CUP) Nos. 2001/CUP-48 and 94/CUP2-1. Please review these permit files in your preparation of the Draft EA.

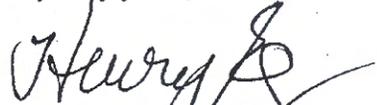
The current proposal differs from the uses/activities and structures permitted under the CUPs. Based on the limited information provided at this time, we cannot confirm whether several of the proposed activities and uses (i.e., provision of training skills in information technology, carpentry, culinary arts and catering) would still be considered accessory to the meeting facility use or separate principal uses. In CUP No. 2001/CUP-48, the applicant was informed that uses which are currently considered accessory to the meeting facility, such as the training facilities, thrift shop and offices, may not be permitted in the residential district if they are expanded in such a manner that they would be considered principal uses. You will need to describe in fuller detail how the entirety of the proposed and existing activities qualify as a meeting facility use.

Mr. Roland Libby, AIA
December 19, 2005
Page 2

In addition, clearly outline the differences between the proposed project and the approved CUPS, including the structures, uses and programs (e.g., Will the day-care facility in the Hauoli Na Keiki Building be eliminated? Will the number of employees and program participants increase? Will the hours of operation change?). The proposed project will be considered a minor or major modification to the approved land use permits, depending on its potential impact on surrounding land uses. If it is determined that the project will have a major impact, then a new Conditional Use Permit – Major (for the group living facility) and Conditional Use Permit – Minor (for the meeting facility, day-care facility and school) will be required.

We appreciate the opportunity to review and comment on the project. Should you have any questions, please contact Sharon Nishiura of our staff at 523-4256.

Very truly yours,



Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:pl

doc 417187

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulukouia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 692-5054 • Fax: (808) 692-5857
Website: www.honolulu.gov

RECEIVED

DEC 27 2005

AM Partners Inc.

MUFI HANNEMANN
MAYOR



LAVERNE HIGA, P.E.
DIRECTOR AND CHIEF ENGINEER

GEORGE K. MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 05-1197

December 22, 2005

Mr. Roland Libby, AIA
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96813

Dear Mr. Libby:

Subject: Ewa Intergenerational Training Center

Thank you for giving us the opportunity to comment on the above proposed project.

We have no comments to offer at this time, but keep us informed as your project proceeds.

Should you have any questions, please call Larry Leopardi, Chief of the Division of Road Maintenance, at 484-7600.

Very truly yours,

A handwritten signature in cursive script that reads "Laverne Higa".

LAVERNE HIGA, P.E.
Director and Chief Engineer

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE 1425 - HONOLULU, HAWAII 96819-1469
TELEPHONE: (808) 931-7761 - FAX: (808) 931-7750 • INTERNET: www.honolulufire.org



ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
DEPUTY FIRE CHIEF

MUFI HANNEMANN
MAYOR



December 15, 2005

Mr. Roland Libby, AIA, Principal
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96813

Dear Mr. Libby:

Subject: Draft Environmental Assessment
91-1841 Fort Weaver Road
Child and Family Service
Ewa Intergenerational Training Center
Tax Map Key: 9-1-017: 058 and portion of 004

Job Name:	
Job No:	
Date:	DEC 16 2005
<input type="checkbox"/> ACTG	
<input type="checkbox"/> CORR	
<input type="checkbox"/> LBRY	
<input type="checkbox"/> MKTG	

We received your letter dated December 5, 2005, requesting our comments on the above-mentioned subject.

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

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of

Mr. Roland Libby, AIA, Principal
Page 2
December 15, 2005

the 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2 as amended.)

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

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

Sincerely,



ATTILIO K. LEONARDI
Fire Chief

AKL/SK:bh

BOARD OF WATER SUPPLY

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



December 15, 2005

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman
HERBERT S. K. KAOPUA, SR.
SAMUEL T. HATA
ALLY J. PARK

RODNEY K. HARAGA, Ex-Officio
LAVERNE HIGA, Ex-Officio

DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

Mr. Roland Libby, AIA
AM Partners, Incorporated
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96813

Dear Mr. Libby:

Subject: Your Letter of December 5, 2005 on Your Letter of Consultation for Child and Family Services: Ewa Intergenerational Training Center, TMK:9-1-17:58, 4

Thank you for the opportunity to comment on the proposed development.

The existing water system is presently adequate to accommodate the proposed training center. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit. The final decision on the availability of water will be confirmed when the building permit is submitted for approval.

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

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

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,


For KEITH S. SHIDA
Principal Executive
Customer Care Division

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
<http://www.honoluluupd.org>
www.honolulu.gov

MUFI HANNEMANN
MAYOR



BOISSE P. CORREA
CHIEF

GLEN R. KAJIYAMA
PAUL D. PUTZULU
DEPUTY CHIEFS

OUR REFERENCE **BS-KP**

December 12, 2005

Mr. Roland Libby, AIA, Principal
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96813

Dear Mr. Libby:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Child and Family Service's Ewa Intergenerational Training 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*
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

Serving and Protecting with Aloha

91-1841 Fort Weaver Road
Ewa Beach, Hawaii 96706
Phone 808.681.3500
Fax 808.681.5280
Email cfs@cfs-hawaii.org
www.childandfamilyservice.org



BOARD OF DIRECTORS

Lori Lum
CHAIR

Kathy Inouye
FIRST VICE CHAIR

Carol Ai May
SECOND VICE CHAIR

Joanie Shibuya
SECRETARY

Patrick Ford
TREASURER

Patti Bates
ACTING CEO

Stephanie Ackerman
John L. Arizumi

Kyle Chock
Robert Fujioka

Michael Goshi
Paul Higo

Stanley Hong
Tim Johns

General (Ret.) Dwight Kealoha
Lorrie Lee Stone

Stephen MacMillan
Lynn McCrory

Steve Metter
Arlene Nakamoto

Aimee Ogata
Shelley B. Thompson

Neal Yokota
Hoyt Zia

ACCREDITATION

Council on Accreditation

AFFILIATIONS

Child Welfare
League of America

Alliance for Children
and Families

International Forum for
Child Welfare

Hawaii Island
United Way

Maui United Way

Kauai United Way



March 4, 2006

Michael T. Jones
Division President
D.R. Horton, Schuler Division
828 Fort Street Mall, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Jones,

Thank you for meeting with us Friday, February 24, 2006 to discuss issues of mutual concern that affect our respective properties at Ewa. We appreciate your positive response to our request for access to the site from the rear of the property or its western boundary.

As we had described to you at that meeting, the 7.486 acre CFS property is now accessed solely from Fort Weaver Road. At the Neighborhood Board meeting held February 9, 2006, the Ewa Neighborhood Board (NB No. 23) unanimously endorsed the CFS master plan for the consolidated site, on the proviso that the entry to the site be relocated to the rear of the property at its western boundary. CFS has no jurisdiction to implement this request since the land parcel surrounding the property (on the western and northern borders of the CFS property) is owned by D.R. Horton. We understand that the transfer of ownership from Campbell Estate was scheduled to occur on March 1, 2006.

It is likely that CFS will choose to retain the vehicular access from Fort Weaver Road but relocate staff and service access to the rear or western boundary. We understand that the process of rezoning and acquiring the land use permits can take three to five years, with infrastructure planning and design to occur sometime in 2010 or beyond. D.R. Horton will have the flexibility in determining the location of the access point to the CFS property and this will depend on how the roads in the proposed subdivision will be laid out.

At the present time, public transport bus stops are located on either side of Fort Weaver Road fronting the CFS property. A pedestrian crosswalk defines foot traffic across Fort Weaver Road in front of the CFS Administration Building. A few years ago, a fatal accident involving a pedestrian at that crosswalk triggered the installation of a traffic light. The traffic light assures some safety for pedestrians who need to cross Fort Weaver Road, some of which are students of Hale O Ulu, a publicly funded alternative high school located within the CFS campus.

Mr. Michael Jones
Page 2

We request that during the planning and design of the subdivision's infrastructure, the bus stop that services CFS be relocated within the new subdivision such that pedestrian access to the site also occurs from the western border. We understand that the decision to relocate the bus stop is not within your jurisdiction; however, your company will be open to discussions with the City agency who has that responsibility.

Thank you again for meeting with us. We look forward to a continuing dialogue with D.R. Horton. It is only through this process that the needs of the fast-growing Ewa community are addressed adequately without compromising our collective interests.

Sincerely,

A handwritten signature in cursive script that reads "Patti Bates".

Patti Bates, MSW, LSW
Acting Chief Executive Officer
Child and Family Service

D·R·HORTON DHI
Listed
NYSE
America's Builder
SCHULER DIVISION

RECEIVED

APR 04 2006

ROBERT Q. BRUHL
DIRECTOR OF ACQUISITIONS

March 28, 2006

Patti Bates
Acting Chief Executive Officer
Child and Family Service
91-1841 Fort Weaver Road
Ewa Beach, HI 96706

Dear Ms. Bates,

Thank you for your letter and for taking the time to meet with us.

We are at the beginning of the master planning and entitlement processes for our community in East Kapolei now known as "Ho'opili." We expect this initial stage to be long and time-consuming, but do look forward to building an active dialogue with Child and Family Services in the meanwhile.

We are cognizant of your needs related to access at your Ft. Weaver Road location, and will welcome further discussions to coordinate when both parties' master and civil planning timelines demand we should. Please keep us apprised of your schedule and progress, and we will do the same.

Feel free to contact me anytime at (808) 521-5661.

Sincerely,



c: Mike Jones, DHI
Will Espero, DHI

Oahu • Maui • Hawaii • Kauai

828 Fort Street Mall • 4th Floor • Honolulu, Hawaii 96813 • (808) 521-5661 • Fax: (808) 538-1476
www.drhortonhawaii.com



RECEIVED

FEB 23 2006

FRED I. 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

AM Partners Inc.

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

February 17, 2006

Mr. Roland Libby, AIA
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawai'i 96813

LOG NO: 2006.0373
DOC NO: 0602CM49
Archaeology

Dear Mr. Libby:

**SUBJECT: Chapter 6E-8 Historic Preservation Review –
Draft Environmental Assessment
Child & Family Service: Ewa Intergenerational Training Center
Hono'uli'uli Ahupua'a, 'Ewa District, Island of O'ahu
TMK: (1) 9-1-17:058 & 004 (portion)**

Thank you for the opportunity to review the aforementioned report, which we received on December 12, 2006. We apologize for the delay in responding. According to your cover letter and enclosures describing the project area and location, the proposed undertaking consists of the construction of several structures, parking areas, and associated facilities.

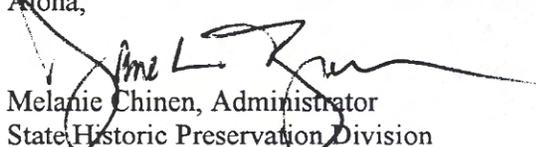
We believe that no historic properties will be affected by this undertaking because:

- 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 studies (e.g., Archaeological Mitigation Plan, Ewa Marina Community Project, PHRI, Inc., 1991, O-671) have shown the proposed project area has been completely altered (including subsurface deposits) by commercial sugarcane*

In the event that historic resources, including human skeletal remains, are identified during 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 SHPD, Oahu Section, needs to be contacted immediately at (808) 692-8015.

Please call the SHPD at 808-692-8015 if you have any questions about this letter.

Aloha,


Melanie Chinen, Administrator
State Historic Preservation Division

CM

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

225 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

April 11, 2006

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

Attn: Byron Apo

Dear Ms. Morikawa:

Subject: Draft Environmental Assessment (EA) for Child & Family Service Ewa Facility

We have the following comments to offer:

Two-sided pages: Please print on both sides of the pages in the final document to reduce bulk and save on paper. HRS 342G-44 requires double-sided copying in all state and county agencies, offices and facilities.

Cultural impacts assessment:

Act 50 was passed by the legislature in April 2000. This mandates an assessment of impacts to current cultural practices by the proposed project. In the final EA include such an assessment.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*, which you may find at <http://www.state.hi.us/health/oeqc/guidance/cultural.htm>. You will also find the text of Act 50 linked to this section of our homepage.

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.

Deborah Kim Morikawa
April 11, 2006
Page 2

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://www.state.hi.us/health/oegc/guidance/index.html>.

Soils: Section 4.1.2 notes that the Soil Conservation Service (now the Natural Resources Conservation Service) soil classification system rated the soil as "T", the highest. In the final EA indicate what the highest and lowest ratings are relative to, i.e., highest and lowest what? How does an "T" rating affect the project?

Flora and fauna: In the section on flora and fauna, indicate the status of these for the additional 2-acre parcel to be acquired.

Alternatives: In this section include a discussion of any design alternatives considered and the reasons they were rejected.

Contacts: In the final EA include copies of any replies sent in response to pre-consultation correspondence.

Significance criteria: A simple reiteration of the criteria in the negative, as listed in the draft EA for items # 1, 6, 8, 9, 10, 11 and 12 will not suffice. In the final EA include a brief discussion of why these criteria are not significant for this project.

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

Sincerely,



GENEVIEVE SALMONSON
Director

c: Ed Sheehan, AM Partners

July 27, 2006

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

Re: Child & Family Service – Ewa Intergenerational Learning Center
Draft Environmental Assessment (DEA)
91-1841 Fort Weaver Road, Ewa, Oahu, Hawai'i
TMK: 9-1-17: 058 (previously identified as TMK 9-1-17: 58 & 89)

Dear Ms. Salmonson,

Thank you for your comments dated May 5, 2006 regarding the Draft Environmental Assessment (DEA) of the subject project. All comments will be included in the Final Environmental Assessment (FEA) to be submitted to Hawai'i's Office of Environmental Quality Control.

In response to your concerns and comments to the Draft Environmental Assessment, we offer the following statements:

1. Two sided pages: The final report will be printed on both sides of the pages. We understand that to reduce bulk and save on paper, HRS 342G-44 requires double sided copying in all state and county agencies.
2. Cultural impacts assessment. Enclosed is a letter dated February 17, 2006 from the State Department of Land and Natural Resources' State Historic Preservation Division (SHPD). Because of the delay in receiving this letter, it was not included in the draft EA of the subject project, but will be included in the final EA. In essence the letter notes that no historic properties will be affected by the project because intensive cultivation has altered the land and that an acceptable archaeological assessment or inventory survey found no historic properties on the site. The letter also notes that previous archaeological studies (e.g. Archaeological Mitigation Plan, Ewa Marina Community Project, PHRI Inc., 1991, O-061) have shown that the proposed project area has been completely altered (including subsurface deposits) by commercial sugar cane.

Dr. Chris Monahan of SHPD clarified that their review focused on the physical aspects and not on the cultural assessment of the area. He explained that one way to determine the cultural resources of the area is to interview individuals who may have lived in the area or who have cultural links to the area. He noted though that the landscape has been extensively modified and the area used for agricultural cultivation for so long prior to its conversion into urban lands that a case could be made negating the use of the area for significant cultural practices. He also added

that currently, the SHPD has no specific rules to address the cultural significance of an area, but the process is evolving as interest in the identification of these resources are encouraged. As noted in the draft EA, the site is a consolidated parcel consisting of the original 5.486 acres and the newly acquired 2.0-acre parcel. The 5.486-acre site is built-up and has been in use since the 80s. An old plantation hospital used to be located in the area where the two-story Administration Building now stands. The historical and cultural significance of this structure that once was a symbol of Hawaii's plantation days is preserved for posterity. An exhibit area that displays the artifacts of Hawaii's plantation era, particularly items from the old plantation hospital, is located on the lobby of the Administration Building. This will be added to the final EA.

3. Landscaping. Hawaii Revised Statutes (HRS) 103D-408 requires the use of native Hawaiian flora whenever and wherever possible. We are aware of these requirements and will encourage the project designers to incorporate these plants in the landscaping when feasible. Unfortunately, the project is still at the conceptual stage and a landscaping plan is not available at this time, but will be ready when land use and building permit applications are filed with the City.

4. Paving. Hawaii Revised Statutes (HRS) 103D-407 requires the use of recycled glass in paving materials whenever possible. Paving will be in accordance with the City and County of Honolulu's standards. Recycled glass can be used as a sub base but not the wearing surface; recycled glass will be allowed in that application but is not required.

5. Soils. The United States Soil Conservation Service (now the Natural Resources Conservation Service) issued land capability groupings that rates soils according to eight levels ranging from the highest level "I" to the lowest "VIII." The soils in the project area are classified as HxA, Honouliuli clay with 0 to 2 percent slopes, which are rated "I" if the soil was irrigated. Accordingly, the area is classified as "prime" agricultural land which is land that is best suited for the production of crops because of its ability to sustain high yields with relatively little input and with the least damage to the environment. The "prime" classification is based on ALISH (Agricultural Land of Importance to the State of Hawaii) prepared by the State Department of Agriculture and the University of Hawaii's College of Tropical Agriculture.

The "I" rating does not affect the project. The area's land use designation of "Agriculture" was changed to "Urban" and zoned "R-5" which allows the development of the proposed structures. This will be added to the final EA.

6. Flora and fauna. There are no known threatened and endangered plants, animals or species of concern on the consolidated site. This will be noted in the final EA.

7. Alternatives. No design alternatives were explored that would be considered a major deviation from the recommended site plan layout. The Client's functional requirements, funding constraints and phasing strategies preclude the exploration of other alternatives.

Ms. Genevieve Salmonson
Page 3
July 27, 2006

8. Contacts. We will include copies of replies sent in response to the pre-consultation correspondence, if any.

9. Significance criteria. In the interest of brevity, a simple reiteration of the criteria in the negative was used in Section 7.3. A discussion of why these criteria were not significant to the project is contained in the preceding Sections 1 to 6. To include additional discussion in Section 7.3 would be a repetition of the previous sections. In support of conserving time and resources (time to read the report and resources in printing the report) we request that brief and concise reports be encouraged.

The Final Environmental Assessment (FEA) will be amended to address the concerns and comments discussed in your letter. Should you have any additional questions or comments, please don't hesitate to contact me at 808-239-6365.

Sincerely,

DesignLab



Rose Cruz Churma
Principal

cc: Ed Sheehan, AM Partners Inc.
enclosures

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. INTERNET: www.honoluluapp.org • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

2006/ELOG-804(sn)
2001/CUP-48, 94/CUP2-1

May 5, 2006

TO: DEBBIE KIM MORIKAWA, DIRECTOR
DEPARTMENT OF COMMUNITY SERVICES

FROM: *for* HENRY ENG, FAICP, DIRECTOR *pe*
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
CHILD & FAMILY SERVICE - EWA INTERGENERATIONAL LEARNING CENTER
91-1841 FORT WEAVER ROAD - EWA, OAHU
TAX MAP KEY 9-1-17: 58 & 89

We have reviewed the Draft Environmental Assessment (DEA) for the Child and Family Service (CFS) Ewa Intergenerational Learning Center and offer the following comments:

General Information

Explain why there are two (2) Tax Map Key numbers assigned to the lot. A consolidation of the 2.0-acre lot (Parcel 89) with the 5.486-acre lot (Parcel 58) was approved on August 9, 2002.

Section 1.4 Land Use and Site Description

Describe any easements that run through the property.

Section 2.9 DOT's Request for Updated Traffic Studies

Transportation concerns and traffic hazard issues were raised during the processing of the Land Use District Boundary Amendment 2001/Ewa-SLU-1 and Zone Change 2001/Z-10. As such, traffic studies should be completed and the State Department of Transportation's (DOT) recommendations should be implemented by the applicant as a condition of approval of the proposed improvements.

Sections 2.3 and 3.1 Description of Proposed Structures and Uses

The proposed transitional home, which will house 32 emergency shelter beds and 20 transitional home beds, can be considered a group living facility, under the Land Use Ordinance (LUO). However, based on the limited information provided, we are unable to determine whether the proposed Intergenerational Learning Center, which will offer training in various skills, including information technology, automotive and culinary arts, and the increase in office

space, should be considered separate principal uses. Therefore, describe in fuller detail, how the entirety of the proposed and existing activities and programs will continue to meet the LUO definition of a meeting facility, group living facility and/or high school.

The additional details should include a description on the operation of the programs and activities, including the number of employees and program participants. It should also provide an explanation on whether the existing and proposed offices support the services and programs that are provided on the site. Administrative functions and support activities may only be permitted to the extent that they are accessory and incidental to the services and programs provided on the site. The proposed use of the day-care facility building, once the lease of the current day-care provider ends, must also be disclosed.

The applicant was informed, in the previously approved Conditional Use Permit – Minor No. 2001/CUP-48 for the expansion of the meeting facility, that uses which are currently considered accessory to the meeting facility, such as the training facilities, thrift shop and offices, may not be permitted in the residential district if they are expanded in such a manner that they would be considered principal uses.

Section 4.3 Existing Public Facilities and Services

1. Section 4.1.9 on natural hazards. Oahu is located in Seismic Zone 2A, not Zone 1.
2. The existing municipal sewer system is not adequate to accommodate the proposed project. The inadequacies in the municipal sewer system are sections of 21-, 24-, and 30-inch sewer lines located on Fort Weaver Road that are experiencing surcharge conditions due to sags and reverse slope conditions. An 8-inch sewer line within the Westloch Fairways subdivision is also at capacity. The DPP will, however, allow a one-for-one replacement for the demolition of existing facilities.

The Sewer Connection Application (2001/SCA-0252) approved on April 30, 2001 for the expansion of CFS facilities has expired and is no longer valid. A new Sewer Connection Application will need to be submitted for the replacement of existing facilities.

3. A drainage report must be submitted to the Department of Planning and Permitting prior to obtaining approval of the grading plans.

Section 5 Relationship to Land Use Plans and Policies

1. 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.

DEBBIE KIM MORIKAWA, DIRECTOR

May 5, 2006

Page 3

2. The expansion of the group living facility will require a new Conditional Use Permit – Major (Cm). As explained above, additional information is needed to determine whether the remainder of the proposed activities, when evaluated with the existing activities, will continue to meet the LUO definition of a meeting facility, group living facility and/or high school use. The required land use permits will be determined once those uses are determined.
3. The Cm application for the group living facility must include the information and plans required on the instructions for filing, including how the project will comply with the general requirements for conditional uses, the specific use development standards and the zoning district standards.

LUO Section 21-5.290, which relates to the development standards for group living facilities, states that unless directly related to public health and safety, no group living facility shall be located within 1,000 feet of the next closest group living facility. Since the original project site was enlarged with the consolidation of the 2.0-acre lot, the project site is now located within 1,000 feet of another group living facility located at 91-1360 Karayan Street (Tax Map Key 9-1-17: 79). Therefore, the applicant must either show that the group living facility is directly related to public health and safety or obtain a zoning variance from this standard in order to process the Cm.

Section 8.0 Necessary Permits and Approvals

Revise Section 8.3. A Trenching Permit is not required because the project will not affect any City roadways.

Should you any questions, please contact Sharon Nishiura of our staff at 523-4256.

HE:cs

doc no. 448151

July 27, 2006

Mr. Henry Eng, FAICP
Director
Department of Planning & Permitting
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Re: Child & Family Service – Ewa Intergenerational Learning Center
Draft Environmental Assessment (DEA)
91-1841 Fort Weaver Road, Ewa, Oahu, Hawai'i
TMK: 9-1-17: 058 (previously identified as TMK 9-1-17: 58 & 89)

Dear Mr. Eng:

Thank you for your comments dated May 5, 2006 regarding the Draft Environmental Assessment (DEA) of the subject project. All comments will be included in the Final Environmental Assessment (FEA) to be submitted to Hawai'i's Office of Environmental Quality Control.

In response to your concerns and comments to the Draft Environmental Assessment, we offer the following statements:

A. General Information. At the time the project was initiated, the City records still showed the two TMKs even if the consolidation occurred in August 9, 2002. The Order of Subdivision was filed with the Registrar of the Land Court of the State of Hawaii in December 2005. The TMK for the consolidated parcel is TMK 9-1-17: 058. This will be used in the final EA.

B. Section 1.4 Land Use and Site Description. The following easements are described in the document Land Court Order No. 164210 filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii:

- Exhibit A, Item 7: Easement "7967 for maintenance purposes, as shown on the Map 1162 as set forth by Land Court Order No. 150411, filed April 23, 2003. This easement runs parallel to the northern boundary of the property.

- Exhibit A, Item 9: Grant of Easement for Maintenance Purposes dated March 15, 2004 in favor of the Trustees under the Will and of the Estate of James Campbell, Deceased, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3082582.

We have requested the project's Surveyor to update the Topographical Survey to incorporate the easements as described above and the updated information will be included in the FEA.

C. Section 2.9 DOT's Request for Updated Traffic Studies. Please refer to the attached response from the DOT letter dated May 8, 2006. The final paragraph of the DOT letter states—
“Based on the projected traffic to be generated by Phase 1-A (several new drop off areas and loading zones) and Phase 1-B (transitional Home) along with the information stated above and in the DEA, we concur with that the applicant be allowed to defer the preparation of additional traffic studies at this time, in order to proceed with Phase 1. We also understand that before proposed improvements of Phase II are pursued, the applicant will submit a TIAR for DOT's review and approval. However, we will need to reserve the right to add/or impose additional conditions. Our review of the TIAR dated June 2001 may raise concerns regarding Phase 1 which may require the need for additional roadway improvements.”

After transmittal of the 2001 TIAR, we will await further comments from DOT, if any.

D. Sections 2.3 and 3.1: Description of Proposed Structures and Uses. An appendix will be added to the FEA that provides additional details on the operations of the programs and activities including the number of employees and program participants. The non-profit's description of considered uses of the various buildings in the Ewa Campus will also be attached for reference.

E. Sections 4.3: Existing Public Facilities and Services.

1. Section 4.1.9 on natural hazards. We will note that Oahu is located in Seismic Zone 2A.

2. Municipal sewer system: Sometime in May 2005 when the project was initiated, the City's Wastewater Branch staff indicated that the municipal sewer was adequate to serve the proposed development. Since then, the City has discovered inadequacies in sections of the sewer lines along Fort Weaver Road. A wastewater holding tank system will be built on-site to address the sewer needs of the proposed structures. The system being proposed is a holding tank plus a discharge pump with timer and recorder. Since the structures will be built in different phases, the separate wastewater holding tank may also be built in phases. The engineers noted that it is not advisable to build a larger system at this time to handle future phases. The engineers predict that the City will fix the inadequate sewer lines at some point in time. They recommend that the sewer lines that were initially designed should still be installed as part of the project so that the proposed buildings could be easily connected to the sewer main once the City allows it.

3. Drainage report. A drainage report will be submitted to the Department of Planning and Permitting prior to obtaining approval of the grading plans.

F. Section 5: Relationship to Land Use Plans and Policies

1. Ordinance No. 02-52. We understand that the project site is within the affected area and is subject to traffic and roadway improvement impact fees. The impact fees will be paid prior to the issuance of any building permit for the proposed development.

2. Expansion of the group living facility. We understand that the expansion of the group living facility (Transitional Home) will require a new Conditional Use Permit-Major (Cm). An application for a Conditional Use Permit –Major (Cm) will be filed for the Transitional Home, separate from other permits and reviews that may be needed for Phase II, which consists of meeting facilities and other related spaces.

3. Conditional use application. We understand that LUO Section 21-5.290, which relates to the development standards for group living facilities states that unless directly related to public health and safety, no group living facility shall be located within 1,000 feet of the next closest group living facility. With the consolidation of the two parcels, the project site is now located within 1,000 feet of another group living facility. We strongly believe that the proposed Transitional Home is directly related to public health and safety. We will be forwarding a letter from the Hawaii State Department of Human Services that establishes this fact.

G. Section 8.0: Necessary Permits and Approvals. We will revise Section 8.3 and note that a Trenching Permit is not required because the project will not affect any City roadways.

The Final Environmental Assessment (FEA) will be amended to address the concerns and comments discussed in your letter. Should you have any additional questions or comments, please don't hesitate to contact me at 808-239- 6365.

Sincerely,

DesignLab



Rose Cruz Churma
Principal

cc: Ed Sheehan, AM Partners Inc.
enclosures



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

RODNEY K. HARAGA
DIRECTOR

Deputy Directors
BARRY FUKUNAGA
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.2149

May 8, 2006

Mr. Ed Sheehan
AM Partners, Inc.
1100 Alakea Street, Suite 800
Honolulu, Hawaii 96819-4441

Dear Mr. Sheehan:

Subject: Child and Family Services (CFS) Ewa Intergenerational Learning Center
Draft Environmental Assessment (DEA)
TMK: (1) 9-1-17: 58 & 89

Thank you for your transmittal requesting our review of the subject project.

Our comments are as follows:

1. Our prior comments STP 8.1993 dated December 29, 2005 (copy contained in the DEA) are still applicable.
2. Page 8, Section 2.9, paragraph 2, states "The DOT, in a letter dated 12/29/05... that the Traffic Impact Analysis Report (TIAR) that was completed in 2001 be updated..."

Our 12/29/05 letter did not mention anything about updating the TIAR because we did not receive or review a TIAR dated June 2001. We are very concerned with cumulative impact the subject project will have on Fort Weaver Road and the mitigation measures that will be needed. The applicant should submit to us four (4) copies of the TIAR dated June 2001 as soon as possible. Again the contents of the revised TIAR should address our earlier concerns regarding the cumulative impact of the expansion and pedestrian circulation will have on the existing and planned roadways in the area.

3. Page 10, Section 3.2, paragraph 1, states "...the project will be built in two major phases...construction is expected in early to mid 2007 assuming that DOT will waive the need for a new TIAR during Phase I, and postpone the study until initiation of Phase II."

We understand the applicant intends to develop the project in phases and proposes to be allowed to defer updating the 2001 TIAR at this time, in order to proceed with Phase I-A and I-B, and postpone the update until initiation of Phase II.

Mr. Ed Sheehan
Page 2
May 8, 2006

STP 8.2149

In addition to addressing the cumulative impact, the revised TIAR should also be broken down to reflect the traffic generated by the various phases of development (Phase I-A, I-B, and II).

The applicant is aware that we plan to widen Fort Weaver Road including the portion fronting the subject project from four to six lanes and that the existing deceleration lane will need to be relocated. The applicant may need to dedicate, at no cost to the State additional right-of-way (ROW) in order to replace the deceleration lane.

We further understand the applicant has been meeting with the adjoining developer (D.R. Horton), west of the project, to discuss an alternate access to the project from its western boundary. We will not allow the adjoining developer (D.R. Horton) to construct a new intersection with Fort Weaver Road.

Based on the projected traffic to be generated by Phase I-A (several new drop off areas and loading zones) and Phase I-B (Transitional Home) along with the information stated above and in the DEA, we concur that the applicant be allowed to defer the preparation of additional traffic studies at this time, in order to proceed with Phase I. We also understand that before proposed improvements of Phase II are pursued, the applicant will submit a TIAR for DOT's review and approval. However, we will need to reserve the right to add and/or impose additional conditions. Our review of the TIAR dated June 2001 may raise concerns regarding Phase I which may require the need for additional roadway improvements.

We appreciate the opportunity to provide comments.

Very truly yours,


for RODNEY K. HARAGA
Director of Transportation

c: Rose Cruz Churma, DesignLab
Genevieve Salmonson, Office of Environmental Quality Control
Bryon Apo, C&C Department of Community Services
Patti Bates, Child and Family Services Real Property, Inc.

July 27, 2006

Mr. Rodney K. Haraga
Director
Hawaii Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Re: Child & Family Service – Ewa Intergenerational Learning Center
Draft Environmental Assessment (DEA)
91-1841 Fort Weaver Road, Ewa, Oahu, Hawai'i
TMK: 9-1-17: 058 (previously identified as TMK 9-1-17: 58 & 89)

Dear Mr. Haraga:

Thank you for your comments dated May 8, 2006 regarding the Draft Environmental Assessment (DEA) of the subject project. All comments will be included in the Final Environmental Assessment (FEA) to be submitted to Hawai'i's Office of Environmental Quality Control. In response to your concerns and comments to the Draft Environmental Assessment, we offer the following statements:

Traffic Impact Assessment Report. In your response to our Letter of Consultation dated December 29, 2005, you enumerated the following issues that should be addressed in the Traffic Impact Assessment Report (TIAR) for the subject project. The TIAR should—

(a) Address project impacts (as a result of the doubling of the facility) on traffic and pedestrian circulation;

(b) Discuss whether left-turn/U-turn storage lanes need to be extended at Fort Weaver Road intersections at Aawa Street and Renton Road; and;

(c) Describe measures to mitigate traffic delay from additional pedestrian use of the signalized crosswalk.

The Traffic Impact Assessment Report (TIAR) dated June 2001 addresses the issues you raised as enumerated above. However, we understand that the DOT did not receive nor review the June 2001 TIAR, which was prepared as part of the application for a State land Use District Boundary Amendment, Zone Change and Conditional Use Permit. We will be transmitting four (4) copies of the TIAR dated June 2001 as soon as possible.

Updates to the 2001 TIAR. Thank you for your concurrence to defer the updates to the 2001 TIAR until the initiation of Phase II and to allow us to proceed with Phase 1A (construction of new drop off areas and loading zoning) and Phase 1B (Transitional Home). When the TIAR is revised, the report will be broken down to reflect the traffic generated by the various phases of development, as well as its cumulative impact.

Widening of Fort Weaver Road. We are aware that the portion of Fort Weaver Road fronting the subject property is now being widened from four to six lanes. We understand that the existing deceleration lane may need to be relocated and that an additional right-of-way (ROW) may need to be dedicated at no cost to the State. The implementation of Phase 1A and 1B will be done before the road widening is completed. We request that discussions regarding the relocation of the deceleration lane be addressed as part of the updates to the 2001 TIAR when Phase II is initiated.

Alternate Access at the Western Boundary. We have met with the adjoining developer, D.R.Horton to discuss an alternate access to the project from its western boundary. We understand that the DOT will not allow the adjoining developer to construct a new intersection with Fort Weaver Road. This information will be transmitted to the developer.

Additional Conditions Pending DOT Review of 2001 TIAR. We understand that your review of the 2001 TIAR may raise concerns regarding Phase 1A and 1B that may require the need for additional roadway improvements. As noted earlier, we are transmitting four (4) copies of the 2001 TIAR. Please advise if there are additional conditions that may be imposed.

The Final Environmental Assessment (FEA) will be amended to address the concerns and comments discussed in your letter. Should you have any additional questions or comments, please don't hesitate to contact me at 808 239-6365.

Sincerely,

DesignLab



Rose Cruz Churma
Principal

cc: Ed Sheehan, AM Partners Inc.

LINDA LINGLE
GOVERNOR



RUSS K. SAITO
COMPTROLLER

KATHERINE H. THOMASON
DEPUTY COMPTROLLER

STATE OF HAWAII

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

(P)1095.6

APR 20 2006

Ms. Rose Cruz Churma, Principal
Design Lab
47-233 Kamehameha Highway
Kaneohe, Hawaii 96744

Dear Ms. Churma:

Subject: Child & Family Service
Ewa Intergenerational Learning Center
Draft Environmental Assessment, Ewa Beach, Oahu
TMK: 9-1-17:58 and 89

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

If you have any questions, please have your staff call Mr. Allen Yamanoha of Planning Branch at 586-0488.

Sincerely,

ERNEST Y. W. LAU
Public Works Administrator

AY:mo

c: Ms. Genevieve Salmonson, OEQC



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF BUSINESS SERVICES

April 28, 2006

Ms. Deborah K. Morikawa, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Ms. Morikawa:

Subject: Draft Environmental Assessment (DEA) for an Intergenerational Learning Center, TMK: 9-1-017: 58 & 59, Ewa

The Department of Education has no comment on the Draft Environmental Assessment for the Child and Family Service learning center and transitional housing.

Thank you for the opportunity to review and comment. Should you have any questions, please call Heidi Meeker of the Facilities Development Branch at 733-4862.

Sincerely,

Duane Y. Kashiwai
Public Works Manager
Facilities Development Branch

DYK:jmb

c: Genevieve Salmonson, OEQC
✓ Rose Cruz Churma, Design Lab



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.2235

August 12, 2006

Ms. Rose Cruz Churma
Design Lab
47-233 Kamehameha Highway
Kaneohe, Hawaii 96744

Dear Ms. Churma:

Subject: Children Family Services (CFS) Ewa Intergenerational Learning Center
Traffic Impact Analysis Report (TIAR)

Thank you for your transmittal requesting our review of the TIAR dated June 2001. As stated in our May 8, 2006 letter STP 8.2149 (copy attached), we reserved the right to add and/or impose additional conditions after reviewing the TIAR dated June 2001 and determining whether Phase 1 of the project may require the need for additional roadway improvements.

After reviewing the June 2001 TIAR, we would like to supplement and update letter STP 8.2149 with the following comment:

- The Fort Weaver widening project will include relocation of the existing right-turn deceleration to the project driveway, but Child and Family Services will not have to provide additional right of way (ROW) nor construct related improvements.

It is our understanding that Child and Family Services will provide an updated TIAR and implement traffic mitigation measures before initiating the Intergenerational Learning Center and other Phase II improvements

We remain concerned about the cumulative impact from the full build out of the two Phases (I & II) of the subject project on Fort Weaver Road and will continue to reserve the right to impose additional conditions after we review the updated TIAR that is to be submitted prior to the start of the Learning Center and other Phase II improvements.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Rodney Haraga", written over a printed name.

RODNEY K. HARAGA
Director of Transportation

Attach.

c: Ed Sheehan, AM Partners, Inc.
Bryon Apo, C&C Department of Community Services
Patti Bates, Child and Family Services Real Property, Inc.