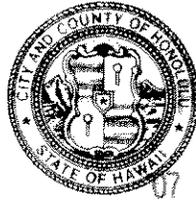


DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7762 • FAX: 768-7792



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

March 1, 2007

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

Dear Ms. Salmonson:

Subject: Final Environmental Assessment and Finding of No Significant Impact
Pearl City Day Health and Child Care Facility
Manana-Uka and Waimano, Ewa District, Oahu, Hawaii
Tax Map Key (1)9-7-071: 001

The Department of Community Services (DCS) has reviewed the comments received during the 30-day public comment period which began on June 8, 2006. DCS has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact. Please publish this notice in the next available OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Questions regarding this matter may be directed to Mr. Keith Ishida at 768-7750.

Sincerely,


Deborah Kim Morikawa
Director

DKM:ki

Attachments

MAR 23 2007

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

ADULT DAY HEALTH AND CHILD CARE FACILITY MOMILANI COMMUNITY CENTER

Manana-ike and Maipono, Ika District, Oahu

Prepared in Partial Fulfillment of the Requirements
of the National Environmental Policy Act of 1969
and Chapter 343, Hawaii Revised Statutes

Prepared for

Pearl City Foundation
PO Box 114
Pearl City, Hawaii 96782

August 2006

FINAL ENVIRONMENTAL ASSESSMENT

ADULT DAY HEALTH AND CHILD CARE FACILITY MOMILANI COMMUNITY CENTER

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Prepared in Partial Fulfillment of the Requirements
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Prepared for

Pearl City Foundation
PO Box 114
Pearl City, Hawaii 96782

Prepared by

Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

and

Mitsunaga & Associates, Inc.
747 Amana Street, Suite 216
Honolulu, Hawaii 96814

August 2006

TABLE OF CONTENTS

Environmental Assessment for HUD Funded-Proposals	1
Statement of Purpose and Need for the Proposal	3
Description of the Proposal	3
A. Adult Day Health and Childcare Facility	3
B. Community Center Building	7
C. Access and Parking	7
D. Infrastructure	12
E. Landscaping	12
F. Construction Phasing	12
G. Construction Cost	12
Existing Conditions and Trends	14
Environmental Characteristics	17
Land Use Controls	19
Public Facilities and Services	20
Statutory Checklist	23
Factors Documentation: Documentation and Compliance	23
Historic Preservation [36 CFR 800]	23
Floodplain Management [24 CFR 55, EO 11988]	23
Wetlands Protection [EO 11990]	23
Coastal Zone Management [Sections 307 (c), (d)]	23
Sole Source Aquifer [40 CFR 149]	24
Endangered Species Act [50 CFR 402]	24
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	24
Air Quality [Clean Air Act, Sections 176 (c) and (d) and 40 CFR 6, 51, 93]	24
Farmland Protection policy Act [7 CFR 658]	24
Environmental Justice [EO 12898]	24
HUD Environmental Standards Determination and Compliance	25
Noise Abatement and Control [24 CFR 51B]	25
Toxic/Hazardous/Radioactive materials, Contamination, Chemicals or Gases [24 CFR 58.5 (i) (2)]	25
Siting of HUD-Assisted Projects Near Hazardous Operations [24 CFR 51 C]	25
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	26
Environmental Assessment Checklist	27
LAND DEVELOPMENT	27
Conformance with Comprehensive Plans and Zoning	27
Compatibility and Urban Impact	27
Slope	28
Erosion	28

TABLE OF CONTENTS

Soil Suitability	28
Hazards and Nuisances, including Site Safety	29
Energy Consumption	29
Noise-Contribution to Community Noise Level	30
Air Quality Effects on Ambient Air Quality and Contribution to Community Pollution Levels	30
Environmental Design	30
Visual Quality---Coherence, Diversity, Compatible Use, and Scale	30
SOCIOECONOMIC	30
Demographic/Character Changes	30
Displacement	30
Employment and Income Patterns	30
COMMUNITY FACILITIES AND SERVICES	31
Educational Facilities	31
Commercial Facilities	31
Health Care	31
Social Services	31
Solid Waste	31
Wastewater	32
Storm Water	32
Water Supply	32
Public Safety: Police	32
Fire	32
Emergency Medical	32
OPEN SPACE AND RECREATION	33
Open Space	33
Recreation	33
Cultural Facilities	33
Transportation	33
NATURAL FEATURES	34
Water Resources	34
Surface Water	34
Unique Natural Features and Agricultural Lands	34
Vegetation and Wildlife	35
Other Factors	35
Flood Disaster Protection Act (Flood Insurance)	35
Coastal Barrier Resources Act/Coastal Barrier Improvement Act	35
Airport Runway Clear Zone and Clear Zone Disclosure	35
Archaeological Features	35
SUMMARY OF FINDINGS AND CONCLUSIONS	35

TABLE OF CONTENTS

ALTERNATIVES TO THE PROPOSED ACTION	36
Alternatives and Project Modification Considered	36
No Action Alternative	36
<i>List of Permits</i>	36
<i>Determination of Significance</i>	37
Additional Studies Performed	39
List of Sources, Agencies, and Persons Consulted	39
APPENDIX A TRAFFIC IMPACT REPORT MOMILANI RECREATIONAL CENTER	
APPENDIX B COMMENT LETTERS AND RESPONSES	

LIST OF FIGURES

1	Location Map	4
2	Tax Map	5
3	Site Plan	6
4	Floor Plan Adult Day Health and Child Care Building	8
5	Exterior Elevations Adult Day Health and Child Care Building	9
6	Floor Plan Community Center Building	10
7	Exterior Elevations Community Center Building	11
8	<i>Planting Plan</i>	14
9	<i>Existing Site Plan</i>	15
10	Flood Insurance Rate Map	18

IMAGES

1	<i>Mauka</i> view of existing buildings and portion of the open yard.	16
2	View of the open yard facing west towards Hoomoana Street.	16

Environmental Assessment For HUD-Funded Proposals

Project Identification: _____

Preparer: Gerald Park Urban Planner

Responsible Entity: Department of Community Service
City and County of Honolulu
715 South King Street
Honolulu, Hawaii 96813

Month/Year: March 2006

Responsible Entity: Department of Community Services

Certifying Officer: Debbie Kim Morikawa, Director
Department of Community Services

Project Name: Adult Day Health and Child Care Facility
Momilani Community Center

Project Location: 715 Hoomoana Street
Pearl City, Oahu, Hawaii

Estimated Total Project Cost: \$ 5-10 million (Construction)

Grant Recipient: Pearl City Foundation

Recipient Address: PO Box 114
Pearl City, Hawaii 96782

Project Representative: Mr. Shige Ushiro

Telephone Number: (808) 456-2073

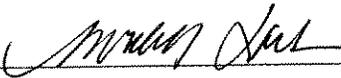
Conditions for Approval:

Finding:

Finding of No Significant Impact

Finding of Significant Impact

Preparer Signature:

 Date August 1, 2006

Gerald Park, Principal, Gerald Park Urban Planner

RE Approving Official Signature:

_____ Date _____

Deborah Kim Morikawa, Director
Department of Community Services

Statement of Purpose and Need for the Proposal:

The Pearl City Foundation, a Hawaii non-profit community-based organization, proposes to construct an adult day health and children's day care center and to rebuild existing community facilities at the Momilani Community Center in Pearl City, Oahu. The purposes of the project derive from the Pearl City Foundation's mission statement to: a) strengthen and enrich the Pearl City Community through the operation of the Momilani Community Center as a community-based public recreation facility; (b) to support charitable activities and offer recreation opportunities and programs to lessen neighborhood tension, combat community deterioration, and juvenile delinquency; and (c) to operate exclusively for charitable, scientific, literary, and educational purposes within the meaning of Section 501(c)(3) of the IRS Code of 1986.

Description of the Proposal:

The Pearl City Foundation (hereafter also referred to as Applicant) proposes to construct new facilities and to replace existing facilities at the existing Momilani Community Center ("MCC") located at 715 Hoomoana Street, Pearl City, Oahu, Hawaii. A Location Map is shown on Figure 1. The property is identified as Tax Map Key: 9-7-071: 001 with an area of 90,251 square feet (2.072 acres). A Tax Map is shown on Figure 2.

A. Adult Day Health and Child Care Facility

Applicant proposes to construct a new facility to accommodate an adult day health program for senior adults and a child care program for pre-school children. The programs will be housed in two separate buildings to be constructed on the southern (or lower) half of the property. A Site Plan is shown in Figure 3.

The single-story adult day health building includes a recreation/dining room, offices, staff lounge, separate toilets for staff and clients, treatment room, kitchen, laundry, storage, and mechanical and electrical rooms. This structure has an interior area of approximately 6,638 square feet. A 2,000 square foot outdoor courtyard adjoins the building on the east.

The child care building consists of two classrooms, separate toilets for children and staff, Directors office, conference room, a covered lanai, and storage rooms. The area under roof is approximately 3,032 square feet. A covered lanai on the north side of the building will provide outdoor play and assembly area. A fenced outdoor play yard of approximately 3,000 square feet adjoins the lanai on the north.

The structures will be erected on a poured in place concrete foundation, framed with CMU exterior walls finished with EFS (exterior finish system), and topped by a pitched metal roof on rigid steel framing. Although the two are separate buildings, they would be linked by a covered breezeway. Translucent skylights above the connecting breezeway and lounge in the adult day health building will allow natural sunlight into these spaces. Aluminum railings, grilles, gates, and fencing will be used in and around both buildings. At 24'8" in height, the Adult Day Health building is slightly taller than the child care building (20'10").

The architectural program for the buildings provides space for 80 seniors and 40 pre-school

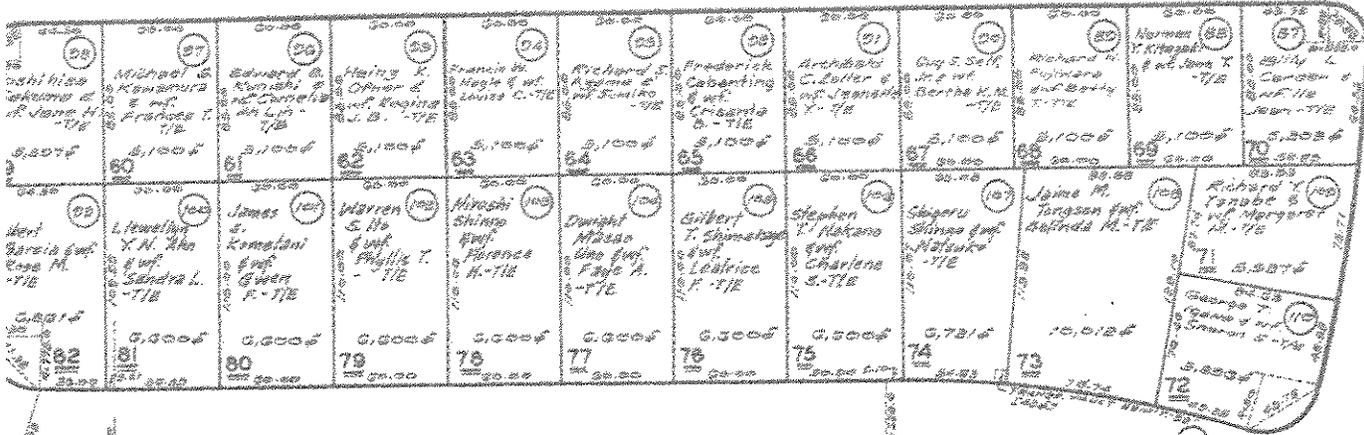
Note: Substantive revisions to the text of the Draft Environmental Assessment are shown in **bold italic** type. Deleted text is shaded and bracketed.

PLAT 70

HOHALIA STREET

STREET

DRIVE



STREET

44,170.00

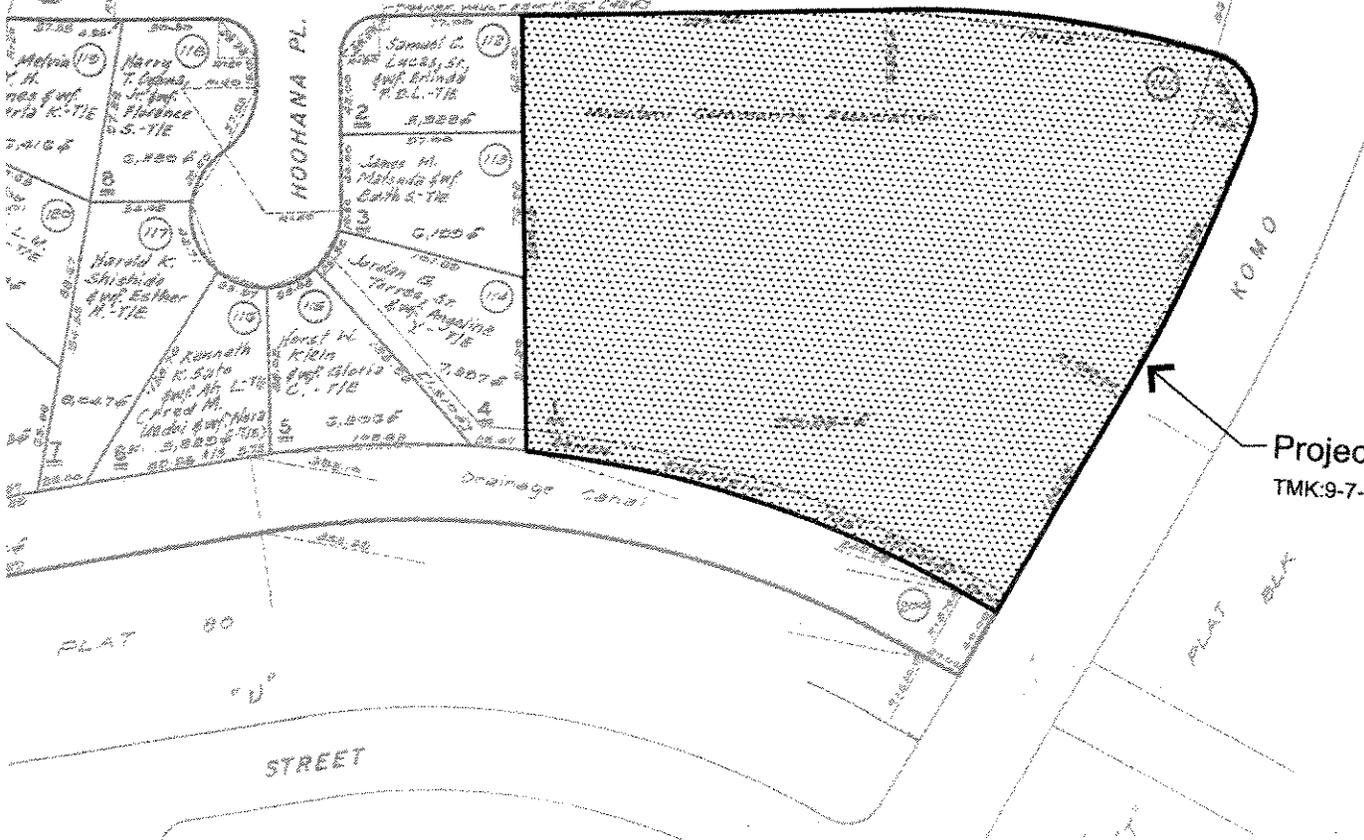
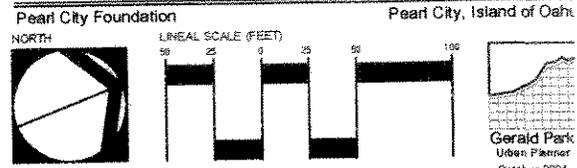


Figure 2
Tax Map Key
Momilani Adult Day Health and Child Care Facility

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
FIRST TAXATION BYBOOK

BOOK	PAGE	PLAT
9	7	71



children (20 children per classroom). Building sizing is based on the space needs of the prospective program operators and regulatory requirements.

The Adult Day Health and Child Care Facility will operate during daylight hours. Actual operating hours and staffing requirements for both programs will be determined at a future time. An operator for the adult program has not been selected. The adult program will be open to all senior adults, not only seniors residing in the Momilani Subdivision and Pearl City community.

The child care center will be operated as part of the State of Hawaii's collaborated Head Start program for pre-school children between the ages of 3 to 5 years old.

Floor Plan and Exterior Elevations for the Adult Day Health and Childcare Facility are shown in Figures 4 and 5.

B. Community Center Building

Currently, there are no enclosed meeting rooms or administrative space at the MCC. Meetings, classes, and functions are held in the open or under the existing open-sided covered pavilion. The lack of space oftentimes creates unintentional impacts (primarily noise) when multiple activities are being conducted. Applicant proposes to demolish the existing kitchen, restrooms, wading pool, pool office and storage building, and pool pump building located on the northern half (or upper) of the lot. The demolished structures will be replaced by a new, single-story Community Center Building along with a new pool office, restrooms, pool pump building, and a future pool with deck.

Two multi-purpose rooms, two offices, a kitchen, storage, and electrical and mechanical rooms comprise the Community Center Building. The 3,600 square foot building is 24'5" in height measured from its lowest grade. The building will be constructed of the same building materials as the Adult Day Health and Childcare Facility.

A Floor Plan and Exterior Elevations for the Community Center Building are shown in Figures 6 and 7.

C. Access and Parking

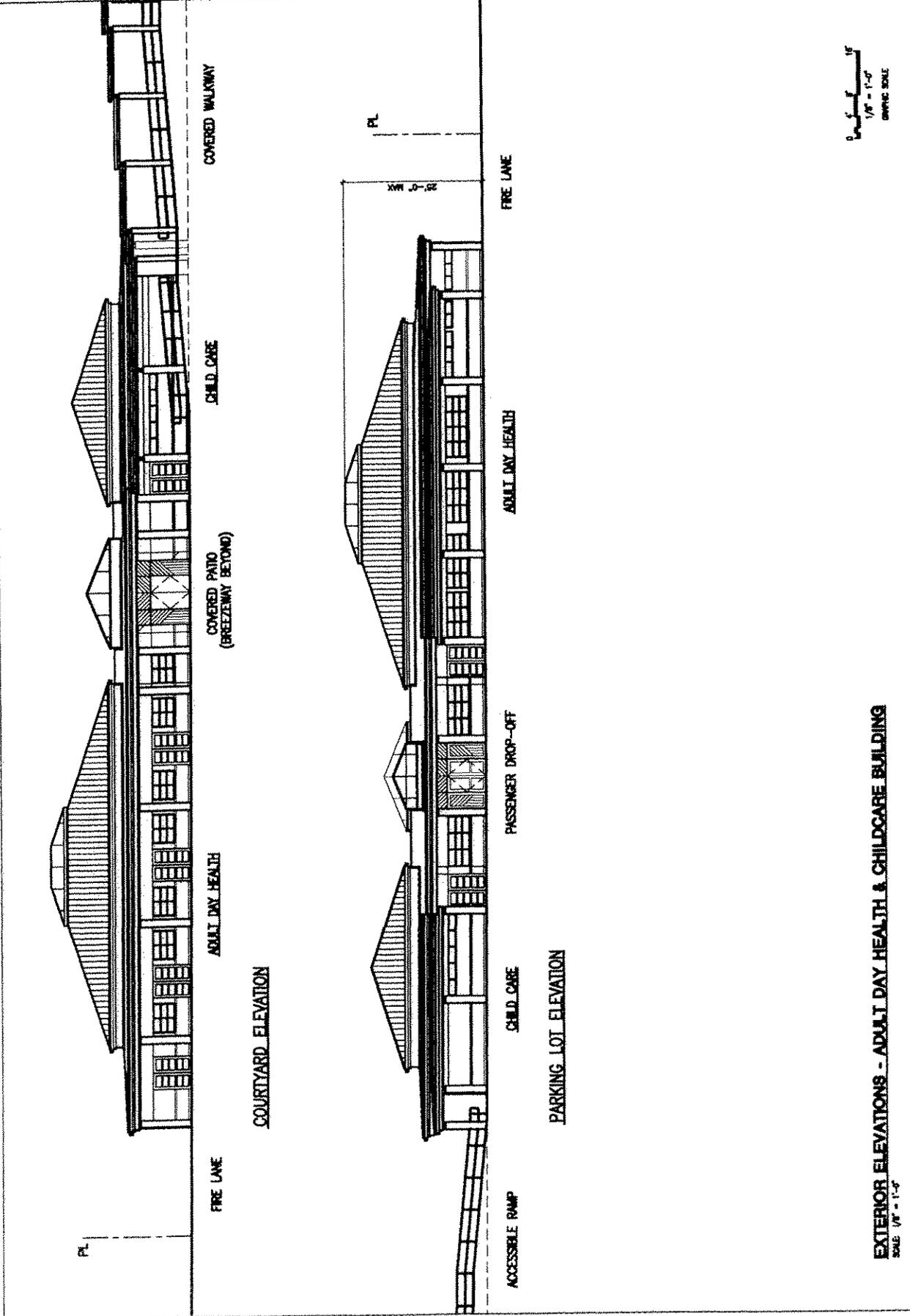
Off-street parking for 19 vehicles (including 1 accessible van stall) will be provided on the premises fronting the Adult Day Health and Childcare Facility. A one-way circulation pattern is planned with separate driveways for access and egress onto Hoomoana Street. The driveway will serve as a drop off area for adults and children. A loading area and 20-foot wide driveway, which will function as a fire lane, are on the south side of the adult day health building.

A second parking area will be constructed off Komo Mai Drive in the eastern corner of the site. A single driveway will access the 11-stall lot (which includes an accessible stall). One stall is set aside as a loading stall.

Buildings, restrooms, walkways, and ramps will be designed to ADA accessibility standards.

D. Infrastructure

Water will be supplied from Board of Water Supply water mains in either Komo Mai Drive or Hoomoana Street. Average daily demand is estimated at 8,000 gallons per day and can be



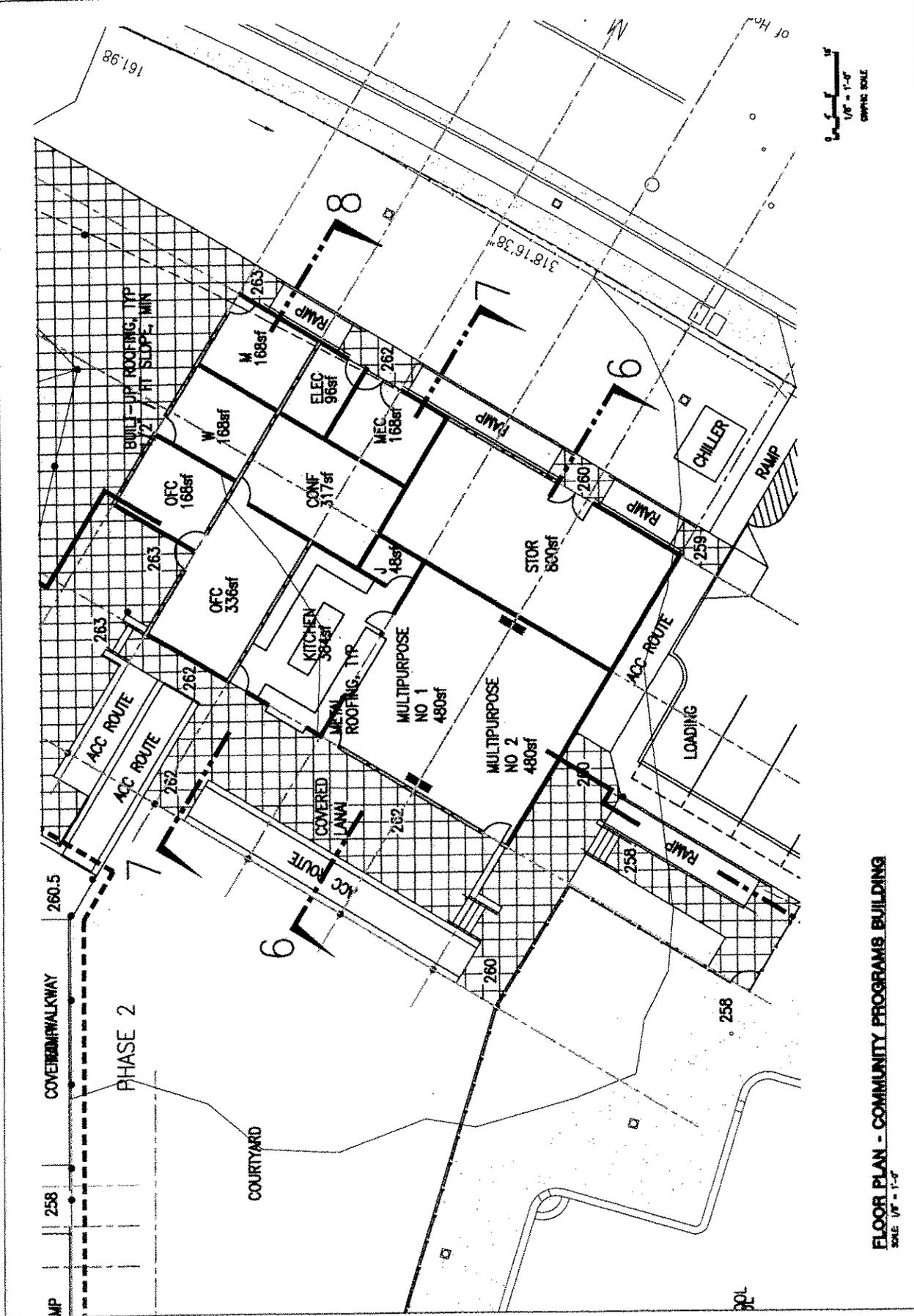
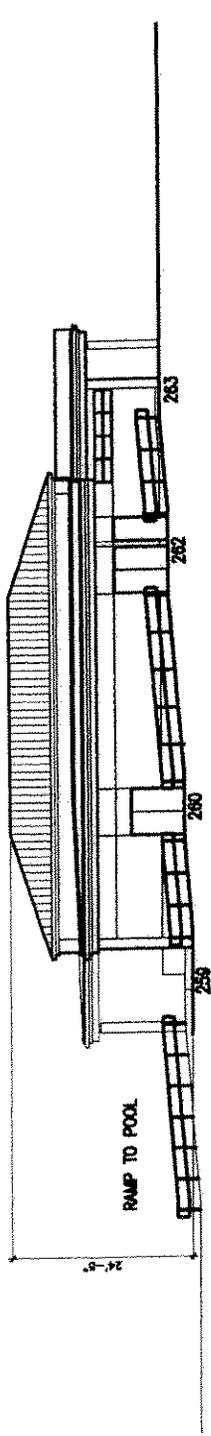
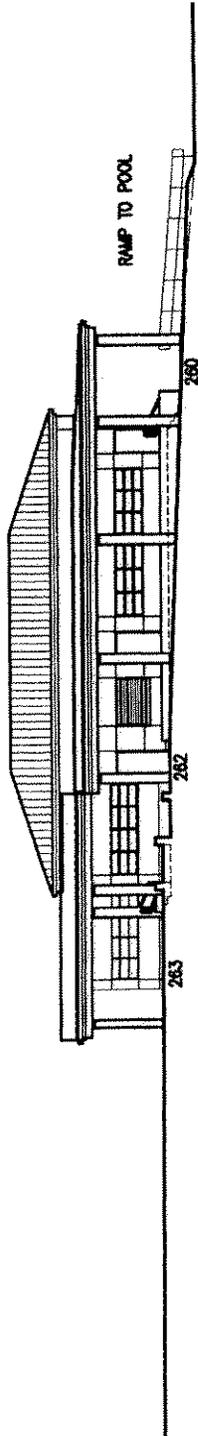


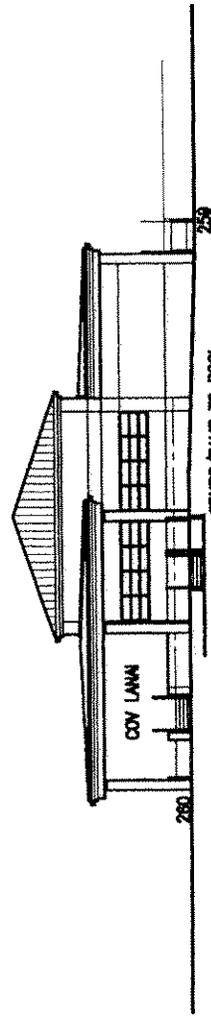
Figure 6



KOMO MAI STREET ELEVATION



COURTYARD ELEVATION



POOL PARKING LOT ELEVATION

EXTERIOR ELEVATIONS - COMMUNITY PROGRAMS BUILDING

SCALE: 1/8" = 1'-0"

supplied by the existing system.

Existing restrooms are connected a sewer lateral that discharges to the municipal sewer system. The Department and Planning and Permitting, however, has disapproved a permit for sewer connection for the new facilities because the existing sewer is inadequate to accommodate additional loading during peak hours. The Department of Planning and Permitting, however, has approved the use of a temporary sewage holding tank facility (HTF) for the proposed improvements. An underground tank will be constructed for storing on-site wastewater for gradual discharge into the municipal system during non-peak hours (between 1 AM and 4 AM). The DPP will notify Applicant when sewer capacity is available and the HTF shall be removed from service and connection made directly to the City sewer system.

Electrical power is available to the site but 3-phase power required for the building air conditioning systems is not available in close proximity. The nearest source of 3-phase service is on Waimano Home Road, about three blocks to the west of the MCC. A new power line will have to be installed from the 3-phase source on Waimano Home Road and along Komo Mai Drive to the MCC, a distance of approximately 1,200 lineal feet.

E. Landscaping

Existing trees and plants will be replaced with new lower maintenance trees, screening hedges, and groundcover. A new irrigation system featuring low gallonage sprinkler heads and emitters will be provided in this project. ***A Planting Plan is shown in Figure 8 (Department of Planning and Permitting Comment, 2006)..***

F. Construction Phasing

Project phasing will be determined as funds become available. The priority improvements are to build the Adult Day Health and Child Care Facility, main parking lot, courtyard and fenced play yard, and loading area.

Lower priority improvements are to demolish the existing kitchen building, restroom building, pool office and storage building, pool pump building, and wading pool and replace it with a new Community Center Building, pool office, restroom building, pool pump building, and a future pool with deck. The second parking lot also would be built with the community improvements.

G. Construction Cost

The construction cost of the project is estimated at \$5-10 million. The U.S. Department of Housing and Urban Development is anticipated to fund a portion of the construction cost through a Community Development Block Grant. The Pearl City Foundation has submitted a Community Development Block Grant Program Project Proposal requesting funding for the project.

Phase 1 construction will commence after all permits and approvals are received. A September 2006 start up is projected with construction to be completed by September 2007. Phase 2 construction will be contingent on the availability of funds.

Existing Conditions and Trends:

The Momilani Community Center was built in the 1970's as a community amenity for the approximately 1,410 homeowners residing in the Momilani Subdivision. The Momilani Community Association managed and operated the Center until the Pearl City Foundation acquired it in 2002. The 2.072 acre lot is bounded by Komo Mai Drive on the north, Hoomoana Street on the west, single-family residences on the south, and a 40-foot wide concrete drainage channel on the east.

The upper (or northern) half of the site is developed with permanent facilities. The facilities include an open-sided pavilion (a 6-foot tall cmu wall partially encloses the northern half of the pavilion), a kitchen, bathroom, a swimming pool, pool pump house, and pool office and storage building. A wading pool located next to the swimming pool is out of service and fenced from entry. Unruly vegetation overgrows a former tot lot in the southeastern corner.

The lower (or southern) half of the site is maintained as a landscaped yard. The site is grassed for free play. Mature trees along its north and west perimeter provide shade and partially screens the yard from Hoomoana Street. Benches placed under several trees provide cool seating areas. A small vegetable garden behind the pool pump building is overgrown by weeds. ***An Existing Site Plan is shown in Figure 9 (Department of Planning and Permitting Comment, 2006).***

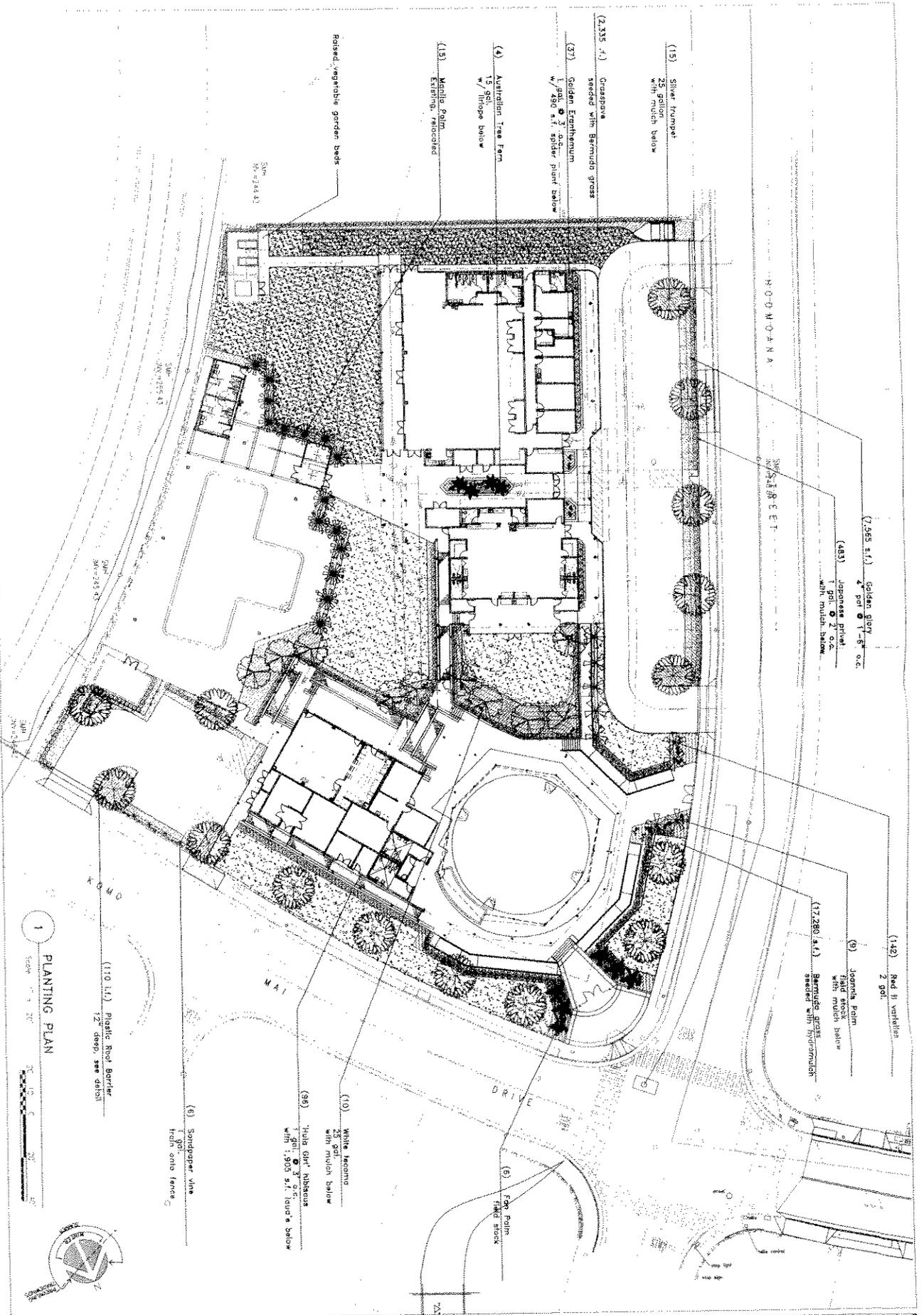
Chain link fencing (6-feet high) encloses the entire parcel. There is no off-street parking and users park on Hoomoana Street, walk or bike to the center, use the municipal bus, or are dropped off.

The MCC accommodates a variety of child, youth, teen, adult, and community activities. On-site facilities accommodate classes and programs (music, dance, swimming, martial arts, boxing), community meetings, summer fun programs, a youth center, and community events. The Center is also available for functions such as family gatherings, birthday parties, and like activities. Classes and functions are held in the open or under the open-sided pavilion. Applicant also operates an "inter-session" day program for elementary school children who are in between school terms.

The 2000 Census enumerated a population of 30,976 residing in Pearl City. Of this total, 9,028 persons or 29% of the population were between the ages of 55 to 90+. As these population cohorts increases in number (fueled in part by the baby boomers or those born between 1946 and 1964) a very large elderly population can be expected in the next 20 years.

Aside from the quantitative aspects of the population, there are qualitative aspects that should be considered. Few persons would dispute the contention that the elderly generally find it difficult meeting their quality of life needs---adequate income, housing, medical care, and food. They become more dependent on their spouse or a caregiver to help in providing for their social, health, nutritional, and recreational needs. For the most part, and in keeping with "local" values and traditions, the elderly generally are cared for by their children, provided hospitalization and nursing home care is not required. It is anticipated that a facility of this nature would be of invaluable assistance to the "offspring" caregivers by providing peace of mind and comfort knowing that their elderly loved ones are in an environment that is safe, comfortable, and enjoyable.

Applicant's Child Care Facility would provide full-day, full-year services for pre-school children of low-income families. Head Start would operate the facility and with their comprehensive services, children and their families would receive services they will need to help them succeed in becoming self-sufficient.



(7,985 s.f.) Golden glory
 4" pot @ 1' - 6" o.c.
 (483) Japanese privet
 1 gal. @ 2' o.c.
 with mulch below

(142) Red ti variegata
 2 gal.

(9) Jojoba Palm
 1 gal. stock
 with mulch below
 (17,280 s.f.) Serrano grass
 seeded with ryegrass

(15) Silver turpentine
 25 gallon
 with mulch below
 (2,335 s.f.) Onagraceae
 seeded with Bermuda grass

(37) Golden Erythronium
 1 gal. @ 1' o.c. plant below
 1/2 gal. @ 1' o.c. plant below

(4) Australian Tree Fern
 1.5 gal. @ 1' o.c.
 w/ mulch below

(15) Manila palm
 Expiring, reseeded

Raised, vegetative garden beds

Scale
 1/8" = 1'-0"

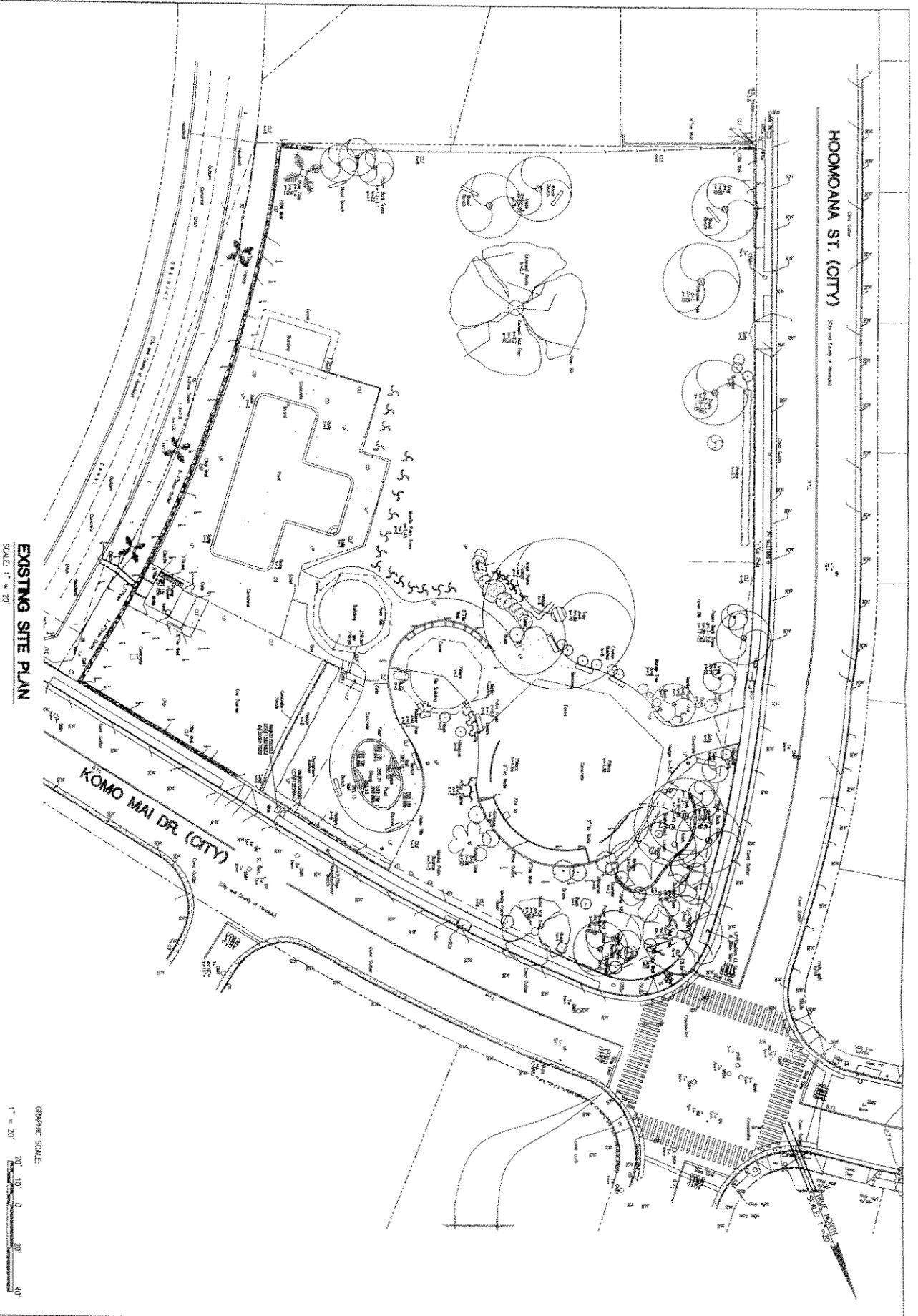
1 PLANTING PLAN
 Scale 1/8" = 1'-0"

(110 s.f.) Plastic Root Barrier
 12" deep, see detail

(8) Sandpaper vine
 1 gal.
 fresh onto fence

(10) White Yucca
 2 gal. @ 1' o.c.
 with mulch below
 (95) 'Halo Halo' Hibiscus
 1 gal. @ 3' o.c.
 with 1,905 s.f. lava @ below

(5) Ficus Palm
 1 gal. stock



EXISTING SITE PLAN
SCALE: 1" = 20'



	ADULT DAY HEALTH & CHILD CARE FACILITY MOHAKAI COMMUNITY CENTER PEAK, CITY, CAVAL HARBOR TAX MAP KEY: 8-7-CR1:001		THE WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND COOPERATION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. DATE: 04/15/08 MERRIFIELD & ASSOCIATES, INC.
	PROJECT NO. 08-001 SHEET NO. 0-3 DATE: 04/15/08		REVIEWER: JET DATE:

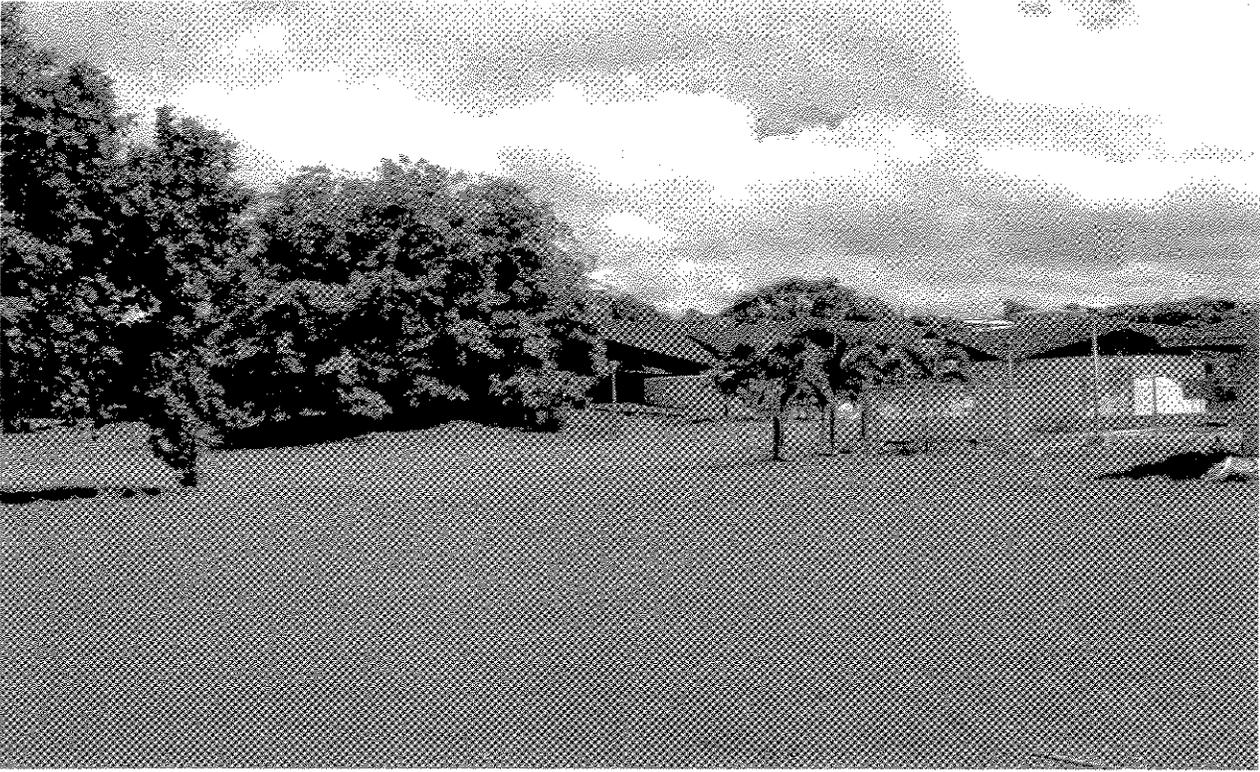


Image 1. *Mauka* view of existing buildings and portion of the open yard.



Image 2. View of the open yard facing west towards Hoomoana Street.

Environmental Characteristics

The developed site is graded into two tiers. The open sided pavilion and kitchen building are located on the upper tier, which ranges between 260 to 265 feet in elevation. The yard area and swimming pool on the lower tier are at about elevation 250 to 255 feet. A grade differential of 4 to 6 feet separates the upper and lower tiers. The separation is gradual but the change in grade averages 6%. Ground slope average 3% over the property measured along a gradient between the north and south corners.

The Soil Conservation Service Soil Survey maps two soils occurring over the property. Both are Lahaina silty clays (LaA and LaC). The primary difference in designation is due to the degree of slope they are generally associated with. LaC soils are found on higher slopes and are the underlying soil for most if not all of the Momilani Subdivision. LaA soils were mapped as a small pocket that covers the upper half of the project site.

LaA soils pose a slight erosion hazard and runoff is slow; the erosion hazard is moderate and runoff is medium for LaC soils. No data is provided for the soils engineering capabilities to support low structures. Both soils are suitable for topsoil and road fill.

The Flood Insurance Rate Map (Federal Emergency Management Agency, 2002) for this section of Pearl City places the property in Flood Zone "D" which is defined as "areas in which flood hazards are undetermined" (See Figure 10).

Permanent drainage structures were not observed on the premises. On-site runoff follows the contour of the land and flows from the upper tier (or upper portions of the site) to the lower tier (or lower portions of the site). Water usually ponds in the lower area until it evaporates or percolates into the ground. Based on the topographical survey map, it appears that on-site runoff flows from west to east and discharges into the drainage channel adjoining the property.

A concrete lined trapezoidal drainage channel adjoins the eastern property line. Flow in the 12-15 foot deep channel is from east to west (mauka to makai). Water from the site discharges into the channel through an exposed underground pipe protruding above the channel.

The MCC buildings were constructed between 1973 and 1979. The State Historic Preservation Division has no record of archaeological features being located on the premises. In the absence of archaeological features, it is highly unlikely that cultural practices are associated with the site.

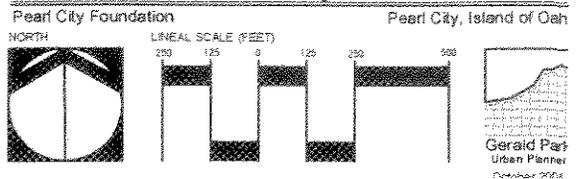
Vegetation consists of common trees, shrubs, and groundcover found in landscaped areas in Honolulu. Plant materials are repeated throughout the landscaping with a preponderance of similar trees including paperbark, false kou, rainbow shower, pink tecoma, podocarpus, and brassaia. Manila and areca palms create an effective separation between the upper and lower tiers. Shrubs such as kokotan, mock orange, hibiscus, croton, money plant, star jasmine, and bougainvillea add color and variety. Wedelia, a common groundcover, is planted on slopes and just inside the perimeter fence. Christmas berry, koa haole, and Guinea grass grow profusely on the former tot lot.

The open yard is accented with mature trees. A broad canopied fiddle leaf fig grows in the center of the yard. False kou, paper bark, fiddlewood, and fern trees along the west and south property lines shade and screen this area from the street and adjoining residences, respectively.



Legend
 Zone D Areas in which Flood Hazards are Undetermined

Figure 10
 Flood Insurance Rate Map
 Momilani Adult Day Health and
 Child Care Facility



No mammals were observed but dogs and cats probably browse the neighborhood. Rodents are probably present in the dense brush in the northeastern corner of the site and along the drainage channel. The many trees probably provide habitat for birds and although chirping birds were heard, but none were observed.

There are no streams, ponds, wetlands, or other surface water bodies on the lot.

A Phase I Environmental Assessment conducted in 2001 reported:

- Moderate quantities of cleaning products, deodorizers, pesticides, and pool maintenance products are stored at the site, the majority of which are in clearly marked containers and stored properly. Several containers were identified containing products that were not clearly identified. The current quantities and methods of storage are not of environmental concern provided that the products are completely used up and the empty containers disposed of properly.
- There are no signs (fillports, vent pipes, or dispensers) of Underground Storage Tanks (UST) or Above Ground Storage Tanks (AST) on the site or any of the adjacent properties. There is no historical record of any USTs or ASTs at the site.
- There are no stains, unusual chemical odors, or stressed vegetation on the site or on adjacent properties.
- The project site is not located within one mile of a National Priority List ("NPL") site or listed EPA Resource Conservation and Recovery Act Corrective Action Report ("RCRA CORRACTS) site.
- There are no Comprehensive Environmental Response, Compensation, and Liability Information System ("CERCLIS") or TSD facilities located on or within 0.5 miles of the site.
- There are no hazardous waste sites, permitted landfills, and leaking underground storage tanks located on or within 0.5 mile radius of the site.

The MCC is located in a suburban residential subdivision where ambient noise can be characterized as "quiet". Sound levels in residential areas typically can range from between 45 to 60 Ldn (a 24-hour descriptor of day-night average sound level) over the course of an average day. Noise levels in residential subdivisions are quieter during nighttime hours than daytime hours and noise levels in the Momilani Subdivision are no different.

At the time of our field survey, ambient noise was primarily that of sounds of nature---chirping birds and rustling trees---with an occasional barking dog. Sounds of passing vehicles on Komo Mai Drive and Hoomoana Street also were heard. At the site of the Adult Day Health and Childcare Facility, street noises from Komo Mai Drive are shielded by the MCC buildings and landscaping on the upper level whereas traffic noise on Hoomoana are audible.

Land Use Controls

The property, and all of Pearl City, is classified Urban on State land use district boundary maps. Pearl City is located in the Primary Urban Center of the City and County of Honolulu. The Primary

Urban Center ("PUC") is that geographic area bounded by the Koolau Mountain Range to the north, Mamala Bay on the south, Waialae-Kahala on the east, and Pearl City on the west. The Department of Planning and Permitting, City and County of Honolulu briefly characterized this urban area in numerical terms thusly:

"In the year 2000, this 15.5 mile long urban corridor had a population of 425,000 residents (about one-half of Oahu's population), accommodated 172,000 housing units (about 55% of Oahu's housing stock), and sustained about 370,000 non-construction jobs (about 78% of total Oahu jobs)."

The Open Space and Land Use Maps for the PUC Development Plan (June, 2004) designate the Pearl City area as Urban and most of the Pearl City community Low Density Residential, respectively. Commercial areas are located along Kamehameha Highway. The MCC site is in the development plan Urban, Low Density Residential area.

The property is zoned R-5 Residential and the MCC is an allowable use (community center) in the residential zoning district.

Public Facilities and Services

Komo Mai Drive and Hoomoana Street are the two major streets passing the MCC and both intersect in the northeast corner of the project site. At this all-way stop controlled intersection Komo Mai Drive has one lane in each direction (east-west) that serves through and turning movements. Hoomoana Street is predominantly a two-way, two-lane roadway generally oriented in a north-south direction that provides access to residences between its southern terminus at Kalauipo Street and its northern terminus at Hookiekie Street near Pearl City High School. At the intersection with Komo Mai Drive, Hoomoana has one lane in each direction that serves through and turning movements.

Both streets are fully improved with curbs, gutters, and sidewalks. On-street parking is permitted on Hoomoana Street and the posted speed limit is 25 miles per hour.

Approximately 500 feet east of the Komo Mai Drive and Hoomoana Street intersection, Komo Mai Drive intersects with Hoolehua Street. At this intersection, Komo Mai Drive has one lane in each direction that serves through and turning movements. Hoolehua Street is a predominately two-way, two-lane roadway generally oriented in the north-south direction that provides access to adjacent residences between Hoomaemae Street and Hoolaulea Street. At this two-way stop controlled intersection, Hoolehua Street has one lane in each direction that serves through and turning movements.

Traffic counts were taken during morning peak periods between 6:30 AM and 8:30 AM and afternoon peak period between 3:30 PM and 5:30 PM at the intersections of Komo Mai Drive and Hoomoana Street and Komo Mai Drive and Hoolehua Street. These hours were selected based on presumed operating hours of the Adult Day Health and Childcare Facility. Based on the traffic counts, a highway capacity analysis was performed following established transportation engineering procedures.

Analysis of the traffic counts showed under existing conditions:

- The morning peak hour of traffic generally occurs between 7:00 AM and 8:00 AM.

- The afternoon peak hour of traffic generally occurs between 4:15 PM and 5:15 PM.
- Komo Mai Drive at Hoomoana Street carries 277 vehicles eastbound and 200 vehicles westbound during the AM peak period and 143 vehicles eastbound and 388 westbound during the PM peak period.
- Hoomoana Street carries 124 vehicles northbound and 69 vehicles southbound during the AM peak period and 81 vehicles northbound and 60 vehicles southbound during the PM peak period.
- Komo Mai Drive at Hoolehua Street carries 418 vehicles eastbound and 193 vehicles westbound during the AM peak period and 217 vehicles eastbound and 384 vehicles westbound during the PM peak period.
- Hoolehua Street carries 18 vehicles northbound and 12 vehicles southbound during the AM peak period and 13 vehicles northbound and 14 vehicles southbound during the PM peak period.

Levels of Service ratings for the subject streets and intersections are illustrated in Table 1 of Appendix A.

Bus stops are located on Komo Mai Drive between Hoomoana and Hoolehua Streets within one block of the MCC.

The Honolulu Board of Water Supply provides water to the site. A 4" service lateral is taken from a 8" line in Komo Mai Drive. A second 8" line is within Komo Mai Drive and an 8" line in Hoomoana Street.

A 20-foot wide sewer easement is located on the south property line parallel with an existing drainage channel. An 8" sewer line is located within the easement. A sewer lateral from the community center discharges wastewater into this 8" line. An 8" sewer line is also located in Hoomoana Street.

Public schools in Pearl City are organized into the Pearl City High Complex. Ten public schools comprise the complex---1 high school, 1 intermediate school, and 8 elementary schools. Schools include Pearl City High, Pearl Highlands Intermediate, Lehua Elementary, Manana Elementary, Momilani Elementary, Pearl Highlands Elementary, Pearl City Elementary, Pearl Ridge Elementary, Waiiau Elementary and Waimalu Elementary School.

There is no major medical facility in Pearl City. Pali Momi Hospital, the nearest hospital, is located in Aiea, a suburban area to the east of Pearl City. Within Pearl City, medical clinics and numerous doctors' offices offer an array of medical and dental care.

The Pearl City Hongwanji on Second Street (off Lehua Street) offers an adult day care health program similar to that proposed by the Pearl City Foundation. Program services began in October 2004 with a planned enrollment of 40 seniors.

The Pearl City Shopping Center (a neighborhood shopping center) located about 1 mile to the south on Kamehameha Highway is the nearest commercial shopping facility to the MCC. The Shopping Center can be accessed from Hoolaulea Street, Waimano Home Road, and Kamehameha Highway.

Fire protection originates from the Newtown Fire Station (Station 38) at the intersection of Komo Mai Drive and Kaahumanu Avenue less than one mile to the west of the MCC. The Pearl City Fire Station (Station 20) at Lehua Avenue and First Street below Kamehameha Highway would provide back-up coverage.

Police protection originates from the Pearl City Police Station, which is located about 1.3 miles away on Waimano Home Road above Kamehameha Highway. Officers in patrol cars routinely patrol the neighborhood.

Public recreation facilities within a half-mile radius include Waiiau Park, Waiiau District Park, and Pearl City Recreation Center.

Statutory Checklist (24 CFR §58.5)

Factors Documentation Documentation and Compliance

Historic Preservation [36 CFR 800]

The State Historic Preservation Division ("SHPD") recommended that an archaeological inventory survey be performed for the property although they acknowledge this is not a high-probability area for uncovering historic material.

An inventory survey was not prepared as recommended. The MCC site was mass graded to construct the existing improvements and the site of the Adult Day Health and Child Care Center was "cut" to create a level surface. Any subsurface artifacts on the property were previously removed by grading. In the unlikely event that subsurface archaeological artifacts are discovered during the construction of the project, the contractor will suspend work and SHPD will be informed of the discovery.

Documentation: Correspondence from SHPD, February 1, 2006.
Field Investigation, Gerald Park Urban Planner, November 2005.

Floodplain Management [24 CFR 55, EO 11988]

The property is located at about elevation 265 feet above sea level. The Flood Insurance Rate Map for the area places the property in Zone "D" which is defined as "areas where flood hazards are undetermined (Federal Emergency Management Agency, 2000)".

Documentation: Flood Insurance Rate Map, Community Panel 15003CO245F, 2004.

Wetlands Protection [EO 11990]

The National Wetlands Map does not identify the site as wetlands.

Documentation: <http://wetlands.fws.gov/>

Coastal Zone Management [Sections 307 (c), (d)]

The Hawaii Coastal Zone Management Program no longer reviews any HUD assistance programs including Community Development Block Grants, and housing programs such as the Public Housing Capital Fund. Applicants for HUD assistance are no longer required to obtain CZM federal consistency approval for HUD assisted activities.

Documentation: Correspondence to US. Department of Housing and Urban Development, Hawaii Field Office from Administrator, Office of Planning, Department of Business, Economic Development & Tourism, June 24, 2004.

Sole Source Aquifers [40 CFR 149]

The project is located in an EPA designated Sole Source Aquifer area. The Oahu Sole Source Aquifer includes all of the Wahiawa District, all of the Ewa District, and that portion of the Honolulu District west (Ewa) of Manoa Stream.

The project does not include the drilling of wells into the aquifer or the discharge of wastewater into the aquifer or nearby bodies of water.

Documentation: <http://www.epa.gov/OGWDW/swp/ssa/reg9.html>
Project Plans, Mitsunaga & Associates, Inc., 2005

Endangered Species Act [50 CFR 402]

On site vegetation is common throughout Honolulu and the State of Hawaii. None of the observed species are listed or proposed for listing as rare, threatened, or endangered.

Documentation: Gerald Park Urban Planner, Field Investigation, September 2004.

Wild and Scenic Rivers Act [Sections 7 (b), (c)]

There are no wild and scenic rivers in the State of Hawaii.

Documentation: <http://www.nps.gov/rivers/wildriverslist.html>

Air Quality [Clean Air Act, Sections 176 (c) and (d) and 40 CFR 6, 51, 93]

The Clean Air Act required the U.S. Environmental Protection Agency to establish National Ambient Air Quality Standards ("NAAQS") for pollutants considered harmful to public health and the environment. The EPA Office of Air Quality Planning and Standards has set National Standards for six principal (or criteria) pollutants: carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone, and sulfur oxides. Areas of the country are identified as a "non-attainment area" where a particular pollutant regularly exceeds the NAAQS.

The State of Hawaii and the project site are located within an "attainment" area for the six criteria pollutants.

Documentation: <http://www.epa.gov/air/data/oaqps/greenbk/>

Farmland Protection Policy Act [7 CFR 658]

The property is neither designated Prime nor Unique farmland used for agricultural purposes.

Documentation: Agricultural Lands of Importance to the State of Hawaii, 1977.

Environmental Justice [EO 12898]

The project is not proposed in a community that has a disproportionate share of health and environmental hazards. As described in prior and later sections of this assessment, the Pearl City community in general and the subject property in particular are free of said hazards.

Documentation: **Draft** Environmental Assessment, **Gerald Park Urban Planner**, 2005.
Project Plans, Mitsunaga & Associates, Inc., 2005.

HUD Environmental Standards Determination and Compliance

Noise Abatement and Control [24 CFR 51 B]

Noises associated with recreation and social activities at the MCC are audible in nearby areas. Different activities taking place at the facility generate different noise levels that also vary by the time of day when the activity occurs (day versus night). Because the Adult Day Health and Childcare Facility will operate during daylight hours, these are the times when operational type noises would be most audible. It is expected that noises associated with both uses would occur principally during morning drop off and afternoon pick up periods and outdoor play periods for the pre-school children. These noises are no different from noise currently taking place at the MCC although such noises do not occur with the regularity and frequency as that for the future uses. Senior adults are not expected to be significant noise generators.

The low-rise structure, use of insulating materials, building orientation, air-conditioning, and location of window and door openings should aid in noise attenuation.

Documentation: Project Plans, Mitsunaga & Associates, Inc., 2005.

Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]

Brewer Environmental Services conducted a Phase I Environmental Assessment for the site in 2001. Findings concerning toxic and hazardous materials are summarized below.

- The project site is not located within one mile of a National Priority List ("NPL") site or listed EPA Resource Conservation and Recovery Act Corrective Action Report ("RCRA CORRACTS) site.
- There are no Comprehensive Environmental Response, Compensation, and Liability Information System ("CERCLIS") or TSD facilities located on or within 0.5 miles of the site.
- There are no hazardous waste sites, permitted landfills, and leaking underground storage tanks located on or within 0.5 mile radius of the site.

Documentation: Phase I Environmental Site Assessment, Brewer Environmental Services,
November 2001.

Siting of HUD-Assisted Projects Near Hazardous Operations [24 CFR 51 C]

There are no historical records of underground storage tanks (USTs) or Above Ground Storage Tanks (ASTs) being located on the site. In addition no signs (fillports, vent pipes, or dispensers) of USTs and ASTs were observed on the site or any of the adjoining properties. No USTs are found within one-half-mile of the project site.

Documentation: Phase I Environmental Site Assessment, Brewer Environmental Services,
November 2001.

Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]

Three airports are located within 15 miles of the project site. The airports are Honolulu International Airport and Hickam Air Force Base (approximately 5.5 miles to the southeast), and Kalaeloa Airport (approximately 10.2 miles to the southwest). A fourth airfield, Ford Island Naval Airfield (approximately 3.0 miles to the south) at Pearl Harbor, is not an active airfield. The project site is not within the Runway Clear Zone or Approach Protection Zone for Honolulu International (HNL) Airport or Kalaeloa (JRF) Airport.

Documentation: Correspondence to Gerald Park Urban Planner from Deputy Director, Airports Division, Department of Transportation, State of Hawaii, December 21, 2004.

Environmental Assessment Checklist

- Impact Codes
- 1 No impact anticipated
 - 2 Potentially beneficial
 - 3 Potentially adverse
 - 4 Requires mitigation
 - 5 Requires project modification

LAND DEVELOPMENT

Conformance with Comprehensive Plans and Zoning

Code: 2

The proposed Adult Day Health and Child Care Facility, which is defined as a day care facility, would not introduce a use requiring a change in zoning for the property. The proposed use, therefore, does not call into question the existing residential zoning for the property and surrounding area.

Day care facilities are not expressly prohibited from occurring in the residential zoning district but can be permitted as a conditional use. A Conditional Use Permit may be granted provided the proposed use is allowed as a conditional use in the underlying zoning district, the site is suitable for the proposed uses, the proposed use will not alter the character of the surrounding area, and at the proposed location the proposed use will provide a service or facility that will contribute to the general welfare of the community-at-large or surrounding neighborhood (Land Use Ordinance, Sec 21-2.90-2 (a) (1 through 4).

The proposed use must also comply with the minimum standards for day care facilities. These standards include setting back common activity areas and playgrounds a minimum of 15 feet from adjoining lots in the residential district (unless a 6-foot high solid wall is provided as a buffer), locating the facility with access to a street, and providing an on-site drop off area equivalent to four standard sized parking stalls for facilities with a design capacity exceeding 25 care recipients (Land Use Ordinance, Section Sec. 21-5.180)

The proposed site plan for the Adult Day Health and Child Care Facility has been planned in careful consideration of the design standards for the proposed use, the standards for the residential zoning district, and the suitability of the site to accommodate the proposed use.

Source: Primary Urban Center Development Plan, Department of Planning and Permitting, City and County of Honolulu. June, 2004.
Land Use Ordinance, City and County of Honolulu, Ordinance No. 86-96.

Compatibility and Urban Impact

Code: 2

The MCC was constructed in the 1970's as a community facility for Momilani Subdivision residents. Residents and organizations used (and continue to use) the facility for an array of recreation, social, and community activities. Over this long period, no significant environmental impacts have been reported because of its recreational use.

Applicant acquired the MCC in 2002 to continue community uses of the facility and, in the long term, to provide needed social and educational uses. One of Applicant's priority programs is to develop a gathering place for seniors and a childcare center for pre-school children. Improvements to the remainder of the MCC physical facilities will provide appropriate settings

and meeting places for the enhancement of existing recreation, educational, community, and social functions.

The proposed site plan also seeks to minimize impacts on the neighborhood. The location of all facilities, building setbacks, access points and vehicle circulation, and off-street parking areas is laid out to comply with applicable development and accessibility standards. With their low-rise appearance and pitched roofs the structures have been designed to be compatible with the neighborhood's single-family dwellings. Perimeter landscaping will help to screen the buildings and parking areas from the street and nearby residential properties. The provision of needed off-street parking (there is no existing off-street parking) will free street parking for neighborhood residents.

Applicant will regulate the days and times that activities are allowed to minimize noise and excessive vehicle traffic particularly during early morning and late evening hours. The off-street parking areas will reduce the number of vehicles parking on-street and improve traffic safety for neighborhood residents and pedestrians.

Source: Project Plans, Mitsunaga & Associates, 2005.
Location Map (Figure 1)
Airports Division, Department of Transportation, State of Hawaii, December 2004.

Slope Code: 1

The upper and lower tiers are relatively flat thus significant site work is not required. Minimal grading will be need to promote proper on-site drainage and achieve desired finished elevations for the buildings.

Source: Topographical Map, Engineers Surveyors Hawaii, 2004.

Erosion Code: 1

Site work increases opportunities for erosion construction related runoff. Best Management Practices (BMPs) for erosion and drainage control during construction will be incorporated into grading plans for the site with the objective of retaining runoff on site.

Construction work should not exceed one acre thus a NPDES General Permit authorizing discharge of storm water associated with construction should not be required.

In the long-term, underground pipes will be placed in the landscaped area between the new facilities and the drainage channel, the children's open play area and the senior adult's courtyard to detain on-site runoff during and following rain events. **Best Management Practices also will be implemented pursuant to City and County of Honolulu Rules Relating to Storm Drainage Standards, Section II, Storm Water Quality.**

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.

Soil Suitability Code: 1

Site soils are suitable for supporting building foundations, low-rise structures, and driveways.

Source: Soil Conservation Service, 1972.

Hazards and Nuisances, including Site Safety

Code: 1

No natural hazards are associated with the property.

An existing open drainage channel borders the MCC on the east. The lot is fenced to prevent entry into the channel.

A wading pool at the MCC has been removed from service and is fenced to prevent entry. The wading pool will be demolished during Phase 2 construction and will not be replaced.

Prior to demolition, building materials will be tested for lead-based paint and asbestos containing materials. If detected, a licensed contractor following established State Department of Health protocols will remove and dispose of the hazardous substances.

The project site is located in a well-established suburban residential neighborhood. It is situated away from major ground transportation corridors and outside the Honolulu International Airport runway clear zone. There are no hazardous waste sites, permitted landfills, and leaking underground storage tanks located on or within 0.5 mile radius of the site. Also, there are no underground or aboveground storage tanks on the premises.

Source: Field Investigation, Gerald Park Urban Planner, November 2005.
Project Plans, Mitsunaga & Associates, 2005.

Energy Consumption

Code: 1

Existing electrical service is inadequate to provide 3-phase power for the project air conditioning system. Power is available from a source approximately 1,200 lineal feet to the west of the MCC. Power will be brought to the site from this source.

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.

Noise-Contribution to Community Noise Level

Code: 1/2

Vehicle traffic to the Adult Day Health and Childcare Facility will contribute to morning and afternoon peak traffic hours on Komo Mai Drive and Hoomoana Street but should not increase ambient traffic noise levels. Traffic noises from both streets would continue to be generated with or without the project. It is anticipated, however, that the frequency of traffic-related noise (particularly on Hoomoana Street) will increase slightly owing to the increase in traffic to/from the facility during peak hours.

Adult Day Health and Child Care Facility operations are not anticipated to contribute significant noise levels to the neighborhood. Activities at both facilities would be conducted primarily indoors where architectural design elements and building materials can confine or minimize noise from escaping the buildings.

Air conditioning equipment will be enclosed for noise attenuation.

Source: Field Investigation, Gerald Park Urban Planner, November 2005.
Project Plans, Mitsunaga & Associates, Inc., 2005.

Air Quality
Effects on Ambient Air Quality on Project and
Contribution to Community Pollution Levels

Code: 1

During construction, site work activities will generate fugitive dust and aldehyde odors from construction equipment. Fugitive dust can be controlled by water sprinkling, erecting a dust screen around the site, or a combination of both. The site contractor may elect to use alternative dust prevention measures based on their experience with projects of similar scale and location or measures stipulated in Hawaii Administrative Rules, Chapter 60, Air Pollution Control.

The proposed use is not a stationary source of air pollutants.

Source: Title 11, Hawaii Administrative Rules, Chapter 60, Air Pollution Control.

Environmental Design
Visual Quality--Coherence, Diversity, Compatible Use, and Scale

Code: 1

Two low-rise, one-story structures with pitched roofs are proposed for the Adult and Child Care Facility. The building heights will not exceed the 25-foot height limit for the residential zoning district and is comparable to the height of adjacent single-family residential dwellings (some of which are two-stories in height) and roof form. Although the Adult Day Health building has a larger floor area than most nearby single-family dwellings, it has been designed to resemble a single-family dwelling. Given its placement and orientation on the site and the presence of mature landscaping around the perimeter of the site, the structure should not be readily visible from Hoomoana Street. It is anticipated that passersby would associate the structure with existing and future recreation facilities on the premises.

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.

SOCIOECONOMIC

Demographic/Character Changes

Code: 1

The proposed project should neither alter neighborhood or community demographics nor alter the residential character of the neighborhood.

The project will not introduce a permanent resident population to the area. Given the enrollment projections, the daytime population in the immediate neighborhood will increase temporarily by up to 80 adults and 40 children per day (Mondays through Fridays).

Source: Project Proposal, 2005.

Displacement

Code: N/A

Not Applicable.

Employment and Income Patterns

Code: 2

Employment and income patterns for the Pearl City community will not be affected by the project.

Short-term employment will be generated associated with the construction of the project. Long-term employment opportunities will also be provided for persons who will staff the project.

Source: Project Proposal, 2005.

COMMUNITY FACILITIES AND SERVICES

Educational Facilities Code: 2

The project should not affect public elementary, intermediate, and high schools in the area. The provision of adult care services should benefit senior adults and their caregivers. Child care services during daytime hours should benefit working parents.

Source: Project Proposal, 2005.

Commercial Facilities Code: 1

The project should not affect commercial facilities in the Pearl City community.

Source: Project Proposal, 2005.

Health Care Code: 2

The project should not affect existing health care facilities in the community. However, the provision of adult day health services would provide opportunities for social interaction among seniors, nursing services (observe seniors' health status), physical therapy sessions, health education, and consultation services with seniors and their care providers.

Source: Project Proposal, 2005.

Social Services Code: 2

An operator for the senior adult program has not yet been selected. It is anticipated that the operator will offer an array of adult services for participants. Individual counseling, group skill development, emotional support for caregivers, and referral services may be offered.

On and off-site recreational and social activities would help to keep seniors' physically, socially, and mentally active.

Source: Project Proposal, 2005.

Solid Waste Code: 1

Solid waste generation has not been determined. A private hauler will be contracted to collect and dispose of solid waste.

Source: None.

Wastewater

Code: 4

Average daily wastewater flow is estimated at 4,000 gallons per day. The Department of Planning and Permitting initially disapproved a connection to the city sewer because it is inadequate to accommodate the project during peak flow hours.

Underground holding tanks are proposed to collect wastewater for discharge during non-peak hours as a mitigating measure. Based on this approach, the Department of Planning and Permitting has approved the project's connection to the city sewer system.

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.

Storm Water

Code: 1

Peak runoff for a 10-year storm is estimated at 8.72 cfs, which is a slight increase over existing runoff conditions (5.57 cfs). Runoff will be retained on-site in underground pipes and allowed to percolate into the ground.

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.

Water Supply

Code: 1

Average daily water demand is estimated at 8,000 gallons per day. Water is available and the existing water system [can] is adequate to accommodate the [projected demand] **proposed development (Board of Water Supply Comment).**

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.
Board of Water Supply, June 2006.

Public Safety: Police

Code: 1

The proposed project should not adversely affect police services. **The project should have no significant impact on the facilities or operations of the Honolulu Police Department.**

Source: Field Investigation, Gerald Park Urban Planner, November 2005.
Honolulu Police Department, June 2006.

Fire

Code: 1

The project should not adversely affect fire protection services. The Momilani Community Center is located within one mile of the nearest municipal fire station.

Fire hydrants are located on Hoomoana Street and Komo Mai Drive.

Source: Field Investigation, Gerald Park Urban Planner, November 2005.
Honolulu Fire Department, June 2006.

Emergency Medical

Code: 1

Emergency medical service is available and can be summoned on a "need" basis.

Source: None.

Open Space and Recreation

Open Space

Code: 2

The maximum building area allowed by the Land Use Ordinance is 50% of the lot area, or 45,125 square feet. The actual building area proposed is 32,754 square feet or 36% lot coverage. The conversion of open space cannot be avoided if Applicant is to achieve their goals. The open yard which provides greenery and a place for outdoor play is not used as an activity area as often as the open sided pavilion.

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.

Recreation

Code: 2

Existing recreation activities and facilities will not be adversely affected by the proposed uses. Such activities are held primarily at the covered pavilion. The yard area will be removed and put to a desired use for senior adults and pre-school children. Construction of a Community Center building will accommodate indoor functions where separation between concurrent activities is desired.

Activities at the MCC will be temporarily suspended during construction of the Community Center Building. Public safety is of paramount importance and Applicant does not want to place users "in harms way".

Source: Project Plans, Mitsunaga & Associates, Inc., 2005.

Cultural Facilities

Code: 1

Cultural facilities should not be affected by the project. No cultural practices are known to be associated with the project site.

Source: None.

Transportation

Code: 1

Construction vehicles hauling materials and transporting workers will contribute some traffic on Komo Mai Drive and Hoomoana Street. Material deliveries will be scheduled to minimize impacts on local traffic during morning and afternoon peak hours.

Material unloading will take place on site. In instances where off-site loading is necessary, flagmen or off-duty police officers will be posted to marshal traffic around unloading sites. ***A Street Usage Permit may be required for on-street material off-loading activities (Department of Transportation Services Comment).***

Utility connections in the road right-of-way will require traffic control measures. One lane of traffic may be closed and flagmen or off-duty police officers posted for traffic control. Warning signs will be posted well distant from work sites to alert motorists of road work ahead. All open trenches will be bridged with steel plates during non-working hours. A traffic management plan will be prepared and submitted to the Department of Planning and Permitting Traffic Review Branch for review and approval prior to construction.

The trip generation rate for day care facilities was used to calculate traffic generated by the Adult Day Health and Child Care Facility. The traffic study estimates the facility will generate 52 vehicles entering and 46 vehicles exiting during morning peak hours and 45 entering and 51 exiting during afternoon peak hours. The Community Center Building will generate 6 total vehicle trips during both morning and afternoon peak hours. Both facilities are expected to generate 104 vehicle trips during morning peak hour and 102 vehicle trips during afternoon peak hour.

Future through traffic along Komo Mai Drive (without the project) was projected using a 1.02 growth factor. This factor is conservative because the MCC is located in a well-established residential neighborhood. Future development and, therefore traffic growth, is anticipated to be minimal in the project vicinity.

The traffic generated by the facility was then applied to the year 2007 projected traffic volumes. The resulting analysis showed that traffic operations in the vicinity of the MCC are expected to deteriorate slightly from year 2007 without project conditions during both peak hours of traffic due to the addition of the site-generated vehicles to the surrounding roadways. The approaches at both study intersections are anticipated to operate at similar or slightly lower, but still acceptable levels of service during both peak periods.

The Ttraffic Impact Report is attached as Appendix A.

Source: Traffic Impact Report, Wilson Okamoto Corporation, 2006.

NATURAL FEATURES

Water Resources Code: 1

The project is located in an EPA designated Sole Source Aquifer area. The southern Oahu Basal Aquifer includes all of the Wahiawa District, all of the Ewa District, and that portion of the Honolulu District west (Ewa) of Manoa Stream.

"This project has been reviewed and found to be consistent with the Memorandum of Understanding between HUD and EPA (effective 4.30/90) pursuant to Section 1424(e) of the Safe Water Drinking Act of 1974."

Source: Memorandum of Understanding between the U.S. Department of Housing and Urban Development and the Environmental Protection Agency, Region IX.

Surface Water Code: 1

There are no streams, ponds, wetlands, or other surface water bodies on the premises.

Source: Field Investigation, Gerald Park Urban Planner, November 2005.

Unique Natural Features and Agricultural Lands Code: 1

The project is not proposed in an area with either unique natural features or valuable agricultural land.

Source: Field Investigation, Gerald Park Urban Planner, November 2005.
Zoning Map No. 9, City and County of Honolulu.

Agricultural Lands of Importance to the State of Hawaii Map.

Vegetation and Wildlife

Code: 1

On-site vegetation is commonly found on Oahu and in the State of Hawaii. None of the observed trees, shrubs, and groundcover are considered rare, threatened, endangered or proposed for such status.

Source: Field Investigation, Gerald Park Urban Planner, November 2005.

Other Factors

Flood Disaster Protection Act (Flood Insurance)

Code: 1

The Momilani Community Center is not located in a flood hazard area.

Source: Federal Emergency Management Agency, 2001.

Coastal Barrier Resources Act/Coastal Barrier Improvement Act

Code: N/A

This act is not applicable to the State of Hawaii, as no formally identified "coastal barriers" are known to exist in the State of Hawaii.

Source: <http://laws.fws.gov/lawdigest/coastbar.html>

Airport Runway Clear Zone or Clear Zone Disclosure

Code: 1

The Department of Transportation, Airports Division has indicated that the Momilani Recreation Center does not lie within the Runway Clear Zone or Approach Protection Zone for either Honolulu International Airport or Kalaeloa Airport.

Source: Correspondence, Department of Transportation-Airports Division, December 2004.

Archaeological Features

Code: 1

There are no recorded archaeological features on the premises. Previous grading and excavation activities have altered the topography of the site and there are no existing areas that are undisturbed or unaltered. Should subsurface features or artifacts be unearthed, work in the immediate area will cease and the proper historic authorities notified for disposition of the finds.

SUMMARY OF FINDINGS AND CONCLUSIONS

The proposed Senior Adult and Child Care Facility should not result in significant and adverse environmental impacts on the physical setting of the project site. The site has been developed for 30+ years and there is little of the "natural environment" remaining to be affected by the proposed use. The natural grade of the land has been modified, there are no surface archaeological features present, the site is free of hazardous materials and underground storage tanks, the site is not located within a flood zone, and there are no streams, wetlands, or fresh water bodies present. Although well landscaped, the plant materials are commonly found throughout Honolulu and the State of Hawaii.

With the exception of sewer system capacity, the available infrastructure is adequate to service the project. The Department of Planning and Permitting initially disapproved a sewer connection because the sewer system cannot accommodate the additional loading during peak hours. An engineering solution has been recommended and approved whereby wastewater will be stored on site in holding tanks and released into the municipal system during non-peak hours.

The improvements are proposed on a site that has been used partially or in whole for recreation activities and community functions for 30+ years. The proposed facility would serve a community need and, although a new use, that use should augment community functions and activities now conducted at MCC. Senior adults and their caregivers should benefit from having a place where elders can congregate in a safe, comfortable, clean environment during the day for social, educational, and recreational purposes. As presented in this assessment, there is only one other facility in Pearl City that offers adult day health care for elders. This proposal expands the range of opportunities for elderly care at a time when the number of residents in the community aged 60 or older will be increasing over the next 20 years.

Pre-school children should benefit from early education and their parents should benefit as the low-income family strives to achieve self-sufficiency.

Energy consumption will increase because of the need to air condition the Adult Day Health and Child Care Facility. The Community Center Building also may be air-conditioned. A controlled temperate environment is necessary for the comfort of the respective occupants. Electrical power can be supplied by the local electrical utility.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modification Considered

The Pearl City Foundation evaluated several site plan options and selected the proposed site plan for implementation. Floor plans for the three new buildings have been modified in response to client and respective care provider space and functional needs. These modifications do not affect the site plan and the environmental impacts described in this assessment.

No Action Alternative

A No Action Alternative would maintain the status quo of the Momilani Community Center. The Pearl City Foundation would not achieve the community-based objectives they established as the basis for acquiring the site. A No Action Alternative would preclude the occurrence of all impacts, short and long-term and beneficial and adverse described in this environmental assessment.

List of Permits and Approvals

Land use and construction permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

City and County of Honolulu

Department of Planning and Permitting

Conditional Use Permit-Minor

*Building Permit for Building, Electrical, Plumbing Sidewalk/Driveway and Demolition Work Grubbing, Grading, and Stockpiling Permit
Permit to Excavate Public Right-of-Way
Sewer Connection (Approved)
Certificate of Occupancy*

Board of Water Supply

Water and Water System Requirements for Developments

Department of Transportation Services

Street Usage Permit

State of Hawaii

Department of Health

*Variance From Pollution Controls (Noise Permit)
NPDES Permits (Various)*

Determination of Significance

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

Natural or cultural resources are not found on the property thus there should be no effect on these resources. If subsurface features are unearthed, work in the immediate area will cease and historic authorities notified for proper disposition of the finds.

- 2) Curtails the range of beneficial uses of the environment;***

As described in the Environmental Assessment the project site was developed as a community recreation center in the early to mid-1970s in support of expanding Momilani Residential Subdivision. The land was grubbed and graded to form two terraces. Improvements were constructed and trees, shrubs, and groundcover planted. Development of the property and surrounding areas thus committed the land to a suburban residential environment.

The proposed project will continue an urban type use of the environment albeit in a different form and with activities other than recreational uses. The commitment of land, introduced environmental resources, and programs to benefit pre-school children and their families and adults and their caregivers are anticipated to expand the range of beneficial uses of the environment.

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

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

- 4) *Substantially affects the economic or social welfare of the community or State;*

The project will not substantially affect the economic or social welfare of the community or State. The project, however, is expected to aid and benefit pre-school children of low income families and assist families in caring for their elderly parents or spouse. The adult day care facility will help to support older adults by fostering elderly independence as much as possible and providing a place for social, educational, and recreational activities.

- 5) *Substantially affects public health;*

Public health will not be adversely affected.

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

In-place water, drainage, and utility systems should be able to accommodate the demand to be placed by the project on the respective systems.

As indicated in the Draft Environmental Assessment, 3-phase electrical power will be brought from Komo Mai drive to the Momilani Recreation Center. 3-phase power is needed to operate the air conditioning system for the facility.

It was also noted in the Draft Environmental Assessment that the Department of Planning and Permitting indicated that the existing wastewater system lacks the capacity to accommodate projected wastewater flow from the project. The Department, however, has agreed to allow wastewater to be stored in underground storage tanks and discharged into the wastewater system during non-peak flow hours.

- 7) *Involves a substantial degradation of environmental quality;*

Environmental quality will not be degraded.

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

The project does not involve a commitment for larger actions.

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

Rare, threatened or endangered flora or fauna were not observed on the premises. The lot was previously grubbed, graded, and built upon.

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

Air and water quality and ambient noise levels should not be adversely affected by the proposed project. Fugitive dust will be raised during site work activities but can be controlled by appropriate dust mitigation measures.

Construction noise will be audible throughout the 12 month construction period for the adult and child care facilities and perhaps a similar period of time during construction of the Community Services Building. Noise will be most pronounced during site work and the early construction stages when the building foundation is poured and the exterior walls and roofs erected. Noise will diminish for construction activities inside the buildings.

Surface runoff will be detained on-site before being discharged into the municipal drainage system. On-site detention would allow sediment and other pollutants to fall out of the runoff stream and let runoff water percolate into the ground.

The completed project is not anticipated to adversely affect air and water quality in the long-term. In the long-term, noise from both care facilities is not anticipated to adversely affect neighboring residential properties.

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

The Momilani Community Center is not located in an environmentally sensitive area.

12) Substantially affects scenic vistas and view planes identified in county or state plans or studies, or,

No significant scenic vistas and view planes have been identified on the property or occurring across the property.

13) Requires substantial energy consumption.

Electrical power is required for the proposed uses. Power requirements will be determined during the design stage of the project.

Additional Studies Performed

Phase I Environmental Site Assessment, Brewer Environmental Services, November 2001.

Traffic Impact Report, Momilani Recreational Center, Wilson Okamoto Corporation, November, 2005.

List of Sources, Agencies, and Persons Consulted

Department of Business Economic Development and Tourism, State of Hawaii
Office of Planning, John Nakagawa

Department of Transportation Airports Division, State of Hawaii, Brian Sekiguchi

Department of Planning and Permitting, City and County of Honolulu, <http://gis.hicentral.com/>

Department of Land and Natural Resources, State of Hawaii, Historic Preservation Division.

Websites

Air Quality	http://www.epa.gov/air/data/oaqps/greenbk/
Coastal Barriers	http://laws.fws.gov/lawdigest/coastbar.html
Endangered Species	http://endangered.fws.gov/wildlife.html
Sole Source Aquifers	http://www.epa.gov/OGWDW/swp/ssa/reg9.html
Wetlands	http://wetlands.fws.gov/
Wilderness	http://wilderness.nps.gov/
Wild and Scenic Rivers	http://www.nps.gov/rivers/wildriverslist.html

Agreements

Correspondence to US. Department of Housing and Urban Development, Hawaii Field Office from Administrator, Office of Planning, Department of Business, Economic Development & Tourism, June 24, 2004.

Memorandum of Understanding between the U.S. Department of Housing and Urban Development and the Environmental Protection Agency, Region IX.

Maps

Flood Insurance Rate Map, Community Panels 150003C027, 15003C045, 2005.

Agricultural Lands of Importance to the State of Hawaii, 1977.

Zoning Map No. 9, Moanalua to Pearl City, City and County of Honolulu.

APPENDIX A
TRAFFIC IMPACT REPORT
MOMILANI RECREATIONAL CENTER

TRAFFIC IMPACT REPORT
FOR THE PROPOSED
MOMILANI RECREATIONAL CENTER

Prepared for:

Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Prepared by:

Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

January 2006

LIST OF FIGURES

FIGURE 1	Location Map and Vicinity Map
FIGURE 2	Project Site Plan
FIGURE 3	Existing AM Peak periods of Traffic
FIGURE 4	Existing PM Peak periods of Traffic
FIGURE 5	Distribution of Site-Generated Vehicles AM Peak Hour Of Traffic
FIGURE 6	Distribution of Site-Generated Vehicles PM Peak Hour Of Traffic
FIGURE 7	Year 2007 AM Peak periods of Traffic Without Project
FIGURE 8	Year 2007 PM Peak periods of Traffic Without Project
FIGURE 9	Year 2007 AM Peak periods of Traffic With Project
FIGURE 10	Year 2007 PM Peak periods of Traffic With Project

LIST OF APPENDICIES

APPENDIX A	Existing Traffic Count Data
APPENDIX B	Level of Service Definitions
APPENDIX C	Capacity Analysis Calculations Existing Peak period Traffic Analysis
APPENDIX D	Capacity Analysis Calculations Year 2007 Peak period Traffic Analysis Without Project
APPENDIX E	Capacity Analysis Calculations Year 2007 Peak period Traffic Analysis With Project

TABLE OF CONTENTS

	Page
I. Introduction	1
A. Purpose of Study	1
B. Scope of Study	1
II. Project Description	1
A. Location	1
B. Project Characteristics	3
III. Existing Traffic Conditions.....	3
A. General.....	3
B. Area Roadway System	5
C. Traffic Volumes and Conditions.....	5
1. General.....	5
a. Field Investigation	5
b. Capacity Analysis Methodology	6
2. Existing Peak period of Traffic.....	8
a. General.....	8
b. Komo Mai Drive and Hoomoana Street.....	8
c. Komo Mai Drive and Hoolehua Street.....	8
IV. Projected Traffic Conditions	11
A. Site-Generated Traffic.....	11
1. Trip Generation Methodology	11
2. Trip Distribution.....	12
B. Through-Traffic Forecasting Methodology	15
C. Total Traffic Volumes Without Project.....	15
D. Total Traffic Volumes With Project.....	18
V. Traffic Impact Analysis.....	18
VI. Recommendations.....	21
VII. Conclusion	22

I. INTRODUCTION

A. Purpose of Study

The purpose of this study is to identify and assess the traffic impacts resulting from the proposed renovation of the existing Momilani Recreational Center in Pearl City on the island of Oahu. The proposed project will entail the replacement of the existing community program building and wading pool with three new buildings and surface parking areas.

B. Scope of Study

This report presents the findings and conclusions of the traffic study, the scope of which includes:

1. Description of the proposed project.
2. Evaluation of existing roadway and traffic operations in the vicinity.
3. Analysis of future roadway and traffic conditions without the proposed project.
4. Analysis and development of trip generation characteristics for the proposed project.
5. Superimposing site-generated traffic over future traffic conditions.
6. The identification and analysis of traffic impacts resulting from the proposed project.
7. Recommendations of improvements, if appropriate, that would mitigate the traffic impacts resulting from the proposed project.

II. PROJECT DESCRIPTION

A. Location

The existing Momilani Recreational Center is located in Pearl City on the island of Oahu on an approximately 2.07-acre lot bordered by Komo Mai Drive to the north, Hoomoana Street to the west, and a drainage canal to the east. The project site is further identified as a portion of the Tax Map Key 9-7-017: 001 (see Figure 1). Access to the proposed project will be via one new driveway off Komo Mai Drive and two new driveways off Hoomoana Street.




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MOMILANI RECREATIONAL CENTER
 Location Map and Vicinity Map

FIGURE
 1

B. Project Characteristics

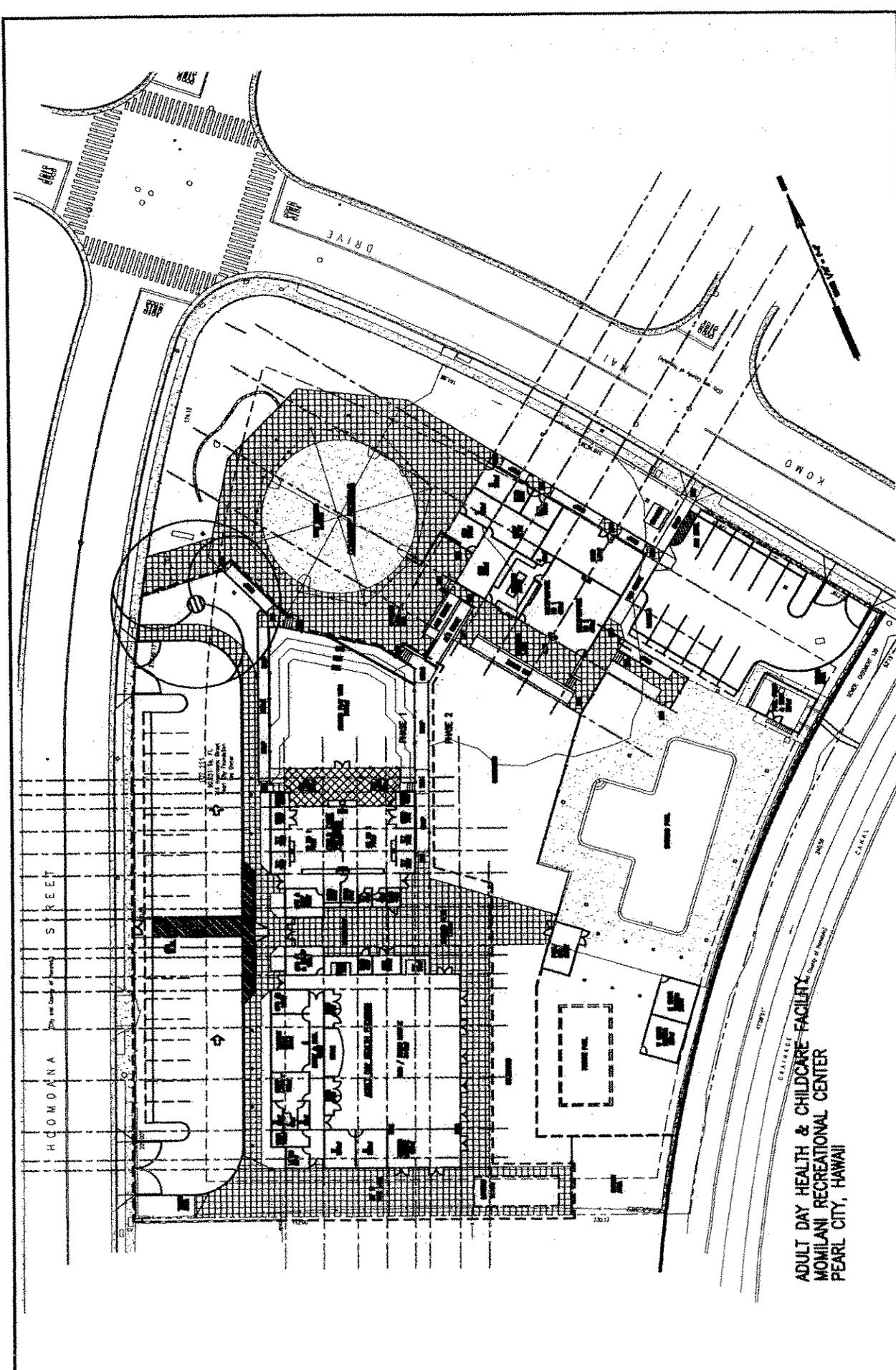
The existing Momilani Recreational Center is located adjacent to Komo Mai Drive and Hoomoana Street and currently houses a community program building with a kitchen, restrooms, pool office, storage and pool pump buildings, and two swimming pools. The existing facility does not have any off-street parking areas but there is abundant on-street parking available in the vicinity.

The proposed renovation project will be completed in two phases. Phase I of the proposed project includes the construction of two building that will house an adult day health and childcare facilities, and surface parking areas. The adult day health facility will be located in an approximately 6,638 square-foot building with a recreation/dining room, offices, staff lounge, kitchen, laundry, and storage, and is intended for use by senior adults. The childcare facility will be located in an approximately 3,032 square-foot building with two classrooms, director's office, conference room, covered lanai, storage room, and a recreational room, and is intended to house a childcare program for pre-school children. Phase II of the proposed project entails the replacement of the existing community programs building and wading pool with an approximately 3,600 square-foot, single-story building that includes a new pool office, restrooms, kitchen, two multi-purpose rooms, two offices, and storage, a pool pump building, and a future pool with deck. Both phases of the development are expected to be completed by the Year 2007. The proposed project site plan is shown in Figure 2.

III. EXISTING TRAFFIC CONDITIONS

A. General

The proposed project site is located adjacent to Komo Mai Drive and Hoomoana Street. In the vicinity of the project site, Komo Mai Drive is predominately a two-way, two-lane roadway generally oriented in the east-west direction that runs parallel to Moanalua Road and serves as an alternate route through Pearl City. Traffic volumes along this roadway have not increased significantly in recent years.



ADULT DAY HEALTH & CHILDCARE FACILITY
 MOMILANI RECREATIONAL CENTER
 PEARL CITY, HAWAII

 <p>WILSON OKAMOTO CORPORATION ENGINEERS - PLANNERS</p>	<p>MOMILANI RECREATIONAL CENTER</p> <p>PROJECT SITE PLAN</p>	<p>FIGURE 2</p>
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B. Area Roadway System

At the northwest corner of the project site, Komo Mai Drive intersects with Hoomoana Street. At this all-way stop controlled intersection, Komo Mai Drive has one lane in each direction that serves through and turning movements. Hoomoana Street is a predominately a two-way, two-lane roadway generally oriented in the north-south direction that provides access to adjacent residences between its southern terminus at Kalauipo Street and its northern terminus at Hookiekie Street near Pearl City High School. At the intersection with Komo Mai Drive, Hoomoana Street has one lane in each direction that serves through and turning movements.

Approximately 500 feet east of the Komo Mai Drive and Hoomoana Street intersection, Komo Mai Drive intersects with Hoolehua Street. At this intersection, Komo Mai Drive has one lane in each direction that serves through and turning movements. Hoolehua Street is a predominately two-way, two-lane roadway generally oriented in the north-south direction that provides access to adjacent residences between Hoomaemae Street and Hoolaulea Street. At this two-way stop controlled intersection, Hoolehua Street has one lane in each direction that serves through and turning movements.

C. Traffic Volumes and Conditions

1. General

a. Field Investigation

A field investigation was conducted on October 6, 2005 and consisted of manual turning movement count surveys during the morning peak period between 6:30 AM and 8:30 AM, and the afternoon peak period between 3:30 PM and 5:30 PM at the following intersections:

- Hoomoana Street and Komo Mai Drive
- Hoolehua Street and Komo Mai Drive

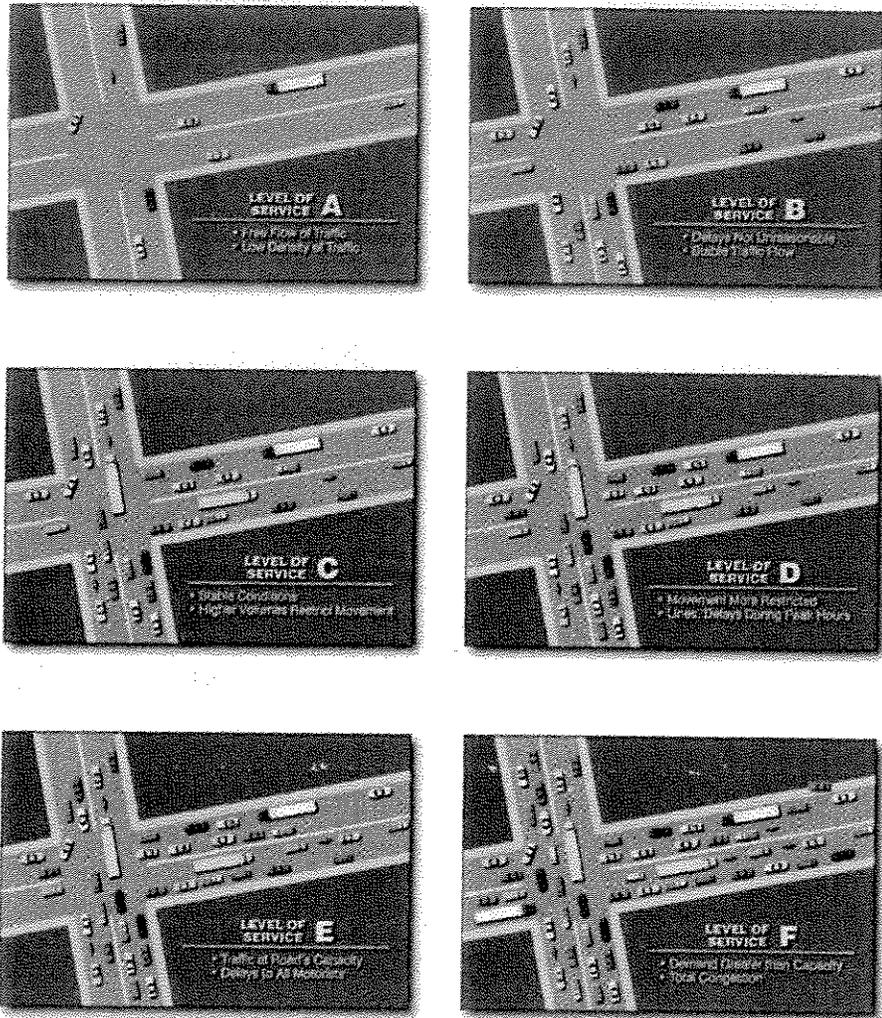
Appendix A includes the existing traffic count data.

b. Capacity Analysis Methodology

The highway capacity analysis performed in this study is based upon procedures presented in the “Highway Capacity Manual”, Transportation Research Board, 2000, and the “Highway Capacity Software”, developed by the Federal Highway Administration. The analysis is based on the concept of Level of Service (LOS) to identify the traffic impacts associated with traffic demands during the peak periods of traffic.

LOS is a quantitative and qualitative assessment of traffic operations. Levels of Service are defined by LOS “A” through “F”; LOS “A” representing ideal or free-flow traffic operating conditions and LOS “F” unacceptable or potentially congested traffic operating conditions. LOS “A” describes the operation with very low or no motorist delays, less than or equal to 10 seconds; LOS “B” describes the operation with short traffic delays between 10 and 15 seconds; LOS “C” describes the operation with an average motorist delays between 15 and 25 seconds; LOS “D” describes traffic operations with motorist delays between 25 and 35 seconds; LOS “E” describes traffic operations with long motorist delays between 35 and 50 seconds; and LOS “F” describes traffic operations with severe congestion with stop-and-go conditions with delays greater than 50 seconds. Table 1 generally illustrates the various traffic operating conditions for each designated Levels of Service.

Table 1: Levels of Service for Traffic Operating Conditions



Source: Highway Capacity Manual, Special Report 209, Transportation Research Board 1985.

“Volume-to-Capacity” (v/c) ratio is another measure indicating the relative traffic demand to the road carrying capacity. A v/c ratio of one (1.00) indicates that the roadway is operating at or near capacity. A v/c ratio of greater than 1.00 indicates that the traffic demand exceeds the road’s carrying capacity. The LOS definitions are included in Appendix B.

2. Existing Peak period Traffic

a. General

Figures 3 and 4 illustrate the existing AM and PM peak period traffic volumes and operating conditions in the project vicinity. The morning peak hour of traffic generally occurs between 7:00 AM and 8:00 AM in the project vicinity. In the afternoon, the peak hour of traffic generally occurs between the hours of 4:15 PM and 5:15 PM. The analysis is based on these peak period time periods to identify the traffic impacts resulting from the proposed project. The LOS calculations are included in Appendix C.

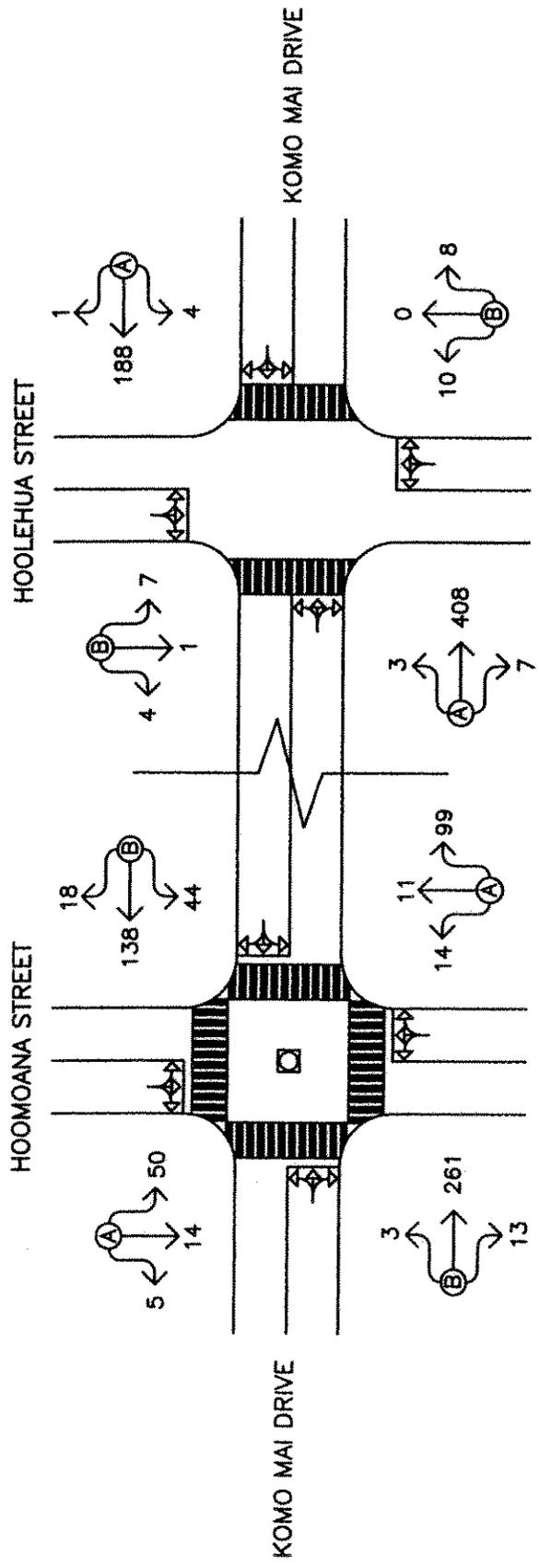
b. Hoomoana Street and Komo Mai Drive

At the unsignalized intersection with Komo Mai Drive, Hoomoana Street carries 124 vehicles northbound and 69 vehicles southbound during the AM peak period, and 81 vehicles northbound and 60 vehicles southbound during the PM peak period. Both the northbound and southbound approaches of Hoomoana Street operate at LOS "A" during the AM and PM peak periods of traffic.

At this intersection, Komo Mai Drive carries 277 vehicles eastbound and 200 vehicles westbound during the AM peak period, and 143 vehicles eastbound and 388 vehicles westbound during the PM peak period. The westbound approach of this intersection operates at LOS "B" during both peak periods while the eastbound approach operates at LOS "B" and LOS "A" during the AM and PM peak periods, respectively.

c. Hoolehua Street and Komo Mai Drive

At the unsignalized intersection with Komo Mai Drive, Hoolehua Street carries 18 vehicles northbound and 12 vehicles southbound during the AM peak period, and 13 vehicles northbound and 14 vehicles southbound during the PM peak period. During the AM and PM peak periods of traffic, the northbound and southbound



- LEGEND**
- 90 TRAFFIC MOVEMENT VOLUME (VPH)
 - LANE USAGE
 - Ⓐ LANE GROUP LEVEL OF SERVICE
 - ◻ FLASHING BEACON

DATE OF COUNT: OCTOBER 6, 2005

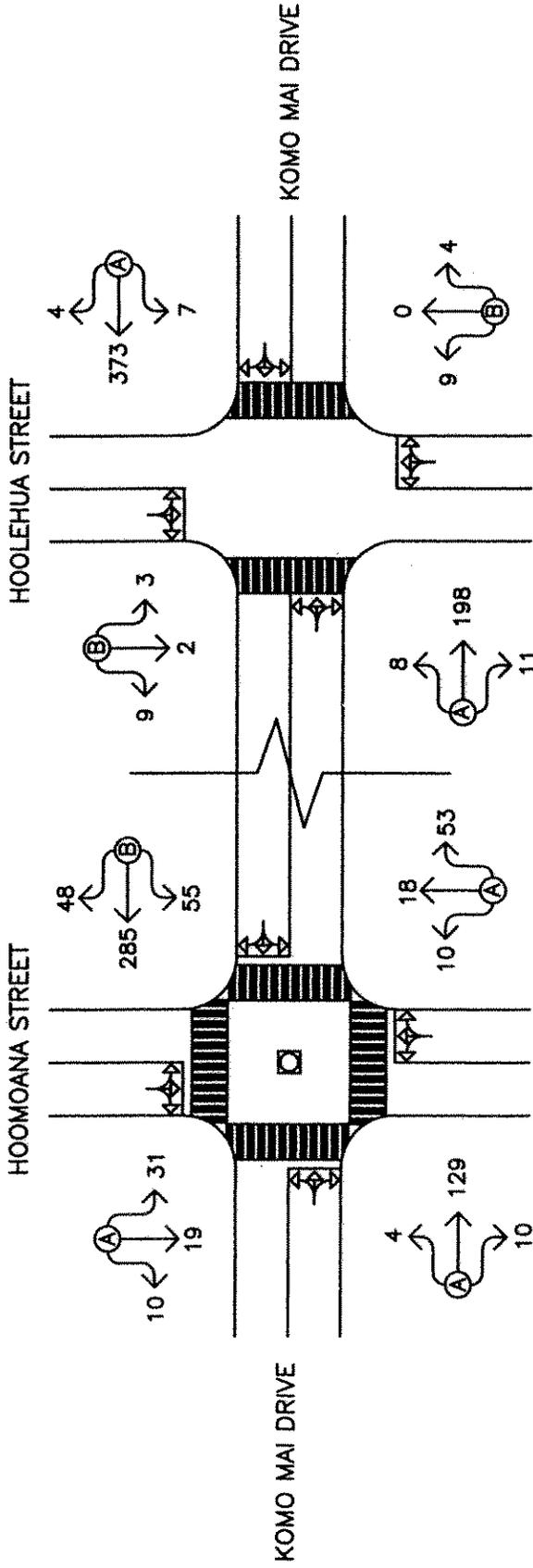


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MOMILANI REC CENTER EXPANSION

EXISTING AM PEAK HOUR OF TRAFFIC

FIGURE
3



- 90
- TRAFFIC MOVEMENT VOLUME (VPH)
- LANE USAGE
- LANE GROUP LEVEL OF SERVICE
- FLASHING BEACON

DATE OF COUNT: OCTOBER 6, 2005



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MOMILANI REC CENTER EXPANSION

EXISTING PM PEAK HOUR OF TRAFFIC

FIGURE

4

approaches of Hoolehua Street operate at LOS “B.”

At this intersection, Komo Mai Drive carries 418 vehicles eastbound and 193 vehicles westbound during the AM peak period, and 217 vehicles eastbound and 384 vehicles westbound during the PM peak period. The eastbound and westbound approaches of Komo Mai Drive operate at LOS “A” during the AM and PM peak periods of traffic.

IV. PROJECTED TRAFFIC CONDITIONS

A. Site-Generated Traffic

1. Trip Generation Methodology

The trip generation methodology used in this study is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in “Trip Generation, 7th Edition,” 2003. The ITE trip generation rates are developed empirically by correlating the vehicle trip generation data with various land use characteristics such as the number of vehicle trips generated per student or thousand square feet of development. The operations and functions of the adult day health facility are anticipated to be similar to the childcare facility with its attendees being dropped off during the morning, supervised throughout the day, and picked up during the evening. As such, for the purpose of this report, the day care facility land use trip generation characteristics were applied to both facilities. Table 2 summarizes the project site trip generation characteristics applied to the AM and PM peak periods of traffic.

Table 2: Peak Hour Trip Generation

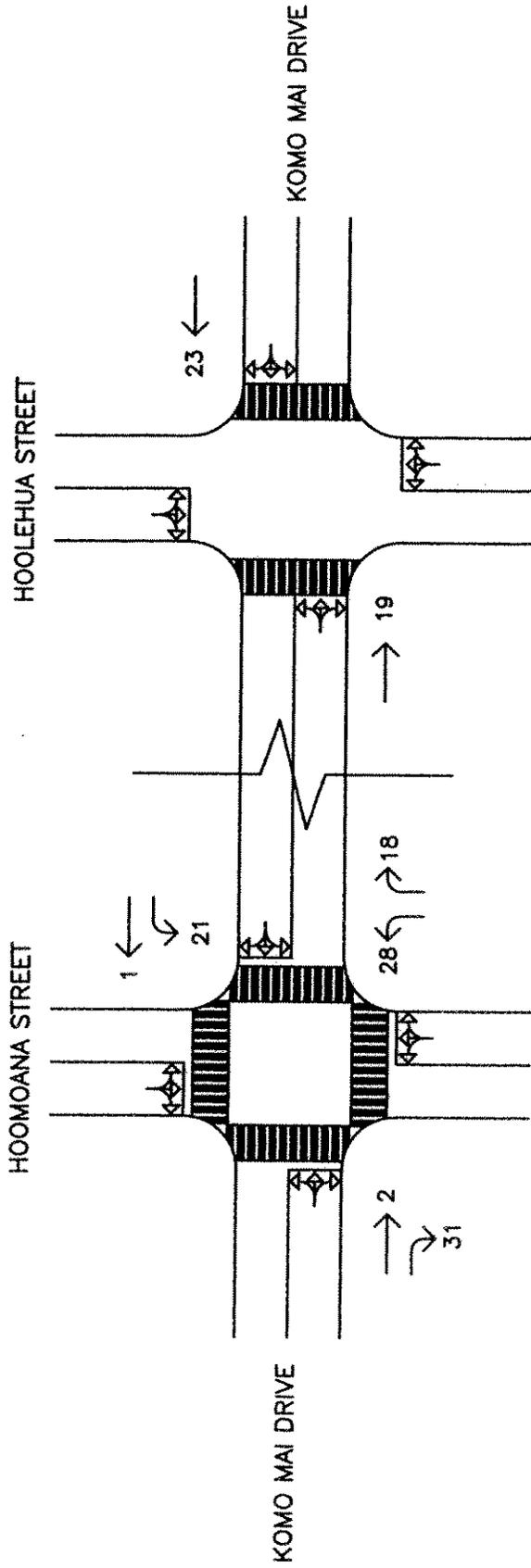
DAY CARE FACILITY – (ADULT DAY HEALTH AND CHILDCARE FACILITY)		
INDEPENDENT VARIABLE		(120 persons)
		PROJECTED TRIP ENDS
AM PEAK	ENTER	52
	EXIT	46
	TOTAL	98

Table 2: Peak Hour Trip Generation (Cont'd)

DAY CARE FACILITY – (ADULT DAY HEALTH AND CHILDCARE FACILITY)		
INDEPENDENT VARIABLE		(120 persons)
		PROJECTED TRIP ENDS
PM PEAK	ENTER	45
	EXIT	51
	TOTAL	96
RECREATIONAL COMMUNITY CENTER		
INDEPENDENT VARIABLE		(3.60 thousand square feet)
		PROJECTED TRIP ENDS
AM PEAK	ENTER	4
	EXIT	2
	TOTAL	6
PM PEAK	ENTER	2
	EXIT	4
	TOTAL	6
TOTAL PROJECT TRIPS		
		PROJECTED TRIP ENDS
AM PEAK	ENTER	56
	EXIT	48
	TOTAL	104
PM PEAK	ENTER	47
	EXIT	55
	TOTAL	102

2. Trip Distribution

Figures 5 and 6 show the distribution of site-generated vehicles trips at the two study intersections during the AM and PM peak hours of traffic. Access to the project site will be provided via a project driveway off of Komo Mai Drive and two project driveways along Hoomoana Street. The directional distribution of the site-generated vehicles was based on the prevalent distribution of traffic along Komo Mai Drive. As such, 60.6% of vehicles were assumed to be traveling eastbound and 39.4% of vehicles traveling westbound during the AM peak period while 51.4% of vehicles were assumed to be traveling eastbound and 48.6% of vehicles traveling westbound during the PM peak period. These vehicles were then distributed between the



LEGEND



TRAFFIC MOVEMENT VOLUME (VPH)

LANE USAGE

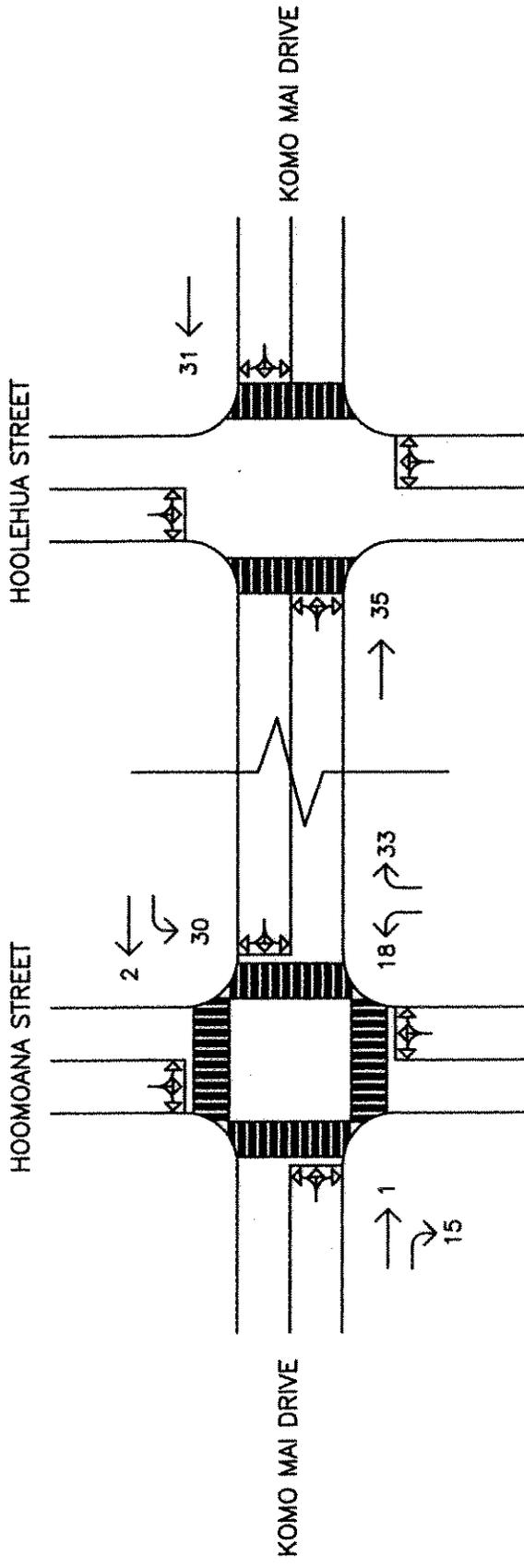


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MOMILANI REC CENTER EXPANSION

YEAR 2007 DISTRIBUTION OF SITE-GENERATED VEHICLES
AM PEAK HOUR OF TRAFFIC

FIGURE
5



LEGEND

90 TRAFFIC MOVEMENT VOLUME (VPH)

LANE USAGE



MOMILANI REC CENTER EXPANSION

YEAR 2007 DISTRIBUTION OF SITE-GENERATED VEHICLES
PM PEAK HOUR OF TRAFFIC

driveways based upon their intended destination with vehicles associated with the adult day health and childcare facilities assumed to utilize the Hoomoana Street driveways and those associated with the other facilities assumed to utilize the Komo Mai driveway.

B. Through Traffic Forecasting Methodology

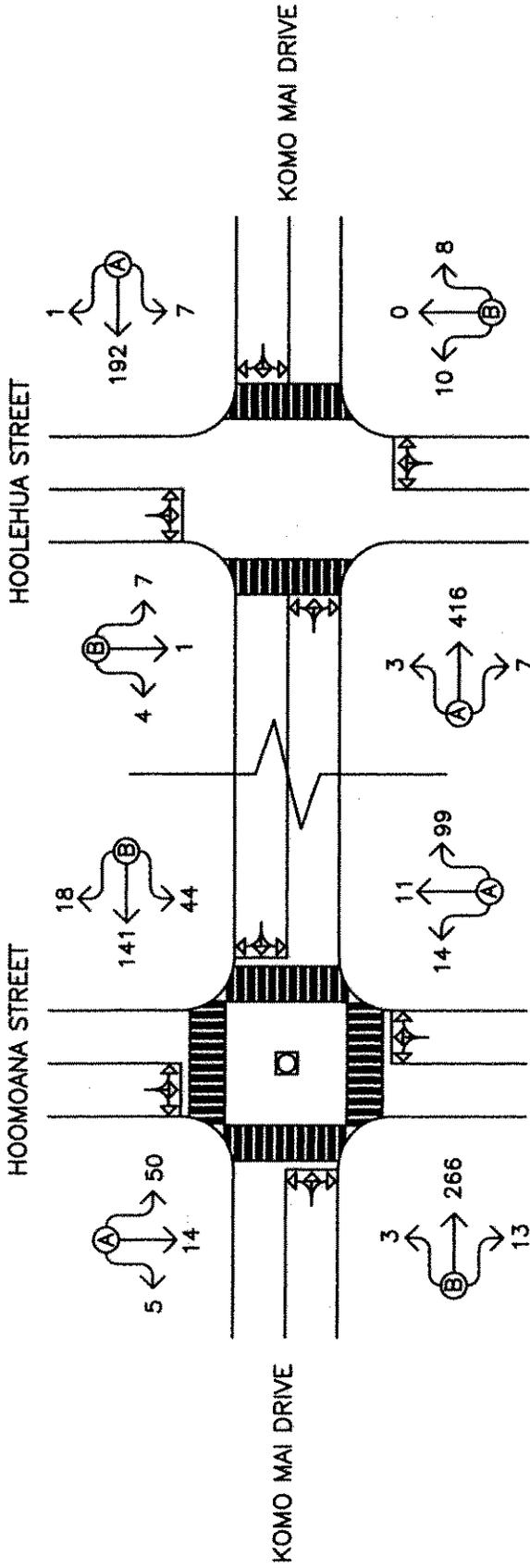
The existing Momilani Recreational Center is located in a well-established residential neighborhood in Pearl City. As such, development and, therefore, traffic growth is anticipated to be minimal in the project vicinity. However, for the purpose of this report, a 1% per year growth in traffic along Komo Mai Drive was conservatively assumed. Using Year 2005 as the base year, a growth factor of 1.02 was applied to the existing through traffic demands on Komo Mai Drive to achieve the projected ambient traffic demands for Year 2007.

C. Total Traffic Volumes Without Project

The projected Year 2007 AM and PM peak period traffic volumes and operating conditions without the proposed Momilani Recreational Center renovation are shown in Figures 7 and 8, and summarized in Table 3. The existing levels of service are provided for comparison purposes. LOS calculations are included in Appendix D.

Table 3: Existing and Projected (Without Project) LOS Traffic Operating Conditions

Intersection	Approach	AM		PM	
		Exist	Year 2007 w/out Proj	Exist	Year 2007 w/out Proj
Hoomoana Street / Komo Mai Drive	Northbound	A	A	A	A
	Southbound	A	A	A	A
	Eastbound	B	B	A	A
	Westbound	B	B	B	B



LEGEND

- 90 **TRAFFIC MOVEMENT VOLUME (VPH)**
- LANE USAGE**
- LANE GROUP LEVEL OF SERVICE**
- FLASHING BEACON**



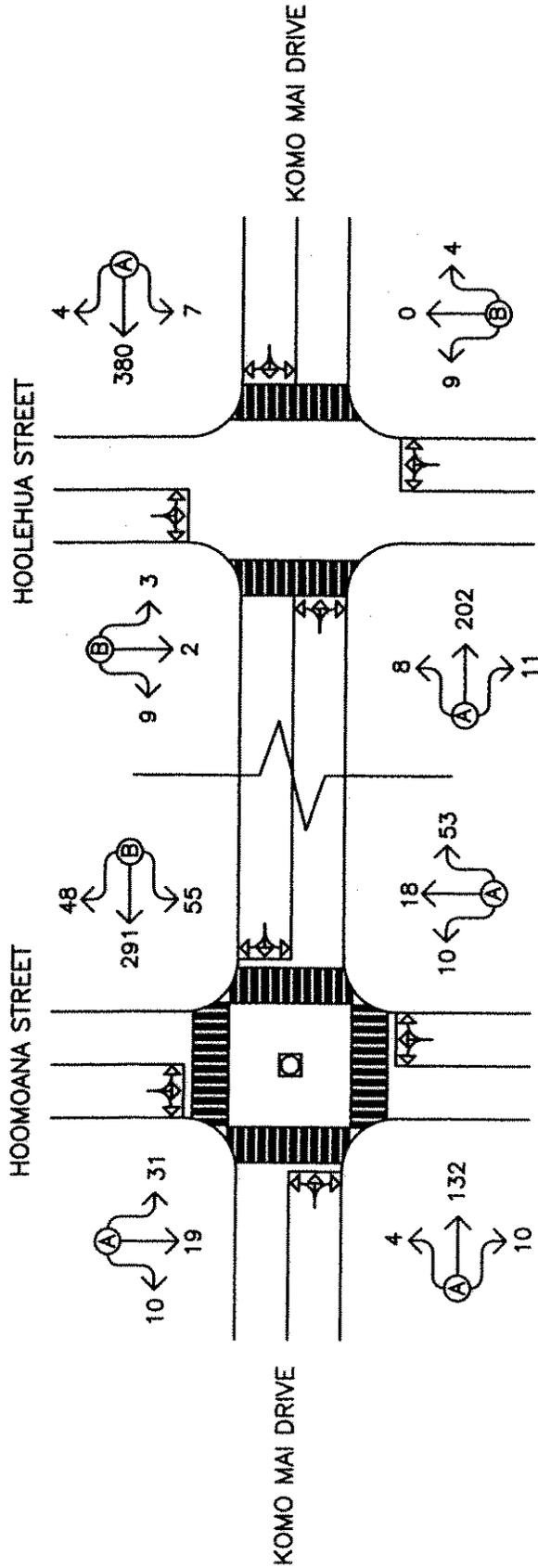
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MOMILANI REC CENTER EXPANSION

YEAR 2007 AM PEAK HOUR OF TRAFFIC WITHOUT PROJECT

FIGURE

7



LEGEND

- 90 TRAFFIC MOVEMENT VOLUME (VPH)
- LANE USAGE
- Ⓐ LANE GROUP LEVEL OF SERVICE
- ◻ FLASHING BEACON



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MOMILANI REC CENTER EXPANSION

YEAR 2007 PM PEAK HOUR OF TRAFFIC WITHOUT PROJECT

FIGURE
8

Table 3: Existing and Projected (Without Project) LOS Traffic Operating Conditions (Cont'd)

Intersection	Approach	AM		PM	
		Exist	Year 2007 w/out Proj	Exist	Year 2007 w/out Proj
Hoolehua Street / Komo Mai Drive	Northbound	B	B	B	B
	Southbound	B	B	B	B
	Eastbound	A	A	A	A
	Westbound	A	A	A	A

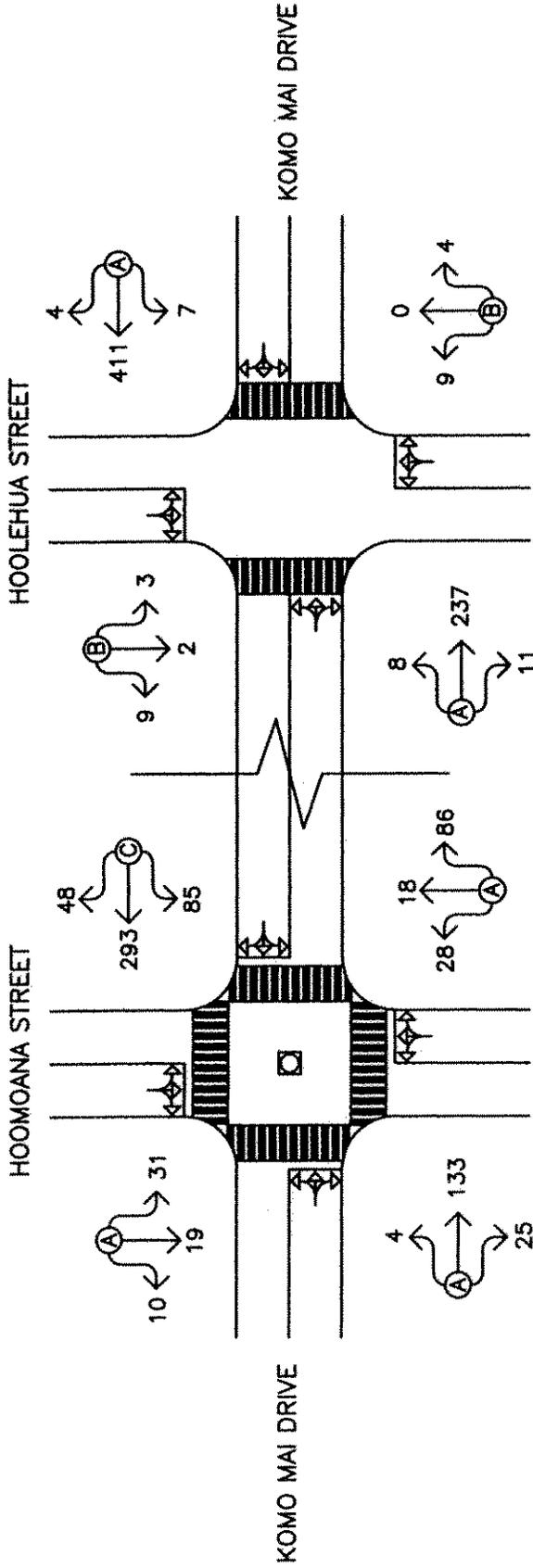
Traffic operations under Year 2007 without project conditions are expected to remain similar to existing conditions. The northbound and southbound approaches of both study intersections along Komo Mai Drive are expected to continue operating at LOS “A” during both peak periods. Similarly, the eastbound approach of the Hoomoana Street intersection expected to continue operating at LOS “B” and LOS “A” during the AM and PM peak periods, respectively, while the westbound approach of that intersection and the northbound and southbound approaches of the Hoolehua Street intersection are expected to continue operating at LOS “B” during both peak periods.

D. Total Traffic Volumes With Project

The projected Year 2007 AM and PM peak period traffic volumes and operating conditions with the renovation of the Momilani Recreational Center are shown in Figures 9 and 10. The cumulative volumes consist of site-generated traffic superimposed over Year 2007 projected traffic demands. The traffic impacts resulting from the proposed project are addressed in the following section.

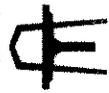
V. TRAFFIC IMPACT ANALYSIS

The Year 2007 cumulative AM and PM peak hour traffic conditions with the renovation of the Momilani Recreational Center are summarized in Table 4. The existing and projected Year 2007 (Without Project) operating conditions are provided for comparison purposes. LOS calculations are included in Appendix E.



- LEGEND**
- 90 TRAFFIC MOVEMENT VOLUME (VPH)
 - LANE USAGE
 - LANE GROUP LEVEL OF SERVICE
 - FLASHING BEACON

DATE OF COUNT: OCTOBER 6, 2005



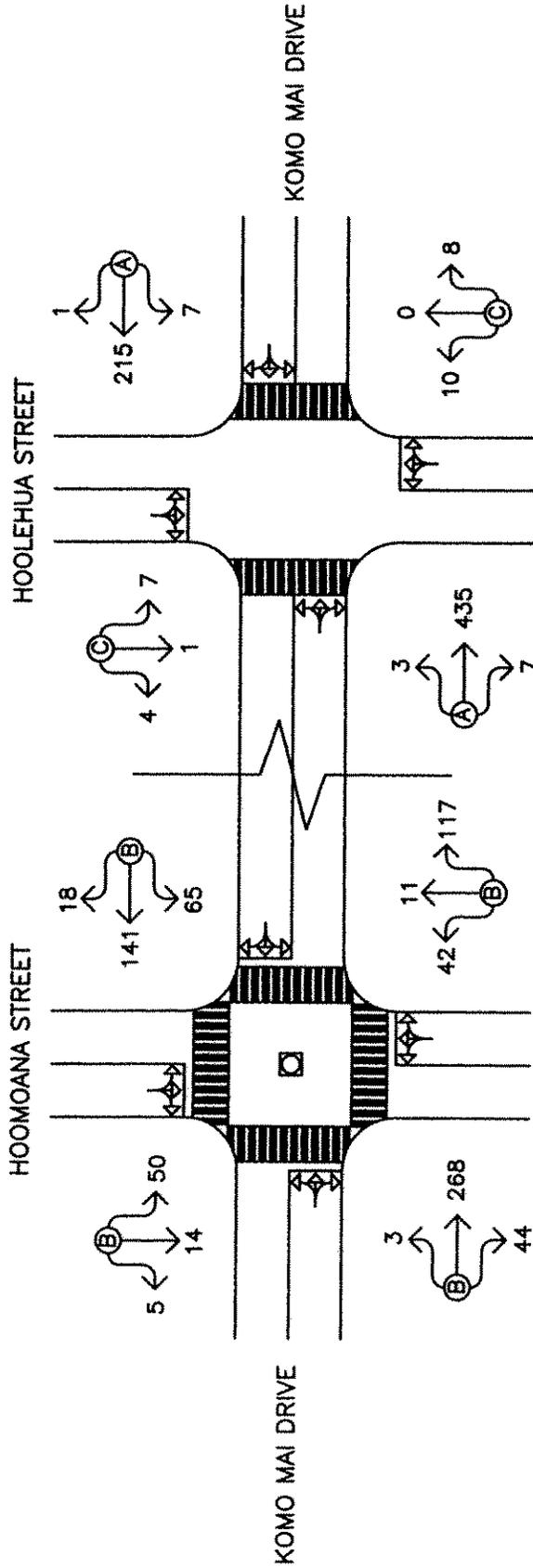
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MOMILANI REC CENTER EXPANSION

YEAR 2007 PM PEAK HOUR OF TRAFFIC WITH PROJECT

FIGURE

10



LEGEND

- 90 TRAFFIC MOVEMENT VOLUME (VPH)
- LANE USAGE
- Ⓐ LANE GROUP LEVEL OF SERVICE
- ◻ FLASHING BEACON

DATE OF COUNT: OCTOBER 6, 2005



WILSON OKAMOTO CORPORATION
ENGINEERS • PLANNERS

MOMILANI REC CENTER EXPANSION

YEAR 2007 AM PEAK HOUR OF TRAFFIC WITH PROJECT

FIGURE
9

Table 4: Existing and Projected Year 2007 (With and Without Project) Traffic Operating Conditions

Intersection	Approach	AM			PM		
		Exist	Year 2007 w/out Proj	Year 2007 w/ Proj	Exist	Year 2007 w/out Proj	Year 2007 w/ Proj
Hoomoana Street / Komo Mai Drive	Northbound	A	A	B	A	A	A
	Southbound	A	A	B	A	A	A
	Eastbound	B	B	B	A	A	A
	Westbound	B	B	B	B	B	C
Hoolehua Street / Komo Mai Drive	Northbound	B	B	C	B	B	B
	Southbound	B	B	C	B	B	B
	Eastbound	A	A	A	A	A	A
	Westbound	A	A	A	A	A	A

Traffic operations in the vicinity of the proposed Momilani Recreational Center project are expected to deteriorate slightly from Year 2007 without project conditions during both peak hours of traffic due to the addition of site-generated vehicles to the surrounding roadways. The approaches at both study intersections are anticipated to operate at similar or slightly lower, but still acceptable levels of service during both peak periods. However, it should be noted that the analysis of Year 2007 with project conditions is fairly conservative since an annual growth rate along Komo Mai Drive was assumed and all trips generated by the facility were assumed to be new trips. The projected traffic volumes were not reduced to account for current traffic to the existing facility.

VI. RECOMMENDATIONS

Based on the analysis of the traffic data, the following are the recommendations of this study to be incorporated in the project design.

1. Maintain sufficient sight distance for motorists to safely enter and exit the project driveways.
2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.

3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto City and County of Honolulu roadways.
4. Provide sufficient driveway width to accommodate safe vehicle ingress and egress.
5. Provide sufficient turning radii at the project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

VII. CONCLUSION

The Momilani Recreational Center will entail the replacement of the existing community programs building and wading pool with three new buildings and surface parking areas. The new buildings are anticipated to house new adult day health and childcare facilities. With the implementation of the aforementioned recommendations, the proposed project is not expected to have a significant impact on traffic operations in the vicinity. All of the approaches of the study intersections are expected to continue operating at acceptable levels of service despite the anticipated increases in traffic along the surrounding roadways. In addition, the projected conditions analyzed in this study represent a conservative scenario since an annual growth rate was assumed along Komo Mai Drive and all site-generated vehicles were assumed to represent new trips.

APPENDIX B

COMMENT LETTERS AND RESPONSES

**POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU**
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
http://www.honolulu.gov
www.honolulu.gov



BOISSE P. CORREA
CHIEF
ALEX S. KATYAMA
DEPUTY CHIEF

received
6-7-06

OUR REFERENCE BS-DK

June 5, 2006

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Adult Day Health and Child Care Facility at the Momiilani Community Center in Peart City.

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 Debora Tandal of District 3 at 455-9055 or Mr. Brandon Stone of the Executive Bureau at 529-3644.

Thank you for the opportunity to comment.

Sincerely,

BOISSE P. CORREA
Chief of Police

By *William Chan*
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

Serving and Protecting with Aloha

**BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843**



June 9, 2006

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment for Adult Day Health and Child Care Facility Momiilani Community Center. TMK: 9-7-071:001

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

The existing water system is presently adequate to accommodate the proposed development. 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 project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the building permit.

If you have any questions, please contact Robert Chun at 748-5440.

Very truly yours,

Robert Chun
for **KETIA S. SHYDA**
Principal Executive
Customer Care Division

RAJEE HANSENWANN, Mayor
RANDALL Y. S. CHUNG, Chairman
HERBERT S. K. KAPOAUA, SR.
SAMUEL T. MATA
ALY I. PANG
ROBERT K. HOSODA, Engineer
LAWRENCE T. WICKS, Engineer
DUFFORD P. LUM
Manager and Chief Engineer
DONNA FAY K. KYOSAKI
Deputy Manager and Chief Engineer

received
6-15-06

Water for Life... Ka Wai Oia

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

828 SOUTH STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 723-7129 • FAX: (808) 723-7111 • INTERNET: www.honolulufire.org

MUTU HANSEN
MAYOR



KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

June 15, 2006

received
6.17.06

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Adult Day Health and Child Care Facility
Momiiani Community Center
Tax Map Key: 9-7-071: 001

In response to your letter of May 30, 2006, regarding the above-mentioned project, the Honolulu Fire Department reviewed the material you provided and has no objections.

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Sincerely,

A handwritten signature in black ink, appearing to read "K.G. Silva".

KENNETH G. SILVA
Fire Chief

KGS/SY:j

July 12, 2006

received
7/15/06



Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard - Suite 211
Honolulu, HI 96814

Dear Mr. Park:

Re: **Adult Day Health & Child-Care Facility
Momiiani Community Center
Pearl City, Oahu (TMK: 9-7-017-001)**

Thank you for the opportunity to comment on the above-referenced project. We have reviewed the draft EA and have the following comments:

- (1) Should HECO have existing facilities/assessments on the subject property, we will need continued access for maintenance purposes. In addition, we reserve the opportunity to further comment on the protection of existing power lines and electric power facilities that may be affected by the project.
- (2) As construction plans are finalized, please continue to keep us informed. We would appreciate receiving two (2) sets of pre-final plans for review, from which we will be better able to evaluate any effects of the project on our system facilities. Please show all affected HECO facilities on the construction plans and address any conflicts between the proposed plans and HECO's existing facilities.
- (3) In the event that relocation of our facilities is determined to be necessary, please notify us immediately and forward a written request to proceed. We will work with you so that construction may progress as safely and as expeditiously as possible to minimize any delay or impact on the project schedule. All costs associated with any relocation or modification, either temporary or permanent, for the convenience of the contractor (e.g., temporary bracing, de-energizing of lines, etc.), or that enables the contractor to fulfill his contractual obligations shall be borne by the contractor. Please note that the requestor may also incur costs and experience delays associated with relocation and/or redesign.

Our point of contact for this project, and the originator of these comments, is Colin Chang, Transmission & Distribution Division (543-5619). I suggest dealing directly with him to coordinate HECO's continuing input in this project.

Sincerely,

Kirk S. Tomita
Senior Environmental Scientist

cc: C. Chang

WINNER OF THE EDISON AWARD
FOR DISTINGUISHED INDUSTRY LEADERSHIP





August 21, 2006

GERALD PARK
Urban Planner

Henry Eng, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Eng:

Environmental
Studies

1221 Kapiolani Blvd
Suite 211
Honolulu, Hawaii
96814

Subject: Adult Day Health and Child Care Facility
Momiiani Community Center
TMK: 9-7-071: 001
Manana-Uka and Waimano, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order your comments were presented.

1. Hours of Operation

As presented in the Draft Environmental Assessment, the hours of operation have not been determined. It is anticipated that the respective service providers for the adult day health and child care facilities will set the operating days and times.

2. Positions and Employees

It is anticipated that each program will have an Executive Director. Staffing requirements will be determined by the respective service provider(s).

3. Parking Spaces

We concur that 12 parking stalls are required for the the Adult Day Health and Child Care Facility.

The additional stalls are provided for the Momiiani Recreation Center multi-purpose rooms and accessible parking. The parking lot for the Adult Day Health and Child Care Facility also would be available for community center use when the care facilities are closed.

4. Existing Site Plan

An Existing Site Plan has been included in the Final Environmental Assessment and in the Final Design Plans (Sheet C-3).

5. Proposed Landscape Plan

A Landscaping Plan has been included in the Final Environmental Assessment and in the Final Design Plans (Sheet L-2).



Henry Eng
August 21, 2006
Page 2

6. Preliminary Grading Plan

A Preliminary Grading Plan is included in the Final Design Plans (Sheet C-9).

7. Site Plan Revisions:

a. Applicant will apply for a variance to encroach into the required yards.

b. The trash enclosure will be relocated. A Variance will be requested for the loading zone requirement.

c. An on-site pick-up/drop-off area is being evaluated. The spatial requirements for a pick-up/drop-off area may affect the number of provided parking stalls.

d. Perimeter fencing is 6' high for security. Fencing around the pool and the Child Care Play Area are as required by State of Hawaii guidelines. The type of fencing material for the perimeter and the pool area has not been selected at this time.

e. Plans for the location and size of the holding tanks are included in the Final Design Plans (Sheets C-10 and C-19).

8. Garden Area

The garden area is not a planned activity area for adults or children. It was identified on the plan because it is the site of an existing vegetable garden.

9. List of Required Permits

A List of Required Permits is included in the Final Environmental Assessment.

We thank the Department of Planning and Permitting for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park
Gerald Park

c: S. Ushiro, PCF
K. Ishida, DCS

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) 522-0728
DEPT. INTERNET: www.hawaii.gov/dpp • INTERNET: permits@hawaii.gov

MATT HANSEN
MAYOR



July 10, 2006

2006/EL.OG-1320(S)

HENRY ENG, FAICP
DIRECTOR
DAVID K. TANOUZ
DEPUTY DIRECTOR

Mr. Gerald Park, Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Re: Draft Environmental Assessment
Adult Day Health and Child Care Facility
Momiiani Community Center
715 Hoomoana Street, - Pearl City
Tax Map Key 9-7-71: 1

This is in response to your request for comments of the Draft Environmental Assessment (DEA, DPP date-stamped June 5, 2006) for the above project. We presume the Department of Community Services will be the accepting authority for this environmental review. Based on that, we have reviewed your DEA and have the following comments:

1. Describe the hours of operation for both adult and child care facilities, including weekend and night schedules.
2. Discuss the type of positions and anticipated number of employees needed to operate the facilities.
3. Twelve parking spaces are required for the facility (one space per ten (10) care recipients). Explain why 30 parking spaces are proposed/necessary.
4. Provide an existing site plan showing all structures, including fences, street trees and trees six (6) inches in diameter or greater. Show all structures and trees to be retained and/or demolished.
5. Provide a proposed landscape plan.
6. Provide a preliminary grading plan showing areas of cuts/fills and the proposed drainage pattern.
7. Revise the site plan to show:
 - a. All structures greater than 30 inches in height, including ramps, shall be located outside the required yards;

received
7/13/06

Mr. Gerald Park
July 10, 2006
Page 2

- b. Relocation of the trash enclosure and 12' X 35' loading space away from the residential dwellings. Please be advised that maneuvering of delivery vehicles shall be done on-site. Delivery vehicles shall not reverse into the public right-of-way;
- c. An on-site pickup and drop-off area equivalent to four (4) standard-sized parking spaces;
- d. The location, type and heights of all proposed fences; and
- e. The location and size of the holding tanks.
8. Explain the use of the "Garden Area." If the area is an activity area for the adults and/or children, it shall be located a minimum of 15 feet from the property line.
9. Include a list of required permits.

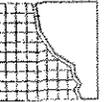
Copies of your DEA have been forwarded to our Site Development Division. You may receive their comments via a separate letter. Thank you for the opportunity to comment on your proposal. If we can be of further assistance, please contact Joyce Shoji of our Urban Design Branch at 527-5354.

Very truly yours,

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:pl

Doc. 457690



August 21, 2006

GERALD PARK
Urban Planner

Planning
Lands Use
Research
Environmental
Studies

Dear Mr. Kaku:

1221 Kapolei Blvd
Suite 211
Honolulu, Hawaii
96814

Telephone:
(808) 596-7484

Facsimile:
(808) 596-7485

e-mail:
geraldpark@aol.com

Meilyn N. Kaku, Acting Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Subject: Adult Day Health and Child Care Facility
Momiiani Community Center
TMK: 9-7-071:001
Manana-Uka and Wainano, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order your comments were presented.

1. Transit Service
A discussion of the project's impact on existing transit service is included in the Final Environmental Assessment.
2. Handi-Van Vehicle Access
The drop off and parking area for the Adult Day Health and Child Care Facility is designed to accommodate The Handi-Van vehicle.
3. LUO Parking Requirement
The proposed 19-stall parking lot fronting the Adult Day Health Care and Child Care Facility and the 11-stall parking lot off Komo Mai Drive for the Community Services Building exceed the LUO required number of parking stalls.
4. Street Usage Permit
A List of Permits will be included in the Final Environmental Assessment and will list Street Usage Permit.
5. Traffic Impact Report Appendices
The Traffic Impact Report Appendices were not reproduced and included in the Draft Environmental Assessment. A copy of the Appendices is attached for your files.
6. Table 2
The PM peak hour trip generation component of Table 2 is on page 12 which was missing from the Traffic Impact Report (See Response Below)



Meilyn N. Kaku
August 21, 2006
Page 2

7. Missing Page

Page 12, which was missing, has been included in the Traffic Impact Report in the Final Environmental Assessment. A copy of Page 12 is attached for your files.

8. TIR Recommendations

Recommendations of the Traffic Impact Report were considered in the layout of the parking lots, access to loading areas, and turnaround areas for service vehicles.

Sight distance in both directions from the two parking areas is satisfactory.

We thank the Department of Transportation Services for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: S. Ushiro, PCF
K. Ishida, DCS

Attachment

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

899 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4529 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

MURF HANNEMANN
MAYOR



MELVIN N. KAKU
DIRECTOR

July 7, 2006

TP6/06-157342R



Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Adult Day Health and Child Care Facility
Momiani Community Center

Thank you for your May 30, 2006 letter, requesting our review of and comments on the draft environmental assessment (EA) for the subject project. We have the following comments regarding the document:

1. The EA should include a discussion regarding the project's impact on existing transit service.
2. The facility should be designed to ensure TheHandi-Van vehicle (maximum height=127") access to any parking facilities and/or pick-up/drop-off areas.
3. On Pages 7 and 24, the fulfillment of the Land Use Ordinance parking requirements for the proposed project should be discussed.
4. On Page 29, the EA should also mention that on-street material loading activities may require a street usage permit.
5. The Traffic Impact Report (TIR) included as Appendix A of the draft EA makes reference to five appendices. None of these appendices are reproduced in the draft EA.

Mr. Gerald Park
Page 2
July 7, 2006

6. Table 2 of the TIR should include the PM peak period trip generation as stated in the text.
7. The TIR is missing a page between Pages 11 and 15.
8. The EA should further discuss the recommendations made in the TIR.

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

Sincerely,


MELVIN N. KAKU
Director



GERALD PARK
Urban Planner

■ Planning
■ Land Use
■ Research
■ Environmental
■ Studies

1221 Kapiolani Blvd.
Suite 211
Honolulu, Hawaii
96814

Telephone:
(808) 596-7484
Facsimile:
(808) 596-7485

e-mail:
geraldpark@aol.com

August 21, 2006

James K. Pickard, Sr., Vice-Chair
Pearl City Neighborhood Board No. 21
c/o Neighborhood Commission Office
530 South King Street, Room 400
Honolulu, Hawaii 96813

Dear Vice-Chair Pickard:

Subject: Adult Day Health and Child Care Facility
Morniani Community Center
TMK: 9-7-071: 001
Manana-Uka and Wainano, Ewa District, Oahu

Thank you for reviewing and offering comments to the Draft Environmental Assessment for the subject project. We offer the following response to your comments in the order presented.

Notification Process

On November 21, 2005, the Pearl City Community Association and Pearl City Foundation ("PCF") held an information meeting at the Morniani Community Center to discuss the planning for the subject project. A flyer announcing the meeting was distributed to property owners within 300 feet of the Morniani Community Center. News of the meeting was also relayed by word of mouth by members of both organizations. Because this was an informational meeting only, there are no guidelines prescribing appropriate notification procedures. The distribution of flyers was done voluntarily to stimulate neighborhood awareness and interest in the project.

PCF is currently scheduled to present the project to the Pearl City Neighborhood Board on September 19 and 26, 2006 as required by the Department of Planning and Permitting ("DPP") for the upcoming Conditional Use Permit. We are scheduled to meet with DPP for their assistance in the official notification process to property owners in the vicinity of the project.

Progress Reports

A representative of the Pearl City Foundation will provide periodic project updates to the Pearl City Community Association and the Pearl City Neighborhood Board.

A copy of the Final Environmental Assessment shall be sent under separate cover.

We thank the Pearl City Neighborhood Board for participating in the environmental assessment review process.



James Pickard, Sr.
August 21, 2006
Page 2

Sincerely,

GERALD PARK URBAN PLANNER

James Pickard, Sr.
Gerald Park

c: S. Ushiro, PCF
K. Ishida, DCSA



PEARL CITY NEIGHBORHOOD BOARD NO. 21

26 NEIGHBORHOOD COMMISSION OFFICE • 539 SO. KING STREET, RM. 400 • HONOLULU, HAWAII, 96813
PHONE: (808) 527-5748 • FAX: (808) 527-5750 • INTERNET: <http://www.honolulu.gov>

July 3, 2006

Pearl City Foundation
P.O. Box 112
Pearl City, HI 96782
Attention: Mr. Shigeo Ushiro

received
7/10/06

Gentlemen:

Subject: Draft Environmental Assessment (DEA)
Adult Day Health and Child Care Facility
Momiiani Community Center
Tax Map Key: 9-7-71: 1

This is to notify you that the Pearl City Neighborhood Board No.21, reviewed the DEA document. We were informed in detail of the proposal at our Development Plan and Zoning Committee Meeting on June 20, 2006. At the subsequent formal presentation to the community by the applicant's Consultant, the Board voted (8-1-1) at its June 25, 2006 Regular Meeting that they have no objections to the disclosures provided in the DEA.

Although there were concerns by Pearl City citizens of the inadequate notification process of the project to the community, we feel that this matter can be addressed when further details and disclosures of the proposed action are brought before the Board during the preliminary review and input for area residents of the Conditional Use Permit later this year.

We requested the Project Consultant keep the Pearl City Community Association and our Neighborhood Board in close contact with future progress reports and presentation of updated information for the proposed action to obtain constructive recommendations, so that the service the facility would provide would be acceptable to all concerned.

Please provide us with copies of the Final Environmental Assessment for future reference of all noted concerns and responses of positive mitigation measures for the proposed action.

Very truly yours,

James K. Pickard, Sr.
Vice Chair

cc: Thomas Aloy, DCS; OHOQ; Gerald Park; Warren Nakamura, Breene Hamamoto, PCF;
Warren Hamamoto, PCCA; PCN Bd Members; N. Comm. Office File



Pearl City Neighborhood Board system - Established 1973



August 21, 2006

**GERALD PARK
Urban Planner**

Planning
Land Use
Research
Environmental
Studies

1221 Kapiolani Blvd.
Suite 211
Honolulu, Hawaii
96814

Telephone:
(808) 596-7484
Facsimile:
(808) 596-7485
e-mail:
geraldpark@aol.com

Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson:

Subject: Adult Day Health and Child Care Facility
Mouiliani Community Center
TMK: 9-7-071: 001
Manana-Uka and Waimano, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

Two-side pages.

Duplex printing will be considered for the Final Environmental Assessment.

Significance criteria.

Significance criteria listed in Hawaii Administrative Rules 11-200-12 will be included in the final environmental assessment.

Contacts

A list of contacts was included on page 32 of the environmental assessment.

Paving

This comment will be passed on the Civil Engineer and the Pearl City Foundation for consideration.

Landscaping

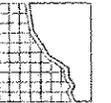
The use of native Hawaiian flora will be considered in the landscaping plan.

Sustainable building materials

Construction drawings have not been finalized. Sustainable building design and techniques may be incorporated into the design of the three structures.

Permits and approvals

A list of permits and approvals will be included in the Final Environmental Assessment.



Genevieve Salmonson
August 21, 2006
Page 2

Table of contents

A Table of Contents will be included in the Final Environmental Assessment.

Alternatives

Alternative Site Plans and the No Action Alternative are the only real alternatives to the proposed action. Both were discussed in the environmental assessment.

We thank the Office of Environmental Quality Control for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Michael Park
Gerald Park

cc: S. Ushiro, PCF
K. Ishida, DCS

LINDA LINGLE
GOVERNOR OF HAWAII



235 S BERETANIA ST SUITE 702
HONOLULU, HAWAII 96813

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

GENEVEVE SALMONSON
DIRECTOR
Telephone (808) 586-4185
Facsimile (808) 586-4186
Email: oeq@doeh.hawaii.gov

June 26, 2006

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

received
6.28.06

Attn: Thomas Atou
Dear Ms. Morikawa:

Subject: Draft Environmental Assessment (EA),
Momiiani Community Center Adult Health & Child Care 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 now requires double-sided copying in all state and county agencies, offices and facilities.

Significance criteria: Include a discussion of findings and reasons, according to the significance criteria listed in HAR 11-200-12, that supports your forthcoming determination, either Finding of No Significant Impact (FONSI) or EIS preparation notice. You may access the criteria at http://www.state.hi.us/health/about/rules/11-200.html#sec_12 or contact our office for a paper copy.

Contacts: List state agencies, county agencies and community groups contacted during the pre-consultation phase, and include copies of any correspondence.

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/keck/guidance/index.html>.

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

Sustainable building techniques: Please consider applying sustainable building techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." In the final EA include

Deborah Kim Morikawa
June 26, 2006
Page 2

a description of any of the techniques you will implement. Contact our office for a paper copy of the guidelines or go to our website at <http://www.state.hi.us/health/keck/guidance/sustainable.htm>.

Permits and approvals: List all required permits and approvals for this project and the status of each.

Table of contents: This would be helpful for ease of review. Please consider including one in the final EA.

Alternatives: In the final EA give a brief description of those not selected and the reasons they were rejected.

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

Sincerely,

Genevieve Salmonson
GENEVEVE SALMONSON
Director

cc: Gerald Park



STATE OF HAWAII
EXECUTIVE OFFICE ON AGING
NO. 1 CAPITOL DISTRICT
250 SOUTH HOTEL STREET, SUITE 406
HONOLULU, HAWAII 96813-2831

June 22, 2006

PAT SASAKI
EXECUTIVE DIRECTOR

Telephone
(808) 586-9100
Fax
(808) 586-0186



Mr. Gerald Park
Urban Planner
1221 Kapiolani Blvd.
Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

This is a response to your request for comments relating to the Environmental Assessment for the Moiliili Community Center's Adult Day Health and Child Care Facility.

The Executive Office on Aging (EOA) is the State lead responsible for the planning, policy development, administration, coordination, priority setting, and evaluation of all State activities related to the Older Americans Act, as amended in 2000. It is responsible for developing comprehensive and coordinated systems of services for older adults in Hawaii.

Pearl City's older adult population is expected to increase in number over the next years. As the oldest of the older population begin to face multiple chronic conditions, they may become more dependent upon their loved ones. This dependence puts them at high risk of institutionalization. Adult day care programs serve as an alternative and enable older adults to live in the community for as long as possible.

The *Long Term Care Plan for Hawaii's Older Adults* has five broad themes. They are that policies:

- Be client-centered and family supportive;
- Assure dignity, self-determination, and independence to the maximum extent possible for all older persons;
- Prevent and/or delay the need for institutional care;
- Promote partnerships within and among the public and the private sectors and elder consumers and their families; and
- Anticipate future development.

Mr. Gerald Park
June 22, 2006
Page 2

The proposed Moiliili Community Center's proposed Adult Day Health and Child Care Facility is aligned with the above-mentioned themes. It also addresses existing and emerging community needs. Community based programs such as the adult day health program support older adults, their families, and communities in keeping elders as independent as possible and delay the need for institutional care. Based on these comments, EOA is pleased to support this project.

Sincerely,


Pat Sasaki
Executive Director

PS:prn