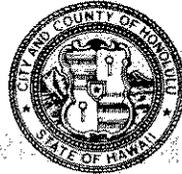


DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
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SEP 8

H
MUFI HANNEMANN
MAYOR



CRAIG I. NISHIMURA, P.E.
DIRECTOR

COLLINS D. LAM, P.E.
DEPUTY DIRECTOR

328425

August 20, 2009

Ms. Katherine Puana Kealoha, Director
Office of Environmental Quality Control
Department of Health
State of Hawaii
235 South Beretania Street, Room 701
Honolulu, Hawaii 96813

Dear Ms. Kealoha:

Subject: Finding of No Significant Impact (FONSI)
Ewa Beach Fire Station Replacement
Honouliuli, District of Ewa, Oahu, Hawaii

The Department of Design and Construction, City and County of Honolulu, has reviewed all comments received during the 30-day public comment period that began on January 8, 2009 and ended on February 7, 2009. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next edition of the Environmental Notice.

Two copies of the Final Environmental Assessment (EA) and the Final EA on CD are enclosed. A project summary and Environmental Notice publication form in electronic format will be sent by e-mail.

Should there be any questions, please contact Curtis Kushimaejo at 768-8455.

Very truly yours,


FOR Craig I. Nishimura, P.E.
Director

CIN:li

Enclosures

FINAL ENVIRONMENTAL ASSESSMENT

EWA BEACH FIRE STATION REPLACEMENT

Portion Honouliuli, District of Ewa, City and County of Honolulu, Hawaii



Prepared For

Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

August 2009

PROJECT PROFILE

Project: Ewa Beach Fire Station Replacement

Proposing Agency: Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Accepting Authority: Department of Design and Construction
City and County of Honolulu

Location: Portion Honouliuli, Ewa District
City and County of Honolulu
State of Hawaii

Tax Map Key: 9-1-012: 085
Land Area: 1.011 acres
Landowner: City and County of Honolulu

State Land Use Designation: Urban
General Plan: Urban Fringe
Development Plan Area: Ewa
DP Urban Land Use Map: Park and Golf Course
Public Infrastructure Map: Fire Station Symbol Placed on PIM
Zoning: R-5 Residential
Special Management Area: Outside Special Management Area
Existing Use: Vacant

Need for Environmental Assessment: Section 11-200-6 (b)(1)(A) and (b)(2)(B)
Use of county lands and funds

Anticipated Determination: Finding of No Significant Impact

Contact Person: Curtis Kushimaejo
Department of Design and Construction
City and County of Honolulu
650 South King Street, 9th Floor
Honolulu, Hawaii 96813

Phone: 768-8455

Note: Substantive revisions to the text of the Draft Environmental Assessment are shown in ***bold italic*** type. Deleted text is shown with a ~~strikethrough~~.

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SECTION 1

DESCRIPTION OF THE PROPOSED ACTION

The Department of Design and Construction, City and County of Honolulu, proposes to replace the existing Ewa Beach Fire Station with a new station to be constructed in the residential subdivision of Ocean Pointe, Portion of Honouliuli, District of Ewa, Oahu, Hawaii. Located on the northeast corner of Keone'ula Boulevard and Kaileole'a Drive, the fire station site is bounded by Kaimele Place and Keone'ula Elementary School on the north, Keone'ula Boulevard on the south, Seagull School on the east, and Kaileole'a Drive on the west. The property bears Tax Map Key 9-1-012: 085 with an area of 1.011 acres. A Location Map, Vicinity Map, and Tax Map are shown in Figures 1, 2, and 3.

A. Need for the Project

The existing Ewa Beach Fire Station is located on Pohakupuna Road in Ewa Beach about one mile to the south of the proposed station. Constructed in the 1950s, it has and continues to be manned by a single fire company---Engine 24. Urban growth is transforming the 'Ewa Plain into a vast suburban region. Construction of new residential communities such as 'Ewa by Gentry and Ocean Point are infilling the region between Ewa Beach and Iroquois Point on the south and West Loch and Ewa Villages on the north. This trend is also evident further to the north with the planned Ho'opili Subdivision, East Kapolei I and II, and the University of Hawaii West Oahu Campus filling in former agricultural land between Kapolei and Waipahu.

There is need to provide fire protection in developing areas and existing communities. In the case of the Ewa Beach Fire Station, urban growth is taking place to the north of its present location and tactically a new fire station located near the middle of the region would allow response to calls to almost any point in the service area with the shortest amount of time.

B. Technical Characteristics

The proposed Ewa Beach Fire Station will be the prototype for new fire stations to be designed and built in the City and County of Honolulu. The architect of record in collaboration with the Department of Design and Construction and Honolulu Fire Department are designing the station to comply with the latest International Building Code, Land Use Ordinance, Americans with Disabilities Act Accessibility Guidelines ("ADAAG"), Uniform Fire Code, National Fire Protection Association, and the Occupational Safety and Health Administration ("OSHA") standards and regulations. The building also will be designed as a sustainable building to meet Leadership in Energy and Energy Design ("LEED") silver certification standards.

The proposed Ewa Beach Fire Station (hereafter Fire Station or Station) is designed and sited to fit the rectangular *trapezoid*-shaped lot without encroaching into required yards **except for the front yard along Keone'ula Boulevard**. The one-story structure is approximately 30 feet in height (at its highest point) with a gross floor area of approximately 12,000 square feet. **Since** the building will exceed the allowable **25-foot** building height for the zoning district **and encroach 12 feet into the front yard along Keone'ula Boulevard** ~~waivers will be requested.~~ **Waiver applications for height and yard encroachments will**

be submitted to the Department of Planning and Permitting, City and County of Honolulu, for their review and approval.

A 2-story training tower, approximately 39'-0" in height (at its highest point) will be constructed at the rear of the Station. The tower will exceed the building height for the zoning district and a Waiver application for the tower will be included with the Waiver application for the Station height and yard encroachment.

The Ewa Beach Fire Station like all other fire stations is comprised of several functional areas. The Apparatus Facility houses the fire apparatus and is centrally located to ensure that personnel can easily reach the apparatus from any point in the Station. This facility includes space for equipment lockers for the apparatus, tools, hose drying, a decontamination room, apparatus wash area, laundry, and emergency generator room.

Other functional areas are arranged around or on either side of the Apparatus Facility. Personnel Facilities include quarters and bathroom/shower for the captains, firefighter dormitory and bathroom/shower. Core Facilities include the kitchen, radio/computer room, electrical/mechanical/heater room, library/conference/study room, and a training/dining/day room. Tactical Training and Physical Training Facilities include an exercise room, rehydration/supply room, toilet room, and training tower. A captain's office, office supply room, crew work station, lobby, and public restroom make up the Administration and Public Service Facility. A Preliminary Floor Plan is shown in Figure 4.

The structure will be erected on a reinforced concrete foundation, framed with cement masonry unit (cmu) walls, steel framing, and topped with a tile roof. Exterior cmu walls will be covered with a "light colored stucco finish". The "light colored stucco" finish and roof are prescribed by the Ocean Pointe Community Facilities Design Guidelines. A preliminary Site Plan is shown in Figure 4.

Personnel

Three fire captains and twelve firefighters will be posted to the station. One captain and four firefighters will be assigned to each 24-hour watch for a total complement of five men on duty at all times. Their primary equipment will be one fire apparatus. The apparatus room is sized to accommodate a second apparatus or ladder truck if such vehicles are assigned to the Station.

The Site Plan/Floor Plan makes provisions for the addition of a second company in the future which could be a fire company or a ladder company. The principal additions to the Site Plan would be a captain/officers quarters and dormitory for fire fighters. Apparatus, tactical training, administrative, and site facilities will be shared.

There is no current plan to base an Emergency Medical Service (EMS) ambulance at the Station.

Access and Parking

Primary access will be onto Kaileiole'a Drive for the apparatus when responding to fire calls. The front of the Station will be set back approximately 60-feet from the property line to allow the closing of the apparatus room doors while the apparatus exits without encroaching into the sidewalk or right-of-way.

The apparatus will return to the Station via a ~~300-~~**100**-foot long paved driveway from Kaimele Place. Located within a 25-foot wide easement [~~at the back of the property and over the adjoining lot,~~] the driveway permits the apparatus to enter from the rear of the apparatus room without excessive maneuvering. The driveway will be wide enough to accommodate two-way traffic.

~~Ten~~ **Five** uncovered tandem parking stalls for firefighter vehicles are located behind the Station and an additional ~~ten~~ **five** unmarked tandem parking stalls provided on the exercise court for temporary use during shift changes. Two public parking stalls (one regular and one van accessible (ADA) with side access aisle) are provided along the front driveway of the Station.

Infrastructure

Utility connections will be made to existing sewer, drainage (**Department of Planning and Permitting Comment**), power, and communication systems in Kaileiole'a Drive.

Permanent drainage structures such as underground piping are not planned. The site will be graded to allow surface runoff to flow in the direction of Kaileiole'a Drive for discharge into the municipal system. Runoff also will be directed towards the landscape areas for collection and percolation into the ground.

~~Non-potable water will be used for irrigation. Non-potable R-1 Water will be drawn from an existing irrigation main in Kaileiole'a Drive.~~

Landscaping

The front, side, and rear of the Station will be landscaped with Native Hawaiian salt tolerant drought resistant grass, groundcover, hedges, and trees. Landscaped areas will be equipped with a permanent underground irrigation system.

Other Improvements

The apparatus room will serve as a vehicle wash area. Floor drains will collect and discharge wash water into an underground oil-water separator placed in a concrete vault. Petroleum based constituents will be collected and stored in an oil storage tank and water discharged into the local drainage **sewer** system. The oil tank will be inspected regularly and oil and sludge removed for proper disposal.

A double-walled above ground storage tank (AST) with a 1,000 gallon capacity for diesel fuel will be placed at the rear of the station. The AST will be installed, operated, and maintained in accordance with all federal technical and financial responsibility standards and state reporting regulations. Because the AST contains flammable and combustible fluids, it is subject to regulation by the Honolulu Fire Department.

~~An above ground~~ **Two upright 23.5** gallon LPG tanks will be located on the north side of the Station and screened from public view. LPG will be used for cooking meals.

A traffic beacon and siren will be placed at **near** the intersection of Keone'ula Boulevard and Kaileiole'a Drive to alert motorists of an impending response to a fire call. The fire

apparatus driver also will be able to control the traffic signals at the intersection and at some intersections on Fort Weaver Road.

A solar water system and tankless water heater(s) will provide hot water.

Tentatively, the rear and sides of the station will be enclosed with 6'-0" white PVC fencing. Pole mounted exterior light fixtures will light the outside of the station. The poles will be less than 25-feet in height.

C. Economic Characteristics

The construction cost for the new station is estimated at \$5.9 million and will be funded by the City and County of Honolulu.

Construction will commence after a Building Permit is secured. The construction period is estimated at 18 months and will be carried out in one phase.

HASEKO, developers of Ocean Pointe, donated the 1.011 acre site to the City and County of Honolulu for the proposed use. The donation of land was a condition of a Unilateral Agreement with the City and County of Honolulu pursuant to a change of zone (Ordinance No. 93-94). ***The Warranty Deed associated with the transfer of the site identifies the property as tax lot 9-1-012: 085 (Department of Planning and Permitting Comment).***

The non-exclusive perpetual easement (Easement 9288) is 25-foot wide [~~approximately 7,500 square feet in area,~~] ***by approximately 104 feet long and set aside*** for vehicle and pedestrian access. The easement was granted by HASEKO, owners of the adjoining lot, ***to the City and County of Honolulu. The Honolulu Fire Department has control over the easement but must allow the adjoining lot owner to use the easement because it's the only way the adjoining lot can access Kaimele Place.***

D. Social Characteristics

The proposed action will not displace any resident or business establishment.

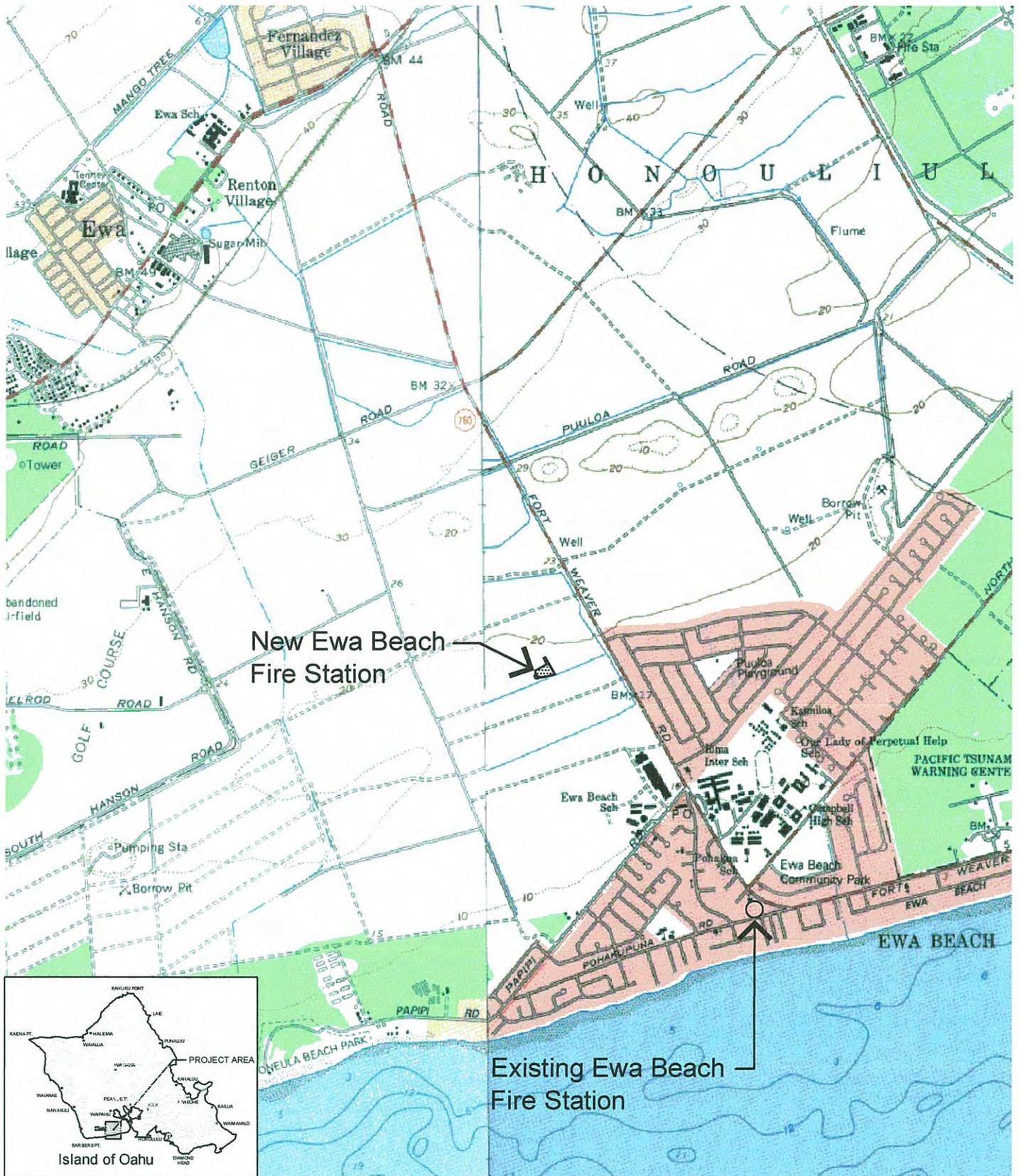


Figure 1
 Location Map
 Ewa Beach Fire Station Replacement





Source: USGS National Map Viewer & C&C of Honolulu Website

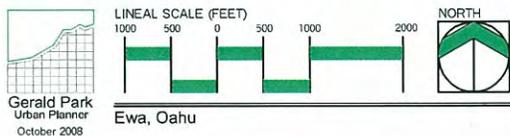
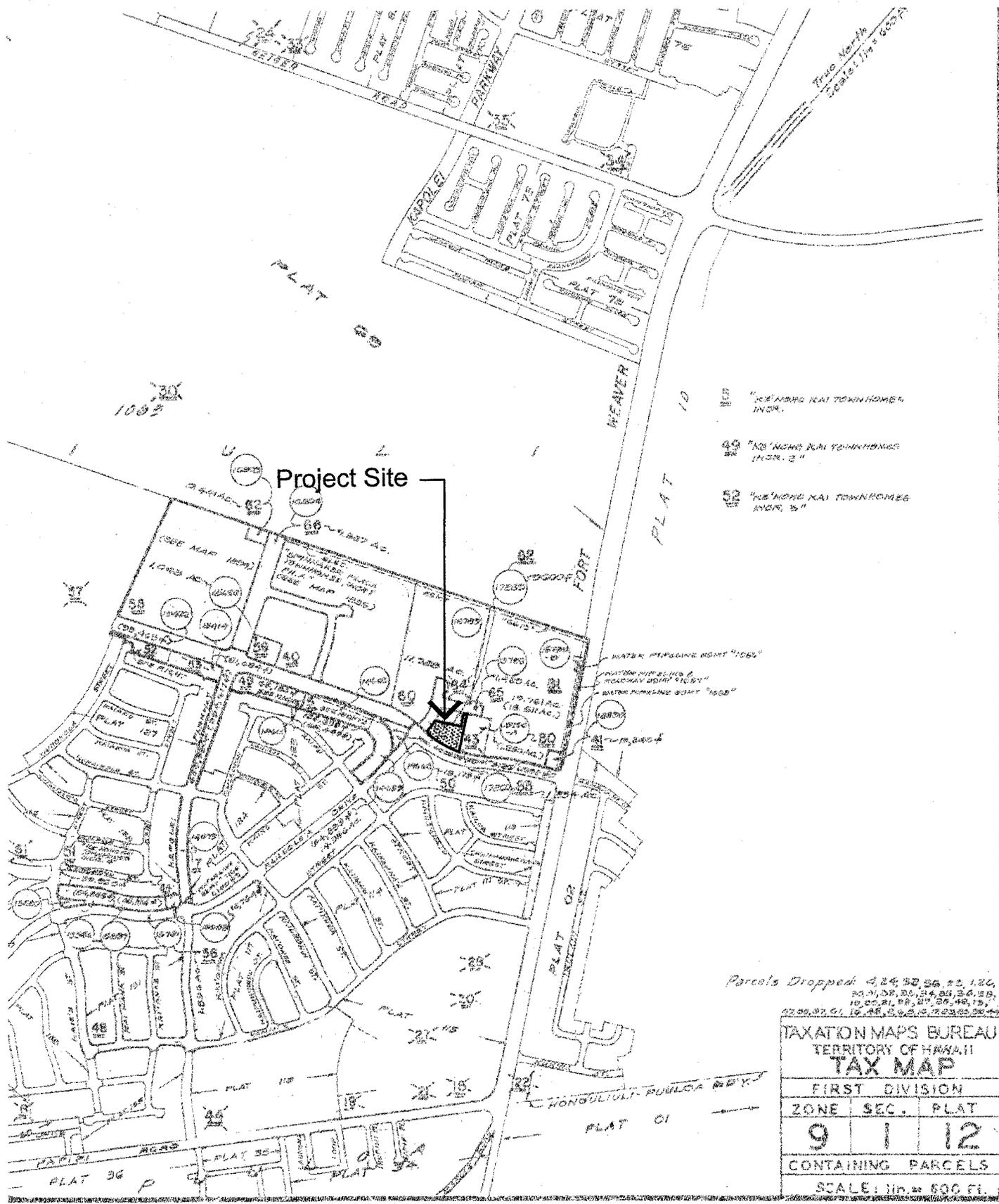


Figure 2
Vicinity Map
Ewa Beach Fire Station Replacement

City & County of Honolulu



Parcels Dropped: 424, 52, 56, 82, 126, 25, 10, 28, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
9	1	12
CONTAINING PARCELS		
SCALE: 1 in. = 500 Ft.		

Source: City & County of Honolulu Website

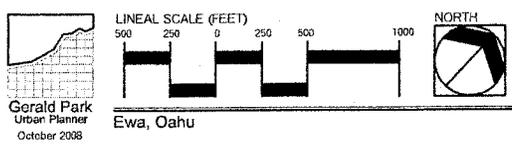
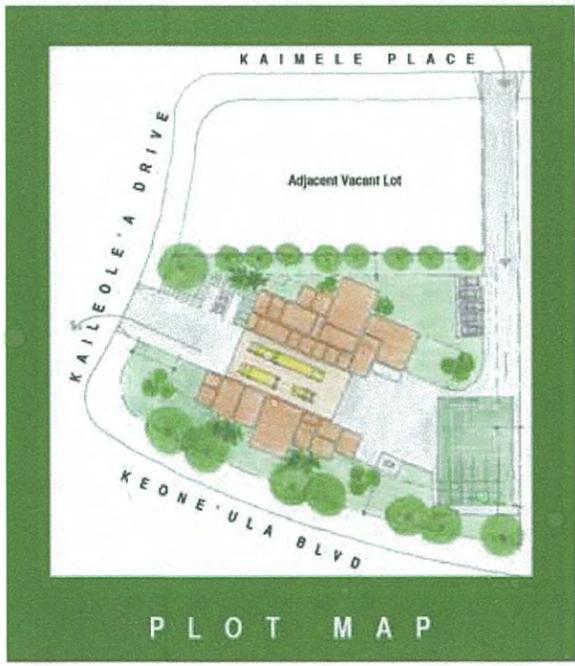
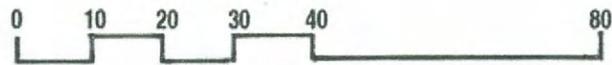


Figure 3
Tax Map
Ewa Beach Fire Station Replacement
 City & County of Honolulu



Adjacent Child Care Center

CONCEPTUAL SITE PLAN
EWA BEACH FIRE STATION REPLACEMENT



KODAMA/VOKAMOTO
ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR

SECTION 2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

The proposed Ewa Beach Fire Station is located on the *mauka* Diamond Head corner at the intersection of Keone'ula Boulevard and Kaileole'a Drive. The property shares a common boundary with a vacant lot on the north and with Seagull School on the east. Keone'ula Boulevard separates the lot from residential uses to the south and Kaileole'a Drive and Kaimele Place separate it from Keone'ula Elementary School on the west and north, respectively. Views of the site and surrounding areas are shown in the Site Photographs.

The rectangular **trapezoid** shaped lot fronts approximately 300 lineal feet on Keone'ula Boulevard, 80 lineal feet on Kaileole'a Drive, and 207 lineal feet with the vacant lot to the north. The common boundary with Seagull School is approximately 300 lineal feet and bounded by a 4'-0" high decorative metal fence.

The lot has been filled and graded with an east to west gradient. The lot falls from a high elevation of 28 feet mean sea level at the eastern corner to 25 feet in the western corner. Ground slope over this gradient is estimated at 1%. There are no unusual topographical features present except that the lot is 2 to 3 feet higher than the adjoining sidewalk along Keone'ula Boulevard and Kaileole'a Drive.

It is not likely that the soil type (Mamala stony silty clay loam) depicted on the Soil Conservation Soil Map for the area is found on the surface of the site. The lot has been modified and filled. Crushed coral makes up about 50% of the surface soil, red cinders about 45%, and gravel about 5%.

There are no streams, ponds, or wetlands on the premises.

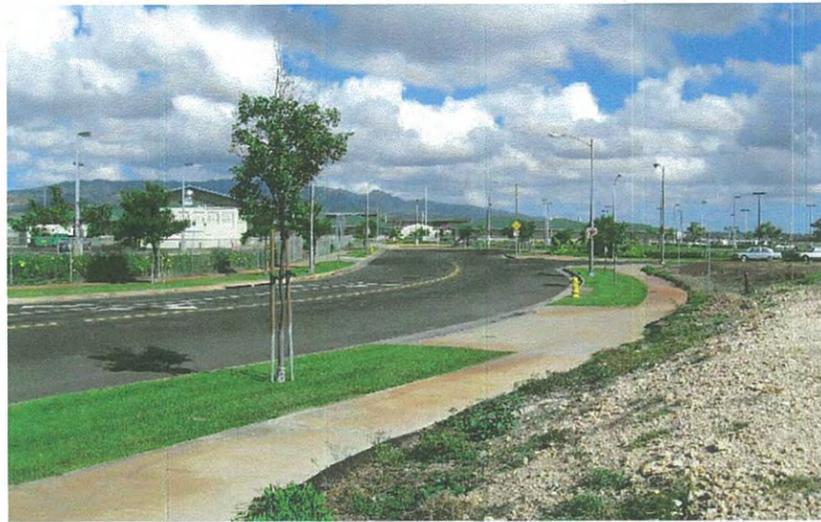
The Flood Insurance Rate Map for the area shown in Figure 5 designates the site Flood Zone D which is defined as "areas in which flood hazards are undetermined but possible" (Federal Emergency Management Agency, 2004).

The vacant lot is sparsely vegetated by wayside weeds. Pink tecoma trees grow in the planting strip along Kaileole'a Drive; there is no planting strip fronting the site along Keone'ula Boulevard.

No archaeological features were observed on the premises. In the absence of archaeological features and given its previous use for sugarcane cultivation, it is unlikely that the site was used for traditional and on-going cultural practices. Native Hawaiian traditional and customary access and gathering rights have been identified and are known to be associated with the area planned for the Ocean Pointe marina located approximately about 1.75 miles to the south of the Fire Station (Oshima Chun Fong & Chung LLP, 2001).

Land Use Controls for the property are summarized below:

State Land Use	Urban
General Plan	Urban Fringe
Ewa Development Plan	Park and Golf Course
Public Infrastructure Map (PIM)	Fire Station Symbol Placed on PIM



Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4.



Photograph 5.



Photograph 6.

Photographs: Gerald Park



Aerial: USGS National Map Viewer

Photo Key Map

- Photograph 1. View of Kaileole'a Drive from Keone'ula Boulevard. Curb cut is for the Fire Station.
- Photograph 2. Fire Station Site from Keone'ula Boulevard and Kaileole'a Drive.
- Photograph 3. Site Looking West.
- Photograph 4. Site Interface with Vacant Lot (Covered with Red Cinders).
- Photograph 5. View of Site with Fire Station Site in Background and Vacant Lot in Foreground.
- Photograph 6. Approximate Location of Driveway Easement on Boundary with Seagull School.

Zoning
Special Management Area
Special District

R-5 Residential (See Figure 6)
Outside Special Management Area
None

Keone'ula Boulevard is the main thoroughfare connecting Ocean Pointe with Fort Weaver Road to the west. The road is fully improved with two traffic lanes in each direction, a landscaped center median, curbs, gutters, sidewalks, and planting strips within its 80 foot right-of-way. The posted speed limit is 30 miles per hour. A four-way traffic signal controls traffic movement at its intersection with Kaileole'a Drive. On-street parking is not permitted.

The paved concrete sidewalk on the Kapolei side of Keone'ula Boulevard appears to be a multi-use path for pedestrians and bikers. A dashed line in the center of the sidewalk [~~probably marks one side for pedestrians and the other for bikers~~] **encourages pedestrians and bicyclists to stay to the right side of the sidewalk, only passing on the left (Department of Transportation Services Comment).**

Kaileole'a Drive, a two-lane, two-way street within a 56-foot right-of-way, connects Keone'ula Boulevard with Keone'ula Elementary School. The street is fully improved with curbs, gutters, sidewalks, and planting strips.. The posted speed limit is 25 miles per hour. On-street parking is not permitted.

Kaimele Place ends in a cul-de-sac at Seagull School. The two-lane, two-way street is fully improved with curbs, gutters, sidewalks, and planting strips. The posted speed limit is 25 miles per hour. On-street parking in unmarked stalls is permitted on the Waianae side of the cul-de-sac.

Water (8" main), wastewater (8" main), and drainage systems are located within the Kaileole'a Drive right-of-way. Electrical, CATV, and communication systems are placed underground on all adjoining streets.

Keone'ula Elementary School, which opened in January 2007, is the newest public school in the region. The classroom building (Building C) nearest to the Station is across Kaileole'a Drive and approximately 200 feet away. In school year 2007-2008, the school had an enrollment of 746 students (Department of Education).

Seagull School also opened in 2007 offering instruction for pre-school children 2 to 5 years old. Two of the four school buildings are located less than 15 feet from the common property line with the Fire Station. The school is licensed for 234 students.



Source: City & County of Honolulu Website

Legend

- | | | | |
|---|--|---|--|
|  | Special Flood Hazard Zone Subject to Inundated by the 1% Annual Chance Flood |  | Zone X Areas of 0.2% Annual Chance Flood with Average Depths of Less than 1 foot or with Drainage Areas less than 1 Square Mile. |
| Zone A | No Base Flood Elevation Determined. |  | Zone X Areas Determined to be Outside the 0.2% Annual Chance Floodplain. |
| Zone AE | Base Flood Elevation Determined. |  | Zone D Areas in which flood hazards are undetermined. |
| Zone VE | Coastal Flood Zone with Velocity Hazard (Wave Action); Base Flood Elevations Determined. | | |

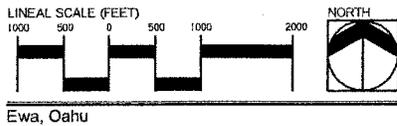
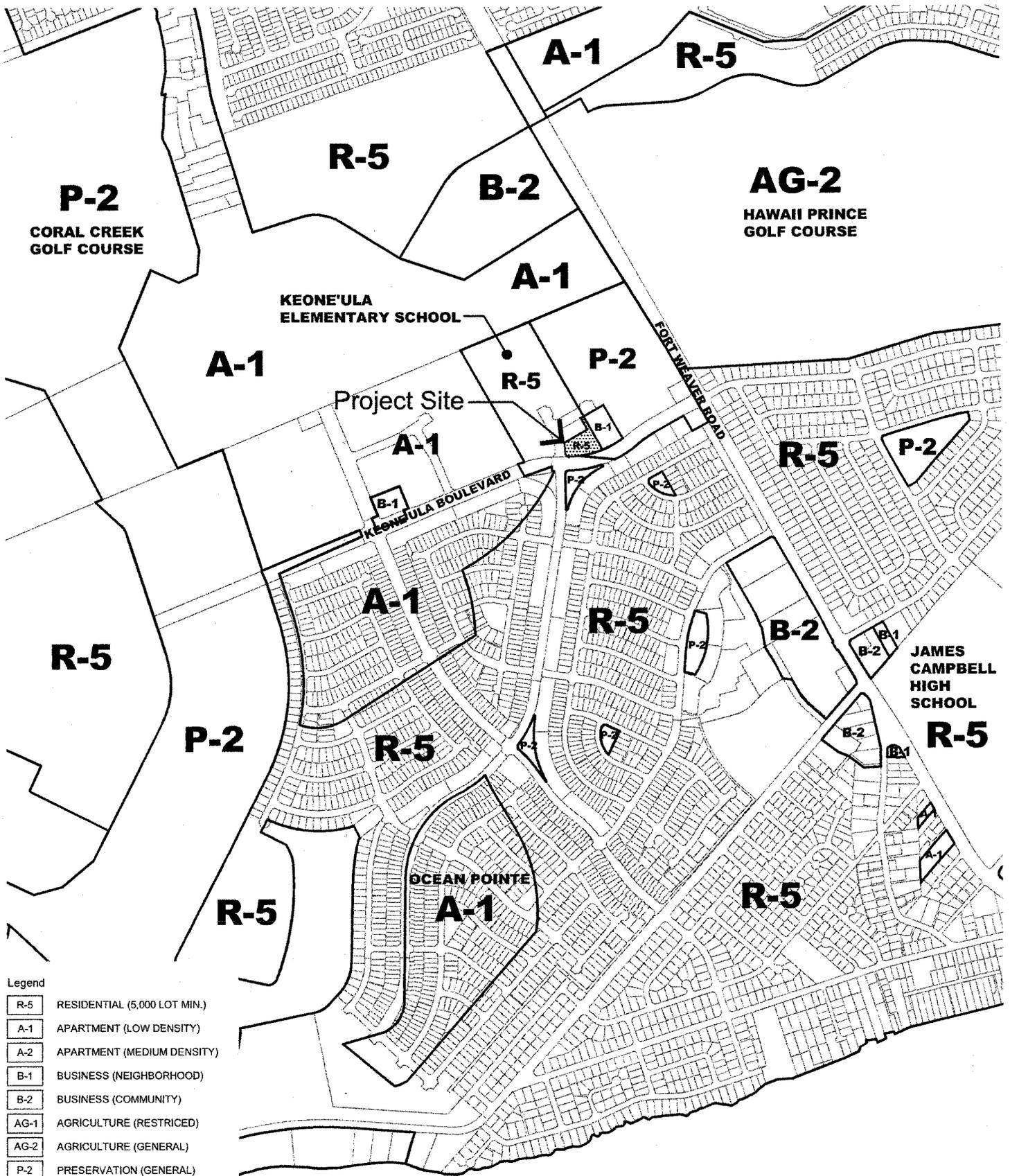


Figure 5
Flood Insurance Rate Map
Ewa Beach Fire Station Replacement



Source: C&C of Honolulu Website, Zoning Ewa District

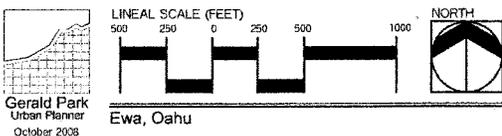


Figure 6
Zoning
Ewa Beach Fire Station Replacement

SECTION 3

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with staff of the Department of Design and Construction, Fire Department administrators, and the architect. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the subject property. The discussions and field investigations helped to identify existing conditions and features that could affect or be affected by the proposed action. These conditions are:

- The new Ewa Beach Fire Station will be constructed on a 1.011 acre site donated by the developers of the Ocean Pointe community;
- The site has been extensively modified by filling and grading, the construction of nearby roads, public infrastructure, a public elementary school, and a pre-school;
- There are no rare or endangered flora and fauna on the premises;
- There are no archaeological features on the premises;
- There are no lakes, streams, or wetlands on or in the vicinity of the property;
- The site is not located in a flood hazard area;
- The fire station is located next to a public elementary school and a pre-school; and
- Public utilities are available and adequate to service the new facility.

B. Short-term Impacts

The vacant site will be graded to design elevation. Grading should take about one month and will raise fugitive dust, create noise, and increase traffic on streets adjoining the site as green waste and soil are hauled away for disposal. Similar short-term impacts are already being experienced in Ocean Pointe as land is developed into residential lots. Estimates of grading quantities are not available at this time.

Fugitive dust can and will be controlled by sprinkling water over exposed areas or by the application of other dust suppression measures stipulated in Chapter 60 (Air Pollution Control) of Title 11, Administrative Rules of the State Department of Health. Plywood fencing or dust screens may be erected along the boundary with Seagull School to aid in dust control. The Contractor also will be responsible for implementing best management practices to minimize runoff and erosion during construction.

Construction noise will persist for the projected 18-month construction period. Noise will be most pronounced during the early stages of construction (site work) through erection of the structure. Noise will diminish as interior work commences and is confined to the inside of the building. Keone'ula Elementary School and Seagull School are considered noise sensitive areas. Buildings at Keone'ula Elementary School are air conditioned and the windows of those buildings nearest the site are generally closed. Thus construction noise should not significantly interrupt instruction classroom instruction and activities.

Two buildings at Seagull School are located less than 15 feet from where construction will take place. The buildings feature glass windows, sliding doors, and open air patios. Glass is not a sound attenuating material and will not block out construction noise completely. Plywood sheeting erected for dust control can help to attenuate some noise as will the physical distance from the nearest school building to the Fire Station *per se* which is about 75 feet. The contractor can also coordinate with and notify school administrators when construction noise would be the most audible.

Allowable daytime noise levels for residential zoning districts set by the State Department of Health is 55 dBA measured at the property line. Construction noise will temporarily exceed this standard and, per Administrative Rules (Chapter 43) of the Department of Health, the contractor will obtain a noise permit prior to construction. Construction will be limited to between the hours of 7:00 a.m. to 3:30 p.m., Mondays through Fridays.

The State Historic Preservation Division commented "that there will be no affect to historic properties by this project because intensive cultivation has altered the land and residential development/urbanization has altered the land."

Should subsurface archaeological deposits be unearthed, work in the immediate area will cease and historical authorities consulted for disposition of the finds.

The movement of workers and material to and from the building site will contribute to traffic on Fort Weaver Road and streets adjoining the site.

Traffic movement on Kaileole'a Drive may be temporarily rerouted when connections to the potable water, sanitary sewer, ~~storm drainage, and non-potable water~~ **and utility** systems are being made. Warning signs will be posted to alert motorists of road work and flagmen stationed to marshal traffic around work sites. Work in the right-of-way will be scheduled for non-peak school traffic hours and one travel lane will be open at all times. The excavated area will be covered with traffic plates at the end of each working day and will be restored to preconstruction conditions when work in the right-of-way is completed. This phase of the work is estimated at less than one month. A Traffic Control Plan will be submitted to the Department of Planning and Permitting for review and approval.

C. Long-term Impacts

Residences and businesses in the service or first response area should not notice any change in fire protection services with the relocation of the Ewa Beach Fire Station. The Station will be located on a site central to the modest expansion in its first response area. As indicated in the Description of the Project, a second apparatus or ladder company can be posted to the new Station as the need arises. The addition of a second company will add expanded coverage to the first response area and provide back up if one apparatus responds to a fire call outside the service area. The Honolulu Fire Department will not compromise fire coverage in the service area at any time.

The proposed action is part of a long-range City and County of Honolulu and Fire Department program to construct and upgrade fire facilities throughout the City and County of Honolulu. The program is consistent with the general plan public safety objective "to protect the people of Oahu and their property against natural disaster and other emergencies, traffic and fire hazards, and unsafe conditions".

The Fire Station is located in an area that is not prone to flooding. In addition, the Station is easily accessible to Fort Weaver Road and the apparatus would enter onto Fort Weaver Road through a signalized rather than unsignalized intersection. The apparatus driver will be able to control the traffic signals at the intersection when responding to an emergency call.

The Department of Education raised questions about potential construction related interference with vehicle traffic during morning drop-off and afternoon pick-up of students attending Keone'ula Elementary School. Prior to construction the Department of Design and Construction and the general contractor will brief school administrators of pending construction and measures to be taken to minimize disruptions to traffic. Communication between school administrators and those involved in building the fire station will be continued over the 18-month construction period.

When the Station is operational, Station personnel will consult with School administrators on how to instruct students and parents how to react when ~~in~~ the event the apparatus is responding to an emergency during peak traffic periods before and after school.

In general, the apparatus driver will sound the siren alerting motorists that that an emergency call is in progress. Upon hearing the siren, motorists should cautiously pull to the side of the road to let the apparatus pass. Firefighters may also be required for pedestrian control on the sidewalk fronting the station until the apparatus has entered the street.

Typical, on-going daily activities at a fire station are not noise generators. Firefighters will maintain the landscaping around the station and engage in physical fitness activities on the premises. Noises from these activities are no different from similar noise heard in any suburban residential neighborhood or school yard. Acoustical buffers in the form of streets, existing walls and fences, and open space physically separate the station from adjoining residential and school facilities and should help to attenuate noise. The exception to this of course is when firefighters respond to a fire alarm.

The emergency generator will be tested once a week to ensure it is in proper operating condition. The generator will be started up and allowed to run for approximately one hour to reach operating temperature. Standard Fire Department procedure is to test the emergency generator between the hours of 8:00 to 9:00 AM. The generator room is located on the south side of the station facing Keone'ula Boulevard. Stationary generators powered by an internal combustion engine used during construction emit noise in the range of 70 to 80 dBA. The emergency generator is expected to generate noise in a lower range. The generator room will be acoustically treated to help contain noise to the inside of the room but ventilation grates built into the exterior wall will allow noise to escape. Generator noise may be audible in residential areas about 125+ feet away across Keone'ula Boulevard but may be masked by noise from passing vehicles on Keone'ula Boulevard. The distance between the generator room and the residential areas coupled with landscape plantings outside the station and along Keone'ula Boulevard will aid in noise attenuation. Noise will not be directed towards Seagull School but sound of the running generator may be audible in classrooms closest to the station. If noise interrupts instructional sessions or creates a nuisance for residents, testing will be scheduled for later in the day.

The Fire Station site is located in a State land use urban district and a boundary amendment is not required. The site is designated for Park and Golf Course use on the Ewa Development Plan but a plan amendment is not required. The Fire Station is symbolized on the Ewa Public Infrastructure Map (PIM) and an amendment to place a Fire Station symbol on the PIM is not required. Placement on the PIM also means construction funds can be requested for the improvement.

Public uses and structures such as a fire station are a principal permitted use in the R-5 zoning district. Although the proposed use is permitted by zoning, a waiver to the building height requirement for the residential zoning district will be sought. A 30-foot high building is needed to provide interior clear height for the apparatus (minimum of 17-feet) and to comply with the 5:12 roof slope of the Ocean Pointe Community Facilities Design Guidelines. ***In addition, a 39-foot high training tower is intended to allow on-site training for the firefighters.*** A 5-9-foot encroachment for this type of use and structure is not a significant impact and does not call into question the other development standards for the district. ***In addition, the building will encroach approximately 12 feet into the 30'0" front yard setback along Ke'oneula Boulevard.*** A Waiver application for ***height and yard encroachments*** will be submitted to the Department of Planning and Permitting, City and County of Honolulu, for their review and approval.

The scale and form of the Station are compatible with nearby community facility buildings. The roof ridge may be slightly higher than adjoining buildings but the 30-foot height is allowed by and consistent with the approved Ocean Pointe Community Facility Design Guidelines. ***Since the height of the training tower will exceed the height indicated the Ocean Pointe Community Facility Design Guidelines by approximately 9-feet, a waiver application will be submitted to the Design Review Committee for their review and approval.*** It is anticipated that building height will not be a major building design concern to the community since the structure will blend with the design, exterior finish, and colors of the two adjoining schools. Landscaping on the sides facing public rights-of-way will add greenery to a highly visible corner lot. A conceptual project character rendering of the completed station is shown in Figure 7. The rendering depicts the station viewed from about the same location shown in Site Photograph 2.

Water consumption and wastewater discharge is estimated at 400 gallons per day (5 men X 80/gallons/day). Water consumption and discharge will increase at certain times (or days).

Non-potable water is not available for this site and landscaped areas will be irrigated using [non] potable water. ~~[Non-potable water sources include existing R-1 recycled water mains in Keone'ula Boulevard and Kaileole'a Drive. R-1 Water is water reclaimed from wastewater. The State Department of Health has determined that R-1 Water is suitable for, from a public health standpoint, any form of irrigation served by fixed irrigation system supplied from buried piping for turf and landscape irrigation. Many public parks in the Ewa region use R-1 Water for irrigation. R-1 Water is also applied to landscaping in the Fort Weaver Road median and shoulders.]~~

~~Per DOH Guidelines (2002) for all uses of recycled water, the following precautions shall be followed:~~

- ~~• Signs shall be posted where recycled waster is used.~~
- ~~• Conditions conducive to the proliferation of mosquitoes and other vectors shall be avoided.~~

- ~~Best Management Practices shall be taken to prevent ponding of recycled water.~~
- ~~Best Management Practices shall be used to mitigate discharge, runoff, or overspray beyond the approved use area boundaries.~~
- ~~Spray of recycle water shall not be allowed to contact an external drinking water fountain.]~~

Measures will be implemented to minimize introducing any hazardous substances or fluids into the environment. The AST will be equipped with leak detection devices and periodically checked for signs of spillage. Wash water will be filtered through an oil water separator to remove harmful fluids and substances prior to discharge into the sewer system. Oil and other petrochemicals will be hauled away to a landfill for appropriate disposal.

Fire protection is not free. The annual cost to operate the Ewa Beach Fire Station is estimated at \$94,980.00 exclusive of the initial investment in equipment, building costs, and salaries. Annual operating costs are unavoidable and are expected to increase in the future.

Firefighters are not assigned a police function or responsible for neighborhood security. Nonetheless their presence around the clock may deter potential criminal acts against persons and property in the neighborhood.

The Honolulu Police Department commented that "this project should have no significant impact on the facilities or operations of the Honolulu Police Department".



CONCEPTUAL PROJECT CHARACTER
EWA BEACH FIRE STATION REPLACEMENT

KODAMA/OKAMOTO
ARCHITECTS, INC.
400 W. 10TH AVE. SUITE 100
HONOLULU, HI 96813
TEL: 808.551.1111
WWW.KOARCH.COM

A. No Action

A no action alternative would maintain the status quo of the site and fire protection coverage from the Ewa Beach Fire Station for the Ewa Beach and Ocean Pointe communities. This alternative precludes the occurrence of all impacts, short and long-term, beneficial and adverse described in this Assessment. This alternative would not achieve the public purpose objectives for the project.

B. Alternative Design

Design alternatives developed by the consulting architect were evaluated and revised to arrive at the station design and floor plan as depicted. In the consideration of the standards and guidelines influencing the layout and architectural design of the Station, an alternative design would not have resulted in environmental impacts significantly different from the short and long-term impacts disclosed in this Assessment.

C. Alternative Location

The existing Ewa Beach Fire Station could have been demolished and reconstructed at its present location. The Department of Design and Construction and Honolulu Fire Department did not consider this to be a desirable alternative considering that urban and regional growth on the Ewa Plain is to the north of Ewa Beach. A fire station should be tactically located near to growth areas to provide coverage. In the future, development of Department of Hawaiian Home Lands at East Kapolei II, the University of Hawaii West Oahu Campus, and the Ho'opili subdivision will require the construction of additional fire stations in the region.

D. Existing Ewa Beach Fire Station

The Honolulu Fire Department proposes to keep the site of the existing Ewa Beach Fire Station. The station building will be renovated to house the Fire Investigation Branch including but not limited to fire investigators, clerical staff, and storage for equipment, tools, and investigative evidence. The Fire Investigation Branch currently operates out of the HFD Main Headquarters on South Street in Honolulu (Department of Planning and Permitting Comment).

SECTION 5

AGENCIES AND ORGANIZATIONS CONSULTED DURING THE ASSESSMENT PROCESS

*The Draft Environmental Assessment for the Ewa Beach Fire Station Replacement was published in the Office of Environmental Quality Control Environmental Notice of January 8, 2009. Publication initiated a 30-day public review period ending on February 7, 2009. The Draft Environmental Assessment was mailed to the agencies and organizations identified below. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.*

County

- *Board of Water Supply
- *Department of Planning and Permitting
- *Department of Transportation Services
- *Police Department

State

- *Department of Education
- Department of Health
 - *Environmental Planning Office
 - Office of Environmental Quality Control
- Department of Land and Natural Resources
 - *State Historic Preservation Division

Other

- HASEKO
- *Hawaiian Electric Company
- *Hawaiian Telcom
- Seagull School
- Ewa Neighborhood Board No. 23
- Councilmember Todd Apo, Council District 1
- Representative Kymberly Pine, State House of Representatives, District 43
- Senator Will Espero, State Senatorial District 20
- Ewa Beach Public Library (Placement)

City and County of Honolulu

Department of Planning and Permitting

Waiver (Height Requirement Standard)
Grubbing, Grading, and Stockpiling
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work

Board of Water Supply

Water and Water System Requirements for Developments

State of Hawaii

Department of Health

Variance from Pollution Controls (Noise Permit)
NPDES General Permits
Approval to Construct/Approval to Operate Water Reuse Project

Private

Ocean Pointe Design Review Committee

Design Review Approval

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;

There are no known natural or cultural resources found on the premises or associated with the property.

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

The project does not curtail the beneficial uses of the environment. The subject property is vacant, undeveloped, and was set aside for a fire station by the developer of Ocean Pointe in consultation with the Honolulu Fire Department.

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 welfare, social welfare, and cultural practices of the community or State

The project will not substantially affect the economic or social welfare of the State. Residents in the service area should not notice changes in fire protection service.

The absence of archaeological resources and historic features in conjunction with the improved condition of the site suggests there are no cultural practices associated with the property.

5) Substantially affects public health;

Public health will not be adversely affected by the proposed project.

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

Substantial adverse secondary impacts are not anticipated.

7) Involves a substantial degradation of environmental quality;

Environmental quality of the site, surrounding neighborhood, and Ocean Pointe in general 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 is not the precursor for a larger action. It is, however, part of an on-going capital improvement program to build new fire stations where needed and to upgrade or reconstruct older fire stations throughout the City and County of Honolulu.

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

Rare, threatened or endangered flora and fauna are not found on the premises.

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

Ambient air quality will be affected by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be audible during site preparation work but should diminish once the building is erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

The emergency generator will be tested once a week between the hours of 8:00 to 9:00 AM. Generator noise may be audible in residential areas across Keone'ula Boulevard and at Seagull School. Acoustical treatment of the generator room and the distance from the source of the noise to receptor locations (the school and residences) will help to attenuate noise. If noise disrupts classroom instruction and creates a nuisance for residents, then the generator will be tested at an alternative time or day when school is not in session.

11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The proposed Ewa Beach Fire Station 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

Scenic vistas and view planes will not be affected by the low-rise building.

13) Requires substantial energy consumption.

The new Fire Station will be designed as a sustainable building to attain LEED silver certification. Some sustainable features to reduce energy consumption include the use of solar water heating, tankless water heaters, and energy efficient windows,

REFERENCES

- Department of General Planning. 1992. *General Plan Objectives and Policies*.
- Department of Health, State of Hawaii. May 2002. *Guidelines for the Treatment and Use of Recycled Water*. Wastewater Branch, Hawaii State Department of Health.
- Department of Planning and Permitting, City and County of Honolulu. 1993. *Land Use Ordinance*.
- Department of Planning and Permitting. August 1977. *Ewa Development Plan*.
- Department of Planning and Permitting. April 2000. *Public Infrastructure Map Ewa*. Resolution No. 2000-37.
- Federal Emergency Management Agency. September 2004. *Flood Insurance Rate Map*. City and County of Honolulu. Community Panel 15003C0330F.
- Kodama/Okamoto Architects, Inc. February 2008. Design Guidelines for Physical Facilities Planning of the Ewa Beach Fire Station Replacement. Prepared for City and County of Honolulu, Department of Design and Construction and Community of Ocean Pointe, Ewa Beach, Hawaii.
- Ocean Pointe. September 2006. *Community Facility Design Guidelines*. Version 1.07.
- Oshima Chun Fong & Chung LLP. June 2001. *Final Supplemental Environmental Assessment. Ocean Pointe Master Plan (Revised)*. Prepared for HASEKO (Ewa) Inc.
- Park, Gerald Urban Planner. 2008. *Field Observation*.

APPENDIX A

COMMENT LETTERS AND RESPONSES

received
1.16.09

Hawaiian Telcom

January 14, 2009

Gerald Park - Urban Planner
95-595 Kanamee Street #224
Mililani, Hawaii 96789
Attention: Mr. Gerald Park

Dear Mr. Park:

Subject: **Draft Environmental Assessment, Ewa Beach Fire Station Replacement**

Thank you for the opportunity to review and comment on the subject project in preparation of the Environmental Assessment.

Hawaiian Telcom does not have any comments to offer at this time. Please continue to include us during the design stages of the project.

If you have any questions or require assistance in the future on this project, please call Les Loo at 546-7761.

Sincerely,

Lynette Yoshida
Section Manager - OSP Engineering
Network Engineering & Planning

cc: File [Ewa Beach]



July 10, 2009

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:
gparkurbanplanner
@hawaiiantel.net

Lynette Yoshida,
Section Manager - OSP Engineering
Network Engineering and Planning
Hawaiian Telcom
1177 Bishop Street
Honolulu, Hawaii 96813

Dear Ms. Yoshida:

Subject: Ewa Beach Fire Station Replacement
Tax Map Key 9-1-012:085
Portion Honolulu, Ewa District, Oahu

Thank you your letter of January 14, 2009 and for reviewing the Draft Environmental Assessment prepared for the subject project.

The Department of Design and Construction will consult with Hawaiian Telcom during the design and construction stages of the project.

Thank you for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: C. Kushimaejo, DDC
R. Yamauchi, KOA

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 528-3111 - INTERNET: www.honolulu.gov

MUFI HANUKEMANN
MAYOR



BOISSE P. CORREA
CHIEF

PAUL D. PUTZULU
KARLA A. GODSEY
DEPUTY CHIEFS

OUR REFERENCE BS-DK

January 14, 2009

received
1/17/09

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, 324
Milliani, Hawaii 96789

Dear Mr. Park:

This is in response to your letter of January 6, 2009, requesting comments on a Draft Environmental Statement for the Ewa Beach Fire Station Replacement project.

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

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

Sincerely,

BOISSE P. CORREA
Chief of Police

By 
DEBORA A. TANDAL
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha



July 10, 2009

GERALD PARK
Urban Planner

Planning
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Research
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1221 Kapiolani Blvd.
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Facsimile:
(808) 596-7485
e-mail:
gparkurbanplanner
@hawaiiatt.net

Boisse P. Correa, Chief of Police
Honolulu Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Chief Correa:

Subject: Ewa Beach Fire Station Replacement
Tax Map Key 9-1-012:085
Portion Honouliuli, Ewa District, Oahu

Athn: Debora T. Tandall

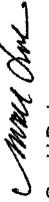
Thank you your letter of January 14, 2009 and for reviewing the Draft Environmental Assessment prepared for the subject project.

We will note in the Final Environmental Assessment that the Honolulu Police Department stated "the project should have no significant impact on the facilities or operations of the Honolulu Police Department".

We thank the Honolulu Police Department for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: C. Kushimaejo, DDC
R. Yamauchi, KOA

BOARD OF WATER SUPPLY

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



January 20, 2009

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
RUBY PARK
ROBERT G. LINDUFF
MARC C. TILKER

BRENNON T. MORIOKA, Ex-Officio
WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager and Chief Engineer

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, #324
Milliani, Hawaii 96789

Dear Mr. Park:

Subject: Your Letter Dated January 6, 2009 on the Draft Environmental Assessment for the Ewa Beach Fire Station Replacement Project, TMK 9-1-012:085 (063)

Thank you for the opportunity to comment on the proposed fire station.

The existing water system is presently adequate to accommodate the proposed fire station. 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 application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

The applicant will be required to obtain a water allocation from Haseko (Ewa) Incorporated.

The proposed fire station is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to issuance of the Building Permit Application.

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

Very truly yours,

KEITH S. SHIDA
Program Administrator
Customer Care Division

July 10, 2009

Wayne M. Hashiro, P.E.
Manager and Chief Engineer
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Hashiro:

Subject: Ewa Beach Fire Station Replacement
Tax Map Key 9-1-012:085
Portion Honolulu, Ewa District, Oahu

Thank you your letter of January 20, 2009 offering comments on the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order that your comments were presented.

1. It is understood that the final decision on the availability of water will be confirmed when the building permit application is submitted for approval.
2. The Department of Design and Construction will obtain a water allocation from Haseko Incorporated.
3. The water system for the Fire Station will be constructed to Board of Water Supply standards and requirements.

We thank the Board of Water Supply for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: C. Kushimaejo, DDC
R. Yamauchi, KOA



GERALD PARK
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STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2380
HONOLULU, HAWAII 96804



Mr. Gerald Park
Page 2
January 28, 2009

The principal and staff of Keone`ula must have a clear understanding of what is expected of pedestrians and vehicles entering or leaving the school when an alarm or siren sounds. Their knowledge and familiarity with procedures can be conveyed to the greater school community.

The relocation of the fire station will have both good and bad impacts on Keone`ula Elementary. More details in the EA will foster the start of the necessary relationship that must be forged between the key staff of the fire department and the school.

Thank you for the opportunity to review the DEA. Should you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Very truly yours,

Patricia Hamamoto
Superintendent

PH:jmb

c: Randolph Moore, Assistant Superintendent, OSFSS
Duane Kashiwai, Public Works Administrator, FDB
Vernon Young, CAS, Campbell/Kapolei Complex Areas
Principal, Keone`ula Elementary

January 28, 2009

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, #324
Miliama, Hawaii 96789

Dear Mr. Park:

Subject: Draft Environmental Assessment for the Ewa Beach
Fire Station Replacement, TMK 9-1-012: 85, Honolulu, Oahu

The Department of Education (DOE) has reviewed the Draft Environmental Assessment (DEA) for the Ewa Beach Fire Station.

The DOE has always been aware that a fire station was planned at the access to Keone`ula Elementary School. We believe the close proximity requires a major effort in education and cooperation between the school and the fire station contractor during construction and later between the school and the fire station personnel.

During construction, the DOE would appreciate timely contact with the principal of Keone`ula so that episodes of greater noise, dust, or temporary obstructions of Kaileole`a Drive can be anticipated and planned for. School personnel should be briefed on the contents of the Traffic Control Plan being submitted to the City and County of Honolulu.

The description of ongoing daily activities at the fire station stopped short of any description of the noise generated by a fire alarm. There should be reference to the level and duration of the noise generated by an alarm. There should also be an estimate of the number of times the alarm has been sounded in a one year period at the present Ewa Beach Fire Station.

We also request more detail on the location and operation of the traffic beacon and siren to be placed at the intersection of Keone`ula Boulevard and Kaileole`a Drive. There should be an explanation of where the beacon would be located and what would be expected of drivers traveling on Keone`ula or Kaileole`a. Please distinguish between the alarm at the fire station and the siren on the street and describe the most likely scenario once a fire call is received.



Patricia Hamamoto
 July 10, 2009
 Page 2

The Fire Department uses an electronic system to control the signalization sequence at signalized intersections. The Fire Captain controls the system from the apparatus. The receiving half of the device will be mounted on the utility pole or mast arm from which signal lights are suspended at the intersection of Keone'ula Boulevard and Kaileole'a Drive. The system will turn the traffic signal "green" for the approaching apparatus and stop traffic on all other approaches.

When hearing a siren from an approaching apparatus, motorists should cautiously pull off to the side of the road to let the apparatus pass.

If responding to an alarm during peak traffic periods before and after school, firefighters may be required for pedestrian control on the sidewalk fronting the station until the apparatus has entered the street. The driveway is of sufficient dimension to accommodate the entire apparatus before it enters onto the fronting walkway and street.

Fire personnel at the Ocean Pointe Fire Station can visit Keone'ula Elementary School and talk with students about fire prevention and provide handouts for parents. The Fire Station can also be opened for field trips and/or the apparatus can be brought to the school and put on display for students. On-going dialogue between administrators of HFD and the school will be established early and maintained.

We thank the Department of Education for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: C. Kushimaejo, DDC
 R. Yamauchi, KOA



GERALD PARK
 Urban Planner

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 @hawaii.net

July 10, 2009

Patricia Hamamoto, Superintendent
 Department of Education
 State of Hawaii
 PO Box 2360
 Honolulu, Hawaii 96804

Dear Superintendent Hamamoto:

Subject: Ewa Beach Fire Station Replacement
 Tax Map Key 9-1-012:085
 Portion Honolulu, Ewa District, Oahu
 TP1/09-294732R

Thank you your letter of January 28, 2009 and for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order that your comments were presented.

1. Prior to construction, the Department of Design and Construction and the general contractor will contact the principal of Keone'ula Elementary School to discuss pending construction and measures that can be implemented to minimize disruptions to traffic flow during morning drop-off and afternoon pick-up of students.

Communication between those involved in the construction of the fire station and school administrators will be continued over the 18-month construction period

2. Typically when an emergency call is received, on-duty firefighters are alerted by loudspeakers placed inside and outside of the station. Upon hearing the alert, the engine company has one minute in which to assemble, load, and depart the station.

According to state law, a vehicle responding to an emergency must have its lights and siren on from the time it leaves the station until it arrives at the scene of the emergency call. The siren is the high-pitched sound issued by emergency vehicles.

In 2008, personnel at the Ewa Beach Fire Station responded to emergency calls ranging from a low of 74 calls during February to a high of 125 calls during June and July. Calls for medical help or assistance comprise 75% of the monthly calls.

3. A beacon will be placed at grade on the Kaileole'a Drive side of its intersection with Keone'ula Boulevard. The beacon will flash yellow when the apparatus is preparing to exit the station.

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813

Phone: (808) 788-8305 • Fax: (808) 522-4730 • Internet: www.honolulu.gov

MUFU HANNEMANN
MAYOR



WAYNE Y. YOSHIOKA
ACTING DIRECTOR

SHARON ANN THOM
ACTING DEPUTY DIRECTOR

February 4, 2009

TP1/09-294732R



Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, No. 324
Milliani, Hawaii 96789

Dear Mr. Park:

Subject: Ewa Beach Fire Station Replacement Draft Environmental Assessment

This is in response to your letter of January 6, 2009, requesting our review of the Draft Environmental Assessment (DEA) for the Ewa Beach Fire Station Replacement. We offer the following comments:

1. Our Traffic Engineering Division (TED) suggests that the Final Environmental Assessment (FEA) discuss whether more parking restrictions are needed near the fire station driveway on Kaiemele Place to allow unrestricted egress and ingress for the apparatus.
2. Page 11. The statement that on-street parking in unmarked stalls is permitted on the Waianae side of the cul-de-sac on Kaiemele Place should be revised. Parking within the turnaround area is prohibited on any dead-end street. The comment that the dashed line in the center of the sidewalk "probably marks one side for pedestrians and the other for bikers" should be revised to say that the dashed line encourages pedestrians and bicyclists to stay to the right side of the sidewalk, only passing on the left.
3. Our Public Transit Division plans to extend bus service in the vicinity of the project. TheBus Route 44 will enter Ocean Pointe via Keoneula Boulevard. An aerial map of the proposed route extension is enclosed. As the project will affect bus routes, bus stops, and para-transit operations, the Contractor shall, at least two weeks prior to construction, notify the Department of Transportation Services, Public Transit Division at 768-8396 and Oahu Transit Services, Inc. (bus operations: 848-4578 or 848-6016 and para-transit operations: 454-5041 or

Mr. Gerald Park
Page 2
February 4, 2009

454-5020) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project.

4. As the Ewa region continues to develop, service on Keoneula Boulevard and Kaileolea Drive will expand, and bus stops along the subject property may be required.

Should you have any questions on the matter, please contact Mr. Brian Suzuki at 768-8349.

Very truly yours,

WAYNE Y. YOSHIOKA
Acting Director

Enclosure



LEGEND

- Route 44 (Existing)
- - - Route 44 (Proposed Extension)
- Existing Stops
- Proposed Stops

DESCRIPTION

Both Eastbound and Westbound routes will enter Ocean Pointe via Keoneula Boulevard, left on Kalleolea Street, right on Kapolei Parkway, right on Keoneula Boulevard then proceed either makai or mauka-bound onto Fort Weaver Road.



July 10, 2009

GERALD PARK
Urban Planner

Wayne Y. Yoshioka, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Yoshioka:

Subject: Ewa Beach Fire Station Replacement
Tax Map Key 9-1-012:085
Portion Honolulu, Ewa District, Oahu
TP-1/09-294732R

Thank you your letter of February 4, 2009 and for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order that your comments were presented.

1. The fire apparatus should be able to negotiate a right turn into the driveway from Kaimela Place. The apparatus may have to swing a little wider to the left to execute the turn so that the right rear tires don't come up short and end up "hopping" the curb.
2. Although on-street parking is prohibited on dead end streets, vehicles park on the mauka side of Kaimela Street between a "No Parking End" sign after the turnaround and a "No Parking Here to Corner" sign. There appears to be enough room between the signs to accommodate six to seven vehicles.

Should a ladder be posted to the station in the future, it may be necessary to prohibit on-street parking on the mauka side of Kaimela Place.

The environmental assessment will be amended to correct the statement about the dashed line in the center of the sidewalk along Keone'ula Boulevard.

3. This comment will be passed on the Department of Design and Construction for inclusion in the construction plan notes and bid specifications.

4. Placing bus stops on Keone'ula Boulevard along the fire station property should not interfere with fire station operations. The Honolulu Fire Department should be consulted during the design development phase for bus stop improvements along Keone'ula Boulevard.

Wayne Yoshioka
Page 2
July 10, 2009

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

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: C. Kushimaejo, DDC
R. Yamauchi, KOA



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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOULI KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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MUFI HANNEMANN
MAYOR

DAVID K. TANOUÉ
ACTING DIRECTOR
ROBERT M. SUNUKIOMO
DEPUTY DIRECTOR

2009/ELOG-57 (TH)

February 4, 2009



MEMORANDUM

TO: RUSSELL H. TAKARA, ACTING DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: CURTIS KUSHIMAEJO

FROM: *for* DAVID K. TANOUÉ, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: EWA BEACH FIRE STATION REPLACEMENT,
DRAFT ENVIRONMENTAL ASSESSMENT (DEA),
EWA, OAHU, TAX MAP KEY: 9-1-012:085

We have reviewed the subject DEA and offer the following comments.

1. Page 3, the first paragraph under Infrastructure states: "Utility connections will be made to existing sewer, drainage, power, and communication systems in Kaileiole'a Drive." However, in the second paragraph the DEA states: "Permanent drainage structures such as underground piping are not planned. The site will be graded to allow surface runoff to flow in the direction of Kaileiole'a Drive for discharge into the municipal system."

The DEA does not clearly explain how drainage will be addressed. As such, we recommend that the FEA be revised to clearly disclose how drainage infrastructure will be addressed.
2. Page 3, the first paragraph under Other Improvements states: "Floor drains will collect and discharge wash water into an underground oil-water separator placed in a concrete vault. Petroleum based constituents will be collected and stored in an oil storage tank and water discharged into the local drainage system..."

The floor drain should be connected to the sewer system, not the drainage system.

Russell H. Takara, Acting Director
Department of Design and Construction
Page 2
February 4, 2009

3. We recommend that the term "storm drainage" be removed from the fifth paragraph on Page 15 if an underground drainage system will not be installed.
4. Our land use records identify project site as TMK: 9-1-012:063 and cannot verify the TMK: as parcel 085. While we understand that the project site may have recently been assigned a new TMK, the FEA should briefly explain why the TMK has changed.
- Furthermore, our TMK records shows that the 1.011-acre project site includes the 25-foot wide driveway that will be used for ingress of the fire apparatus. However, only Figures 1 and 4 in the DEA correctly identifies the driveway as part of the project site. The other figures in the FEA should be revised to include the driveway as part of the project site. The Conceptual Site Plan should be labeled as Figure 4.
5. The FEA should disclose what will happen to the existing fire station located at 91-832 Pohakupuna Road in Ewa Beach. Furthermore, the FEA should disclose whether response times for residents of Ewa Beach will be affected.
6. The applicant will be required to submit a Site Development Master Application for Sewer Connection.
7. The proposed fire station is considered a "public use and structure" and is a permitted use within the R-5 Residential District in accordance with Table 21-3 of the Land Use Ordinance (LUO). We concur that the project will require a waiver from the height requirement if the project cannot meet the applicable LUO development standards.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 768-8043.

DKT:js

cc: Mr. Gerald Park, Gerald Park Urban Planner

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July 10, 2009

David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Tanoue:

Subject: Ewa Beach Fire Station Replacement
Tax Map Key 9-1-012:085
Portion Honolulu, Ewa District, Oahu
2009/ELOG-57 (TH)

Thank you your letter of February 4, 2009 and for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order that your comments were presented.

1. At the time the Draft Environmental Assessment was prepared, the plan was to grade the site to allow surface runoff to flow in the direction of Kailiolo'e Drive for discharge into the municipal system. Roof runoff would be directed into landscaped areas for retention and percolation. These actions are still part of the drainage plan.

On-site runoff will be directed to grassed, earthen swales on the north and south property lines. The swale(s) will then convey and discharge runoff into catch basins in Kailiolo'e Drive and Keone'ula Boulevard.

2. Water from the oil-water separator will be discharged into the sewer system not the drainage system.

3. The term "storm drainage" will be removed as requested since connection to the existing underground storm drainage system on adjoining streets are not proposed.

4. The Warranty Deed issued for the lot identifies it as Tax Map Key 9-1-012: 085.

Figures 2 and 3 will be revised to show the easement as part of the project site.

5. The Honolulu Fire Department proposes to keep the existing Ewa Beach Fire Station and renovate it for office space. The renovated space would house fire investigators, their equipment, and evidence storage.

The Honolulu Fire Department has indicated that with the shift of assets to the north, there will be slightly longer response times to the east and west extremes of the Ewa Beach community. All response times, however, are within the Department's standards of coverage.

6. A Site Development Master Plan Application for Sewer Connection will be submitted to the Department of Planning and Permitting.

David K. Tanoue
July 10, 2009
Page 2

7. The Department of Design and Construction will apply for waivers to allow a 30-foot high building to exceed the 25-foot height requirement for the zoning district and to allow a 12- foot encroachment into the front yard setback on Keone'ula Boulevard.

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

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: C. Kushimaejo, DDC
R. Yamauchi, KOA



GERALD PARK
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LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

CHYOMIE L. FURUKO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
EPO-09-003

February 10, 2009

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street #324
Mililani, Hawaii 96789

Dear Mr. Park:

SUBJECT: Draft Environmental Assessment for Ewa Beach Fire Station Replacement
Honouliuli, Ewa, Oahu, Hawaii
TMK: (1) 9-1-012: 085

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have no comments at this time. We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

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

Sincerely,

KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO



GERALD PARK
Urban Planner

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July 10, 2009

Kelvin H. Sunada, Manager
Environmental Planning Office
919 Ala Moana Boulevard, Room 312
Honolulu, Hawaii 96814-3378

Dear Mr. Sunada:

Subject: Ewa Beach Fire Station Replacement
Tax Map Key 9-1-012:085
Portion Honouliuli, Ewa District, Oahu
EPO-09-003

Thank you your letter of February 10, 2009 on the Draft Environmental Assessment for the subject project.

The Standard Comments on your website will be reviewed. Conditions applicable to the proposed project will be incorporated into the construction notes.

We thank the Environmental Planning Office for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: C. Kushimaejo, DDC
R. Yamauchi, KOA

March 4, 2009



Mr. Gerald Park
Gerald Park Urban Planner
35-595 Kanamee Street - No. 324
Milliani, HI 96789

Dear Mr. Park:

Re: Ewa Beach Fire Station Replacement
TMK: 9-1-012: 085
Honouliuli, Ewa, Oahu

Thank you for the opportunity to comment on the DEA of the above-referenced project. Hawaiian Electric Company, Inc. (HECO) has no objections. The following comments were received from the Transmission & Distribution Division of our Engineering Department:

- (1) HECO has underground electrical facilities in the vicinity of the proposed project, and we will require continued access for maintenance purposes. We can find no evidence of any conflicts. We appreciate your efforts to keep us apprised of the planning process. As the project progresses, please continue to keep us informed. We will be better able to evaluate any effects on our system facilities further along in the project's development. We request that development plans show all affected HECO facilities and address any conflicts between the proposed plans and our existing facilities. Please forward the pre-final development plans to HECO for review. A brief description and environmental analysis of any requirements for relocation or new facilities should be included in the DEA.
- (2) Should it become necessary to relocate HECO's facilities, please submit a request in writing and we will work with you so that construction of the project may proceed as smoothly as possible. Please note that there may be costs associated with any relocation work, and that such costs may be borne by the requestor. Because any redesign or relocation of our facilities may cause lengthy delays, upon determination that HECO facilities will need to be relocated or built, HECO should be notified immediately in order to minimize any delays in or impacts on the project schedule.

Our point of contact for this project is Daven Lee, Transmission & Distribution Division, Engineering Department (543-7925). I suggest dealing directly with him to coordinate HECO's continuing input in this project.

Sincerely,

Kirk S. Tomita
Senior Environmental Scientist

cc: M. Lum/I. Lee



July 10, 2009

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

Kirk S. Tomita
Senior Environmental Scientist
Hawaiian Electric Company, Inc.
PO Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Tomita:

Subject: Ewa Beach Fire Station Replacement
Tax Map Key 9-1-012:085
Portion Honouliuli, Ewa District, Oahu

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Thank you your letter of March 4, 2009 on the Draft Environmental Assessment for the subject project. We offer the following responses to your comments in the order they were presented.

- 1. The City and County of Honolulu will provide and maintain continued access to HECO facilities during and following construction. The consulting electrical engineers will keep HECO engineers apprised of the project during the planning and design processes. During the consultations, address potential conflicts between the proposed use and existing electrical facilities can be identified and resolved. Pre-final development plans will be submitted for review.
 - 2. At this time, the City and County of Honolulu is not planning on relocating any electrical facilities. HECO will be informed of any plans to relocate their facilities.
- We thank Hawaiian Electric Company for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: C. Kushimaejo, DDC
R. Yamauchi, KOA