

DRAFT ENVIRONMENTAL ASSESSMENT

UNIVERSITY OF HAWAI'I AT MĀNOA CLARENCE T.C. CHING ATHLETICS FACILITY



*ARTISTS RENDERING SUBJECT TO CHANGE



*EXISTING VIEW FROM KAHELE RD.

PREPARED FOR:



UNIVERSITY
OF HAWAI'I
MĀNOA

PREPARED BY:



OCTOBER 2010

**University of Hawai'i at Mānoa
Clarence T.C. Ching Athletics Facility
Honolulu, Oahu, Hawai'i**

DRAFT ENVIRONMENTAL ASSESSMENT

Prepared Pursuant to:
**Chapter 343, Hawai'i Revised Statutes and
Title 11, Chapter 200, Hawai'i Department of Health Administrative Rules**

Submitted by:
The University of Hawai'i

October 2010

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PROJECT SUMMARY

Proposing Agency:	Office of the Vice Chancellor University of Hawai'i at Mānoa
Accepting Authority:	Office of Capital Improvements University of Hawai'i at Mānoa
Location:	University of Hawai'i at Mānoa, Makai Campus
Tax Map Key:	Portion of 2-8-029: 001
Land Area:	Approximately 1.1 acres
Recorded Fee Owner:	State of Hawai'i
State Land Use District:	Urban
County Zoning:	R-5 Residential
Proposed Action:	Construction of the Clarence T.C. Ching Athletics Facility which involves replacing the existing bleachers at the Clarence T.C. Ching Field with a similar number of seats and ancillary facilities including a ticketing area, concession stands, locker rooms, athletic offices, two sand volleyball courts and support facilities
Impacts:	Short-term impacts to air quality, noise, and water quality may occur during construction of the project. No long-term impacts are anticipated to result from development of the project.
Pre-Assessment Consultation:	Pre-assessment comments were solicited from the following agencies: <u>State of Hawai'i Agencies</u> Department of Accounting and General Services Department of Business, Economic Development, and Tourism (DBED&T) DBED&T, Office of Planning Department of Land and Natural Resources (DLNR) DLNR, State Historic Preservation Division Department of Transportation

City & County of Honolulu Agencies

Board of Water Supply
Department of Planning and Permitting
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department

Draft EA
Consultation:

The Draft EA will be distributed to the following agencies and organizations:

Federal Agencies

Department of the Army
U.S. Fish and Wildlife Service

State of Hawai'i Agencies

Department of Accounting and General Services
Department of Business, Economic Development, and Tourism
DBED&T, Office of Planning
DBED&T, Hawai'i Coastal Zone Management Program
Department of Defense
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources (DLNR)
DLNR, State Historic Preservation Division
Office of Environmental Quality Control
Office of Hawaiian Affairs
University of Hawai'i Environmental Center
Mānoa Public Library
McCully – Mō'ili'ili Public Library
University of Hawai'i at Mānoa Hamilton Library

City & County of Honolulu Agencies

Board of Water Supply
Department of Design and Construction
Department of Environmental Services
Department of Planning & Permitting (DPP)
DPP, Civil Engineering Branch

DPP, Traffic Review Branch
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Neighborhood Board No. 7, Mānoa Neighborhood Board

CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

The University of Hawai'i proposes to replace existing bleachers at the Clarence T.C. Ching Athletics Field at the Makai Campus of the University of Hawai'i (see Figure 1, Location Map). The bleachers will be replaced with a similar number of seats and ancillary facilities including a ticketing area, concession stands, locker rooms and athletic offices. The new structure will be known as the Clarence T.C. Ching Athletics Facility. In addition, two beach volleyball courts will be provided adjacent to the facility. Beach volleyball is a new National Collegiate Athletic Association (NCAA) sanctioned sport to begin competition in the spring of 2012.

The Clarence T.C. Ching Field is the University of Hawai'i at Mānoa's only on-campus, all purpose track and field and soccer facility. The project is intended to consolidate athletic facilities and to allow the Clarence T.C. Ching Field to more fully realize its potential as a center of student activity.

The estimated project cost is \$10,000,000 (including development costs, planning, design, and other costs not directly related to construction), of which \$5,000,000 is being donated by the Clarence T.C. Ching Foundation. No significant impacts are expected to result from construction or operation of the athletics facility.

This Environmental Assessment has been prepared pursuant to Chapter 343, Hawai'i Revised Statutes due to the use of State lands and funds.

CHAPTER 2: PROJECT DESCRIPTION AND LOCATION

2.1 PROJECT LOCATION

The proposed Clarence T.C. Ching Athletics Facility will be located on the Makai Campus of the University of Hawai'i at Mānoa on tax map key parcel (1) 2-8-029:001. See Figure 1, Location Map. The facility will be located between Kalele Road and the Clarence T.C. Ching Field, where the bleachers for the Clarence T.C. Ching Field were formerly located and present site of the University's dance studio and office. The bleachers were recently removed in preparation for the proposed project.

2.2 EXISTING AND SURROUNDING USES

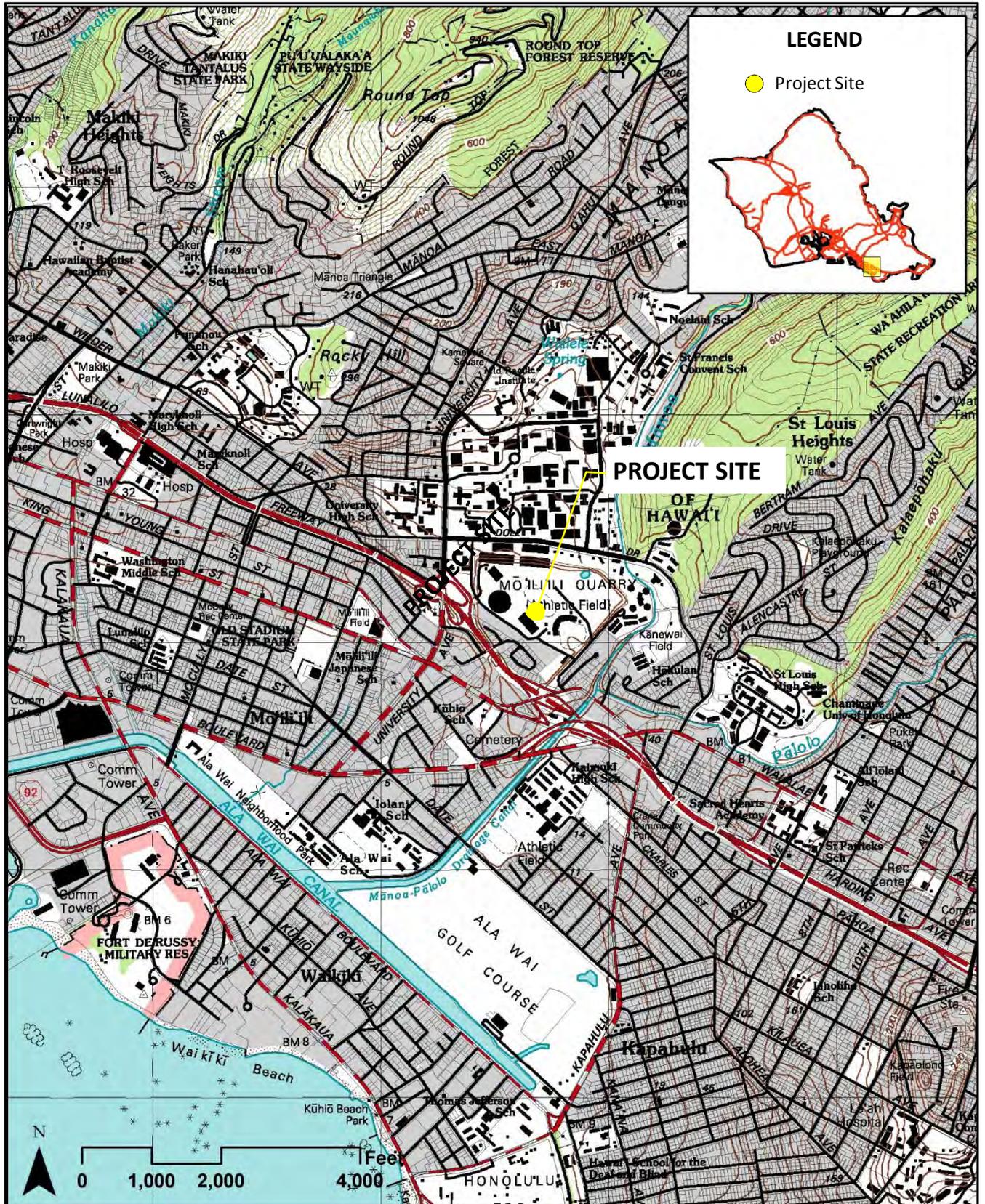
Existing uses at the project site include the University's Dance studio and offices. Bleacher seats for the Clarence T.C. Ching Field were located at the project site, however, they were recently removed in preparation for the proposed project. As shown in Figure 2, the project site is surrounded by the Clarence T.C. Ching Field, Murakami Stadium, Kahanamoku Pool, the Stan Sheriff Center, tennis courts, the University's softball stadium, and the Makai Campus parking structure.

2.3 PROJECT DESCRIPTION

The project will entail replacing the former bleacher seats with a new facility to include about 2,500 bleacher seats (approximately the same number of seats that were removed), two locker rooms, coach's offices, restrooms, a concession area with kitchen/prep area, and storage areas. Two beach volleyball courts will also be located at the project site. Beach volleyball is a new NCAA sanctioned sport to be to begin competition in the spring of 2012. Existing utilities at the project site will be removed and relocated, as required. A site plan is provided as Figure 3 and floor plans and building elevations are provided as Figures 4 to 7.

Consistent with the recommendation of the University's Long Range Development Plan, the architectural design of the project incorporates elements of earlier building designs, including Wist Hall, Hawai'i Hall quadrangle, and Founders Gate. These elements include use of thick walls, horizontal lines, and arched openings which are characteristic of this style on the Mānoa Campus.

Annual utilization of the Clarence T.C. Ching Field is not expected to substantially change with the project. Events that may be hosted at the Clarence T.C. Ching Field include 2-4 track and field meets, 1-2 University of Hawai'i football related events, and possibly up to 20 high school football events. The facility could also host up to 30 beach volleyball events.

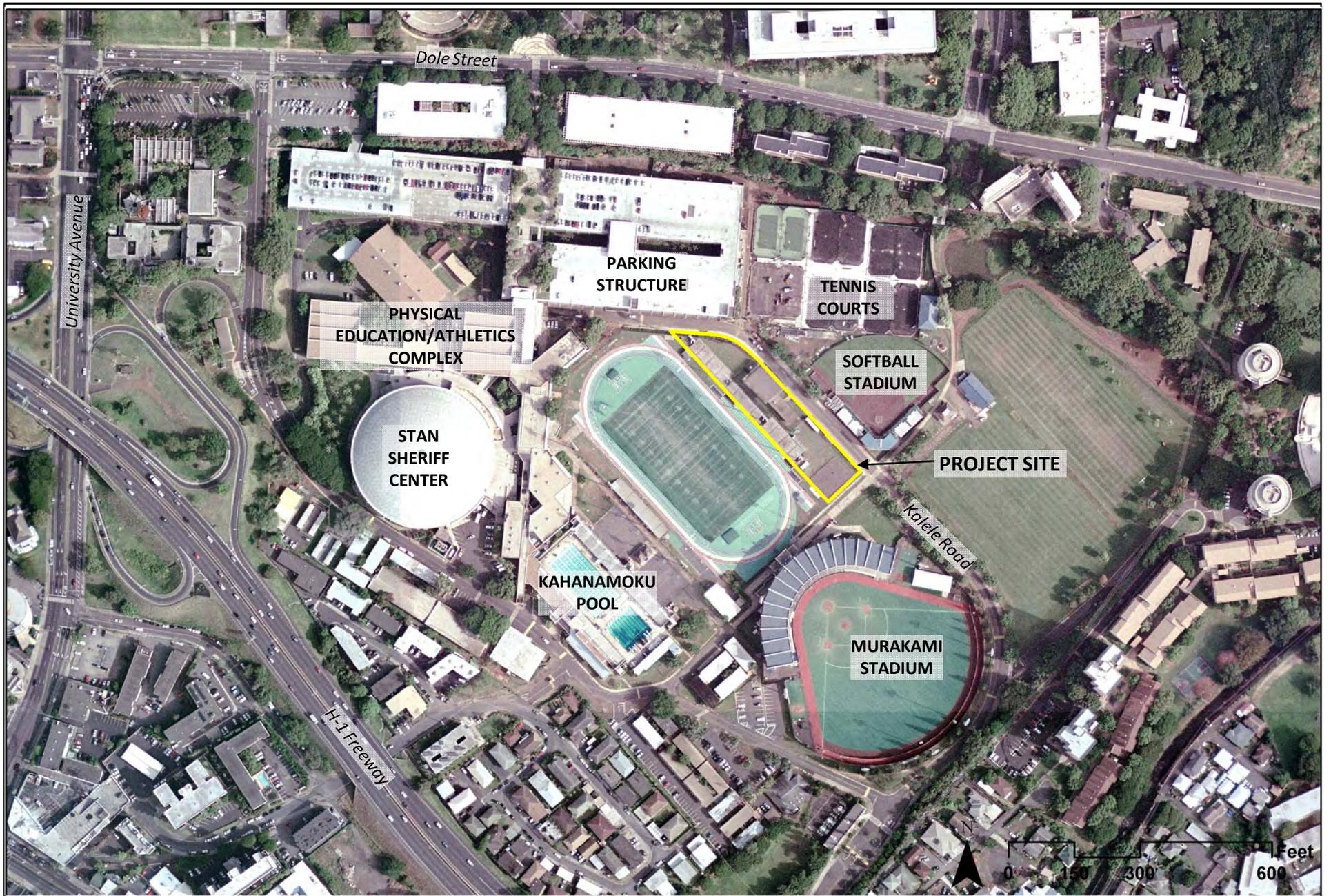


PROJECT LOCATION MAP

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 1

Source:
Honolulu Land Information System, C&C of Honolulu
Delorme Topo Quads

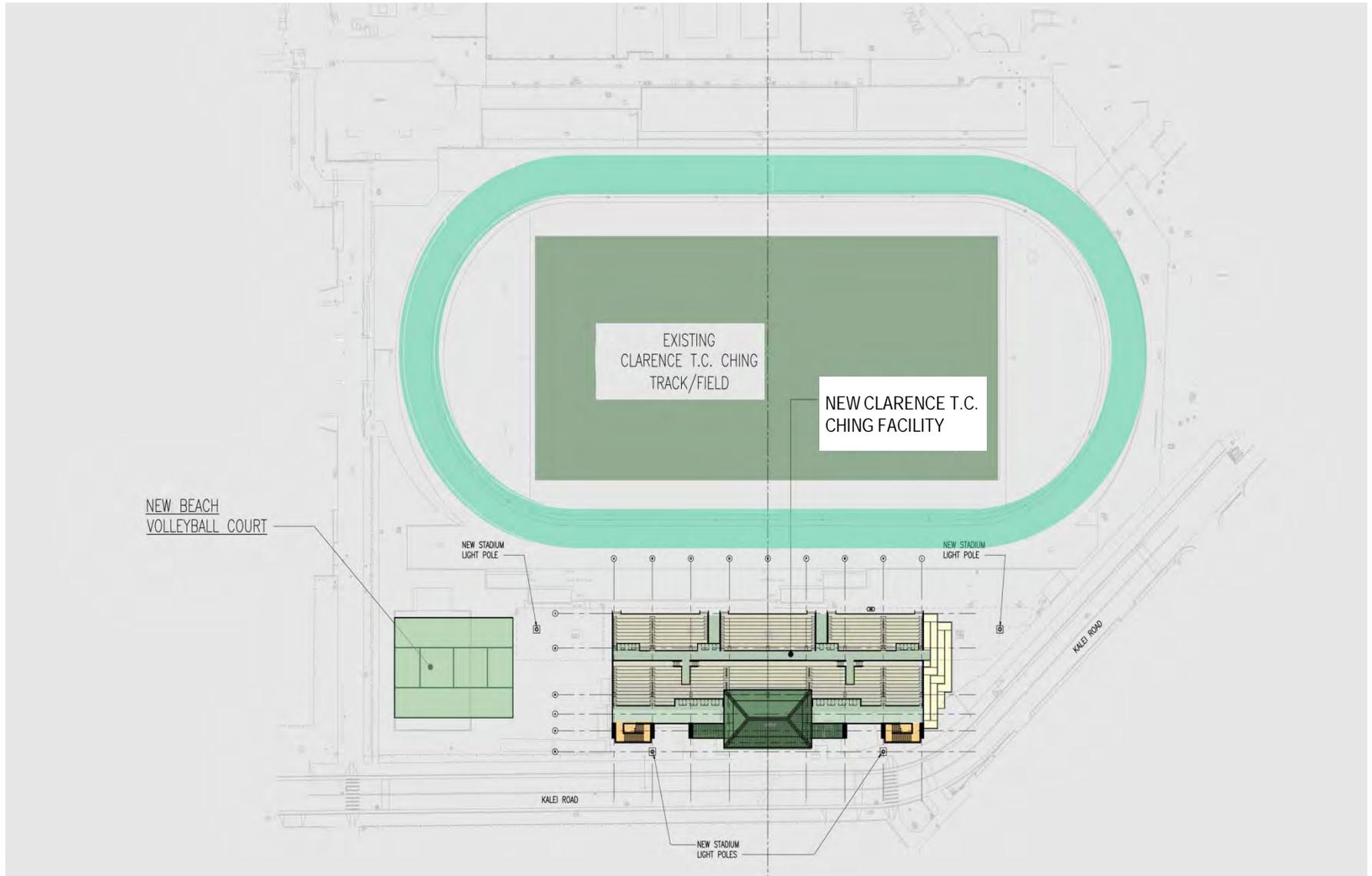


AERIAL PHOTO

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 2

Source: United States Geological Survey

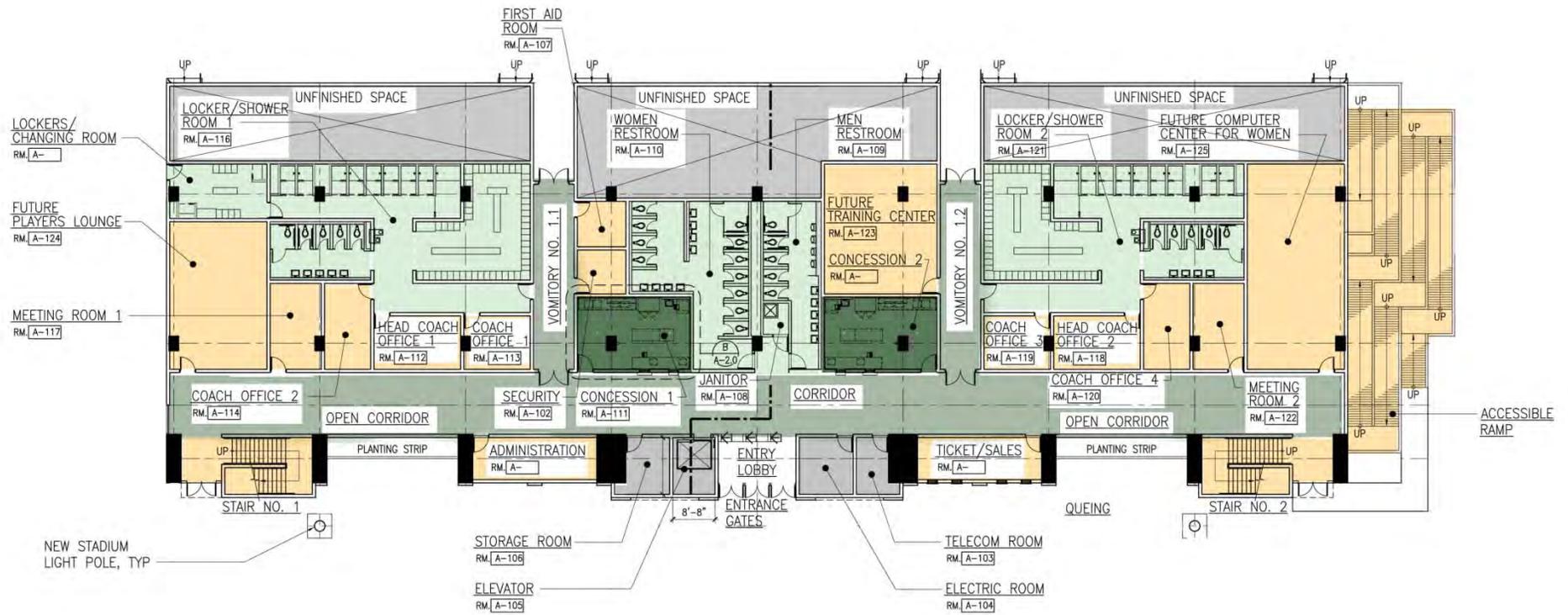


SITE PLAN

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 3

Source: Mitsunaga & Associates, Inc.



GROUND FLOOR PLAN

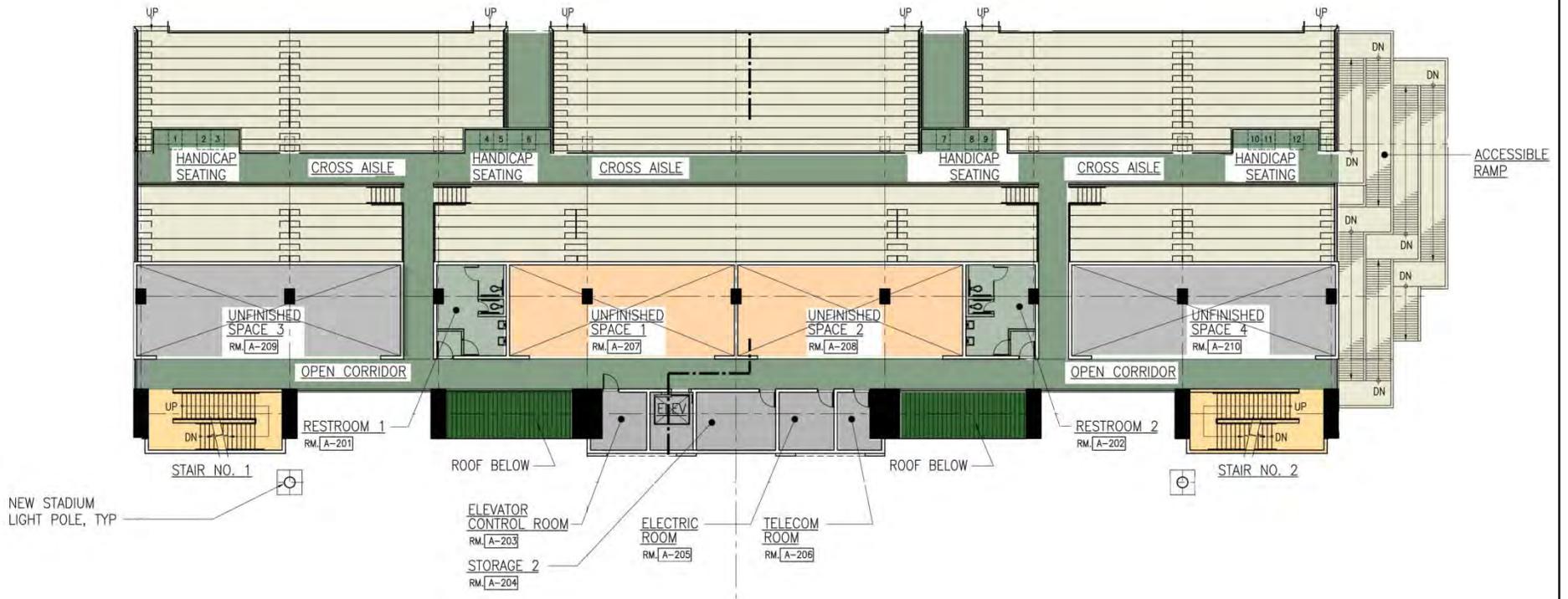
SCALE: 3/32" = 1'-0"

GROUND FLOOR PLAN

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 4

Source: Mitsunaga & Associates, Inc.



SECOND FLOOR PLAN

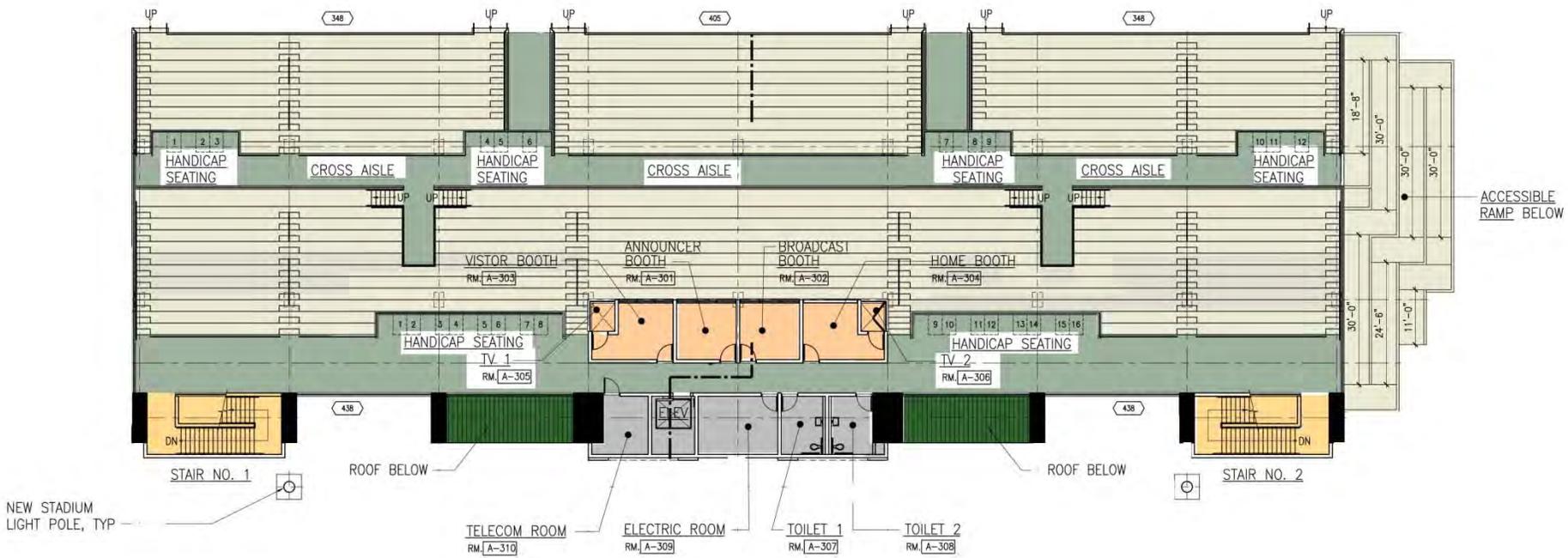
SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 5

Source: Mitsunaga & Associates, Inc.



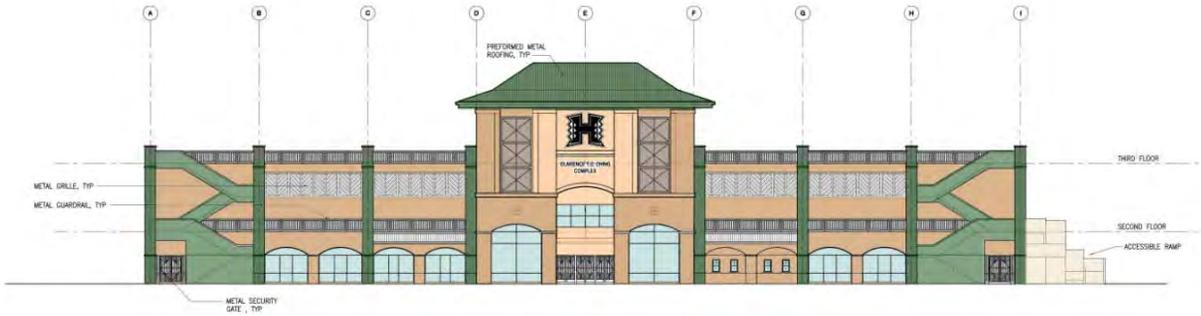
THIRD FLOOR PLAN
 SCALE: 3/32" = 1'-0"

THIRD FLOOR PLAN

Clarence T.C. Ching Athletics Facility
 University of Hawaii

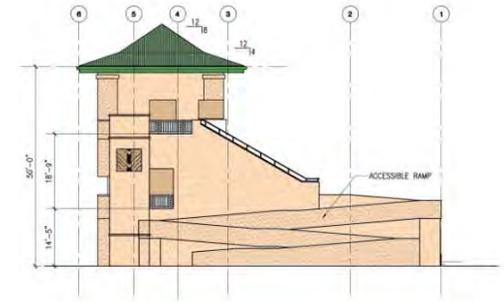
FIGURE 6

Source: Mitsunaga & Associates, Inc.



FRONT EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



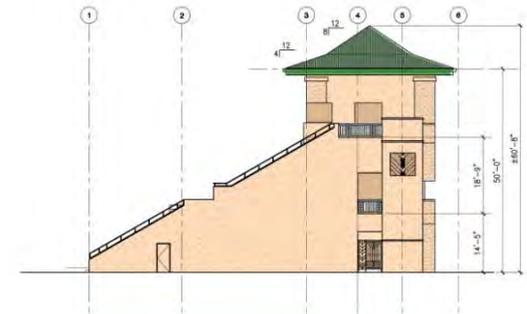
EWA SIDE EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



FIELD SIDE EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



DIAMOND HEAD SIDE EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING ELEVATIONS

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 7

Source: Mitsunaga & Associates, Inc.

The University's dance studio and offices, which are in portable buildings at the project site, will be relocated as part of the project. The buildings will be relocated to the UH Mānoa Mauka campus at the current site of the Food Science and Technology building, which is scheduled to be demolished.

The existing Makai Campus parking structure will accommodate the parking requirements for the new facility. There are also three public transportation routes (TheBus routes 6, 18 & 80A) that serve the project area.

The facility is being designed to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating. The project will comply with Americans with Disabilities Guidelines and final plans will be submitted to the Disability and Communications Access Board (DCAB) for Americans with Disabilities Act (ADA) review and compliance.

2.4 PROJECT NEED AND OBJECTIVE

The purpose of the project is to allow the Clarence T.C. Ching Field to more fully realize its potential as a center of student activity and to improve the quality of fan and player experience for events hosted at the Field. Presently, full utilization of the Clarence T.C. Ching Field is limited by the demolition of the old, inadequate bleachers and by the absence of ticketing facilities, locker and restrooms, concessions, and support spaces. Construction of the facility also provides an opportunity to consolidate athletic spaces in a permanent facility, as several of the uses to be housed at the facility are dispersed in temporary structures.

2.5 PROJECT SCHEDULE AND COST

The estimated cost of the project is \$10,000,000 (including development costs, planning, design, and other costs not directly related to construction), of which \$5,000,000 is being donated by the Clarence T.C. Ching Foundation. Construction of the project is expected to commence in the spring of 2011 and is expected to require about one year to complete.

CHAPTER 3: DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATIONS

This chapter describes the surrounding environment in the vicinity of the project site. The probable environmental impacts associated with the project are discussed, and mitigative measures are identified if necessary.

3.1 CLIMATE

The climate of the project site can be characterized as mild, subtropical with persistent trade winds and relatively constant temperatures. Temperatures at the project site average from about 68 degrees Fahrenheit in the coolest month to about 80 degrees Fahrenheit in the warmest month.

Rainfall in the region is influenced by the geologic features of the region. Precipitation is induced as moisture-bearing air pushed by north-easterly tradewinds encounter the Ko'olau Mountain range. The process of orographic precipitation produces frequent rainfall events characteristic of O'ahu's inland areas, such as Mānoa valley. Annual average rainfall at the project site is about 35 inches per year, with the winter months having more frequent rainfall events than summer months.

3.2 GEOGRAPHY, TOPOGRAPHY AND SOILS

The geologic features of the project area emerged from a period of quiescence following the formation of the Koolau volcanic dome. During this period of quiescence, erosion carved valleys that were subsequently filled as sea levels rose, giving rise to the Koolau Mountain Range. The project site is located at the foot of the Koolau Mountain Range.

Much of the University of Hawai'i at Mānoa lower campus, including the project site, is situated over a former rock quarry. According to the Soil Survey of the Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i (1972), soils at the project site are classified as "Quarry".

Topography at the University of Hawai'i lower campus ranges from an elevation of about 10 feet above mean sea level to an elevation of about 55 feet near Dole Street. The elevation at the project site is about 10 feet above mean sea level and the terrain is level.

Impacts and Mitigation Measures

Construction of the project will require grading at the project site and excavation for the structure's footings and foundation. A grading permit will be obtained from the City and County of Honolulu and conditions of the permit will be adhered to minimize construction impacts. The project will not have a significant adverse impact on geology, topography, or soils at the project site.

3.3 FLORA AND FAUNA

Landscaping at the project site is very limited given its former use for bleacher seating and as a site for portable office buildings. Plant species at the project site include hibiscus and various common species of grass.

Fauna species are also limited given the lack of habitat and urban nature of the campus. According to the Environmental Assessment recently prepared for the Mānoa Campus's Long Range Development Plan, predominant fauna on the campus are introduced species, including rats, mice and feral cats. Typical avifauna includes the Common Indian Mynah, doves and sparrows. No rare, threatened or endangered species are known to exist at the project site.

Impacts and Mitigation Measures

Construction of the project will require removal of much of the vegetation at the project site. However, landscaping will be restored and improved from existing conditions following completion of construction. As much as possible, the landscape design will promote the Hawaiian culture through the use of native or culturally significant plants. Shade trees will be incorporated to offer relief, especially over hardscape surfaces. The plant palette will also consider irrigation and maintenance requirements with preference to native and adapted plants that require less water. The enhanced landscaping is anticipated to have a beneficial effect for avifauna at the project site.

3.4 AIR QUALITY

The State of Hawai'i, Department of Health, operates several air monitoring stations throughout the state. The closest air monitoring station to the project site is the Honolulu station located at 1250 Punchbowl Street, about 2.3 miles from the project site. The Honolulu station measures concentrations of sulfur dioxide, carbon monoxide, PM₁₀ (particulate matter that is 10 microns or less in diameter), and PM_{2.5} (particulate matter that is 2.5 microns or less in diameter). Up to 2006, the DOH also operated the University station located at 2617 South King Street, about 0.5 miles from the project site. The University station measured concentrations of carbon monoxide.

According to the State of Hawai'i Annual Summary 2008 Air Quality Data, measured levels of sulfur dioxide, carbon monoxide, PM₁₀ and PM_{2.5} at the Honolulu Station were well within State and Federal ambient air quality standards. Measured levels of carbon monoxide at the University station in 2006, the last year that data is available, were well within State and Federal ambient air quality standards.

Project Impacts and Mitigation

Short-term impacts to air quality from fugitive dust may occur during grading and earthwork during construction of the project. Construction related air quality impacts will be mitigated by complying with conditions of the project's grading permit and implementing appropriate Best Management Practices. No long-term significant impact to air quality is expected to result from development of the project.

3.5 ARCHAEOLOGICAL AND CULTURAL RESOURCES

There are no known archaeological resources at the project site. Because of the project site's former use as a rock quarry, the State Historic Preservation Division has commented that there is minimal risk that any cultural layer has been preserved in the project area.

A Cultural Impact Assessment Report was prepared for the Mānoa Campus's Long Range Development Plan in 2007. The report was intended to serve as a planning document to facilitate good stewardship of cultural resources and to streamline compliance with the State's environmental review process. Although the proposed project was not a part of the University's Long Range Development Plan at the time, the cultural impact assessment report provides a broad overview of cultural resources at the Mānoa Campus and general policies to protect and enhance cultural resources that are applicable to the proposed project.

According to background research conducted for the cultural impact assessment report, for well over a millennium, Mānoa Valley has been an attractive place to settle and garden. Lower Mānoa Valley, the site of the University of Hawai'i at Mānoa campus, represents prime wet-taro growing area. Mānoa is very rich in place names and *wahipaha* (legendary or storied places) and associated *mo'olelo* (oral histories) reflect the valley's elevated cultural and historical significance. Important *mo'olelo* focus on Mānoa's many *punawai* (fresh water springs), which are directly associated with the exploits of two primary Hawaiian gods, Kāne and Kanaloa. Mānoa valley also has many *pu'u* (hills, mountains), peaks, ridges and caves with associated *mo'olelo*.

Community participants consulted during preparation of the cultural impact assessment report expressed concerns about future buildings and projects being more harmoniously designed and integrated into the natural surrounding and themes inherent to the valley. Many participants also spoke about the importance of using native plants in future projects and a few participants also spoke about the importance of understanding and incorporating Hawaiian language words, phrases and concepts that extend beyond the superficial.

In order to mitigate potential cultural impacts, the cultural impact assessment report proposed the following measures that are relevant to the proposed project:

- The community should be given the opportunity to review and comment on individual projects as details become finalized and as more specific potential impacts can be assessed.
- The University should proactively develop a plan to avoid disturbing burials and historic and cultural sites located in subsurface contexts.
- Planning and design of projects should incorporate Hawaiian cultural and historical themes and concepts in order to restore and accentuate an authentic sense of place. This should include use of native and Polynesian-introduced plants, integration of *mo'olelo* and other Hawaiian concepts, and preservation and protection of undeveloped spaces and natural resources.

Project Impacts and Mitigation

The project is anticipated to have no adverse impact on archaeological resources as none are likely to be present at the project site.

With regard to cultural impacts, the community is being afforded the opportunity to review the project and provide comments through the environmental review process. Early consultation has also been conducted with the State Historic Preservation Division to solicit comments relating to archaeological and cultural sites and the SHPD will continue to be a consulted party through the environmental review process. With regard to the project's design, the project's Landscape Plan will give preference to native plants and in order to accentuate a sense of place, the facility utilizes architectural design elements from earlier building designs on the Mānoa Campus including Founders Gate, Wist Hall, and the Hawai'i Hall quadrangle. These elements include use of thick walls, horizontal lines, and arched openings which are characteristic of this style on campus.

3.6 FLOOD AND NATURAL HAZARDS

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the subject property is located in flood hazard zone "X", areas determined to be outside the 0.2% annual chance floodplain (500-year floodplain). See Figure 8, Flood Map.

Project Impacts and Mitigation

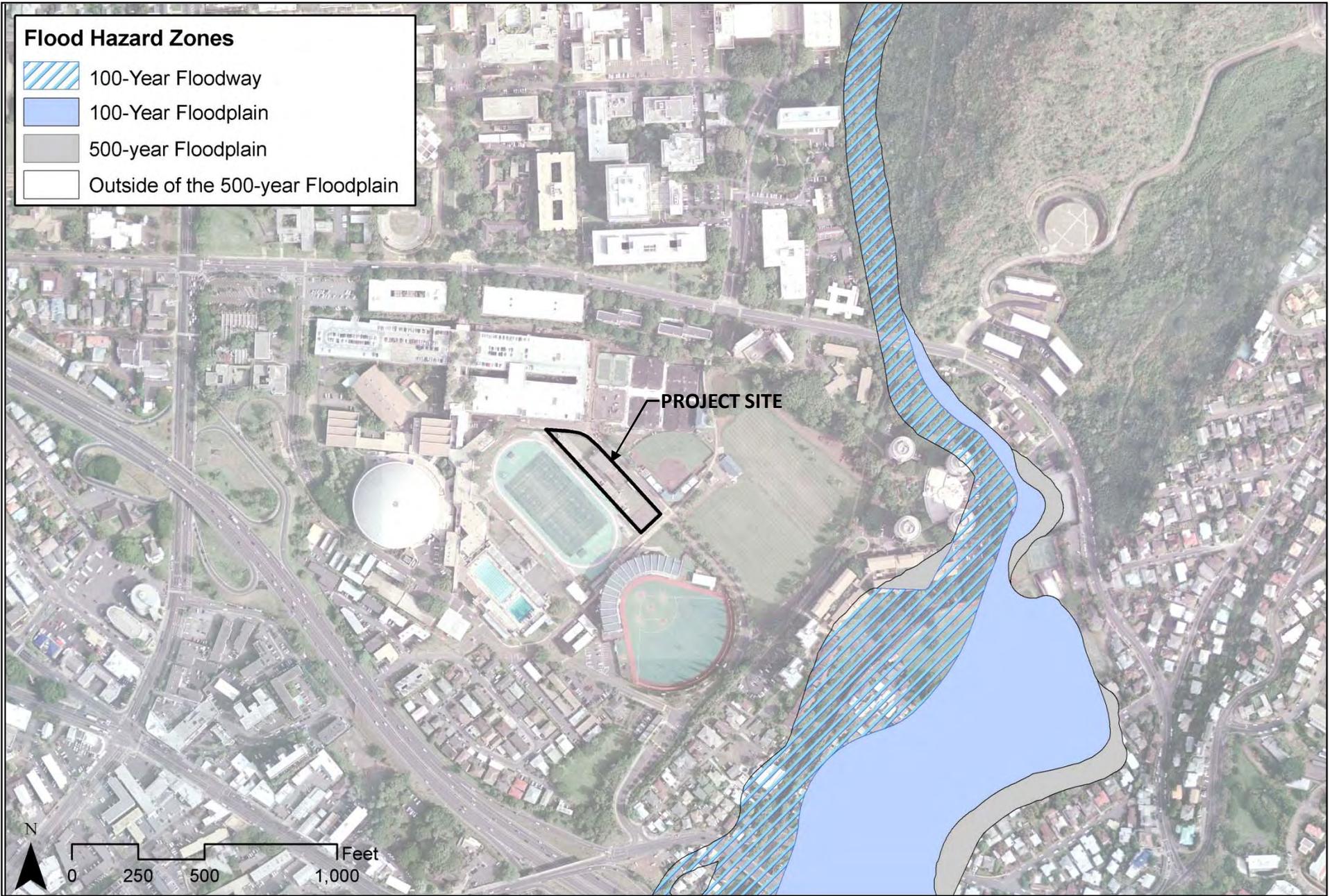
The proposed project is not prone to inordinate risk of natural hazards such as flooding, earthquakes or hurricanes. The project is not located within a flood hazard zone and impacts relating to earthquake and hurricane hazard will be mitigated through compliance with applicable building codes. In addition, the University has adopted a System-wide Emergency Operations Plan to be implemented whenever a disaster strikes.

3.7 NOISE

A Noise Impact Study prepared by Y. Ebisu & Associates in 1989 discussed existing and anticipated noise issues on the Mānoa Campus, with a particular focus on the Stan Sheriff Center located about 500-feet from the project site. The Makai Campus is the most noise-prone location on the Mānoa Campus due to its proximity to the H-1 Freeway, Dole Street, University Avenue, parking structures and athletic facilities. Ambient noise levels measured by the study were 55dBA or less, which is below the Department of Health Guidelines for community noise control.

Impacts and Mitigation Measures

Ambient noise levels will increase during construction of the project. Construction related noise impacts will be mitigated by complying with the Department of Health's community noise control rules. Noise from events hosted at the Clarence T.C. Ching field are not anticipated to have a significant adverse impact on adjacent land uses. The nearest residential uses are approximately 800-feet from the project site and buffered from the Clarence T.C. Ching Field by structures including Kahanamoku Pool, Murakami Stadium, and office buildings. Furthermore, noise from the proposed facility would not be out of character for the area as events are presently hosted at the Clarence T.C. Ching Field and other existing athletics facilities, including Murakami Stadium, the Stan Sheriff Center and the softball field, are located adjacent to the project site.



FLOOD MAP

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 8

Source: City and County of Honolulu Land Information System

3.8 AESTHETIC AND VISUAL RESOURCES

The proposed facility is centrally located in the University of Hawai'i at Mānoa's Makai Campus and views of the project site from areas external to the campus are obscured by the Makai Campus parking garage, Stan Sheriff Center, Murakami Stadium, Softball Stadium and the Physical Education/Athletic Complex. In order to capture design elements of earlier building designs on the Mānoa Campus, the facility incorporates elements from notable buildings on campus including Wist Hall, Hawai'i Hall quadrangle, and Founders Gate. These elements include use of thick walls, horizontal lines, and arched openings which are characteristic of this style on the Mānoa Campus. The City and County of Honolulu's Primary Urban Center Development Plan specifies significant panoramic views to be protected in the region, including views of Āliamanu, Punchbowl, and Diamond Head. Existing views of the project site and renderings of the facility from Kalele Road and the Makai Campus parking structure are provided in Figure 9 to 12.

Impacts and Mitigation Measures

The proposed facility will be a large, significant building, however, its scale is similar in context to surrounding buildings including the Stan Sheriff Center, Murakami Stadium, and Makai Campus parking structure. Consistent with the recommendations of the campus's long-range development plan, the project incorporates design elements from earlier buildings to promote a cohesive design theme. The project will have no effect on the significant panoramic views identified in the Primary Urban Center Development Plan.

3.9 ROADWAYS

Roadways in the vicinity of the project site include the H-1 Freeway, University Avenue, Dole Street, Lower Campus Road, and Kalele Road. The H-1 Freeway is a six-lane divided freeway that provides vehicular access between east and west O'ahu with on- and off-ramps serving the Mānoa Campus. University Avenue traverses in a north-south direction and is one of the primary roadway connecting the Mānoa Campus to the H-1 Freeway and the greater Honolulu region. Dole Street is a four-lane roadway that traverses in an east-west direction and divides the University of Hawai'i at Mānoa Mauka Campus and Makai Campus. Lower Campus Road is a four-lane roadway off of Dole Street and the primary roadway providing access to the Makai Campus. Kalele Road, a two-lane roadway that stems off of Lower Campus Road, serves the project site and also provides access to the Makai Campus parking structure, softball stadium, practice fields, and Murakami Stadium.

Parking for the proposed project will be accommodated by the existing inventory of parking spaces on campus. No additional parking spaces are required as the project only replaces and



EXISTING VIEW FROM KALELE ROAD

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 9

Source: City and County of Honolulu Land Information System



RENDERING: VIEW FORM KALELE ROAD

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 10

Source: Mitsunaga and Associates, Inc.



EXISTING VIEW FROM PARKING STRUCTURE

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 11

Source: Mitsunaga and Associates, Inc.



RENDERING: VIEW FROM PARKING STRUCTURE

Clarence T.C. Ching Athletics Facility
University of Hawaii

FIGURE 12

Source: Mitsunaga & Associates, Inc.

consolidates existing facilities and will not increase the student or faculty/staff population on campus.

The University has prepared a Transportation Demand Management Plan that specifies personnel and manpower requirements, ingress and egress plans, signage, and other measures to be implemented for special events of up to 5,000 attendees, and additional control measures to be implemented for special events of more than 5,000 attendees.

Project Impacts and Mitigation

The proposed project is not anticipated to have a significant adverse impact on traffic operations on surrounding roadways as the project replaces or consolidates existing facilities and the current student and faculty/staff population will not be affected. The University is required to update the Traffic Impact Assessment Report (TIAR) prepared for the Mānoa Campus's Long Range Development Plan periodically as a condition of the campus's Plan Review Use Permit. However, Austin Tsutsumi and Associates, Inc., the preparer of the TIAR, has provided a letter stating that an update to the TIAR should not be required as the facility will not affect the daily student or faculty/staff population on campus and will have no effect on traffic operations.

A construction management plan will be prepared to mitigate construction-related traffic impacts. The construction management plan will identify the type, frequency, and routing of heavy trucks and construction related vehicles affecting streets. Appropriate mitigation, such as limiting vehicular activity to periods outside of the peak periods of traffic, specifying alternate routes for heavy vehicles, and traffic controls will be specified in the construction management plan.

Parking for events hosted at the Clarence T.C. Ching Field will be accommodated by the Makai Campus parking structure which provides 2,939 parking stalls. Traffic impacts from special events hosted at the Clarence T.C. Ching Field will be mitigated by implementing the traffic control measures specified in the University's Transportation Demand Management Plan.

3.10 WATER SYSTEM

Water supply to the project site is provided by the Honolulu Board of Water Supply. An 8-inch waterline along Kalele Road services the project site.

Project Impacts and Mitigation

The average daily potable water demand for the project is 168,000 gallons per day (gpd) and the maximum daily demand is estimated at 252,000 gpd. Peak hour demand is estimated to be 504,000 gpd. No significant impact to the existing water system is anticipated as the Board of Water Supply has indicated that the existing water system can accommodate the proposed project. The project's potable water system will be designed to comply with the Honolulu Board of Water Supply's current *Water System Standards and Standard Details for Water System Construction*. An existing 8"x2" water meter will supply the project's fire and domestic water requirements.

3.11 DRAINAGE SYSTEM

Stormwater runoff from the project site is presently collected by a network of drain inlets and catch basins. Stormwater from the Makai Campus is discharged into a City and County of Honolulu's drainline near the Varsity Circle entrance to the campus.

Project Impacts and Mitigation

The project is not anticipated to significantly increase stormwater runoff flowing off-site as much of the site is presently paved or covered with buildings. As much as possible, existing drainage patterns will be maintained and stormwater runoff will be directed to landscaped areas or to proposed drainage structures.

The project's drainage system will be designed to comply with the latest City and County of Honolulu Rules Relating to Storm Drainage and Standards and Standard Details for Public Works Construction. The on-site drainage system will be designed for a 10-year recurrence interval, and will consist of drain inlets, catch basins, manholes, pipes, and storm water quality structures. The drainage system will connect to an existing 60" pipe located along the south-eastern boundary of the project site.

3.12 SEWER SYSTEM

The sewer system on the UHM campus is maintained by the City and County of Honolulu. An existing 6-inch sewerline is located between the Clarence T.C. Ching Field and Kahanamoku

Pool. Wastewater from the campus is transported to the City's Sand Island Wastewater Treatment Plant for treatment and disposal.

Project Impacts and Mitigation

No significant impact to the sewer system is anticipated. The average daily wastewater demand by the project is estimated to be 84,000 gpd, and the maximum daily demand is estimated at 465,500. Peak hour demand is estimated to be 467,375 gpd. A new sewer lateral will be installed to connect the project to an existing 6-inch sewer line.

CHAPTER 4: CONFORMANCE WITH PLANS AND POLICIES

4.1 Hawai'i State Plan

The Hawai'i State Plan, codified as Chapter 226, Hawai'i Revised Statutes, serves as a guide for the future long-range development of the State; identifies goals, objectives, policies and priorities for the State; provides a basis for determining priorities and allocating resources; improves coordination of federal, state and county activities, and establishes a system to integrate major state and county activities.

The proposed action's consistency with relevant State goals, objectives, and policies is discussed below:

§226-21 Objective and policies for socio-cultural advancement—education (a) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

(b) To achieve the education objective, it shall be the policy of this State to:

- (1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.
- (2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

Comment: The proposed project will enhance use of the Clarence T.C. Ching Field and allow it to more fully realize its potential as a center of student activity, and as a host site for special events for the broader community. The project also helps to solidify the Mānoa Campus's standing as the flagship campus in the University of Hawai'i system.

§226-23 Objective and policies for socio-cultural advancement—leisure. (a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

(b) To achieve the leisure objective, it shall be the policy of this State to:

- (2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.
- (3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.

Comment: Construction of the project will enhance the enjoyment of events hosted at the Clarence T.C. Ching Field. The Clarence T.C. Ching Field hosts a number of events throughout the year including University track and field and football events, and community events such as high school football games and the Special Olympics Summer Games.

4.2 State Land Use Law

The State of Hawai'i Land Use Law, Chapter 205, Hawai'i Revised Statutes, classifies all lands in the State into four land use districts: Urban, Rural, Agricultural, and Conservation. The subject property is within the Urban district.

Comment: The proposed facility is an allowed use in the State land use Urban district.

4.3 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which set forth the long-term aspiration of O'ahu's residents and the actions to achieve them. The proposed project is consistent with the following objectives and policies of the Honolulu General Plan.

X. Culture and Recreation

Objective D – To provide a wide range of recreational facilities and services that are readily available to all residents of O'ahu.

Policy 7 – Provide for recreation programs which serve a broad spectrum of the population.

Policy 11 – Encourage the after-hours, weekend, and summertime use of public school facilities for recreation.

Comment: The proposed facility will enhance the quality and experience of events hosted at the Clarence T.C. Ching Field. The field hosts a variety of events throughout the year, including on weekends, summer, and after-hours, such as University track and field and football events, high-school athletic events, and community events.

4.4 City and County of Honolulu Primary Urban Center Development Plan

The island of O'ahu is divided into eight Development/Sustainable Community Plan areas. Each plan implements the objectives and policies of the General Plan and serves as a guide for public policy, investment, and decision making within their respective region. The subject property is within the Primary Urban Center Development Plan (PUC DP) area. The PUC DP establishes policies to shape the growth and development of the PUC area to year 2020. The project is consistent with the following policies of the Primary Urban Center Development Plan:

4.7 School and Library Facilities

4.7.2 Policies

Support the development of a high quality education system of schools and post secondary institutions that increase the attractiveness of the Primary Urban Center as a place to live and work.

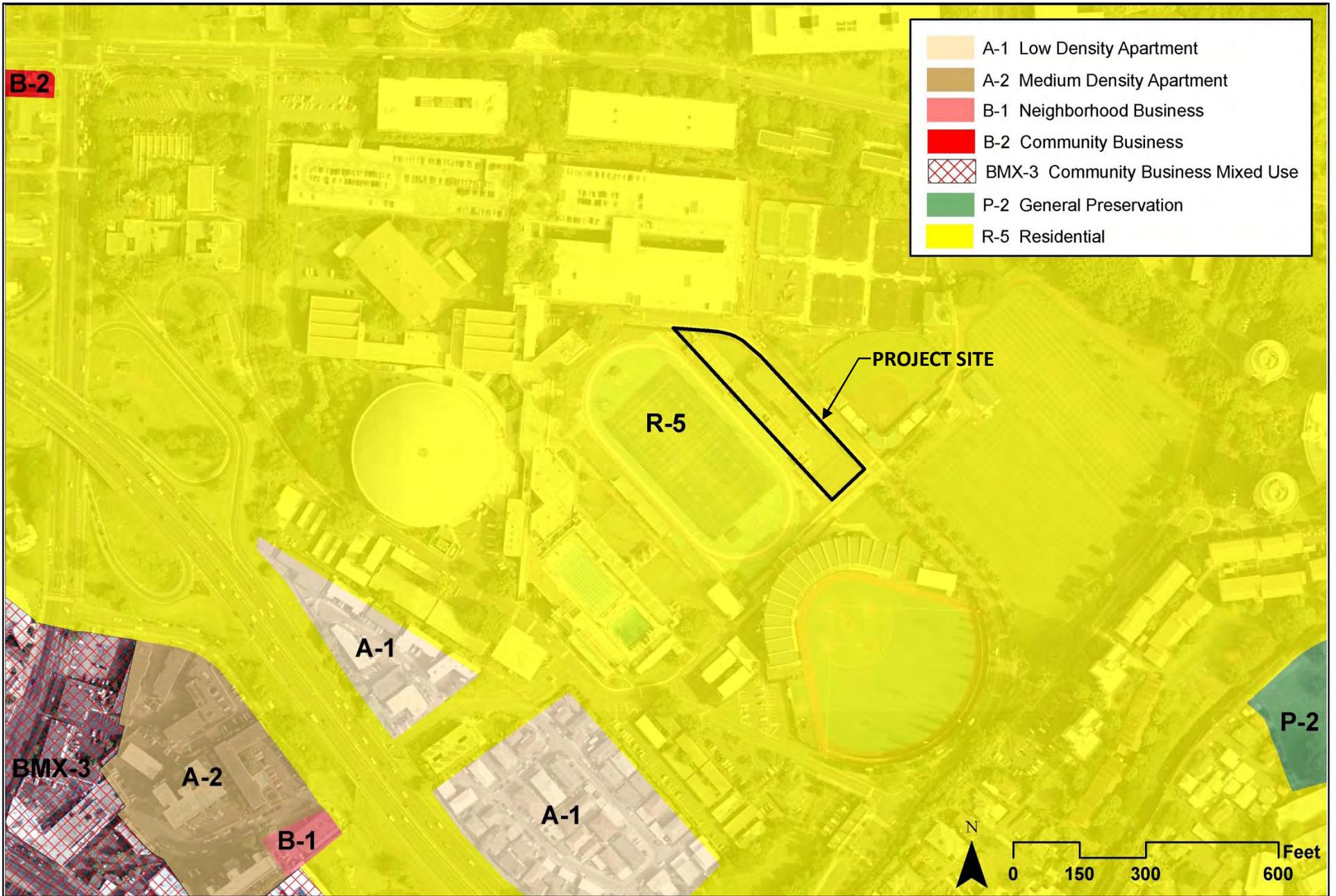
Comment: The Mānoa Campus is the flagship campus in the University of Hawai'i system and home to the State's only Division I athletics program. Facilities such as the proposed project enhance the quality of events hosted on campus and increase the attractiveness of the Primary Urban Center as a place to live and work.

4.5 City and County of Honolulu Land Use Ordinance

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in a manner that will encourage orderly development in accordance with the General Plan and Development Plans. The subject property is within the R-5 Residential zoning district (see Figure 11).

The LUO provides a review and approval mechanism through the Plan Review Use (PRU) process for uses of a permanent and institutional nature, such as universities, that provide essential community services but could also have an adverse impact on surrounding land uses. The Plan Review Use Permit for the Mānoa Campus was last approved by the Honolulu City Council in March 2010 to allow for implementation of the Mānoa Campus's 2007 Long Range Development Plan.

Comment: As the proposed project was not listed on the campus's 2007 Long Range Development Plan, a minor-modification to the existing PRU permit will be pursued following completion of the environmental review process.



- A-1 Low Density Apartment
- A-2 Medium Density Apartment
- B-1 Neighborhood Business
- B-2 Community Business
- BMX-3 Community Business Mixed Use
- P-2 General Preservation
- R-5 Residential

B-2

PROJECT SITE

R-5

A-1

BMX-3

A-2

B-1

A-1

P-2



CHAPTER 5: ALTERNATIVES TO THE PROPOSED ACTION

This chapter presents alternative actions that were considered but rejected from further consideration.

5.1 No-Action Alternative

Under the No-Action alternative the proposed improvements would not be constructed and the project site would remain in its existing state. Although athletic and community events would continue to be hosted at the Clarence T.C. Ching Field, full utilization of the field and enjoyment by spectators and players would be limited by the absence of comfort stations, concession facility, ticketing facility, locker rooms, and other support spaces. Under the No Action alternative, the opportunity to consolidate the administrative spaces, such as the coaches offices and meeting rooms, would be foregone.

5.2 Alternative Site

An alternative site for the proposed project is not feasible as the facility is being constructed to complement use of the Clarence T.C. Ching Field. As such, an alternative site for the proposed project would also require relocation of the Clarence T.C. Ching Field. Relocation of the project and Clarence T.C. Ching Field is not considered feasible as there is insufficient land area on the Mānoa Campus to relocate both facilities elsewhere.

CHAPTER 6: REQUIRED PERMITS AND APPROVALS

The following is a list of permits and approvals that may be required for construction of the Clarence T.C. Ching Athletics Facility:

State of Hawai'i

- National Pollutant Discharge Elimination System (NPDES) Permit

City and County of Honolulu

- Building Permit
- Grading Permit
- Plan Review Use Minor Modification

CHAPTER 7: ANTICIPATED DETERMINATION

Development of the proposed Clarence T.C. Ching Athletics Facility is not anticipated to have a significant impact based on the criteria set forth in the State Department of Health Rules, Chapter 200, Title 11, Section 12. The project's relationship to each criterion is discussed below.

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

Construction of the proposed project does not involve an irrevocable commitment to loss or destruction of any natural or cultural resource as the project site is not known to possess any significant natural or cultural resources.

2. *Curtails the range of beneficial use of the environment;*

Construction of the project will not curtail the range of beneficial uses of the environment as the project site has been previously developed and the project largely represents a replacement of existing uses. The project enhances the range of beneficial uses of the environment as it will promote use and enjoyment of the Clarence T.C. Ching Field for athletic and community events.

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

The proposed project does not conflict with any of the policies or guidelines expressed in the State Environmental Policy, Chapter 344 Hawai'i Revised Statutes.

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

As the project largely represents a replacement of existing uses and facilities, it will have no substantial effect on the economic welfare, social welfare, or cultural practices of the community or State.

5. *Substantially affects public health;*

The project is anticipated to have no substantial effect on public health. Construction related impacts will be mitigated by implementing appropriate Best Management Practices and complying with required permit conditions.

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

The project will have no impact on the student or faculty/staff population at the Mānoa campus and will have no adverse secondary effect on other public facilities. The project represents a replacement and consolidation of existing facilities on the Mānoa Campus and is intended to enhance use and enjoyment of the Clarence T.C. Ching Field.

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

The proposed Clarence T.C. Ching Facility will have no impact on environmental quality in the vicinity of the project site. Construction related impacts will be mitigated by implementing appropriate Best Management Practices and complying with required permit conditions.

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

The project is not anticipated to be associated with cumulative impacts nor does it involve a commitment for larger actions.

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

There are no known rare, threatened, or endangered species at the project site, nor does the site possess any unique habitat to support these species.

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

Short-term impacts to air quality, water quality and ambient noise levels may occurring during construction. Impacts will be mitigated by implementing appropriate Best Management Practices and complying with required permit conditions. No long-term impacts to air quality, water quality or noise levels are anticipated.

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 water.*

The project is not located in an environmentally sensitive area.

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

The project will not affect any scenic vistas or view planes identified in county or state plans.

13. Requires substantial energy consumption.

Energy will be required for interior and exterior lighting, mechanical equipment, and air conditioning. The project, however, is being designed to achieve a LEED silver rating and will incorporate energy efficiency measures in its design. Planned energy efficiency measures include providing multi-level and/or zone switching illumination in large rooms, occupancy sensors in offices and conference rooms, and using heat recovery units on the project's chiller to recover waste heat for domestic water heating.

CHAPTER 8: AGENCY AND PUBLIC CONSULTATION

8.1 PRE-ASSESSMENT CONSULTATION

Pre-assessment consultation comments were solicited from the following government agencies and organizations. Comments received are attached at the end of this Environmental assessment.

State of Hawai'i Agencies

Department of Accounting and General Services
Department of Business, Economic Development, and Tourism (DBED&T)
DBED&T, Office of Planning
Department of Land and Natural Resources (DLNR)
DLNR, State Historic Preservation Division
Department of Transportation

City & County of Honolulu Agencies

Board of Water Supply
Department of Planning and Permitting
Department of Transportation Services
Honolulu fire Department
Honolulu Police Department

8.1 DRAFT ENVIRONMENTAL ASSESSMENT CONSULTATION

Copies of the Draft Environmental Assessment have been distributed to the following agencies and organizations:

Federal Agencies

Department of the Army
U.S. Fish and Wildlife Service

State of Hawai'i Agencies

Department of Accounting and General Services
Department of Business, Economic Development, and Tourism (DBED&T)
DBED&T, Office of Planning
DBED&T, Hawai'i Coastal Zone Management Program
Department of Defense
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources (DLNR)

State of Hawai'i Agencies (continued)

DLNR, State Historic Preservation Division
Office of Environmental Quality Control
Office of Hawaiian Affairs
University of Hawai'i Environmental Center
Mānoa Public Library
McCully – Mō'ili'ili Public Library
University of Hawai'i at Mānoa Hamilton Library

City & County of Honolulu Agencies

Board of Water Supply
Department of Design and Construction
Department of Environmental Services
Department of Planning & Permitting (DPP)
DPP, Civil Engineering Branch
DPP, Traffic Review Branch
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Neighborhood Board No. 7, Mānoa Neighborhood Board

CHAPTER 9: BIBLIOGRAPHY

- City and County of Honolulu, Department of Planning & Permitting. Primary Urban Center Development Plan. August 1997.
- City and County of Honolulu, Department of Planning and Permitting. Land Use Ordinance. April 2003.
- Cultural Surveys Hawai'i. Cultural Impact Assessment for the University of Hawai'i at Mānoa Long Range Development Plan Project, Waikiki Ahupua'a, Kona District, O'ahu Island, TMKs (1) 2-8-015:001; 2-8-023:003; 2-9-004:005; 2-3-23:001 & 026; 2-8-029:001; 2-9-026:001 & -37; 2-9-027:054; 3-3-056:001 & 004. August 2008.
- Federal Emergency Management Agency. Flood Insurance Rate Map, Map Number 15003C0370F. September 30, 2004.
- Fukunaga and Associates, Inc. University of Hawai'i – Mānoa Campus 1995 Long Range Utilities Plan Update, Drainage and Sewer Systems. November 1995.
- Group 70 International. Long Range Development Plan, University of Hawai'i, Mānoa Campus, 2007 Update, Final Environmental Assessment and Plan Review Use. December 2008.
- Group 70 International. Long Range Development Plan, University of Hawai'i, Mānoa Campus, 2007 Update, Transportation Demand Management Plan. August 2009.
- Mitsunaga and Associates, Inc. Basis of Design, Preliminary Design Phase, Clarence T.C. Ching Complex. July 13, 2010.

APPENDIX A: CONSULTATION LETTERS AND RESPONSES

501 Summer Street
Suite 620
Honolulu, Hawaii 96817
Phone: (808) 531-1308
Fax: (808) 521-7348
www.ssfm.com

SSFM 2010_089.000



October 13, 2010

Ms. Phyllis Coochie Dayan
History and Culture Branch Chief
P.O. Box 621
Honolulu, Hawaii 'i 96809

Dear Ms. Dayan:

Subject: University of Hawaii 'i at Mānoa Clarence T.C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, O'ahu, Hawaii 'i

Thank you for your letter dated September 10, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

Your comment that there is minimal risk of encountering any cultural layer at the project area due to quarrying previously conducted at the site is acknowledged.

A copy of the Draft EA will be provided to your Department when published.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com

LAYLA THIELSEN
SECRETARY
COMMISSION ON WATER RESOURCES MANAGEMENT
RUSSELL Y. ISUI
ACTING DEPUTY DIRECTOR
LENORE N. OHYE
ACTING DEPUTY DIRECTOR
WATER
ROBERTA S. KANE
ACTING DEPUTY DIRECTOR
BIOLOGICAL RESOURCES
COMMISSION ON ENVIRONMENTAL MANAGEMENT
CONSULTATION AND EVALUATION
COMMISSION ON ENVIRONMENTAL MANAGEMENT
REGULATORY SERVICES DIVISION
HONOLULU, HAWAII
STATE PARKS

SSFM INTERNATIONAL, INC.
RECEIVED

SEP 13 2010



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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September 10, 2010

Mr. Dean Minakami
SSFM International Inc.
501 Summer Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Dean Minakami:

SUBJECT: University of Hawaii at Manoa: Clarence T.C. Ching Field Athletics Facility
Environmental Assessment Pre-Assessment Consultation, Honolulu, O'ahu,
Hawaii.

TMK: (1) 2-8-015:001, 2-8-023:003; 2-9-004:005; 2-9-023:001 & 026; 2-8-
029:001 & 037, 2-9-027:054; 3-3-056:001 & 004.

Thank you for the opportunity to comment on the above proposed project for an environmental assessment pre-assessment consultation. The department apologizes for its late comment being received after your deadline of August 27, 2010.

We appreciated your telephone call to discuss this project and specifically any ground disturbances which may impact any residual cultural resources. SHPD does acknowledge that this area was previously quarried out to its minimum layer and developed as part of the university's athletic field complex. There is a very minimal risk of any cultural layer preserved in the proposed project area based on the past decades of quarrying.

Therefore, the department would agree that this proposed project would have no impact on any historic and/or cultural properties based on this preliminary consultation via telephone and letter.

Sincerely,

Phyllis Coochie Dayan
History and Culture Branch Chief

cc: Ross Stephenson, Architecture Historian
Mike Vitousek, O'ahu Archaeologist

LINDA LINGLE
GOVERNOR



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

September 1, 2010

Mr. Dean Minakami
SSFM International
501 Summer Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Minakami:

Subject: University of Hawaii at Manoa Clarence T.C. Ching Field Athletics Facility
Environmental Assessment Pre-Assessment Consultation

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands that the subject proposes to replace existing bleachers at the subject facility. The bleachers will be replaced with a similar number of seats and ancillary facilities including a ticketing area, concession stands, locker rooms, athletic offices, two sand volleyball courts and support facilities.

Given that the project will not increase student, faculty, or staff population at the University of Hawaii at Manoa, DOT does not anticipate any significant, adverse impacts to its transportation facilities.

DOT appreciates the opportunity to provide comments. If there are any other questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 587-2356.

Very truly yours,

BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

INTERNATIONAL, INC.

SSFM

SEP 08 2010

dom

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORNEY
FRANCIS PAUL KEENO
JIRO A. SUMIDA

IN REPLY REFER TO:

STP 8.0210

FILE

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501 Summer Street
Suite 620
Honolulu, Hawaii 96817
Phone: (808) 531-1308
Fax: (808) 521-7348
www.ssfm.com

October 13, 2010

SSFM 2010_089.000

Mr. Brennon T. Morioka, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Morioka:

Subject: University of Hawaii at Manoa Clarence T.C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, Oahu, Hawaii

Thank you for your letter dated September 1, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

We note that your Department does not anticipate any significant adverse impacts to its transportation facilities.

A copy of the Draft EA will be provided to your Department when published.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com

501 Summer Street
Suite 620
Honolulu, Hawaii 96817
Phone: (808) 531-1308
Fax: (808) 521-7348
www.ssfm.com

SSFM 2010_089.000



October 13, 2010

Mr. Russ K. Saito, State Comptroller
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 'i 96810-0119

Dear Mr. Saito:

Subject: University of Hawai'i at Mānoa Clarence T.C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, O'ahu, Hawai'i

Thank you for your letter dated August 23, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge that the project will not impact any of the Department of Accounting and General Services' projects or existing facilities and that you have no comments to offer at this time.

A copy of the Draft EA will be provided to your Department when published.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

AUG 23 2010

RECEIVED
AUG 25 2010

dem

(P)1224.0

Mr. Dean Minakami
SSFM International
501 Summer Street, Suite 620
Honolulu, Hawai'i 96817

Dear Mr. Minakami:

Subject: University of Hawai'i at Manoa Clarence T.C. Ching Field Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, Oahu, Hawai'i

Thank you for the opportunity to provide comments for the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400, or have your staff call Ms. Chris Kinimaka of the Public Works Division at 586-0499.

Sincerely,

RUSS K. SAITO
State Comptroller

FILE COPY



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 17, 2010

DAR3297

MEMORANDUM

- TO: **DENR Agencies:**
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division - Oahu District
 - Historic Preservation

RECEIVED LAND DIVISION
2010 AUG 25 A 10:12
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for University of Hawaii at Manoa Clarence T.C. Ching Field Athletics Facility
LOCATION: Island of Oahu
APPLICANT: SSFM International

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by August 25, 2010.
If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: 8/23/10



SSFM INTERNATIONAL, INC.
RECEIVED
AUG 27 2010

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 26, 2010

SSFM International
501 Summer Street Suite 620
Honolulu, Hawaii 96817

Attention: Mr. Dean Minakami

Ladies and Gentlemen:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment for University of Hawaii at Manoa Clarence T.C. Ching Field Athletics Facility

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Land Division-Oahu District, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

[Signature]
Morris M. Alta
Acting Administrator

FILE COPY

RECEIVED
AUG 19 2010
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII

501 Summer Street
Suite 620
Honolulu, Hawaii 96817
Phone: (808) 531-1308
Fax: (808) 521-7348
www.ssfm.com



October 13, 2010

Mr. Morris M. Atta, Acting Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 'i 96809

Dear Mr. Atta:

Subject: University of Hawaii 'i at Mānoa Clarence T.C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, O'ahu, Hawaii 'i

Thank you for your letter dated August 26, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project. We note the Department of Land and Natural Resources has no other comments of offer on the subject matter.

Division of Aquatic Resources

We note this division has no objects on this project.

Land Division - O'ahu District

We note this division has no comments.

A copy of the Draft EA will be provided when published. If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com

Laura H. Threlen
Deputy Director
Commission on Water Resource Management



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 17, 2010

MEMORANDUM

To: *MM*

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District
- Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for University of Hawaii at Manoa Clarence T.C. Ching Field Athletics Facility
LOCATION: Island of Oahu
APPLICANT: SSFM International

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by August 25, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: *8/17/10*

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

638 South Street
Honolulu, Hawaii 96813-6607
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



SSFM INTERNATIONAL, INC.
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AUG 27 2010
KENNETH G. SILVA
FIRE CHIEF
ROLLAND J. HARVEST
DEPUTY FIRE CHIEF

FILE

FILE COPY

KIRK W. CALDWELL
ACTING MAYOR

August 26, 2010

Mr. Dean Minakami
Senior Project Planner
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Minakami:

Subject: Environmental Assessment Preassessment Consultation
University of Hawaii at Manoa
Clarence T. C. Ching Field Athletics Facility
Honolulu, Hawaii

In response to your letter of August 12, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]TM, 2006 Edition, Section 18.2.3.2.2.)
A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; UFCTM, 2006 Edition, Section 18.2.3.2.1.)
2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter

Mr. Dean Minakami
Page 2
August 26, 2010

constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFCTM, 2006 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.
Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.

Sincerely,

ROLLAND J. HARVEST
Acting Fire Chief

RJH/KN:jl



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October 13, 2010

SSFM 2010_089,000

Mr. Rolland J. Harvest, Acting Fire Chief
 Honolulu Fire Department
 City and County of Honolulu
 836 South Street
 Honolulu, Hawaii 96813

Dear Mr. Harvest:

Subject: University of Hawaii'i at Mānoa Clarence T. C. Ching Athletics Facility
 Environmental Assessment Pre-Assessment Consultation
 Honolulu, O'ahu, Hawaii'i

Thank you for your letter dated August 26, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

The information provided relating to fire department access roads, water supply, and hydrant requirements is acknowledged. As requested, the project's civil drawings will be provided to your Department for review and comment.

A copy of the Draft EA will be provided to your Department when published.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
 Project Planner
 Email: jchang@ssfm.com

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
 850 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
 PHONE: (808) 768-8000 • FAX: (808) 768-6041
 DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov



KIRK W. CALDWELL
 ACTING MAYOR

September 16, 2010

Mr. Dean Minakami, Senior Project Planner
 SSFM International
 501 Summer Street, Suite 620
 Honolulu, Hawaii 96817

Dear Mr. Minakami:

Subject: Renovation of Clarence T.C. Ching Field Athletics Facilities
 Plan Review Use No. 2009/PRU-3
 University of Hawaii, Manoa Campus
 Tax Map Key 2-8-29: 1

This responds to your letter, received August 13, 2010, concerning the proposal to replace the existing bleachers at the Clarence T. C. Ching Field at the Makai Campus of the University of Hawaii at Manoa (UHM) with a similar number of seats and ancillary facilities. We have determined that the proposal requires a Minor Modification to Plan Review Use (PRU) Permit No. 2009/PRU-3 for the UHM campus, approved by the City Council on March 17, 2010 as Resolution No. 09-341, CD1, FD1.

Because of potential impacts to existing drainage patterns and traffic flow, which are of significant importance to the PRU approval, you should contact the Department of Planning and Permitting Civil Engineering Branch (CEB) and Traffic Review Branch (TRB) directly for their comments on the proposed renovations, and include their comments in the Draft Environmental Assessment. Please contact Marvin Fukagawa of the CEB at 768-8096 regarding drainage issues, and Mel Hirayama of the TRB at 768-8077 regarding traffic flow issues.

We have enclosed a copy of the instructions for a future Minor Modification application, for your reference. Please note that the filing fee is waived for government projects, such as this. And, the Minor Modification application should also include adequate material to directly address any drainage and/or traffic issues identified by the CEB and TRB.

Please contact Robert Mills of our staff at 768-8052, if you have any questions concerning this response.

Very truly yours,

David K. Tanoue, Director
 Department of Planning and Permitting

DKT:cs
 Encl.: Instructions for Filing

RECEIVED

SEP 17 2010

da

2010/ELOG-1700 (RM)

FILE COPY

DAVID K. TANOUÉ
 DIRECTOR
 ROBERT M. SUMITOMO
 DEPUTY DIRECTOR

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING (DPP)

Minor Modification

Application Instructions

This document is intended to assist you in preparing a complete application. Please refer to the applicable ordinance and/or statute for more information concerning application requirements and procedures.

- I. **Applicability.** Applicants that have received any of the following types of permits, and would like to modify the approved plans, may apply for a Minor Modification.

*Conditional Use Permit (CUP), Major and Minor
Plan Review Use Permit (PRU)
State Special Use Permit (SUP)
Cluster Housing, Country Cluster, and Agricultural Cluster Permits
Farm Dwellings—Agricultural Site Development Plan (ASDP)
Planned Development - Housing (PDH)
Special District Permits (SDD), Major and Minor
Special Management Area (SMA) Use and Minor Permits
Existing Use Permit (EU)
Waiver (W)
Zoning Adjustment (ZA)*

The main criterion in determining whether a project is considered major or minor is not necessarily the size of the project (proposed modification), but rather its potential impact on surrounding land uses. Minor modification requests **must** be reasonable, and consistent with the intent of the respective permit. They must **not** significantly increase the intensity or scope of the use, and **must not** create adverse land use impacts on the surrounding neighborhood. Projects that are determined by the DPP to have a major impact must apply for a new permit.

- ii. **Pre-application Determination.** For a preliminary determination regarding whether a project (proposed modification) is considered minor or major, you may call or meet with a planner in the Land Use Permits Division, or request a written determination from the Director of the DPP. However, please be advised that the DPP will make its final determination on the project (modification) status after the application has been accepted for processing.

III. Application Requirements.

- A. **DPP Master Application.** Complete and submit the DPP Land Use Permits Division Master Application Form. Provide all requested information.

B. Fee. Minor modification fees are as follows:

1. The fee is \$300 (non-refundable) for modifications to an approved cluster housing permit, CUP (Major), PRU, and PDH permit.
2. The fee is \$150 (non-refundable) for modifications to an approved CUP (Minor), EU, Waiver, and ZA.
3. There is no modification fee for SMA Use and Minor Permits, SUP, and SDD (Major and Minor) Permits.

Note: There is no fee for government agencies.

*Note: When an applicant applies for a Minor Modification after being cited for taking action without having obtained necessary approvals, the application fee set forth above **shall be doubled**. The payment of the fee required by this section shall not relieve the applicant from compliance with the applicable ordinance or from penalties imposed there under.*

C. Project Description. Written explanation detailing the extent of the project (proposed modification).

D. Drawings/Plans. Submit two (2) sets of fully dimensioned scaled drawings including a location plan, site plan, and building plans. Building plans shall include floor plans and exterior elevation drawings which indicate the extent of the project. All drawings/plans must be black line prints, drawn and prepared by a draftsman, architect, engineer, or similar professional. For document imaging purposes, provide one set with maximum dimensions of 11" x 17", and a second set with maximum dimensions not to exceed 24" x 36".

*Note: All scaled plans and drawings **must** include a graphic ("bar") scale in addition to or in lieu of a verbal scale.*

E. Supplemental Information. Additional information which may be required to successfully process the application by the DPP.

*Note: Applications requiring a Certificate of Need (CON) **must** include the approved CON.*

F. Environmental Assessment. If the project (proposed modification) is subject to the requirements of Chapter 343, Hawaii Revised Statutes (HRS), the Environmental Impact Statement (EIS) law, or it involves an SMA Use Permit whereby an Environmental Assessment (EA) or EIS was



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October 13, 2010

SSFM 2010_089.000

Mr. David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 'i 96813

Dear Mr. Tanoue:

Subject: University of Hawai'i at Mānoa Clarence T. C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, O'ahu, Hawai'i

Thank you for your letter dated September 16, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge that the project will require a Minor Modification to the University's Plan Review Use (PRU) Permit. As recommended, we have contacted the Department of Planning and Permitting's Traffic Review Branch and Civil Engineering Branch to solicit their comments and will continue to work with them to address any concerns that they may have through the environmental review and PRU modification processes.

A copy of the Draft EA will be provided to you when it is published.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com

prepared pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH), then provide documentation of continued compliance.

1. If the proposed modification involves an exempt class of action, pursuant to Section 11-200-8, Hawaii Administrative Rules (HAR), then provide written documentation of such exemption from the appropriate proposing and/or approving agency (for projects subject to HRS Chapter 343, only); or
2. If the proposed modification is not an exempt class of action, but is associated with an EA for which a Finding of No Significant Impact (FONSI) was issued, or an EIS was accepted, then a determination must be made that a Supplemental EA or EIS is not necessary before the minor modification application can be accepted for processing. Provide written justifications why the proposed development does not require the preparation of a Supplemental EA or EIS.

Note: If the project has substantially changed in size, scope, intensity, use, location, timing, or other means since the time the FONSI was issued or the EIS was accepted, and the project will involve significant effects, then the applicant must prepare a supplemental assessment prior to submitting the application for the minor modification. The supplemental assessment will be processed in the same manner as the EA or EIS (see Subchapter 10 of Chapter 200, Title 11, HAR, for details).

- iii. Electronic Document Submittals. The submittal of electronic documents, either in whole or in part of this application, is encouraged; and, shall be at the sole discretion of the Applicant. Electronic document submittals shall adhere to the following specified formats: PDF (Adobe Reader 9 or earlier), JPEG, or Word (2003 or earlier). Electronic documents **must** be submitted on either CD or DVD. No individual electronic document shall exceed 15 megabytes in size; any electronic document involving a larger size **must** be broken down into smaller size files. ALL maps, drawings and /or plans **must** be drawn to an appropriate scale, and **must** include a graphic ("bar") scale accurately representing the applicable scale of the document.

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-3305 • Fax: (808) 768-4720 • Internet: www.honolulu.gov

KIRK W. CALDWELL
ACTING MAYOR



SSFM INTERNATIONAL, INC.

RECEIVED

SEP 01 2010

dem

WAYNE Y. YOSHIOKA
DIRECTOR

SHARON ANN THOM
DEPUTY DIRECTOR

KENNETH TORU HAMAYASU, P.E.
DEPUTY DIRECTOR

TP8/10-379627R

August 30, 2010

Mr. Dean Minakami
Senior Project Planner
SSFM International, Inc.
501 Summer Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Minakami:

Subject: University of Hawaii at Manoa Clarence T. C. Ching Field Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, Oahu, Hawaii

This responds to your letter of August 12, 2010, requesting our comments concerning this proposed project.

The Department of Transportation Services (DTS), Traffic Engineering Division has the following comments:

- The Draft Environmental Assessment should include a Traffic Impact Assessment Report (TIAR) that discusses transportation impacts on the surrounding street system, including short-term impacts during construction and proposed mitigating measures.
- The area Neighborhood Board, as well as the area residents, businesses, etc. should be kept apprised of the details for the proposed project and the impacts the project may have on the adjoining local street network area.

FILE COPY

Mr. Dean Minakami
Page 2
August 30, 2010

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,

WAYNE Y. YOSHIOKA
Director



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October 13, 2010

SSFM 2010_089.000

Mr. Wayne Y. Yoshioka, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 'i 96813

Dear Mr. Yoshioka:

Subject: University of Hawaii 'i at Mānoa Clarence T.C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, O'ahu, Hawaii 'i

Thank you for your letter dated August 30, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

We wish to note that the proposed facility largely replaces and consolidates existing facilities and will have no effect on student enrollment or faculty/staff employment at the Mānoa Campus. In addition, use of the Clarence T.C. Ching Field is not expected to substantially change from existing conditions. As such, the project is anticipated to have no effect on traffic volume and no effect on the surrounding street system. The University is required to periodically update the Traffic Impact Assessment Report (TIAR) for its Long Range Development Plan, however, Austin Tsutsumi and Associates, Inc. (ATA), the preparer of the TIAR, has indicated that an update to the TIAR should not be required as the facility will have no effect on traffic operations. A copy of the letter from ATA will be provided shortly.

Traffic impacts from special events hosted at the Clarence T.C. Ching Field will be mitigated by implementing the University's Transportation Management Plan which specifies traffic demand management measures to be implemented during special events on campus. Parking for the facility, including event parking, will be accommodated by the existing inventory of spaces on campus.

A construction management plan identifying measures to minimize construction-related traffic impacts will be submitted to your Department for review and comment.

The Mānoa Neighborhood Board will be provided a copy of the project's Draft EA and the public will be apprised of the project through the environmental review process.

A copy of the Draft EA will be provided to your Department when published.



Page 2
date

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com

BOARD OF WATER SUPPLY

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



August 23, 2010

SSFM INTERNATIONAL, INC.
RECEIVED

AUG-26-2010

dtm

KIRK W. CALDWELL, Acting Mayor
RANDALL Y. B. CHUNG, Chairman
THERESA C. MOJIBRO
ADAM C. WONG
JEFFREY S. CUDAMAT, Esq., Ofc.
BRENNON T. MORIOKA, Esq., Ofc.
WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager

Mr. Dean Minakami
SSFM International, Incorporated
501 Summer Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Minakami:

Subject: Your Letter Dated August 12, 2010 on the Environmental Assessment
Pre-Assessment Consultation for the UH Manoa Clarence T.C. Ching Field
Athletics Facility, TMK: 2-8-29-1

FILE COPY

Thank you for the opportunity to comment on the proposed athletics facility.

The existing water system is presently adequate to accommodate the proposed athletics facility. 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.

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 on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

The proposed athletic facility 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,

Robert Chun
PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division



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October 13, 2010

SSFM 2010_089.000

Mr. Paul S. Kikuchi, Chief Financial Officer
Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, HI 96843

Dear Kikuchi:

Subject: University of Hawai'i at Mānoa Clarence T.C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, O'ahu, Hawai'i

Thank you for your letter dated August 23, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

We confirm your information that the existing water system is presently adequate to accommodate the proposed project.

We acknowledge that the applicant will be required to pay the Board's Water System Facilities Charges when water is made available and that the facility is subject to cross-connection control and backflow prevention requirements.

As requested, the on-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department

A copy of the Draft EA will be provided when published. If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 - INTERNET: www.honolulu.gov



OUR REFERENCE EC-LKA

August 24, 2010

Mr. Dean Minakami
Senior Project Planner
SSFM International
501 Summer Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Minakami:

This is in response to your letter of August 12, 2010, requesting comments on a Draft Environmental Assessment for the University of Hawaii at Manoa Clarence T. C. Field Athletics Facility in Honolulu, Hawaii.

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 Evan Ching of District 7 at 529-3796.

LOUIS M. KEALOHA
Chief of Police

By 
DAE M. KAJIHIRO
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha



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October 13, 2010

SSFM 2010_089.000

Mr. Dave M. Kajihiro, Assistant Chief of Police
Support Services Bureau
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Kajihiro:

Subject: University of Hawaii at Manoa Clarence T.C. Ching Athletics Facility
Environmental Assessment Pre-Assessment Consultation
Honolulu, O'ahu, Hawaii

Thank you for your letter dated August 24, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

We note that the project is anticipated to have no significant impact on the facilities or operations of your Department.

A copy of the Draft EA will be provided when published.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Jared Chang
Project Planner
Email: jchang@ssfm.com



Page 2
date