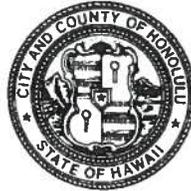


DEPARTMENT OF BUDGET AND FISCAL SERVICES  
**CITY AND COUNTY OF HONOLULU**  
530 SOUTH KING STREET, ROOM 208 • HONOLULU, HAWAII 96813  
PHONE: (808) 768-3900 • FAX: (808) 768-3179 • INTERNET: www.honolulu.gov

**FILE COPY**

AUG 08 2014

KIRK CALDWELL  
MAYOR



NELSON H. KOYANAGI, JR.  
DIRECTOR

GARY T. KUROKAWA  
DEPUTY DIRECTOR

July 28, 2014

Ms. Jessica Wooley, Executive Director  
Office of Environmental Quality Control  
State Office Tower  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813-2437

Dear Ms. Wooley:

**Subject:** Chapter 343, Hawai'i Revised Statutes  
Final Environmental Assessment (FEA)  
**Project:** Hawaiian Humane Society Improvements  
Honolulu, Island of O'ahu, Hawai'i  
**Applicant:** Hawaiian Humane Society  
**Agent:** R. M. Towill Corporation, Brian Takeda, Planning Project Coordinator  
**Tax Map Keys:** (1) 2-8-024:037  
**Proposal:** The Hawaiian Humane Society (HHS) proposes to construct site  
improvements to its existing campus.  
**Determination:** Finding of No Significant Impact

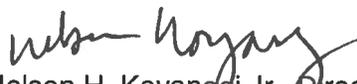
The Department of Budget and Fiscal Services (DBFS), has reviewed the comments received during the 30-day public comment period for the Draft Environmental Assessment for the subject project which began on December 23, 2013. The DBFS has determined that this project will not have significant environmental impacts and is issuing a Finding of No Significant Impact (FONSI). Please publish the notice of availability for this project in the next available *Environmental Notice*.

Enclosed in this transmittal are the following:

- One (1) hard copy of the completed OEQC Bulletin Publication Form; and
- One (1) CDROM containing a PDF of the FEA-FONSI and MS Word copy of the Bulletin Publication Form.

Should you have any questions about this submittal, please contact Ms. Diane Murata, Property Management Officer, at (808) 768-3950.

Sincerely,

  
Nelson H. Koyanagi Jr., Director  
Department of Budget and Fiscal Services

Enclosures  
NHK:dm

**Agency Action EA  
Chapter 343, HRS  
Publication Form**

**Project Name** Hawaiian Humane Society Improvements  
**Island:** O'ahu  
**District:** McCully/Mō'ili'ili  
**TMK:** (1) 2-8-024: Parcel 037

**Permits:** City and County of Honolulu (CCH), Department of Permitting and Planning (DPP) Nonconforming Use Certificate (NUC); Department of Public Works (DPW) Building Permit; State of Hawai'i, HRS, Chapter 343, Environmental Assessment; Department of Health (DOH) National Pollutant Discharge Elimination System (NPDES) Form C, Discharges of Storm Water Associated With Construction Activities and Form F, Discharges of Hydrotesting Waters.

**Approving Agency:** Department of Budget and Fiscal Services, City and County of Honolulu  
530 South King Street, Rm. 208, Honolulu, Hawai'i 96813  
(808) 768-3950

**Applicant:** Hawaiian Humane Society  
2700 Wai'ālae Avenue, Honolulu, Hawai'i 96826  
Ms. Pamela Burns (808) 946-2187

**Consultant:** R. M. Towill Corporation  
2024 North King Street, Honolulu, Hawai'i 96819  
Mr. Brian Takeda (808) 842-1133

**Status (check one only):**

- DEA-AFNSI Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov); a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov); a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov). NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
- DEIS The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); no comment period ensues upon publication in the periodic bulletin.
- Section 11-200-23 Determination The approving agency simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.
- Statutory hammer Acceptance The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.
- Section 11-200-27 Determination The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.
- Withdrawal (explain)

**Summary** (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

The Hawaiian Humane Society (The Society) proposes to construct site improvements to its existing campus. The proposed facilities are planned to be constructed and designed to address the need for The Society's campus to remain open to the public as new facilities are constructed and as existing facilities are upgraded. Construction improvements primarily include infrastructure upgrades (water, sewer, power); the relocation of approximately 18 parking stalls and driveway improvements; and the construction of the following buildings: Admissions and Veterinary Services Building, two Dog Adoption Kennels, two Cat Condos, and a Dog Acquaintance Yard. The existing Operations Building will be renovated and several outdated animal holding areas will be demolished.

The purpose and need for the proposed project is to renovate and upgrade animal care facilities to enable The Society to continue to fulfill its mission of caring for animals in a humane manner. The development of this facility will improve conditions for the animals offering them better quality of life during their stay while also increasing The Society's operational efficiency through the better use of space. The proposed project will enable The Society to continue its mission of advancing public awareness and animal welfare through enabling its care for more than 30,000 animals a year.

Final Environmental Assessment Per Hawai'i Revised Statutes (HRS), Chapter 343

# **Hawaiian Humane Society Improvements Island of O'ahu, Hawai'i**

May 2014

Hawaiian Humane Society  
2700 Wai'alaie Avenue  
Honolulu, Hawai'i 96826

R. M. TOWILL CORPORATION  
2024 North King Street, Suite 200  
Honolulu, Hawai'i 96819

21251-00P



Final Environmental Assessment Per HRS, Chapter 343

**Hawaiian Humane Society Improvements  
Island of O'ahu, Hawai'i**

May 2014

Hawaiian Humane Society  
2700 Wai'alae Avenue  
Honolulu, Hawai'i 96826

R. M. TOWILL CORPORATION  
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**Table of Contents**

**1.0 Project Summary**

**2.0 Introduction**

2.1 Project Overview ..... 3

2.2 Project Location and Area of Use ..... 3

2.3 Purpose and Need for Proposed Project..... 3

    2.3.1 Hawaiian Humane Society Background ..... 3

    2.3.2 Proposed Project Objectives..... 4

2.4 Purpose of the Environmental Assessment..... 5

**3.0 Project Description**

3.1 Introduction and Background ..... 7

    3.1.1 Creating Better Environments ..... 7

    3.1.2 Practical Animal Holding Needs ..... 9

    3.1.3 Program Support Areas..... 9

3.2 Identifying Future Capacity Needs ..... 9

3.3 Existing Facilities ..... 9

3.4 Proposed Project ..... 11

3.5 Schedule ..... 14

3.6 Cost ..... 14

**4.0 Environmental Setting, Potential Impacts and Mitigation Measures**

4.1 Climate and Rainfall..... 21

4.2 Geology and Topography ..... 21

4.3 Hydrology ..... 22

4.4 Natural Hazards..... 23

    4.4.1 Tsunami ..... 23

    4.4.2 Seismic Hazard ..... 24

    4.4.3 Floods..... 24

    4.4.4 Hurricanes and High Winds ..... 25

4.5 Air Quality..... 26

4.6 Noise ..... 27

4.7 Flora and Fauna Resources..... 27

    4.7.1 Flora ..... 28

    4.7.2 Fauna ..... 29

4.8 Scenic and Aesthetic Environment..... 30

**5.0 Public Services, Potential Impacts and Mitigation Measures**

5.1 Traffic and Circulation..... 35

5.2 Drainage Facilities ..... 36

5.3 Wastewater Facilities..... 37

5.4 Potable Water ..... 38

5.5 Power and Communications..... 38

5.6 Solid Waste Disposal System ..... 39

5.7 Fire, Police and Medical Services ..... 39

5.8 Schools and Library Facilities ..... 40

5.9 Parks and Recreation ..... 40

<b>6.0</b>	<b>Socioeconomic and Related Environment, Potential Impacts and Mitigation Measures</b>	
6.1	Demographic and Socioeconomic Characteristics .....	43
6.2	Historic and Archaeological Resources .....	44
6.3	Cultural Impact Assessment .....	44
<b>7.0</b>	<b>Relationship to Land Use Plans, Policies and Controls of the Potentially Affected Area</b>	
7.1	Overview .....	45
7.2	Hawai'i State Plan.....	45
7.3	State Land Use Law.....	46
7.3.1	State Urban Land Use District.....	46
7.4	Coastal Zone Management Program.....	46
7.5	Special Management Area (SMA) Rules and Regulations.....	51
7.6	Special District.....	51
7.7	City and County of Honolulu General Plan (GP) .....	51
7.8	Primary Urban Center Development Plan (PUC DP) .....	52
7.9	City and County of Honolulu Zoning (Land Use Ordinance).....	52
<b>8.0</b>	<b>Alternatives to the Proposed Action</b>	
8.1	Introduction.....	59
8.2	“No-Action” Alternative .....	59
8.3	Delayed Action Alternative.....	59
8.4	Preferred Alternative.....	59
<b>9.0</b>	<b>Permits and Approvals That May Be Required</b>	
9.1	City and County of Honolulu (CCH) .....	61
9.2	State of Hawai'i .....	61
<b>10.0</b>	<b>Agencies, Organizations and Individuals Consulted for the Environmental Assessment</b>	
10.1	City and County of Honolulu (CCH) .....	63
10.2	State of Hawai'i .....	63
10.3	Organizations and Individuals.....	63
<b>11.0</b>	<b>Summary of Impacts and Significance Determination</b>	
11.1	Short-Term Impacts .....	65
11.2	Long-Term Impacts .....	66
11.3	Significance Criteria Evaluation.....	66
11.4	Determination.....	68
<b>12.0</b>	<b>Draft Environmental Assessment Comment and Response Letters</b>	
<b>13.0</b>	<b>References</b>	

LIST OF FIGURES

2-1	Project Location .....	6
3-1	Existing Mō'ili'ili Site Plan .....	15
3-2	Mō'ili'ili Site Plan.....	16
3-3	Main Level Floor Plan.....	17
3-4	Second Level Floor Plan .....	18
3-5	Operations Building Backfill .....	19
4-1	Soil Classification.....	31
4-2	Hydrology.....	32
4-3	FEMA Flood Zones .....	33
4-4	Tsunami Evacuation Zone .....	34
7-1	Special Management Area.....	54
7-2	City and County of Honolulu Zoning.....	55
7-3	Mauka Elevation of Proposed Height Waiver.....	56
7-4	Makai Elevation of Proposed Height Waiver .....	56
7-5	Overall Site Plan Showing Setback Requirement for ADA and Regular Parking.....	57

## ACRONYMS AND ABBREVIATIONS

AA	Animal Arts
ACC	Animal Control Contract
ASOS	Automated Surface Observing System
BMPs	Best Management Practices
BWS	Honolulu Board of Water Supply
CCH	City and County of Honolulu
CDP	Census Designated Place
CO	Carbon Monoxide
CSD	Department of Customer Services
CWB	Clean Water Branch, State Department of Health
CZMP	Coastal Zone Management Program
dba	Decibels Adjusted
DBEDT	Department of Business, Economic Development & Tourism
DBFS	Department of Budget and Fiscal Services
DDC	Department of Design and Construction
DLNR	State Department of Land and Natural Resources
DPP	Department of Permitting and Planning
DPR	Department of Parks and Recreation
DPW	Department of Public Works
DTS	Department of Transportation Services
EA	Environmental Assessment
EIS	Environmental Impact Statement
EmA	Ewa Silty Clay Loam
ENV	Department of Environmental Services
EPA	U.S. Environmental Protection Agency
F	Fahrenheit
FEA	Final Environmental Assessment
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
GP	General Plan
HAR	Hawai'i Administrative Rules
HECO	Hawaiian Electric Company
HFD	Honolulu Fire Department
The Society	Hawaiian Humane Society
HoLIS	Honolulu Land Information System

## ACRONYMS AND ABBREVIATIONS

HPD	Honolulu Police Department
HRS	Hawai'i Revised Statutes
IBC	International Building Code
LCD	Local Climate Data
LUC	State Land Use Commission
LUO	Land Use Ordinance
MIA	Makiki Stony Clay Loam
MPH	Miles Per Hour
MSL	Mean Sea Level
MS4	Municipal Separate Sewer System
NAAQS	National Ambient Air Quality Standards
NOAA	National Oceanographic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
OEQC	Office of Environmental Quality Control
PADG	Pacific Asia Design Group, Inc.
PTWC	Pacific Tsunami Warning Center
PUC	Primary Urban Center
OP	Office of Planning
RMT	R. M. TOWILL CORPORATION
ROH	Revised Ordinances of Honolulu
SDOH	State Department of Health
SDOT	State Department of Transportation
SHPD	State Historic Preservation Division, DLNR
SIWWTP	Sand Island Wastewater Treatment Plant
SLU	State Land Use
SMA	Special Management Area
SO <sub>2</sub>	Sulfur Dioxide
TNRM	Trap, Neuter, Return and Management
TOD	Transit-oriented development
UH MET DEPT	University of Hawai'i Meteorology Department
USDA	United States Department of Agriculture
WRCC	Western Regional Climate Center

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## 1.0 Project Summary

Project:	Hawaiian Humane Society Improvements
Applicant:	Hawaiian Humane Society 2700 Wai'ala'e Avenue Honolulu, Hawai'i 96826
Accepting Authority:	Department of Budget and Fiscal Services City and County of Honolulu 530 South King Street Honolulu, Hawai'i 96813
Agent:	R. M. TOWILL CORPORATION 2024 North King Street, Suite 200 Honolulu, Hawai'i 96819
Tax Map Key(s):	(1) 2-8-024:037
Proposed Action:	The Hawaiian Humane Society proposes improvements to its existing campus facilities consisting of the following: minor infrastructure improvements; the construction of a new Admissions and Veterinary Services Building; two Dog Adoption Kennels; two Cat Condo Buildings; Dog Acquaintance Yard; and the renovation and repurposing of the existing Operations Building.
Land Area:	2.5 Acres
State Land Use District:	Urban
Existing Land Use:	Hawaiian Humane Society
Present Zoning:	R-5 (Residential)
Special Management Area:	Not within Special Management Area
Permits That May be Required:	City and County of Honolulu (CCH), Department of Permitting and Planning (DPP) Height Waiver; DPP Setback Waiver; DPP Building Permit; Department of Health (DOH) National Pollutant Discharge Elimination System (NPDES) Form C, Discharges of Storm Water Associated With Construction Activities, and Form F, Discharges of Hydrotesting Waters permits

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## 2.0 Introduction

### 2.1 Project Overview

The Hawaiian Humane Society (“The Society”) proposes to construct site improvements on its existing campus, at 2700 Wai‘alae Avenue, Honolulu, Hawai‘i, identified by Tax Map Key (TMK) (1) 2-8-024: Parcel 037. See **Figure 2-1, Project Location**. The improvements include the following:

1. Construction of a new Admissions and Veterinary Services Building
2. Renovation of the existing Operations Building
3. Demolition of 4 kennels in the existing Dog Adoption Kennel 2
4. Demolition of the existing Dog Acquaintance Yard
5. Demolition of Puppy Pen
6. Relocation/Reduction of the existing Dog Park
7. Relocation of Parking Stalls
8. Infrastructure Improvements
9. Driveway Improvements (Kehena Entry)
10. Construction of the new Dog Adoption Kennel 3 and Dog Adoption Kennel 4
11. Construction of two Cat Condo Buildings
12. Construction of one new Dog Acquaintance Yard
13. Demolition of six kennels in existing Dog Adoption Kennel 1
14. Reconfiguration of the existing Tent & Condos Dog Holding

### 2.2 Project Location and Area of Use

The Society is located on an approximately 2.5 acre site (110,659 square foot (SF)) in Mō‘ili‘ili, Honolulu, on the island of O‘ahu. The property is owned by the State of Hawai‘i, and is leased by Executive Order to the City and County of Honolulu (CCH). The Society has leased the site from the CCH since March 1943 under the “Waiaka Dog Pound” (Executive Order No. 996). The Department of Budget and Fiscal Services (DBFS), Property Management and Disposal Section manages the lease, which has an expiration date of February 10, 2069.

### 2.3 Purpose and Need for Proposed Project

The purpose and need of the proposed project is to renovate and upgrade animal care facilities to enable The Society to continue to fulfill its mission of caring for animals in a humane manner. The development of this facility will improve conditions for the animals offering them better quality of life during their stay while also increasing The Society’s operational efficiency through the better use of space.

#### 2.3.1 Hawaiian Humane Society Background

The nonprofit (501 C-3) Hawaiian Humane Society (“The Society”) is an education and advocacy animal welfare organization that shelters, protects, rescues, reunites and rehomes animals. It is O‘ahu's only

open-admission shelter serving nearly 1 million O'ahu residents, which includes an estimated owned cat and dog population of more than 300,000.

The Society was established in 1883 as a Society for the Prevention of Cruelty to Animals, which has remained intrinsic to the organization's mission to this day. In 1897, Helen Kinau Wilder was given the authority to enforce animal cruelty laws. Petitioning the police department for the authority to protect the city's animals, she was appointed a special constable by the Marshall of the Republic of Hawaii. In a time when animal information was very basic, education was and continues to be a top priority. Our founding members focused on raising public awareness about the proper care, feeding and the humane treatment of animals. The vision of those early pioneers guides The Society's efforts today.

In addition to its charitable work, The Society is contracted by the City & County of Honolulu to provide animal services. The contracted scope of work includes providing sheltering and care to all the stray animals received at the shelter as well as field services work, which includes the humane capture and care of aggressive, loose dogs and responding to animal emergencies, where an animal's life or public safety is being imminently threatened.

The Society's mission is a broad one: to promote the human-animal bond and the humane treatment of all animals. Its purpose includes serving as a shelter and safety net for animals in which people cannot provide care for them or they are unwanted, abandoned or lost, empowering people to do more for animals in their own care and more for animals within their reach by increasing individual responsibility and community activism for animals. All of these ambitions are manifested in more than 30 programs and services that operate from its Honolulu campus and serve animals and people. A variety of animal service programs ensures direct care for more than 27,000 animals annually including rescuing the abused and neglected. This includes finding new homes for 8,100-orphaned pets and reuniting thousands of lost animals with their families. More than 8,000 animals are spayed or neutered annually by The Society to reduce pet overpopulation. About 85 animals arrive daily to O'ahu's only open-admission shelter. The Society's prevention, education and outreach programs impact more than 10,000 youth in underserved communities and more than 10,000 more through its pet food bank, pet visitation program to hospice and health care facilities and emergency foster care program for pet owners in crises.

While The Society is open 24/7 for animal admissions, the operating hours for adoptions, lost & found, Neuter Now certificate purchase & pet supplies is Monday through Friday from 11 am to 7 pm, Saturdays, Sundays and Holidays from 10 am to 4 pm. The Society has approximately 75 full-time staff and 600 active volunteers.

Since the 1930s, The Society has been an integral part of Mō'ili'ili. By 1942, The Society moved to its present location with some of the original building and kennels are still intact and used.

### 2.3.2 Proposed Project Objectives

The Society's goal of developing a contemporary animal care facility will allow The Society to meet its programmatic and functional requirements.

The Society's programmatic requirements will be addressed through increased public and staff education and training. This includes increasing public awareness of The Society by providing interactive educational experiences and an animal resource center for the community. The Society's functional requirements will be addressed through the streamlining of processes used for the handling and treatment of animals, the use of space and the circulation by The Society's staff and the public within the facility, the use of sophisticated building systems, and the use of computer and communication networks. This includes the provision of sufficient workspaces for the care and treatment of animals, the creation of separate client and staff circulation patterns throughout the facility, the provision of private spaces for staff to interact with and collaborate together on accomplishing tasks, and the design of buildings that are energy efficient, adaptable, durable and minimize maintenance costs (PADG & AA, 2010).

The Society's original campus was constructed in 1942. Renovations and additions to the facility over the past 70+ years have included the addition of a second floor to the Operations Building, expansion of Dog Adoption Kennel 1, expansion of the Cat House, addition of the Classroom and addition of new parking stalls. The Society was able to accomplish its mission with these past renovations and improvements, however, the existing facilities do not meet current animal care demands and present day requirements. The Society needs updated facilities for medical care, sterilization, education, and training, to meet the health, safety and welfare needs of the approximately 30,000 animals that come through The Society's doors each year (PADG & AA, 2010).

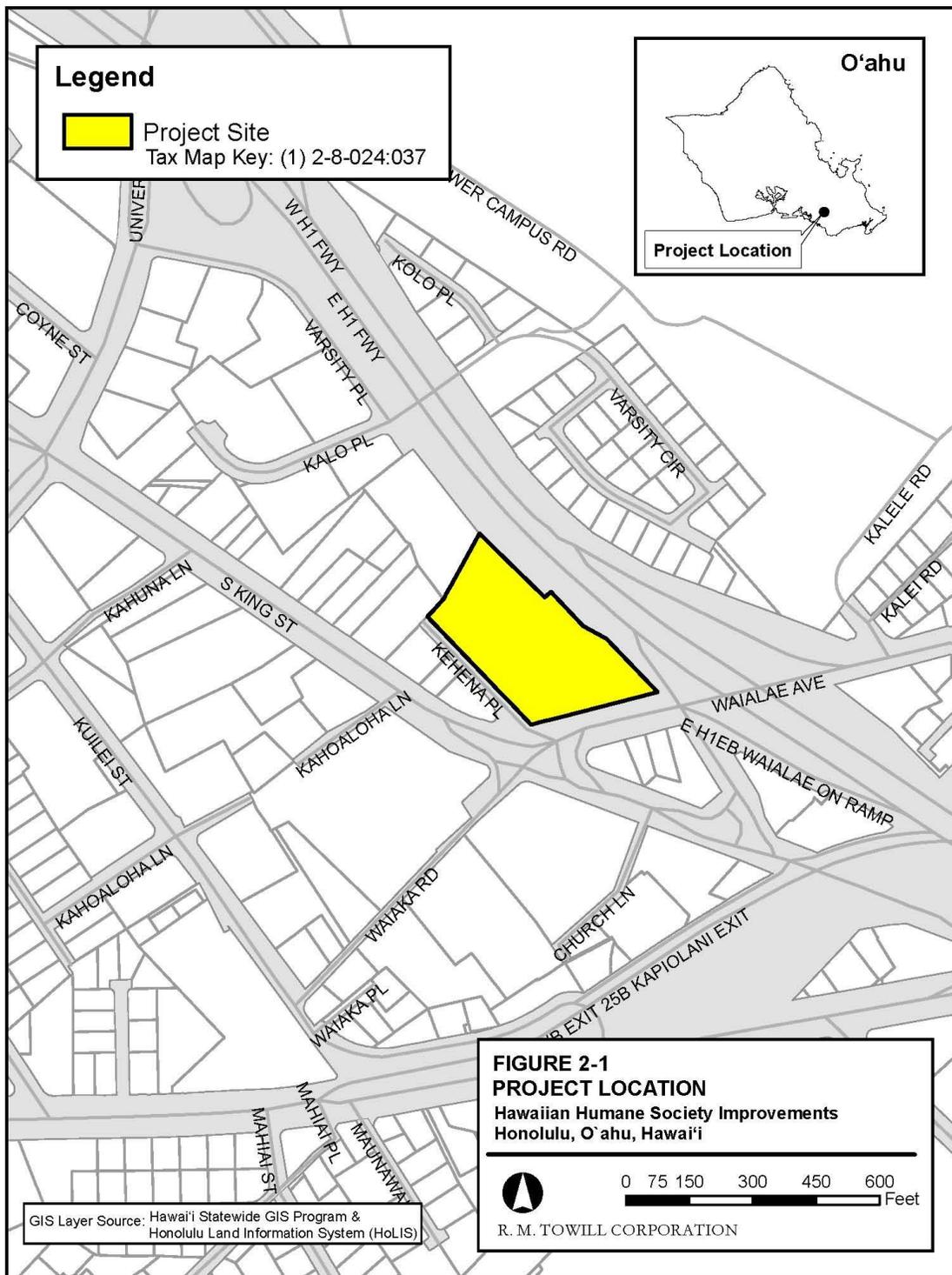
The Society is hindered in its ability to fulfill its mission of providing animal care services to the community, therefore, major renovations are proposed to address the facility's deficiencies and provide sufficient capacity to meet current and future needs.

#### 2.4 Purpose of the Environmental Assessment

This Final Environmental Assessment (FEA) is prepared pursuant to the completion of the public comment period for the Draft Environmental Assessment (DEA), published in the Office of Environmental Quality Control (OEQC) notice on December 23, 2013. The 30-day public comment period ended on January 22, 2014, and a record of the public comments received and the written responses prepared are included in this document in Section 12, Draft Environmental Assessment Comment and Response Letters.

This EA complies with HRS, Chapter 343, Section 343-5-1, which states that an EA shall be prepared for actions which, "...propose the use of state or county lands or the use of state or county funds, other than funds to be used for feasibility or planning studies for possible future programs or projects which the agency has not approved, adopted, or funded, or funds to be used for the acquisition of unimproved real property; provided that the agency shall consider environmental factors and available alternatives in its feasibility or planning studies." The subject property is owned by the State of Hawai'i, and is under management of the Department of Budget and Fiscal Services (DBFS), CCH, the Accepting Authority for this EA, which necessitates its preparation.

Figure 2-1, Project Location



### 3.0 Project Description

#### 3.1 Introduction and Background

The Society commissioned a workshop study of its facilities in 2010 by Pacific Asia Design Group, Inc. (PADG), and Animal Arts (AA), which resulted in the report *Redevelopment Options For the Hawaiian Humane Society* (PADG & AA, 2010). The purpose of the study was to develop long-term strategic approaches for a capital improvement program to meet The Society's needs for new animal housing, and adequate space to address general operational requirements for the care and shelter of approximately 30,000 animals annually.

The workshop study focused on the need to improve the facility based on recognizing major advances in the care and shelter of animals since the The Society's facility was constructed in 1942. Workshop participants included The Society's administration, supervisors, staff, and the consultants PADG and AA. The subject areas of discussion included:

- Standard of care
- Strategies for minimizing animal care days
- Animal capacity
- Program capacity
- Operational efficiency
- Increasing adoptions

The result of the workshop study was the identification of two preliminary concepts that were further evaluated by The Society's administration, supervisors and staff, and the members of its Board of Directors, within the context of its existing level of funding and support from the community. Ultimately, The Society decided to adopt a design and phasing plan that minimizes costs by renovating and repurposing major existing buildings, optimizing site conditions through minor infrastructure improvements and constructing new buildings that are essential to improving its operational efficiency. The design and phasing plan primarily involves the construction of a new Admissions and Veterinary Services Building, two new Dog Adoptions Kennels, two new Cat Condo Buildings, and a new Dog Acquaintance Yard, and the renovation and repurposing of the existing Operations Building.

Key conclusions from the workshop study are described in Sections 3.1.1 through 3.1.3 below.

##### 3.1.1 Creating Better Environments

The goal of The Society is to design an animal shelter that provides an optimal environment for animals and people, as the built environment has a significant influence on the welfare, attitude, and behavior of both animals and people (PADG & AA, 2010).

Successful adoptions are more likely to occur if animals are well behaved and socialized and if the client (potential adopters) has a positive animal interaction experience. There is a growing realization that easy-to-clean enclosures are not be the best environment for holding animals or for encouraging adoption. Designs for progressive animal shelters should move beyond caging and runs that focus solely

on ease of cleaning and disease control to the creation of enclosures that focus on the psychological and behavioral health of the animals. By minimizing stress, reducing boredom, and encouraging opportunities for social interaction, the animals in a shelter environment will behave more naturally, and it will be easier to judge their ability to adapt to a new home. Equally important, is designing a work environment that animal caregivers feel safe in, which in turn facilitates a positive client and animal interaction experience (AA, 2010).

### Animal Environments

Animal shelters that are physically *and* psychologically healthful environments benefit animals who reside at shelters for short and long periods. Studies done at University of California, Davis, have shown that lower stress animal holding environments with adequate space for animals to express normal behavior significantly increases adoption rates, decreases animal care days, and additionally incurs less costs for the animal shelter. Furthermore, shelters are increasingly becoming more than just short-term holding facilities; they are becoming rehabilitation centers as well. More so, animal shelters need to consider the behavioral and psychological needs of animals during their now potentially longer stays (PADG & AA, 2010).

#### Canine Environments

Most dog kennels are long and narrow, which can promote kennel shock, stress and aggression. Narrow kennels also inhibit the play behavior of adult dogs, depriving them of the space to jump, bow, or play. Studies have shown that traditional cages and runs are extremely stressful and promote undesirable behavior, such as barking, lunging at gates, and soiling the enclosures. Animal behaviorists note that narrow hallways and doorways in shelters are the most common areas for an attack.

Thus, there is a need to evolve from the traditional long rows of kennels to a variety of environmentally enriched housing units to give the dogs' environment complexity and variety (PADG & AA, 2010).

#### Feline Environments

Stress has a significant effect on the health of cats in shelters. Severe stress leads directly to illness and can significantly increase the cost and effort required for care.

Group feline holdings should be designed to accommodate ranges of sociability, as cats in group housing situations vary significantly in their desire to be social. A variety of hiding and private resting places should be provided, so cats can choose to interact with other cats or remain alone. Visual barriers, such as panels, can serve to divide the space and allow cats to hide from each other or from people. Play areas including the use of jungle gyms, elevated walkways, and tunnels, can help alleviate boredom and allow for additional private space. Individual enclosures should also have enough room for cats to move around and stretch fully in the vertical dimension. While, ropes, climbing trees, miscellaneous furniture, and toys allow cats to act out their natural desire to play and hunt (PADG & AA, 2010).

### 3.1.2 Practical Animal Holding Needs

The Society will need to securely house animals in separate and remote animal-housing modules. Animals need to be sorted by species, by the level of medical care required for the control of contagious diseases, and by the need for security. The number of animals in an individual room needs to be minimized. Various types of functional animal holdings and requirements include:

**Evaluation/Triage:** This is a temporary holding, exam, and data entry area for animal admissions. This area needs runs and caging for animals as they are received, a triage exam table, a microchip identification scanner, photographic documentation equipment, and a data entry area for the staff and officers.

**Transition:** This is a temporary holding ward used for animals that are awaiting an owner to claim them and for animals that are in the process of completing health and behavioral assessments, a necessary step before they are placed in the general population for adoption.

**Surgery:** This is a temporary holding area for animals who are either being prepped for surgery (primarily animals that have been spayed & neutered) or recovering from surgery. This space needs to be at a certain temperature and have soothing music to relieve stress.

### 3.1.3 Program Support Areas

Beyond the primary functional areas of most shelters that include adoption or lost and found, there is another level of support-type rooms. Often thought of as “behind the scenes”, these rooms are the heart of the facility, where staff work and rest (PADG & AA, 2010). These include offices, conference rooms, storage rooms, laundry rooms, locker rooms and break/lunch rooms.

## 3.2 Identifying Future Capacity Needs

The Society, PADG, and AA forecasted future program capacity and requirements by evaluating The Society’s data collected over a 10 year period on animal admissions, returns to owners, sterilizations, adoptions, euthanasia, length of stays, and the number and types of employees. Annual numbers on animal admissions have remained relatively stable over the past 10 years with a slight decrease for dog admissions and a slight increase in cat admission. Current animal admissions numbers and industry standard space allowances were used to identify appropriate shelter numbers and sizes. The animal holding capacity was determined to be one animal per cage, cat condo, or run, and six cats per cat colony room (PADG & AA, 2010).

## 3.3 Existing Facilities

The existing campus is comprised of the following facilities (See **Figure 3-1, Existing Mō’ili’ili Site Plan**):

1. **Parking Stalls (72 stalls):** There are 72 existing parking stalls in three separate parking lots. There are 25 public parking stalls in front of the Operations Building at the entry to The Society from Wai’alae Avenue. There are 29 public parking stalls near the Dog Park that are accessible through the Kehena Place entrance. There are also 18 private parking stalls that are accessible

through the Kehena Place entrance, however these parking stalls are only used for The Society's vans, staff and volunteer parking.

2. **Library/Classroom (1,967 SF):** The Library/Classroom, also known as the 'Arthur P. McCormack Learning Center', contains a meeting room, a classroom, a volunteer coordinator's office, a volunteer center, a storage room and a public bathroom. The rooms are used for staff meetings, students visiting The Society on educational field trips, dog training in the evenings and on the weekend, new staff member and volunteer orientation and are available to the public for animal related activities. The volunteer center is used for volunteer check-in, to store belongings, and for change into volunteer aprons.
3. **Adoptions Lanai (2,344 SF):** The Adoptions Lanai is a sheltered, open-air space, that contains an adoptions information and help desk, a gift shop that sells items that enhance the human-animal bond, and is also used to house and display small animals such as birds, rabbits, turtles, guinea pigs, mice, etc., and occasionally puppies. This area holds approximately 8 small animals.
4. **Operations Building (6,602 SF):** The Operations Building is two-story building where most administrative, programmatic and veterinary activities take place. The first floor contains the animal admissions receiving area, temporary holding rooms, exam tables, surgery rooms, and runs and caging for animals as they are received. This floor also contains offices for all staff (veterinarians, advocacy coordinator, lost and found coordinator, foster care coordinator and animal care manager etc.), cubicles and data entry areas, a lounge, storage rooms, supply rooms, a conference room, and reception area. The second floor contains the office of the director of finance, development staff offices, and a storage room. The Operations Building holds approximately 82 cats and 20 dogs.
5. **Grooming Building (890 SF):** The Grooming Building contains a bathing area for dogs, cats, and other animals. It consists of a washer and dryer and serves as a holding area for domesticated and feral cats and small animals. This building holds approximately 84 cats.
6. **Mauka Building (886 SF):** The Mauka (towards the mountain) Building holds approximately 14 cats and 8 small animals. This building is also used for dishwashing, laundry, and has an area dedicated to euthanasia.
7. **Tent & Condos Dog Holding (1,670 SF):** The Tent & Condos Dog Holding facilities are used to house animals during required holding periods. The Tent & Condos Dog Holding facilities holds approximately 80 cages.
8. **Dog Adoption Kennel 1 (1,923 SF):** The Dog Adoption Kennel 1 houses 26 kennels that are of partially protected from the elements. Because of limited space, two or three animals are sometimes placed in each kennel, depending on sociability and the size of the dogs (RMT, 1996). Dog Adoption Kennel 1 is one dog holding area that is open to the public, and displays dogs that are up for adoption.
9. **Dog Adoption Kennel 2 (714 SF):** The Dog Adoption Kennel 2 houses 20 holding kennels for dogs that are not available for adoption.
10. **Cat House (380 SF):** The Cat House is a fully enclosed, open-air building that has three group-housing rooms dedicated to kittens, teenage cats, older cats, and one room for individually housed cats. In each group-housing room, there are communal water bowls, food bowls, litter boxes and animal toys. These rooms have resting shelves and a few enclosures for cats to retreat. The Cat House holds approximately 45 cats; however, there are temporary

requirements for accommodating increased capacity. The room for individually housed cats contains 16 cages that house cats that are social with humans but either tend to be unsocial with other cats in communal living situations or need individual monitoring.

11. Puppy Pen (101 SF): The Puppy Pen is a roofed area, surrounded by chain-linked fence that is approximately 4 feet (FT) tall. The Puppy Pen acts as a “feature” housing area, housing puppies and litters as a destination kennel or other animals that are unable to be housed in traditional cages and kennels.
12. Dog Acquaintance Yards (1895 SF) : There are three separate Dog Acquaintance Yards located behind the Cat House and the Puppy Pen surrounded by a chain linked fence approximately 10 FT tall. The Dog Acquaintance Yards are asphaltic areas used by potential adopters to meet and greet dogs on a one on one basis, without the distraction of other dogs. Currently, two of these yards are being used as a temporary holding area for adoptable dogs, because of the increase in animals.
13. Dog Park (14,000 SF): The Dog Park is open to the public and allows dog owners to bring their dogs to play, run and socialize. Features at this park include benches, tables and a water fountain. The Dog Park is vegetated with grass, trees and tropical foliage. The dogs that stay at The Society may use the Dog Park.
14. Memory Garden (7615 SF): The Memory Garden includes a pathway entrance that starts at the parking lot behind the dog park, and leads up the Library/Classroom. It contains bricks memorializing pets and three seating areas where individuals and leashed animals can relax.
15. Sally Port<sup>1</sup> (1490 SF): The Sally Port is in between the Mauka Building and the Operations Building. It is a double-gated area, in which only one gate can open at a time, allowing vehicles to enter and depart the facility while preventing animals from escaping.

### 3.4 Proposed Project

The proposed campus improvements will help The Society to continue to provide adequate animal care, which will increase The Society’s operational efficiency through the better use of space to improve the quality of animal housing and treatment. The new campus will also create separate animal villages, which will provide increased space and an improved animal quality of life. The proposed facilities are planned to be constructed and designed to address the need for The Society’s campus to remain open to the public as new facilities are constructed and as existing facilities are upgraded and improved to meet future needs. The project will not alter the existing Library/Classroom and Cat House, and will preserve The Society’s park-like setting and most of the heritage trees. The proposed project will alter the Operations Building, Dog Adoption Kennel 1, Dog Holding space, the Dog Park, and the Dog Acquaintance Yard.

The proposed project will include the following (See **Figure 3-2, Mō’ili’ili Site Plan**):

1. Construction of a new Admissions and Veterinary Services Building (9,614 SF): The construction of the new two-story Admissions and Veterinary Services Building will be the most significant change to The Society campus. The proposed Admissions and Veterinary Services Building will

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<sup>1</sup>Sally Port: a secure entryway that consists of a series of doors or gates. The Society uses the sally port to prevent animal escapes by opening only one gate at a time.

have space for approximately 172 cats and 104 dogs, and 19 staff positions. This building will replace the 18 private parking stalls (currently used for The Society's vans, staff and volunteer parking) and the Dog Acquaintance Yard on the existing site (mauka). The first floor of the two-story building will include areas for dog holding runs, food preparation, individual dog wards, reception, waiting, freezer, euthanasia, evaluation rooms, and storage. The second floor will contain the veterinary clinic with space for cat holding to separate feral, friendly and sick cats, and kittens, dog holding runs, staff offices, surgery rooms, recovery rooms and treatment rooms. See **Figure 3-3, Main Level Floor Plan**, and **Figure 3-4, Second Level Floor Plan**.

2. Renovation of the existing Operations Building (6,602 SF): The existing conditions at the Operations Building are cramped, and many employees continue to share desks and facilities (RMTC, 1996). The new offices in the Admissions and Veterinary Services Building will relieve the crowding and allow more space for administrative functions in the Operations Building. Some staff positions will be moved to the new Admissions and Veterinary Services Building. The first floor of the Operations Building will continue to include office space for the field service manager, adoptions manager, director of community relations, and other administrative staff. In addition, there will be space for staff work stations, a women's and men's locker room, a staff lounge, an outdoor seating area, and a retail space. The second floor of the Operations Building will not be reconfigured. Animal admissions services will be moved to the new Admissions and Veterinary Services Building. There will be no animal holding in the Operations Building. See **Figure 3-5, Operations Building Backfill**.
3. Demolition of 4 kennels in the existing Dog Adoption Kennel 2 (714 SF): Four kennels in Dog Adoption 2 will be demolished to improve circulation between the existing Mauka Building at the Mauka/Diamond Head side of The Society's project site, the Grooming Building and the planned Dog Adoption Kennel 4 Building. There will be sixteen kennels remaining.
4. Demolition of the existing Dog Acquaintance Yard: The Dog Acquaintance Yard located in the mauka portion of the site will be demolished allowing the construction of the new Admissions and Veterinary Services Building. This function will be relocated to the new Dog Adoption Kennel 2.
5. Demolition of Puppy Pen: The Puppy Pen that is surrounded by chain linked fence approximately 4 FT tall will be demolished and a new Cat Condo will be constructed in place, designed to house 6 cats.
6. Relocation/Reduction of the existing Dog Park: A large portion of the existing Dog Park will be repurposed to provide 18 replacement parking stalls. The use of the remaining open space from the relocation will be determined at a later date by The Society.
7. Relocation of Parking Stalls: The construction of the new Admissions and Veterinary Services Building will remove approximately 18 private parking stalls (currently used for The Society's vans, staff and volunteer parking). Therefore, approximately 18 new parking stalls are planned to replace these parking spaces, and will be built over a portion of the existing Dog Park, as well as near the proposed Admissions and Veterinary Services Building. These stalls will be accessible through the Kehena Place entrance, and will provide easier access to the new Admissions and Veterinary Services Building. The new parking stalls will encourage use of the new facilities, alleviate adjacent street parking, and meet Americans with Disabilities Act (ADA) parking standards.

8. Infrastructure Improvements: Two separate fences will be installed on The Society's campus. One fence will be installed along the new parking lot near the Kehena Place entrance and the Admissions and Veterinary Services Building. The second fence will be installed near the existing Puppy Pen (planned Cat Adoptions Building) and the Grooming Building. The new fencing will serve to separate the adoptions area from the other functions of The Society that include veterinary services. Existing water and sewer system facilities will be relocated as required to meet the new project layout. No major increase in service requirements for water and sewer facility connections will be required. Power needs will continue to be met through existing utility connections with Hawaiian Electric Company (HECO).
9. Driveway Improvements (Kehena Entry): Entry into The Society and access to the new proposed Admissions and Veterinary Services Building will be facilitated by the widening of Kehena Place. Kehena Place is currently used as a two-way, two-lane road, and is approximately 13 feet wide. The widening of Kehena Place will alleviate the temporary increase in traffic anticipated during the construction of The Society improvements, and improve the overall long-term access to The Society by visitors and staff, as well as access to neighboring residences. As required through coordination with the Department of Transportation Services, a traffic engineer will be consulted should further improvements be identified or required during the entitlement design and construction phase.
10. Construction of the new Dog Adoption Kennel 3 and Dog Adoption Kennel 4 (2,874 SF): The new Dog Adoption Kennel 3 will be located between the makai (towards the sea) end of the Operations Building and makai end of the Kehena Place parking lot. The building will be a partially enclosed shelter that houses 12 dogs and will offer housing representing the movement beyond the use of traditional kennels, cages and runs. The housing will have an exercise area to reduce crowding, minimize stress and boredom, and will encourage the animals to behave better making them better candidates for adoption. The new Dog Adoption Kennel 4 will be a similar design to the Dog Adoption Kennel 3 Building, but will be located mauka, adjacent to the Grooming Building and Dog Adoption Kennel 1.
11. Construction of two new Cat Condo Buildings (301 SF): The two Cat Condo Buildings will be designed to house 6 cats each, or 12 cats total. They will provide greater space and a range of hiding and private resting places that have enough room for cats to stretch fully in the vertical position. One Cat Condo Building will be located on the Diamond Head side of the site, between the existing Operations Building and the new Dog Adoption Kennel 3 and Dog Adoption Kennel 1. The second will be constructed in place of the existing Puppy Pen, adjacent to the existing Cat House.
12. Construction of one new Dog Acquaintance Yard (170 SF): The space utilized by the existing Dog Acquaintance Yard will be demolished for the construction of the new Admissions and Veterinary Services Building. A new covered Dog Acquaintance Yard will be constructed adjacent to the Kehena Place parking lot roughly next to the proposed new Dog Adoption Kennel 3 located midpoint, toward the makai side of The Society site.
13. Demolition of six kennels in existing Dog Adoption Kennel 1: Six kennels in Dog Adoption Kennel 1 will be demolished to improve circulation between the Dog Adoption Kennels 3 and 4, and the Cat House. This will result in twenty dog kennels remaining.

14. Reconfiguration of the existing Tent & Condos Dog Holding (1,670 SF): Approximately 10 animal holding positions will be transferred to the new Admissions and Veterinary Services Building, thus decreasing animal holding capacity from 80 to 70.

### 3.5 Schedule

The overall period of construction is anticipated to last approximately one year ending on or about 2015.

### 3.6 Cost

The Society's preliminary estimates of the project's total costs are approximately \$7 million. Further cost details are not available at this time but will be developed with the final design of the project. All costs will be borne by The Society through charitable contributions and donations. Other resources may be provided from the non-profit sector.

Figure 3-1, Existing Mō'ili'ili Site Plan



Existing Site Plan  
 Mō'ili'ili Site Plan  
 Hawaiian Humane Society  
 Master Plan  
 August 12, 2013  
 PADG #1425.03



Figure 3-2, Mō'ili'ili Site Plan

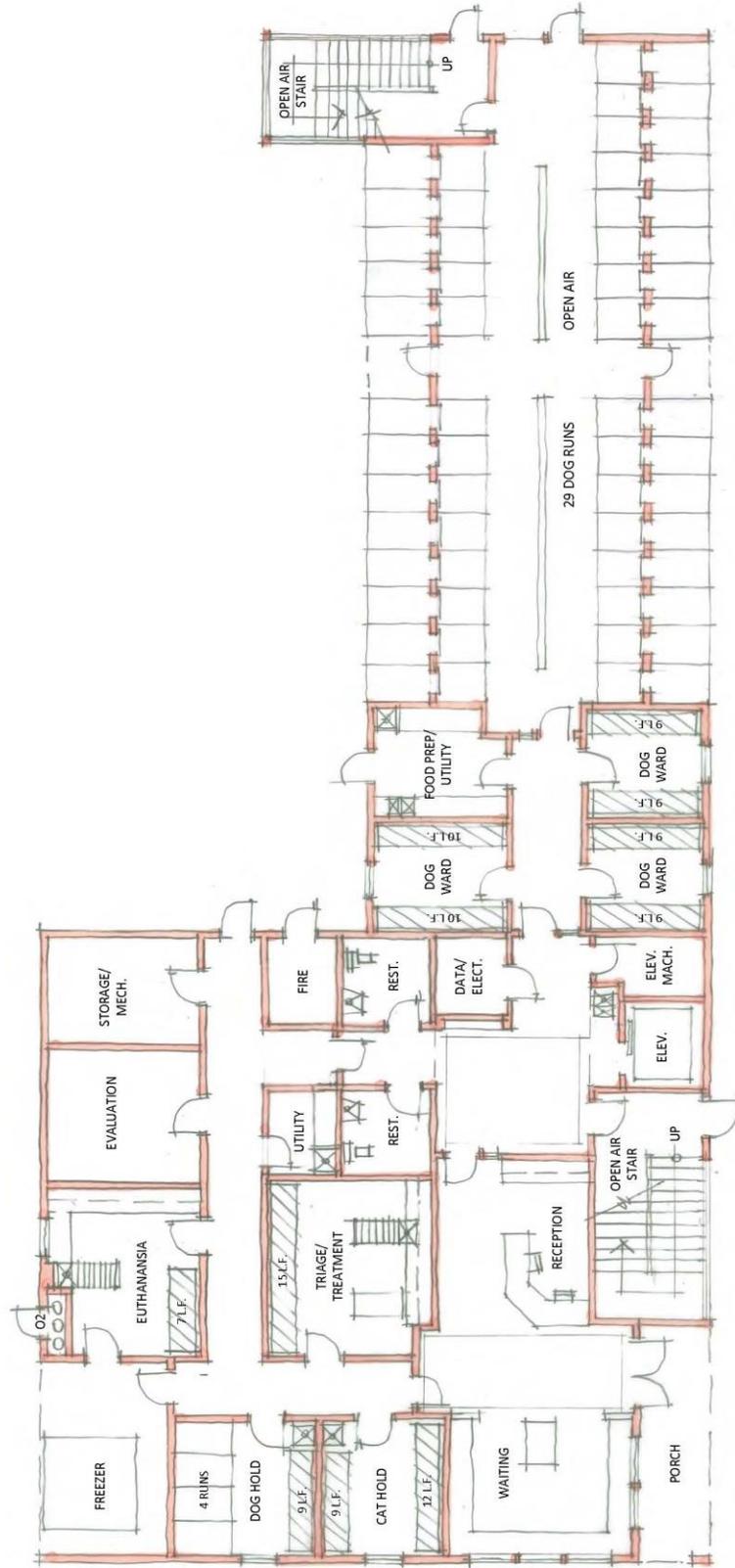


Mō'ili'ili Site Plan

Hawaiian Humane Society  
 Master Plan  
 April 7, 2014  
 PADS Project No. 1425.03



Figure 3-3, Main Level Floor Plan



**ANIMAL ARTS**  
architecture • animals • people

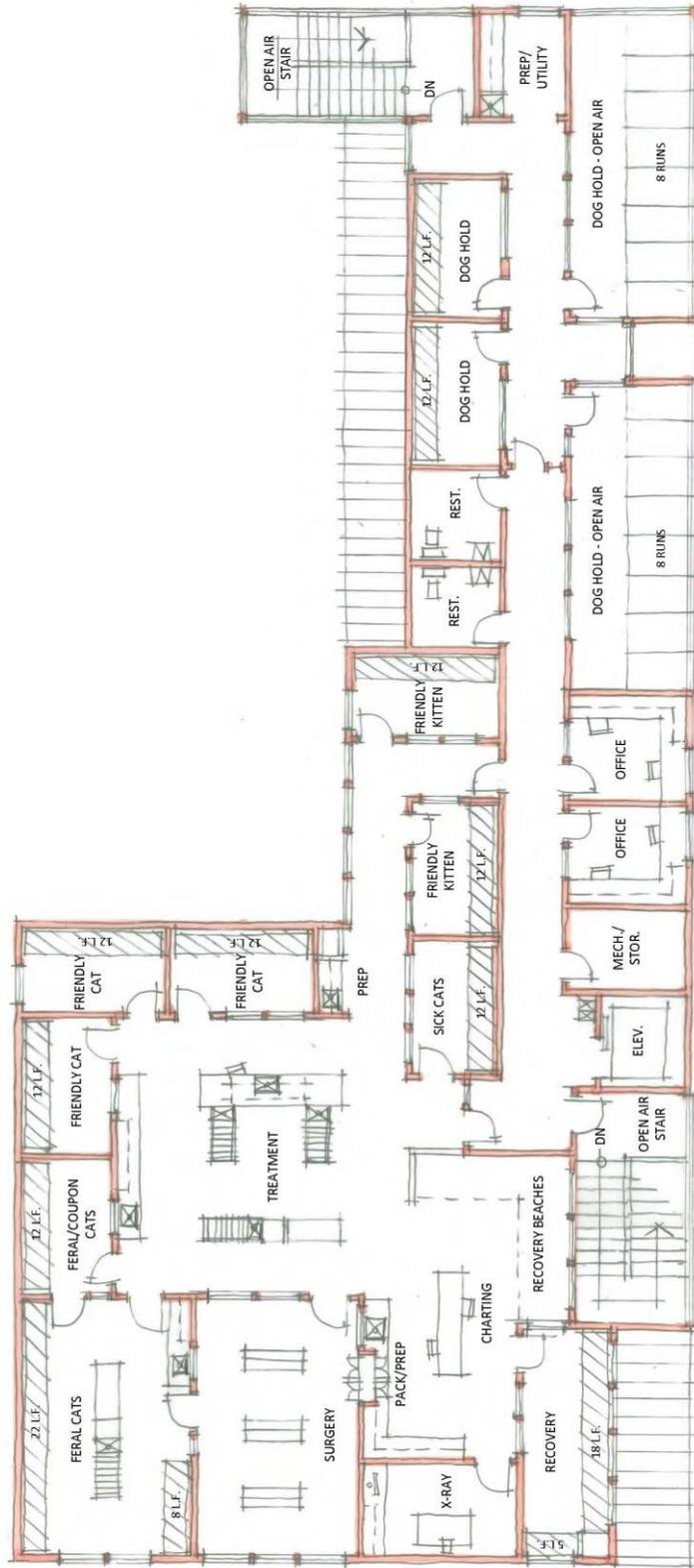
**MAIN LEVEL FLOOR PLAN**

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



4,675 S.F. THIS FLOOR :: 9,937 S.F. TOTAL

Figure 3-4, Second Level Floor Plan



**ANIMAL ARTS**  
architecture • animals • people

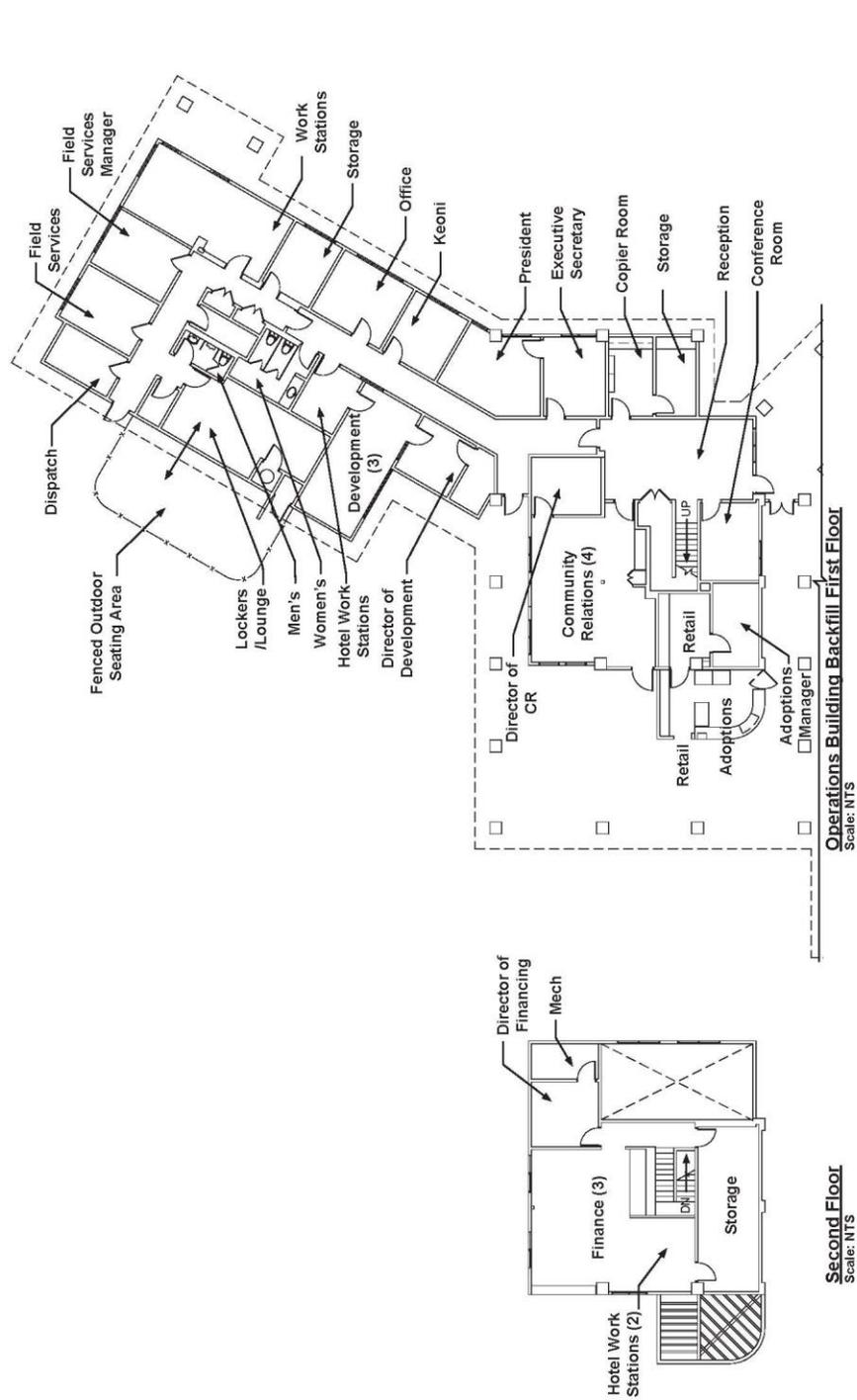
**SECOND LEVEL FLOOR PLAN**

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

5,262 S.F. THIS FLOOR :: 9,937 S.F. TOTAL



Figure 3-5, Operations Building Backfill



PADG Ref. No. 1425  
**Operations Building Backfill**  
 Hawaiian Humane Society  
 Master Plan  
 February 28, 2013



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## 4.0 Environmental Setting, Potential Impacts and Mitigation Measures

### 4.1 Climate and Rainfall

Persistent trade winds, relatively constant temperatures, and moderate rainfall characterize the climate near the proposed project site.

Trade winds are produced by the outflow of air from the Pacific Anticyclone high-pressure system, also known as the Pacific High. In the summer months, trade winds are at their strongest, and in the winter, trade winds are at their weakest. The nearest Local Climate Data (LCD) station to the proposed project site (7.2 miles away) is near the Honolulu International Airport (PHNL). The 'PHNL LCD' recorded an annual daily average wind speed of 10.6 miles per hour (MPH) based on approximately 12 years of recorded Automated Surface Observing System (ASOS) data.

The Hawaiian Islands experience extremely small diurnal and seasonal variations in temperature, due to their low-latitude location and the influence of the Pacific Ocean. The 'PHNL LCD' also recorded an average annual maximum temperature of 84.2 degrees Fahrenheit (F) and an average annual minimum temperature of 71.4 degrees F (Jul 1996 to Dec 2008) (WRCC, 2009).

Topography and the dominant northeast trade winds are the two primary factors that influence the amount of rainfall that falls on any given location on O'ahu. The nearest rain gauge (SKN 713) to the proposed project site (0.6 miles away) is maintained at the University of Hawai'i Meteorology Department (UH MET DEPT), located at 21.299° N, 157.817° W. The 'UH MET DEPT' recorded a mean annual rainfall of 39.36 inches and a mean monthly rainfall of 3.28 inches based on 95 years of recorded data (1918-Current) (Chen et al., 2013).

#### *Potential Impacts and Proposed Mitigation.*

The proposed project is not anticipated to have any adverse impacts on existing climatic conditions, therefore no mitigation measures are proposed.

### 4.2 Geology and Topography

The topography of the proposed project site is generally flat to gently sloping. The mauka side of the site near the Wai'alaie Avenue entrance is approximately 35 FT above mean sea level (MSL) and slopes down to approximately 25 FT above MSL near the Kehena Place entrance and the existing Dog Park.

Soil types within the proposed project site boundary primarily consist of Makiki stony clay loam (MIA), and a small portion on the northwest side of the site contains Ewa silty clay loam (EmA). According to the *Soil Survey of Island of Kaua'i, O'ahu, Maui, Moloka'i and Lana'i, State of Hawai'i*, prepared by the United States Department of Agriculture (USDA), Makiki stony clay loam (MIA) is a well-drained soil, formed from an alluvium and volcanic ash mixture, that is found on fairly level slopes (0-3%). MIA is comprised of angular stones that hinder cultivation, therefore most of this soil is in urban use (USDA,

1972). Ewa silty clay loam (EmA) is a well-drained soil, formed from alluvium derived from basic igneous rock that is found on nearly level slopes (0-2%). EmA has slow runoff, and a slight erosion hazard. EmA was used primarily for sugarcane crops and pasture (USDA, 1972). See **Figure 4-1, Soil Classification**.

*Potential Impacts and Proposed Mitigation.*

The proposed project site will involve minor grading and paving for the construction of the new buildings, parking stalls, infrastructure improvements and road widening. No significant impacts to geology, topography or soils are expected to result from this proposed project; however, mitigation measures to ensure against adverse impacts to soils and topography will be employed.

Grading, excavation and other construction activities required for the project will be in accordance with County and State regulatory requirements. Further site-specific analysis of soils will also be performed during geotechnical investigations of the site, if required, to maintain stability of the site for the planned building and structures. Removed materials will be reused on site for backfill as required. If needed, imported fill will be limited to the use of clean and uncontaminated materials. Any graded or excavated material that cannot be reused will be disposed of at an approved waste facility in accordance with State and CCH regulations. Areas that are exposed as a result of earthwork will be properly handled using site-specific best management practices (BMPs) as required to ensure against the loss of sediment and soils due to storm water runoff. BMPs will include structural (e.g., berms, silt fences, barriers), vegetative (e.g., grass, mulch, ground cover, soil stabilization), and management measures (e.g., project phasing and good housekeeping practices), as appropriate.

#### 4.3 Hydrology

The Society is within the Kona moku (district), the Waikīkī ahupua‘a (watershed), and the Pālolo/Mānoa ‘ili (smaller land division) (Buke Kakau Paa, 1841). The Society is located in the ‘Ala Wai’ watershed, which means ‘freshwater way’ in Hawaiian. The area of the watershed is 19 square miles with a maximum elevation of 3051 FT (Devick et al., 2008, 333).

There are no groundwater resources on the proposed project site. The closest location of groundwater to the proposed project site is an unnamed perennial groundwater resource, approximately 0.35 miles from the project site (USDA, 2010). There are no surface water resources on the proposed project site. The closest location of surface water to the project site is the Ala Wai Canal and Harbor; the man-made canal, approximately 647 FT east of the project site, is considered a wetland (NWI, 2013). The Mānoa stream and the Palolo stream, both perennial tributaries, join northeast of the project location and feed into the mouth of the Ala Wai Canal and Harbor, which eventually empties into the Pacific Ocean, located approximately 1.14 miles from the project site. See **Figure 4-2, Hydrology**.

The Society receives its drinking water from the Honolulu Board of Water Supply (BWS) water use zone 11081. The drinking water sources serving The Society campus from this zone are the Halawa shaft, Kalauao wells, Kalihi shaft, Punanani wells, and Wilder wells. The BWS source water monitoring report prepared for these potable resources indicate that all wells meet Federal and State standards for drinking water supply. Regulated contaminants from these sources are below the maximum

contaminant levels (MCLs), and microbial and unregulated contaminants are within the contaminant levels allowed in drinking water (BWS, 2013).

*Potential Impacts and Proposed Mitigation.*

The proposed project is not expected to have adverse impacts on ground water or surface water resources; however, during construction activities, there is the potential for storm water and non-storm water pollutants to discharge from the proposed project site due to construction storm water runoff. Therefore, mitigation measures to ensure against adverse impacts to ground water or surface water resources are proposed.

Project activities will comply with State Department of Health (SDOH) regulations as set forth in HAR, Title 11, Chapter 54, “Water Quality Standards”, and Chapter 55 “Water Pollution Control”. Construction activities will be conducted in compliance with National Pollutant Discharge Elimination System (NPDES) permit conditions, which will include the preparation of an erosion control plan and site-specific BMPs to prevent the discharge of pollutants, including soils and sediments, in storm water runoff. BMPs will include structural (e.g., berms, silt fences, barriers), vegetative (e.g., grass, mulch, ground cover, soil stabilization), and management measures (e.g., project phasing and good housekeeping practices), as appropriate.

#### 4.4 Natural Hazards

##### 4.4.1 Tsunami

A tsunami involves the generation of a series of destructive ocean waves that can affect all shorelines. The generation of these waves can occur at any time with limited or no warning. Tsunami sea waves are most commonly caused by an earthquake (magnitude 7.0 or greater), adjacent to or under the ocean. Most tsunamis in Hawai‘i originate from the tectonically active areas located around the Pacific Rim (e.g., Alaska and Chile). Waves originating from earthquakes usually take hours to reach Hawai‘i, and the network of sensors that is part of the Pacific Tsunami Warning Center’s (PTWC) system are able to give Hawai‘i several hours of advance warning of a potential tsunami. Less commonly, tsunamis originate from seismic activity in the Hawaiian Islands, and there is much less advance warning for these. Since 1946, there have been four significant tsunami events (1946, 1957, 1960, and 1964); these tsunami waves rose to heights, from 1- 14 feet above sea level. While these events are rare, it is prudent to assume that future events will occur.

According to the City and County of Honolulu, and based on scientific techniques and technology with the assistance of the County Public Safety Officials, the proposed project site is determined to be outside of the Tsunami Evacuation Zone. Therefore, individuals and animals at The Society are not subject to evacuation in the event of a tsunami (HoLIS, 2010). See **Figure 4-4, Tsunami Evacuation Zone**.

*Potential Impacts and Proposed Mitigation.*

The proposed project site is not anticipated to be adversely impacted by a tsunami, nor will it exacerbate tsunami conditions; therefore, no mitigation measures are proposed.

The proposed project is located 1.14 miles inland from the south shore of O‘ahu. This is 0.41 miles away from the Tsunami Evacuation Zone boundary line for the south shore. In the event of a tsunami, the Pacific Tsunami Warning Center of the National Oceanic and Atmospheric Administration (NOAA) will issue a tsunami warning and Civil Defense agencies, including the Honolulu police and fire departments will oversee the evacuation of areas at risk for tsunami inundation.

#### 4.4.2 Seismic Hazard

The Hawaiian Islands experience thousands of earthquakes each year but most are so small that instruments can only detect them. Some are strong enough to be felt and a few cause minor to moderate damage. Most of Hawai‘i's earthquakes are directly related to volcanic activity and are caused by magma moving beneath the earth's surface (Juvik & Juvik, 1998). The vast majority of recent (1990-2006) earthquakes have occurred on or near the island of Hawai‘i; the most recent large (magnitude 6.7) earthquake on Hawai‘i island was in October 2006. Therefore, while earthquakes pose a threat throughout Hawai‘i, disruptive seismic events are relatively uncommon in this region and near the project site.

##### *Potential Impacts and Proposed Mitigation.*

The proposed project is not anticipated to be adversely impacted by seismic activity, nor will it exacerbate seismic activity conditions. However, mitigation measures are proposed to ensure against potential adverse impacts.

New buildings and structures on the proposed project site will be designed and constructed in accordance with the CCH Land Use Ordinance (LUO), Chapter 16, Article 1, *Adoption of the International Building Code (IBC) and International Residential Code or One- and Two- Family Dwellings*. The IBC provides minimum design criteria to address the potential for seismic damage. In the event of an earthquake that jeopardizes the integrity of The Society’s campus, the campus facilities would be thoroughly inspected by Civil Defense agencies, including the Honolulu police and fire departments in coordination with emergency response agencies and appropriate action would be initiated.

#### 4.4.3 Floods

The Society’s campus is in the Federal Emergency Management Agency (FEMA) Flood Zone ‘X’. This flood zone designation is used for areas that are outside of the 500-year flood zone and the 0.2% annual chance floodplain. No base flood elevations or depths are determined on the FEMA maps for this zone. The average depth of runoff from a 1- year storm is 0-1 FT. See **Figure 4-3, FEMA Flood Zones**.

##### *Potential Impacts and Proposed Mitigation.*

The proposed project is not expected to be adversely impacted by flooding, nor will it exacerbate flood conditions. However, mitigation measures are proposed to ensure against potential adverse impacts to The Society’s campus in the event of a flood.

All proposed facilities will be developed outside of the floodplain exclusion zone. New buildings and structures on the project site will be designed and constructed in compliance with CCH LUO, Chapter 16, Article 11, *Regulations within Flood Hazard Districts and Developments Adjacent to Drainage Facilities*.

#### 4.4.4 Hurricanes and High Winds

The Hawaiian Islands are seasonally affected by Pacific hurricanes from the late summer to early winter months. The State of Hawai'i has been affected twice by significant hurricanes, hurricane 'Iwa in 1982 and hurricane 'Iniki in 1992. During hurricanes and storm conditions, high winds cause strong uplifting forces on structures, particularly on roofs. Wind-driven materials and debris can attain high velocity, cause devastating property damage, and harm to life and limb. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur. While the proposed project site may be subject to hurricane-induced damage, the project area is no more or less vulnerable than the rest of the island of O'ahu, to the destructive winds and torrential rains associated with hurricanes.

##### *Potential Impacts and Proposed Mitigation.*

The proposed project site is not anticipated to exacerbate hurricanes and high wind conditions. However, the proposed project site has the potential to be adversely impacted by hurricanes during construction and operation of the facility. Therefore, mitigation measures are proposed to ensure against potential adverse impacts.

The potential for adverse impacts during *construction* will be addressed by protecting construction equipment and will involve early preparation upon notification of an impending hurricane event. The National Hurricane Center issues a "Hurricane Watch" within 48 hours of a potential hurricane event, and issues a "Hurricane Warning" when sustained winds of at least 74 mph are expected within 36 hours of a potential hurricane event. Upon issuance of a "Hurricane Watch" notice, work crews will begin securing the construction site as follows:

- Remove or secure equipment, machinery, construction materials, and portable toilets.
- Clean up all construction debris.
- Stop scheduled deliveries of building materials.
- Remove jobsite signage, dust screens, silt screens, and other temporary installations.
- Locate and turn off jobsite utilities, including electricity and water connections.

Upon issuance of a "Hurricane Warning", construction operations will cease, work crews will finalize securing the project site and will evacuate until the hurricane threat has passed.

The potential for adverse impacts to The Society's campus during operations caused by a hurricane or other natural disaster is anticipated to principally affect the buildings and structures within and surrounding the campus. During the aftermath of the disaster, it is expected that the creation of open space within The Society's campus will be created in order to start recovery operations. Mitigation measures would include, but are not limited to:

- The Society will utilize portable animal cages and transfer its animals to locations at The Society's facility where there is stable, open space that can contain the cages. As required,

canopies or other temporary structures would be erected to provide shelter against the elements.

- The Society may enlist the assistance of the community to help with the recovery effort by providing temporary shelter, lodging, and care for its animals until the facility can be sufficiently repaired and/or restored. Volunteers from the community would be asked to assist with other recovery activities requiring manpower.
- The Society can also ask that the community assist with adoptions to provide new homes to the animals facing hardship conditions due to the period of disaster.

#### 4.5 Air Quality

Air quality in the area can be affected by air pollutants from natural and/or human sources. Natural sources primarily include wind-blown dust, wild fires, and occasional volcanic emissions from the island of Hawai'i. Human sources primarily include vehicular emissions from motorists traveling on nearby roads (Kehena Place, Wai'alaie Avenue, South King Street, and the Interstate Highway H-1/ Lunalilo Freeway (H-1 freeway)). The burning of refuse, BBQs and other intermittent sources also contribute air pollutants.

The U.S. Environmental Protection Agency (EPA) sets national ambient air quality standards (NAAQS) for six pollutants: carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, ozone, and particulate matter, and the state of Hawai'i also established an ambient air standard for hydrogen sulfide. The SDOH requires criteria pollutant levels remain below state and federal ambient air quality standards at all State and Local Air Monitoring Stations (SDOH, 2010, 1). The nearest air quality monitoring station to the proposed project site is located at 1250 Punchbowl Street (21° 18' 27.3" N and 157° 51' 19.5" W) in Honolulu ("Honolulu Station") (SDOH, 2010, 8). The air quality at the 'Honolulu Station' did not exceed NAAQS for the following parameters: Sulfur dioxide (SO<sub>2</sub>) and Carbon Monoxide (CO) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) (SDOH, 2010, 17-23).

#### *Potential Impacts and Proposed Mitigation.*

There is the potential for short-term localized impacts on air quality during site construction activities. The operation of vehicles, heavy equipment, and generators at the proposed project site can generate fugitive dust and pollution emissions. However, impacts will be minimal and temporary, will cease once the project is completed, and air quality is expected to return to existing conditions. No long-term adverse impacts to air quality are anticipated.

The following mitigation measures are proposed to ensure against the potential for short-term adverse impacts on air quality:

- Phasing of construction activities to minimize dust-generating activities.
- Minimizing the use of dust-generating materials, centralizing material transfer points, and onsite vehicle travel ways.
- Providing an adequate water source at the site prior to the start of construction activities for dust control.

- Ensuring that the General Contractor will implement dust control practices in accordance with HAR, Chapter 60.1, *Air Pollution Control*. This includes proper maintenance of internal combustion engines, the compacting and use of intermediate cover, as well as the use of portable and permanent litter fences.

#### 4.6 Noise

Regulation of noise in residential areas of O’ahu is governed by the State Department of Health, HAR, Title 11, Chapter 46, “Community Noise Control.” Allowable day and nighttime noise standards for sensitive receptors have been established for conservation, residential, apartment, hotel, business, agricultural and industrial districts. The project site is in a residential area, zoned by the CCH as R-5, which falls under Class A in the noise control zoning district. The maximum allowable day and night noise levels at the project site are as follows:

<u>Time</u>	<u>Allowable Noise Levels</u>
7:00 am to 10:00 pm	55 dbA
10:00 pm to 7:00 am	45 dbA

Existing ambient noise levels at and around the project site are generally low-level but steady, varying slightly spatially (i.e. from place to place) and temporally (i.e. from one time to another).

Noise levels result primarily from vehicular traffic from nearby roads (Kehena Place, Wai’alae Avenue, South King Street, and the H-1 freeway), as well as background noise from neighboring residents, businesses and local public schools. Neighboring residents on Kehena Place and South King Street, include several two-story walk up apartment buildings, a few single-family residences and an affordable housing apartment building. A variety of small to medium sized nearby businesses on Wai’alae Avenue and South King Street include a bakery, a lawn mower repair shop, a dressmaker’s shop, a florist, a surf shop, a beauty salon and several restaurants. The nearest school is Prince Jonah Kūhiō Elementary School on South King Street.

#### *Potential Impacts and Proposed Mitigation.*

The potential for short-term adverse impacts to existing noise conditions are expected to result from construction activities, particularly noise generated during mobilization activities, and operation of heavy construction equipment and pneumatic hand tools. Construction equipment is expected to include, but not be limited to, a bulldozer, front loader, excavator, grader, paver, dump trucks, a crane, concrete delivery trucks, jackhammers and other powered hand tools. Construction equipment typically generates noise in the range of 55 to 90 decibels adjusted (dBA) in close proximity. Noise generated as a result of construction will be temporary, of limited duration, and restricted to daytime hours. Upon completion of work, noise will return to pre-existing background levels. The potential for noise associated impacts are expected to be of short duration lasting only for the period of construction.

The following mitigation measures are proposed to address the potential short-term noise pollution for animals and staff at The Society, as well as residents, businesses and schoolchildren near the proposed project site:

- Work will be limited to weekdays during daylight hours between 8:30 am and 3:30 pm. No work will be scheduled on federal or state holidays.
- Construction vehicles and internal-combustion powered machinery will be muffled with noise attenuation equipment in good operating condition.
- Landscaping that will provide visual mitigation and soil stabilization may also provide some reduction in noise emanating beyond the project site.
- The General Contractor will ensure that project activities are in compliance with the provisions of HAR, Chapter 11-46, *Community Noise Control*. The contractor may secure a noise permit from the State Department of Health prior to the initiation of construction.

In addition it is noted that the new, improved facilities will place animal housing further away from existing residential units and incorporate acoustic attenuation which will further reduce noise. No adverse impacts associated with the long-term operation of the facility are expected, as the proposed project while involving the same land use and activities, will provide improved noise mitigation.

#### 4.7 Flora and Fauna Resources

##### 4.7.1 Flora

There were no unique, threatened or endangered flora species observed at the proposed project site. Randal Fujimoto, a Landscape Architect on August 22, 2013, conducted a plant inventory of The Society campus site. The existing flora observed, consisted primarily of introduced tropical plant species, and other shrub and ground cover commonly found in Hawaiian gardens.

Tree species observed include, but are not limited to the following (Fujimoto, 2013):

- Banyan (*Ficus benghalensis*)
- Monkeypod (*Albizia saman*)
- Candlenut (*Aleurites moluccana*)
- Lignum vitae (*Guaiacum*)
- Surinam cherry (*Eugenia uniflora*)
- Allspice (*Pimenta dioica*)
- Gold (*Tabebuia donnell-smithii*)

Shrub and ground cover species observed include, but are not limited to the following (Fujimoto, 2013):

- Tahitian gardenia (*Gardenia Taitensis*)
- Bougainvillea (*Bougainvillea glabra*)
- Ti (*Cordyline terminalis*)
- Ginger (*Alpinia Purpurata zingieraceae*)
- Maile-Scented Fern (*Phymatosorus scolopendria*)
- Pothos (*Epipremnum aureum*)

Grass species observed include, but are not limited to the following (Fujimoto, 2013):

- St. Augustine (*Stenotaphrum secundatum*)
- Bermuda (*Cynodon dactylon*)

#### 4.7.2 Fauna

There were no unique, threatened or endangered fauna species, observed at the proposed project site. The existing fauna observed, consisted primarily of animal species under the care of The Society. Other avifauna species common to urban environments were also observed.

Species under the care of The Society include, but are not limited to the following:

- Dog (*Canis lupus familiaris*)
- Cat (*Felis catus*)
- Rabbit (*Lepus curpaeums*)
- Guinea pig (*Cavia porcellus*)
- Turtle (*Trachemys scripta elegans*)
- Fish
- Other mammals, reptiles and avifauna

Other species observed at The Society include, but are not limited to the following:

- Various rat and mice species (*Rattus and Mus*)
- Mongoose (*Herpestidae*)
- Various avifauna species:
  - Mourning dove (*Zenaida macroura*)
  - Spotted dove (*Spilopelia chinensis*)
  - European sparrow (*Passer domesticus*)
  - Java finch (*Longchura oryzivora*)
  - Brazilian cardinal (*Paroaria coronata*)
  - Mynah (*Gracula religiosa*)

#### *Potential Impacts and Proposed Mitigation.*

It is expected that due to the existing urbanized land use and location of the site within urbanized and developed surroundings that there are no threatened or endangered species at the proposed project site. To the extent possible, existing trees will be kept in place. During the construction of the new proposed buildings, some existing plant species that provide small habitats for the aforementioned fauna and avifauna species may be removed. However, when landscaping for the proposed project is established, these displaced species are anticipated to return. No long-term adverse impacts to flora or fauna resources are anticipated; therefore, no mitigation measures are recommended or are expected to be required.

#### 4.8 Scenic and Aesthetic Environment

Existing views, makai of the proposed project site, primarily consists of an urban skyline, dotted with residential high-rise condominiums and residential low-rise apartments. Off in the distance one might see Diamond Head, a U.S. National Landmark. Existing views, mauka of the proposed project site, primarily consists of the H-1 freeway, residential houses, the University of Hawai'i, Mānoa Valley and St. Louis Heights. Therefore, there are no significant scenic or aesthetic views mauka or makai from The Society's campus. The campus is located on the peak of a slight hill, however the campus is almost entirely buffered by trees and therefore any offsite views can only be seen from certain elevated spots.

##### *Potential Impacts and Proposed Mitigation.*

The proposed Admissions and Veterinary Services Building is the most conspicuous building in this proposed project; however, it will be built to a height which is significantly lower than other buildings in the project site's vicinity. New buildings and structures will not compromise any existing scenic or aesthetic views for residents on higher elevations mauka of The Society's campus. Therefore, visual qualities of the site will be retained and preserved intact. The proposed project is not anticipated to have adverse impacts to any scenic, aesthetic and/or visual resources, therefore no mitigation measures are proposed.

Figure 4-1, Soil Classification

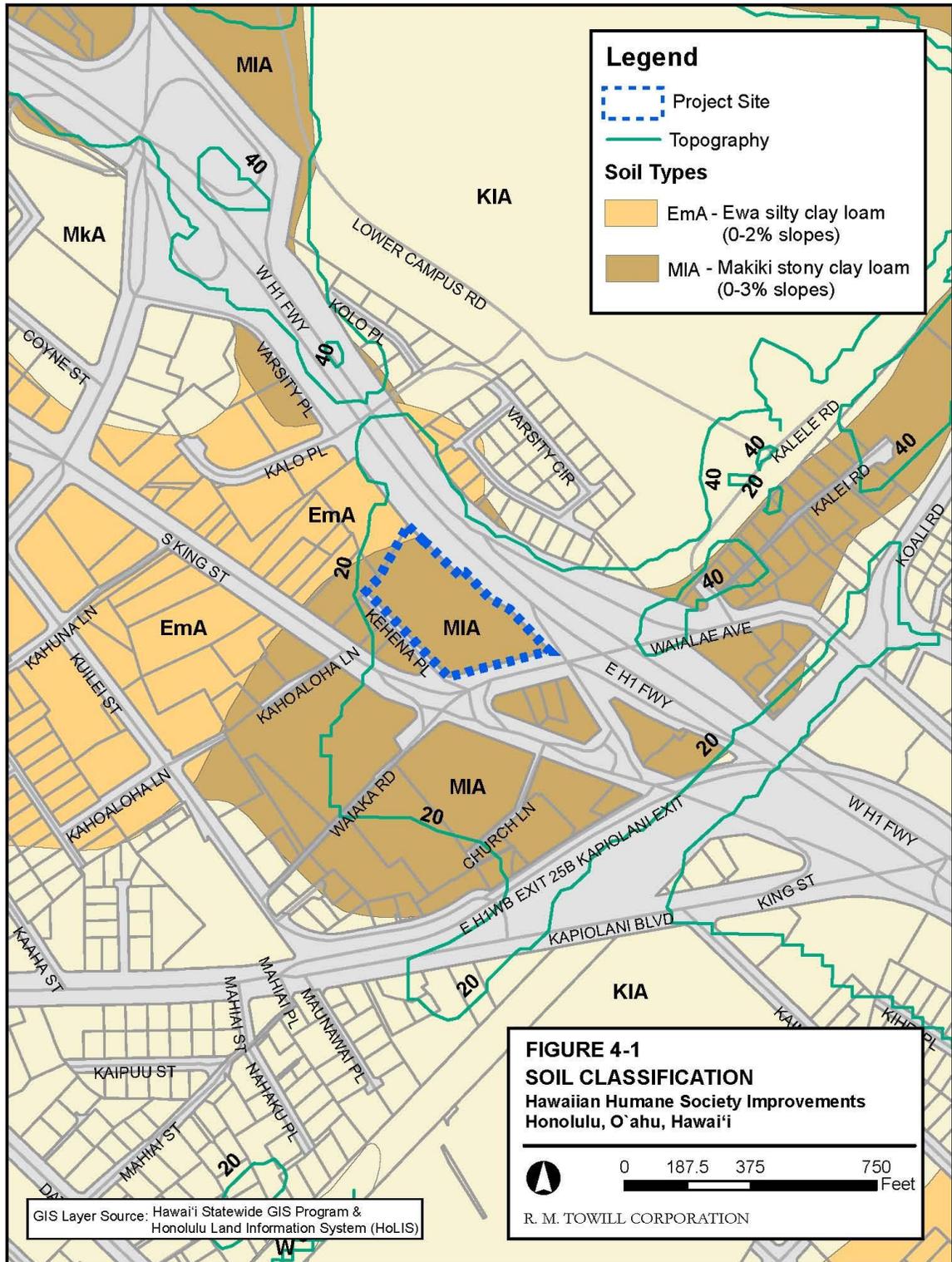


Figure 4-2, Hydrology

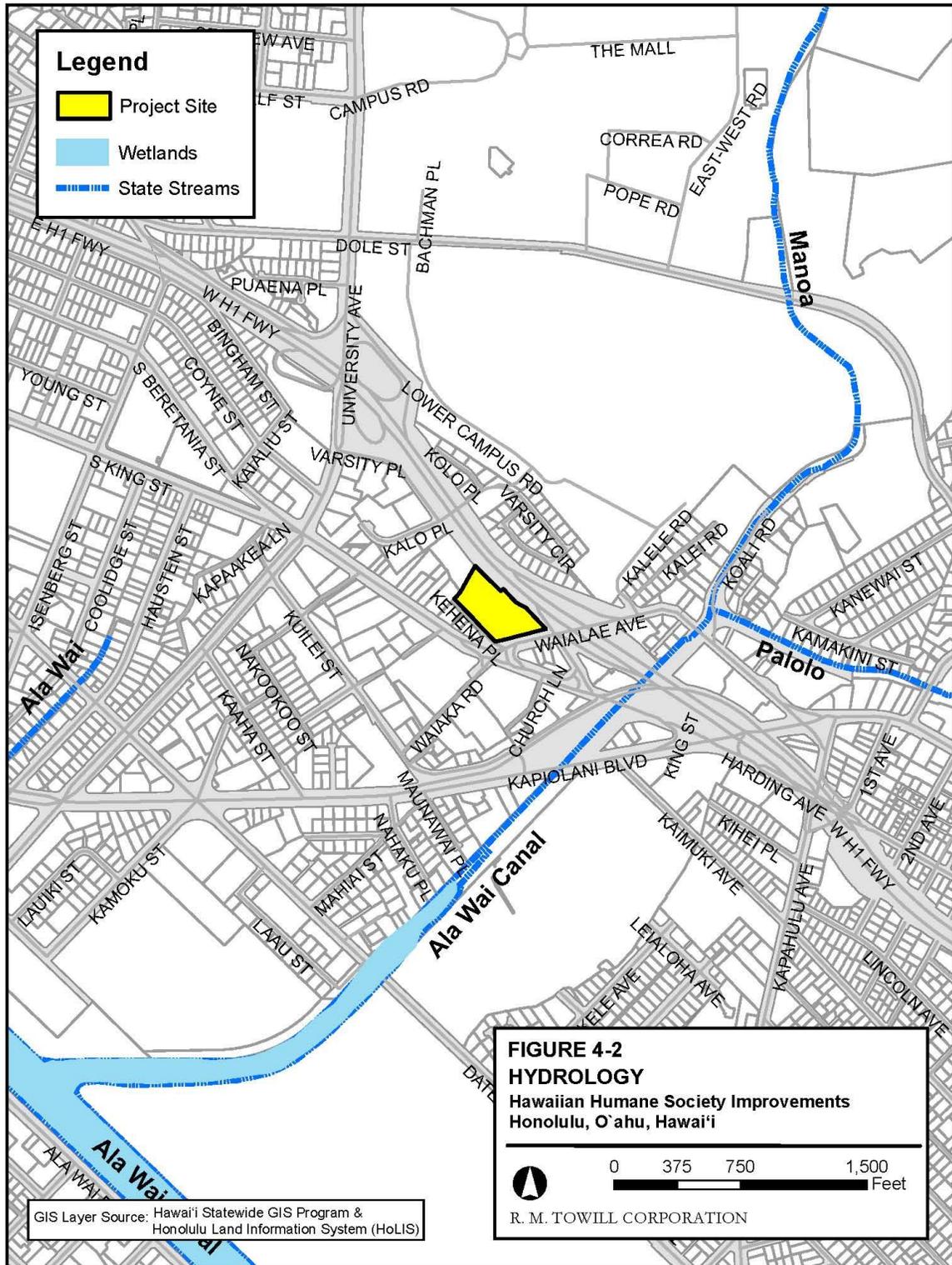


Figure 4-3, FEMA Flood Zones

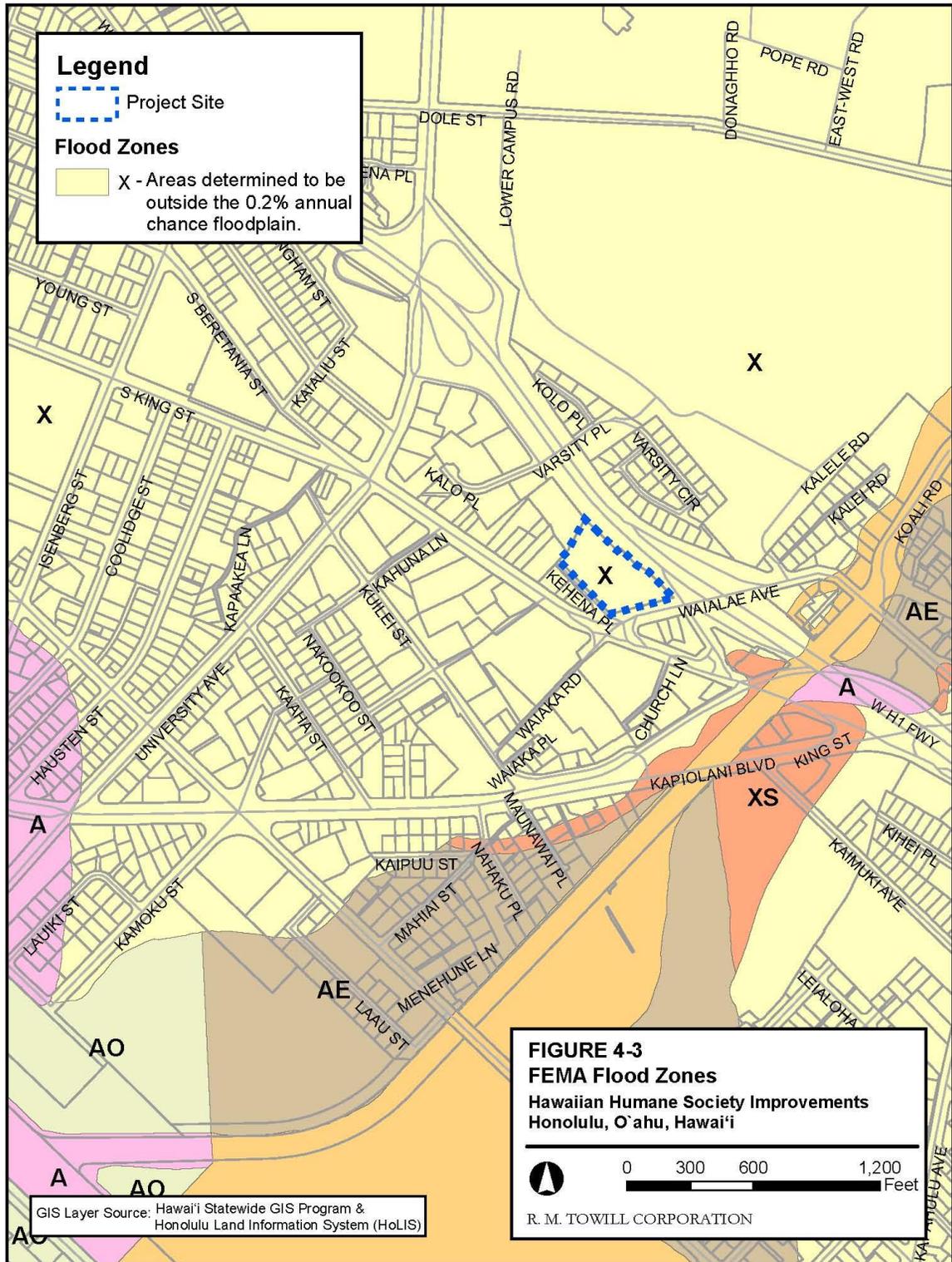
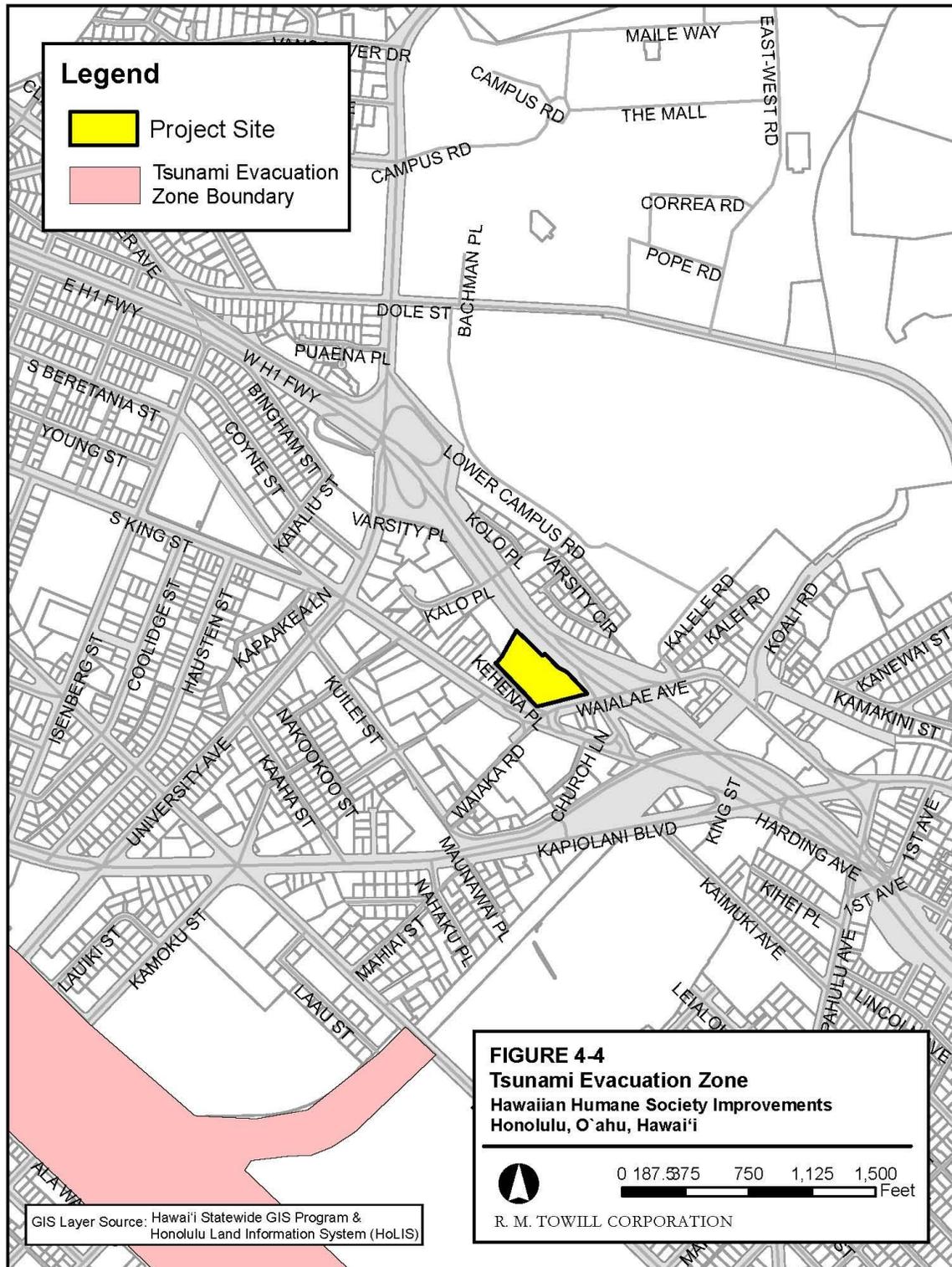


Figure 4-4, Tsunami Evacuation Zone



## 5.0 Public Services, Potential Impacts and Mitigation Measures

### 5.1 Traffic and Circulation

The Society's campus is bounded by the H-1 freeway to the northeast and Wai'alaie Avenue/ South King Street to the south. There are two entries into The Society which are also accessible to fire, police, and medical emergency vehicles.

#### The Society's Main Entry

Mauka bound vehicles traveling along Wai'alaie Avenue/South King Street can access The Society's main entry and parking lot fronting the The Society, by making a left turn and crossing traffic, into the main entry and parking lot. Drivers making this turn must exercise caution due to the proximity of an H-1 freeway off-ramp located approximately 120 feet further mauka. Makai bound vehicles traveling along Wai'alaie Avenue/South King Street can make right turns directly into the main entry and parking lot. Vehicles exiting this parking lot are restricted to right turns only onto Wai'alaie Avenue/South King Street going westbound. The posted speed limit for South King Street and Wai'alaie Avenue is 25 mph.

#### The Society's Rear Entry

Only makai bound vehicles traveling on Wai'alaie Avenue/ South King Street can access The Society's rear entry, parking lot and small dog park, by making a right onto Kehena Place. The rear entry is located approximately 320 feet further to the west of The Society's main entry. Kehena Place is currently used as a two-way, two-lane road, is approximately 13 feet wide, and has a posted speed limit of 15 mph. Kehena Place is also used by neighboring residents who live in an adjacent two-story, walk up apartment building which fronts South King Street, as well as residents who live in a one single-family house.

#### Public Transportation

Public municipal transportation near the proposed project site is provided by TheBus at a bus stop fronting The Society (see [www.thebus.org](http://www.thebus.org)). Information on route services provided from 2700 Wai'alaie Avenue to other destinations on O'ahu, including schedules, may be found at the following web address: <http://www.thebus.org/Route/Routes.asp?l=eng>.

The CCH also offers bus transit for individuals with documented ADA disabilities. Service is provided by TheHandi-Van 7-days a week, 4:00 a.m. through 1:00 a.m., by reservations only. Twenty-four-hour service is available in areas near TheBus Route 2 and 40. Passengers are picked up at the nearest and safest point next to the curbside of the public street address requested, and are dropped off at the nearest and safest point next to the curbside of the requested destination address.

Information on services provided by the TheHandi-Van may be found at the following web address: <http://www1.honolulu.gov/dts/riders.htm>.

#### *Potential Impacts and Proposed Mitigation.*

Potential short-term impacts on traffic volume and circulation associated with the proposed project involve limited access to Kehena Place, due to the widening of Kehena Place, the temporary movement

of construction vehicles required for the hauling of equipment and materials to and from the project site, and the construction workers commuting to and from the project site. Access to The Society through Kehena Place and to the adjacent residences may be temporarily limited to support construction, mobilization and demobilization activities. In addition, some parking stalls may be restricted to support construction activities. The front entrance to The Society via Wai'ālae Avenue/South King Street and parking is planned to remain open to the public during construction. Public transportation services offered through TheBus and TheHandi-Van are not anticipated to be disrupted, as the proposed project does not involve work on or alter the current use of Wai'ālae Avenue.

Proposed mitigation measures to inform the community, coordinate construction activities, and address the potential for short-term impacts to pedestrian and vehicular traffic, including bicyclists, will include the following:

- The McCully/Mō'ili'ili Neighborhood Board No. 8., surrounding residents and businesses, emergency services and TheBUS/ TheHandi-Van personnel will be informed on how the proposed project may potentially have short-term impacts on the local area street network, and will provide appropriate mitigation measures as may be required.
- The Society will consult a traffic engineer as needed to assess the access requirements for Kehena Place, and will coordinate with the DTS through the entitlement design and construction phase.
- Additional parking for those visiting The Society on weekends will be available at the Prince Jonah Kūhiō Elementary School, 2759 South King Street, located approximately 400 feet southwest of The Society.
- The contractor will be asked to schedule the movement of construction material and equipment during the off-peak traffic hours between 8:30 am and 3:30 pm.
- The widening of Kehena Place will be done in increments, so as to minimize access limitations.
- Construction personnel will use flags or other appropriate signaling devices along Kehena Place and South King Street to maintain safety when construction vehicles enter and leave the project site, as needed, to ensure the safety of pedestrian and bicyclists.

Long-term adverse impacts on traffic volume and circulation associated with the proposed project is not anticipated, as the proposed project, upon completion, will constitute the reconfiguration and reuse of space within The Society, but will maintain the existing land use of the facility. The widening of Kehena Place will improve the overall long-term access to The Society, as well as to neighboring residences. According to the State Department of Transportation (DOT), the project is not expected to significantly affect State highway facilities (Letter from DOT dated February 6, 2014). While parking stalls will be relocated, there will be no major new parking stalls added to The Society's campus. If required by the DPP, a waiver from the requirements of the City's Land Use Ordinance will be filed based on the public use of the facility. No other mitigation measures are required or recommended.

## 5.2 Drainage Facilities

The Society's facilities are served by the CCH's storm drain system. The CCH's Department of Environmental Services (ENV) manages the storm drain system on O'ahu, which is regulated under a NPDES Municipal Separate Sewer System (MS4) permit administered by the SDOH from the EPA.

*Potential Impacts and Proposed Mitigation.*

During construction activities, there is the potential for pollutants to discharge from the proposed project site in storm water runoff. Mitigation measures to ensure against the discharge of untreated storm water and non-storm water will be addressed through compliance with State Department of Health (SDOH) regulations as set forth in HAR, Title 11, Chapter 54, "Water Quality Standards", and Chapter 55 "Water Pollution Controls". Construction activities will be conducted in compliance with NPDES permit conditions, which will include the use of appropriate erosion controls and implementation of a Site-Specific Construction BMPs Plan.

The construction of new facilities will increase the amount of impervious surfaces; therefore, it is reasonable to expect an increase in volume of storm water runoff. Proposed mitigation measures to address the potential increase in runoff will include the use of vegetative controls where possible and the installation of additional gutters, ditches, pipes and catch basins where needed. The proposed project will maintain existing drainage patterns, which separate storm water runoff from discharges associated with animal holding facilities. No other adverse impacts to existing drainage facilities are anticipated, therefore no mitigations measures are required.

### 5.3 Wastewater Facilities

The Society facilities are presently served by the CCH's wastewater system. The CCH's ENV manages the municipal wastewater collection, treatment, and disposal system on O'ahu. The CCH ENV manages nine wastewater treatment plants and associated pump stations and outfalls. The project site lies within the East Mamala Bay service area, with discharges processed through the Sand Island Wastewater Treatment Plant (SIWWTP). The nearest CCH sanitary sewer line is located along Wai'alaie Avenue/South King Street and Kehena Place.

*Potential Impacts and Proposed Mitigation.*

The proposed project may have a short-term impact on the CCH's wastewater system during construction activities. Portable toilets may be brought to the project site during construction activities to mitigate these additional discharges to the CCH's wastewater system, and will be treated and disposed of off-site in compliance with state and CCH regulations.

The construction of the new Admissions and Veterinary Services Building will include four restroom facilities, but new demands for wastewater services beyond existing uses are not expected. The proposed project is not anticipated to have any long-term adverse impacts to the CCH's wastewater facilities. No mitigation measures are required or recommended.

No adverse cumulative or secondary impacts to the CCH wastewater system are anticipated. However, the potential for cumulative or secondary impacts associated with the development of the proposed

project will be addressed by adherence to the requirements of HAR, Chapter 11-62 “Wastewater Systems”.

#### 5.4 Potable Water

The Society’s facilities are presently served by the BWS. The BWS is responsible for the management, control and operation of O’ahu’s municipal water system. The BWS is an integrated, island-wide system with interconnections between water sources and service areas. Water is supplied to The Society through water mains located along Wai’alae Avenue/South King Street and Kehena Place.

##### *Potential Impacts and Proposed Mitigation.*

The principal potential short-term impact to potable water resources will involve the use of water during construction activities. Water will be used for dust control, cement/concrete mixing, cleaning, and other related construction activities. The existing facilities will provide water for these uses. Water trucks or water tanks may be brought to the site to supplement this water source.

Conservation practices will be employed by the General Contractor to minimize the use of water. These practices may include, but are not limited, to the following:

- Water used for dust control will be applied only in amounts sufficient to wet the soils without causing runoff.
- Drought tolerant plants will be selected as much as practicable, considering the ability of the plants to thrive in the surrounding environment, and the need for regular plant maintenance.
- All on-site BWS-sourced water pipes supplying water for construction activities shall be inspected daily to ensure against leaks. Any leaking pipes or valves shall be repaired or replaced as soon as possible, during the workday.

The proposed project will require the relocation of water connections from existing to new facilities. This reconfiguration of water lines is not expected to result in major new demands for water service beyond existing uses. The BWS confirmed in a letter, dated January 17, 2014, that the existing water system is adequate to accommodate the proposed improvements. The proposed project is not anticipated to have long-term adverse impacts to potable water resources; therefore, no other mitigation measures are recommended or required.

#### 5.5 Power and Communications

Power is provided to The Society via underground facilities of the Hawaiian Electric Company (HECO) located along Wai’alae Avenue/South King Street, and Kehena Place. Communications facilities are provided by Hawaiian Telcom and/or other telecommunications providers.

To minimize the consumption of power, whenever possible, energy efficient equipment will be selected for use.

##### *Potential Impacts and Proposed Mitigation.*

An increase in the use of electrical power will occur during construction activities, which will be provided by means of portable generators. It is expected that some relocation of power and communication lines to The Society's new facilities and buildings will be required; however, no major new demands for electrical services are expected, as the proposed project will involve substantively the same use of the site for a humane society facility. No adverse impacts on power or communication facilities are anticipated; therefore, no mitigation measures are required.

#### 5.6 Solid Waste Disposal System

The CCH ENV, Refuse Division and private waste collection haulers provide solid waste collection and disposal services to The Society.

##### *Potential Impacts and Proposed Mitigation.*

During construction activities, there will be generation of solid waste in the form of construction and demolition debris from expended materials. Construction and demolition debris waste will be handled by the construction contractor in accordance with State and CCH regulations governing the safe disposal of such materials at an acceptable facility such as the PVT Land Company Landfill located at 87-2020 Farrington Highway, Waianae. Soils that cannot be reused for fill or cover material would also need to be disposed of in accordance with State and CCH regulations governing construction waste. There are no known toxic or hazardous waste materials present at The Society's campus. Therefore, no further mitigation beyond the contractor's responsibility for the disposal of construction related solid waste is expected to be required.

The proposed project will involve a substantively similar use of the site for a humane society facility; therefore, no adverse impacts or major changes to the existing handling of solid waste from The Society's facilities is expected to occur.

#### 5.7 Fire, Police and Medical Services

The Honolulu Fire Department (HFD) provides firefighting services for O'ahu. The HFD responds to emergencies including, but not limited to fires, emergency medical calls, hazardous materials incidents, motor vehicle accidents, natural disasters and technical rescues. The island of O'ahu is divided into five battalions containing 45 fire stations. Fire stations in close proximity to the proposed project site include Fire Station 29, which serves the McCully-Mō'ili'ili area and Fire Station 7, which serves the Kapahulu-Waikī area. Fire Station 29 is approximately 0.43 miles from The Society and Fire Station 7 is approximately 1.21 miles from The Society.

Police protection services on O'ahu are provided by the Honolulu Police Department (HPD). The HPD is comprised of 29 divisions. As of May 2012, the department had 1,933 sworn officers and 463 civilian personnel. The Police Headquarters is located on 801 South Beretania Street in Honolulu. The Society is located within Patrol District 7, "East Honolulu", Sector 1, which includes the Mānoa Valley-Mō'ili'ili area.

Major medical service providers located in central Honolulu include Queen's Medical Center, Straub Clinic and Hospital, Kuakini Hospital, and Kapi'olani Women's and Children's Hospital. The closest

medical service provider is the Kapi'olani Women's and Children's Hospital, which is approximately 1.2 miles from The Society.

*Potential Impacts and Proposed Mitigation.*

The proposed project is not anticipated to result in an increase in calls for fire, police, or medical services or have any adverse impacts on fire, police, or medical resources. Onsite fire protection requirements will be coordinated with the Fire Prevention Bureau of the HFD. Access to the front and rear entries to The Society will continue to be maintained for use by police, fire, and medical emergency vehicles. No mitigation measures are required or recommended.

## 5.8 Schools and Library Facilities

The nearest public school to the proposed project site is the Prince Jonah Kūhiō Elementary School, located approximately 0.04 miles away. The Kaimukī High School is located approximately 0.2 miles from the project site, while the University of Hawai'i at Mānoa is also located approximately 0.2 miles from the project site. The nearest public library is the Gregg M. Sinclair Library located at the University of Hawai'i at Mānoa, is approximately 0.56 miles away. The McCully-Mō'ili'ili Public Library is located approximately 0.6 miles away.

*Potential Impacts and Proposed Mitigation.*

The proposed project is not anticipated to have adverse impacts on any educational or library facilities. No mitigation measures are required or recommended.

## 5.9 Parks and Recreation

Within The Society's campus there is a Dog Park, which is approximately 14,000 SF or 0.32 acres. This "off-leash" Dog Park is for small dogs (25 lbs.) and is open to the public on weekdays from 11 am to 7 pm and on weekends & most holidays from 10 am to 4 pm. The Society's Dog Park includes trees and tropical foliage, benches, tables and a water fountain, encircled by a redwood fence, ensuring the safety of dogs when off-leash. The Society's Dog Park is a community facility that provides a space for recreation and socialization for nearby dogs and dog owners. Dogs that are housed at The Society, also use this Dog Park, when closed to the public.

The nearest public park outside of The Society is Kalo Place Mini Park, located approximately 100 FT west of The Society. Other nearby parks include Crane Community Park, which is approximately 0.36 miles from the proposed project site and Kanewai Community Park, which is approximately 0.36 miles from The Society.

*Potential Impacts and Proposed Mitigation.*

A large portion of The Society's Dog Park will be repurposed to provide 18 relocated parking stalls, due to the building of the Admissions and Veterinary Services Building. The use of the remaining open space for a dog park will be determined at a later date by The Society, based on a number of factors, including: the fiscal resources available to The Society to maintain a dog park, and the successful establishment of other off-leash Dog Parks on O'ahu.

Access to The Society's Dog Park and parking stalls near The Society's Dog Park may be temporarily impacted during construction of the proposed project. Proposed mitigation measures to address these short-term impacts will include the following:

- Parking on weekends will be available at the Prince Jonah Kūhiō Elementary School.
- Construction personnel will use flags or other appropriate signaling devices along Kehena Place to maintain safety when construction vehicles enter and leave the project site, as required.

The proposed project is not anticipated to have adverse impacts on nearby public parks and recreation facilities. Project activities will not require the closure of any nearby parks or recreation resources; therefore, no other mitigation measures are required or recommended.

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## 6.0 Socioeconomic and Related Environment, Potential Impacts and Mitigation Measures

### 6.1 Demographic and Socioeconomic Characteristics

The proposed project site is located within the O'ahu Primary Urban Center (PUC) as defined by the CCH, and is represented by the McCully/Mō'ili'ili Neighborhood Board No. 8. The general characteristics of the population in Honolulu from 2007 through 2011 indicated (U.S. Census, 2013):

- 31.2% of the population aged 25 years or older have a Bachelor's or higher education degree;
- 56.9% of the median household income was \$71,263; and
- 9.3% of the population was below the poverty level.

The general population of the island of O'ahu increased from 876,158 persons in 2000, to 953,207 persons in 2010, representing an 8.8% increase in population for the decade (U.S. Census, 2013). The proposed project site is within the population of O'ahu's Urban Honolulu Census Designated Place (CDP) as identified by the U.S. Census. The population for Urban Honolulu in 2000 was 371,657 but in 2010 had declined to 337,256, or (-)9.3%, counter to the general trend of growth on O'ahu, but indicative of a shifting population with most of the growth occurring outside of the Urban Honolulu CDP (U.S. Census, 2011).

#### *Potential Impacts and Proposed Mitigation.*

The proposed project is not anticipated to result in any adverse impacts to the population or demographics of the McCully/Mō'ili'ili community. The proposed project will be limited in scope and scale to the renovation and improvement of facilities within The Society, and will not constitute an inducement to new population growth. Construction activities will generate short-term additional employment of work crews and personnel. This increase in employment, however, will be temporary lasting only for the duration of work.

The improvements to The Society facility will provide new opportunities to provide services for the handling and care of animals. However, with or without the proposed improvements, there is always the need for new volunteers to assist with the mission of caring for abandoned, injured, or displaced animals. The level and number of The Society's volunteers will therefore vary on an annual basis.

The need for additional staff will be evaluated as the more efficient use of the facility may result in increased staffing necessary to care for the existing 30,000 animals received on an average annual basis by The Society.

The increase is not anticipated to result in a significant economic effect to the area or economy of the McCully/Mō'ili'ili community given the modest scale of the proposed project. No adverse impacts to the socio-economic conditions of the area and region are expected and no mitigation measures are proposed or recommended.

## 6.2 Historic and Archaeological Resources

The potential for significant historic or archaeological resources to exist at the project site is unlikely. The existing facility has been in active use for several decades, and the site has been subject to extensive earthwork in the course of renovations and placement of facilities at various locations within the project site.

No historic and archaeological resources were found in the original construction of The Society, or in previous renovations and additions to The Society's campus. In addition, the former director of the State Historic Preservation Division (SHPD) Keith W. Ahue, noted in a previous Environmental Assessment for improvements to The Society's facility on December 7, 1994, that there were "...no known historic sites at this parcel (project site). Although no archaeological inventory has been conducted at this parcel, it is unlikely that surface historic sites remain...therefore SHPD believes that the proposed project will have no effect on significant historic sites" (RMTC, 1996).

### *Potential Impacts and Proposed Mitigation.*

The potential for the discovery of historic and archaeological resources within the proposed project area is not anticipated and therefore, mitigation measures are not anticipated or recommended to be required.

In the event that historic sites, including human burials, are uncovered during construction activities, all work in the vicinity will stop and SHPD will be contacted at (808) 692-8015 for further instructions. Work within the project site may only resume upon approval by the SHPD.

## 6.3 Cultural Impact Assessment

The proposed project site is an existing humane society facility that has been in active use for several decades over the past 75 years. Because of the need to maintain security of the site for the animals under the care of The Society, and to maintain safety for visitors to the facility, access to the site has remained restricted to the general public allowing visitations only during normal working hours. The regular maintenance activities performed at The Society's facility, has also involved regular landscaping and maintenance of the grounds and vegetation within and surrounding the facility making the use of the site to cultural practitioners either impractical or unusable for such practices.

### *Potential Impacts and Proposed Mitigation.*

The potential for adverse effects to traditional or contemporary cultural resources within The Society's facility are not anticipated, given existing and past land uses at the site. Therefore, mitigation measures to address cultural issues or concerns are not anticipated to be required or recommended for the proposed project.

## 7.0 Relationship to Land Use Plans, Policies and Controls of the Potentially Affected Area

### 7.1 Overview

State and City and County of Honolulu policies, plans, and land use controls are established to guide development in a manner that enhances the environment and quality of life. The establishment of policies, plans, and land use controls at all levels of government are further promulgated to help ensure that the long-term social, economic, environmental, and land use needs of the community and region can be met. The proposed project's relationship to land use policies, plans, and controls for the region and proposed activity are as follows.

### 7.2 Hawai'i State Plan

The Hawai'i State Plan, Chapter 226, HRS, serves as a written guide for the future long range development of the State. The Plan identifies statewide goals, objectives, policies, and priorities. The Hawai'i State Plan, adopted in 1978, and promulgated in Chapter 226, HRS, consists of three major parts:

1. Part I- describes the overall theme including Hawai'i's desired future and quality of life as expressed in goals, objectives, and policies.
2. Part II- describes a statewide planning system designed to coordinate and guide all major state and county activities and to implement the goals, objectives, policies, and priority guidelines of the Hawai'i State Plan.
3. Part III- describes the pursuit of desirable courses of action in major areas of statewide concern.

§226-4, "State Goals", states three goals, in order to "guarantee, for present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination". They are as follows:

1. A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.
2. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
3. Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.

The Hawai'i State Plan does not specifically identify objectives for facilities such as The Society, but §226-4, "State Goals", generally identifies goals for a desired physical environment that enhances "...mental and physical well-being of the people (of Hawai'i)" and the need to "...nourish a sense of community responsibility, of caring, and of participation in community life."

Inasmuch as The Society provides for the care and treatment of animals in the community, and facilitates community education and improvement in the quality of life for animals under the care of The Society and community, the proposed project can be considered as supportive of the general goals of the Hawai'i State Plan.

### 7.3 State Land Use Law

Chapter 205, HRS, also known as the "State Land Use Law", adopted in 1961, contains statutes governing land use in the State of Hawai'i. Chapter 205 is intended to preserve and protect Hawai'i land and to encourage uses to which the lands are best suited. The State Land Use Commission (LUC) is comprised of nine members who are appointed by the Governor and confirmed by the State Senate. The LUC administers the Land Use Law and is responsible for classifying all lands in the State of Hawai'i into one of four land use designations: Urban, Rural, Agricultural and Conservation.

#### 7.3.1 State Urban Land Use District

The proposed project site is located in the State Land Use (SLU) 'Urban District'. The Urban District generally includes lands characterized by "city-like" concentrations of people, structures and services. This District also includes vacant areas for future development. Jurisdiction of this district lies primarily with the respective counties; in accordance with HRS, Section 205-2(b), "Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated." Permitted uses in this district and development standards for O'ahu are established by the CCH, and are detailed in the Land Use Ordinance.

### 7.4 Coastal Zone Management Program

All land and water use activities in the state must comply with Chapter 205A, HRS, the "Hawai'i Coastal Zone Law". The State of Hawai'i designates the Coastal Zone Management Program (CZMP) to manage the intent, purpose and provisions of HRS, Chapter 205(A)-2, as amended, for the areas from the shoreline to the seaward limit of the State's jurisdiction, and any other area which a lead agency may designate for the purpose of administering the CZMP.

The following is an assessment of the project with respect to the CZMP objectives and policies set forth in Section 205(A)-2.

#### **1. Recreational resources**

*Objective: Provide coastal recreational opportunities accessible to the public.*

*Policies: A) Improve coordination and funding of coastal recreational planning and management; and*

*B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*

*(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*

*(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be*

*unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;*

*(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*

*(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*

*(v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*

*(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;*

*(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*

*(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.*

**Discussion:**

Coastal recreational resources, facilities, and access to these resources will not be affected by the proposed project. The proposed project site is located inland, along Wai'alaie Avenue, which is approximately 3.5 miles from the shoreline.

**2. Historic resources**

*Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

*Policies: (A) Identify and analyze significant archaeological resources;*

*(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and*

*(C) Support state goals for protection, restoration, interpretation, and display of historic resources.*

**Discussion:**

The proposed project is not anticipated to have any adverse impacts on natural and manmade historic and prehistoric resources in the Coastal Zone Management (CZM) area. In accordance with HRS, Chapter 6E, and the requirements of the SHPD, DLNR, should any historic resources, including human skeletal and significant cultural remains, be identified during project activities, the following steps will be taken:

(1) Work will cease in the immediate vicinity of the find; (2) The find will be protected from any additional disturbance; and (3) The SHPD, will be contacted immediately at their Main Office at (808) 692-8015 for further instructions including the conditions under which project activities may resume.

**3. Scenic and open space resources**

*Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.*

- Policies: (A) Identify valued scenic resources in the coastal zone management area;*
- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;*
- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
- (D) Encourage those developments that are not coastal dependent to locate in inland areas.*

**Discussion:**

The proposed project is not anticipated to have any adverse impacts on the quality of coastal scenic and open space resources. The Society is located inland, thus there are no existing public views of the shoreline from the project site. The proposed project consists of the construction of new buildings; however, these new buildings will not impair existing public views of the shoreline offsite.

**4. Coastal ecosystems**

*Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

*Policies: (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*

*(B) Improve the technical basis for natural resource management;*

*(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*

*(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*

*(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

**Discussion:**

The proposed project will not have any adverse impacts on coastal ecosystem or resources. The project site is not near the coast, and the proposed project will be undertaken in a manner that will minimize or otherwise avert the potential for environmental impacts to coastal ecosystems.

**5. Economic uses**

*Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.*

*Policies: (A) Concentrate coastal dependent development in appropriate areas;*

*(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and*

*(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:*

- (i) Use of presently designated locations is not feasible;*
- (ii) Adverse environmental effects are minimized; and*
- (iii) The development is important to the State's economy.*

**Discussion:**

The proposed project is not located near the coast and is not anticipated to have an adverse impact on the State's economy.

**6. Coastal hazards**

*Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*

*Policies: (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*

*(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;*

*(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*

*(D) Prevent coastal flooding from inland projects.*

**Discussion:**

The proposed project has been assessed for potential impacts from natural hazards, including tsunamis, hurricanes and flooding. The proposed project is in the FEMA Flood Zone 'X'. With the implementation of the mitigation measures identified in this document, no adverse impacts are expected to result.

**7. Managing development**

*Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.*

*Policies: (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*

*(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*

*(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

**Discussion:**

The proposed project is located inland, and is not anticipated to have any adverse short or long-term impacts on coastal development and/or coastal resource management.

**8. Public participation;**

*Objective: Stimulate public awareness, education, and participation in coastal management.*

*Policies: (A) Promote public involvement in coastal zone management processes;*

*(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and*

*(C) Organize workshops, policy dialogues, and site-specific mitigation to respond to coastal issues and conflicts.*

**Discussion:**

The proposed project is located inland; therefore, awareness, education and participation processes related to coastal zone management issues are not applicable. However, public involvement of the proposed project will consist of a public notice of the EA prepared for this project in the Office of Environmental Quality Control (OEQC) bulletin.

**9. Beach protection;**

*Objective: Protect beaches for public use and recreation.*

*Policies: (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*

*(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and*

*(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.*

**Discussion:**

The proposed project is located inland, and will not have an adverse impact on beaches for public use and recreation.

**10. Marine resources**

*Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*

*Policies: (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*

*(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*

*(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*

*(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*

*(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

**Discussion:**

The proposed project is located inland, and therefore will not contact or have an effect on the sustainability of marine and coastal resources.

**7.5 Special Management Area (SMA) Rules and Regulations**

The CCH has designated the shoreline and certain inland areas of O’ahu within the Special Management Area (SMA). SMA areas are designated sensitive environments that are to be protected in accordance with the State’s CZM policies, as set forth in HRS Section 205A, the “Hawai’i Coastal Zone Law” and Revised Ordinances of Honolulu (ROH), Chapter 25, “Special Management Area”. ROH 25-1.2, “Purpose”, states that “it is the City and County of Honolulu's policy to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawaii. Special controls on development within an area along the shoreline are necessary to avoid permanent loss of valuable resources and foreclosure of management options and to insure that adequate public access is provided to public owned or used beaches, recreation areas, and natural reserves, by dedication or other means”.

The proposed project site is not located within the SMA boundary. The Society is located approximately 3.4 miles from the SMA boundary. See **Figure 7-1, Special Management Area**.

**7.6 Special District**

ROH Chapter 21, Section 21, Article 9, “Special District Regulations”, outlines nine special district types, boundaries and associated development standards. These districts include Flood Hazard Districts, the Hawaii Capital Special District, the Diamond Head Special District, the Punchbowl Special District, the Chinatown Special District, the Thomas Square/Honolulu Academy of Arts Special District, the Waikiki Special District, the Haleiwa Special District and the Transit-oriented development (TOD) special districts. The proposed project site is not located within a special district.

**7.7 City and County of Honolulu General Plan (GP)**

The General Plan (GP) serves as a written guide for the future long-range development and welfare of O’ahu. The current GP was amended by Resolution 02-205, CD1 on October 3, 2002. The GP identifies island-wide goals, objectives, policies, and priorities for achieving the aspirations of O’ahu’s residents.

The objectives and policies in the GP, Chapter VII, “Physical Development and Urban Design” deals with the compatibility of land uses, and the specification of certain land uses at particular locations to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of O’ahu's older towns and neighborhoods. The proposed project is consistent with GP, Chapter VII, Objective E, Policy 3, which states that all new developments should aim to be an “attractive, meaningful, and stimulating environments” that encourage “distinctive community identities for both new and existing districts and neighborhoods” (DPP, 2002).

The Society is arguably an attractive, meaningful, and stimulating facility that advocates for animal welfare and enhances the uniqueness of the McCully-Mō'ili'ili neighborhood. The proposed project will involve the use of the campus for substantively the same purposes. The planned uses will constitute an improvement over current conditions and address the need for improved facilities for the care and handling of animals under the responsibility of The Society.

#### 7.8 Primary Urban Center Development Plan (PUC DP)

The Primary Urban Center Development Plan (PUC DP) establishes policy to shape the growth and development of the PUC over a span of 20 years, through 2025. The current PUC DP was adopted by Ordinance 04-14 in 2004. The PUC extends from the core of historic downtown Honolulu to Pearl City in the west and to Wai'ālae and Kahala in the east.

The proposed project is consistent with one of the key elements of the overall vision of the PUC DP, which is to create livable neighborhoods. The key to a livable neighborhood is to provide convenient access to work as well as the many services and attractions found in an urban center including but not limited to businesses, community services, residences, parks, plazas, Universities, and cultural institutions. Rather than segregate residential from commercial uses the goal of a livable neighborhood is to integrate land uses in ways that brings activity to the neighborhood streets (DPP, 2002). The Society is arguably a valued community asset that provides animal welfare for the PUC as well as the entire island of O'ahu. The proposed project will enable The Society to continue to fulfill its mission of advancing animal welfare by increasing its capacity to maintain an animal shelter and provide other animal control related services.

#### 7.9 City and County of Honolulu Zoning (Land Use Ordinance)

The proposed project site is located at 2700 Wai'ālae Avenue, Honolulu, on TMK: (1) 2-8-024:037. The property is owned by the State of Hawai'i, and is leased by the CCH. The Society has leased it from the CCH since March 1943, and the CCH DBFS's Property Management and Disposal Section manages the lease, which has an expiration date of February 10, 2069. The Society is in the CCH's R-5 (Residential) district. See **Figure 7-2, City & County of Honolulu Zoning**.

According to ROH Chapter 21, Article 3, Table 21-3, "Master Use Table", 'Veterinary establishments' are a permitted use in I-1 (Limited Industrial) and I-2 (Intensive Industrial). In addition, 'Veterinary establishments' are a permitted use in B-1 (Neighborhood Business), B-2 (Community Business), BMX-3 (Community Business Mixed Use), BMX-4 (Central Business Mixed Use) and IMX-1 (Industrial Mixed Use), subject to standards in ROH 21-5.

The Society is considered a 'Veterinary establishment'; therefore, The Society is operating as a non-conforming use. The Society has been allowed to operate as a non-conforming use since The Society campus was first constructed in 1942 approximately 75 years ago. Land uses immediately neighboring The Society include BMX-3, B-1, and A-2 (Apartment Medium-density).

### Proposed Height Waiver for Admissions and Veterinary Services Building

The Society will require a height waiver from the LUO Section 21-3.70, Residential districts—Purpose and intent, to allow for the increased height of the planned Admissions and Veterinary Services Building to be located on the Ewa-mauka corner of the site. A height increase to add approximately nine feet to the allowable height of 25 feet is necessary to provide for the building's intense plumbing and ventilation requirements. The additional height will allow for the continued use of a pitched roof to maintain the residential character of the site while helping to shield mechanical equipment on the roof from public views. This design element was considered to be a more desirable alternative than the use of a flat roof structure.

See **Figure 7-3, Mauka Elevation of Proposed Height Waiver**, and **Figure 7-4, Makai Elevation of Proposed Height Waiver** for views of the proposed roofline depicting the planned building height.

### Proposed Setback Waiver for Admissions and Veterinary Services Building

The proposed Admissions and Veterinary Services Building will be accessed by the public from the Ewa-mauka side of the site. The site slopes moderately steeply in the mauka to makai direction. A waiver from the LUO Section 21-4.30, Yards and Setbacks, will also be required to allow for the addition of two handicap accessible parking stalls and one regular parking stall within the 15'-0" side yard setback adjacent to the Lunalilo freeway (Figure 7-5). The placement of the accessible stalls in this location will be necessary to allow a level path to the building entry. The alternative of placing the parking stalls on the far mauka edge of the site, would place the accessible path very close to a steeply sloping driveway, creating an unsafe condition. Presently, this area contains paved parking.

### Summary

The proposed project will involve the continuation of land uses that support The Society. The Society will continue to have the same operational hours and offer the same services and programs to the public. The improvements at The Society will not require a taking and/or conversion of any nearby land. Therefore, the proposed project is not anticipated to have an adverse impact on nearby residential, business and/or public recreational areas. No added mitigation measures beyond those provided in this EA document are required or recommended.

Figure 7-1, Special Management Area

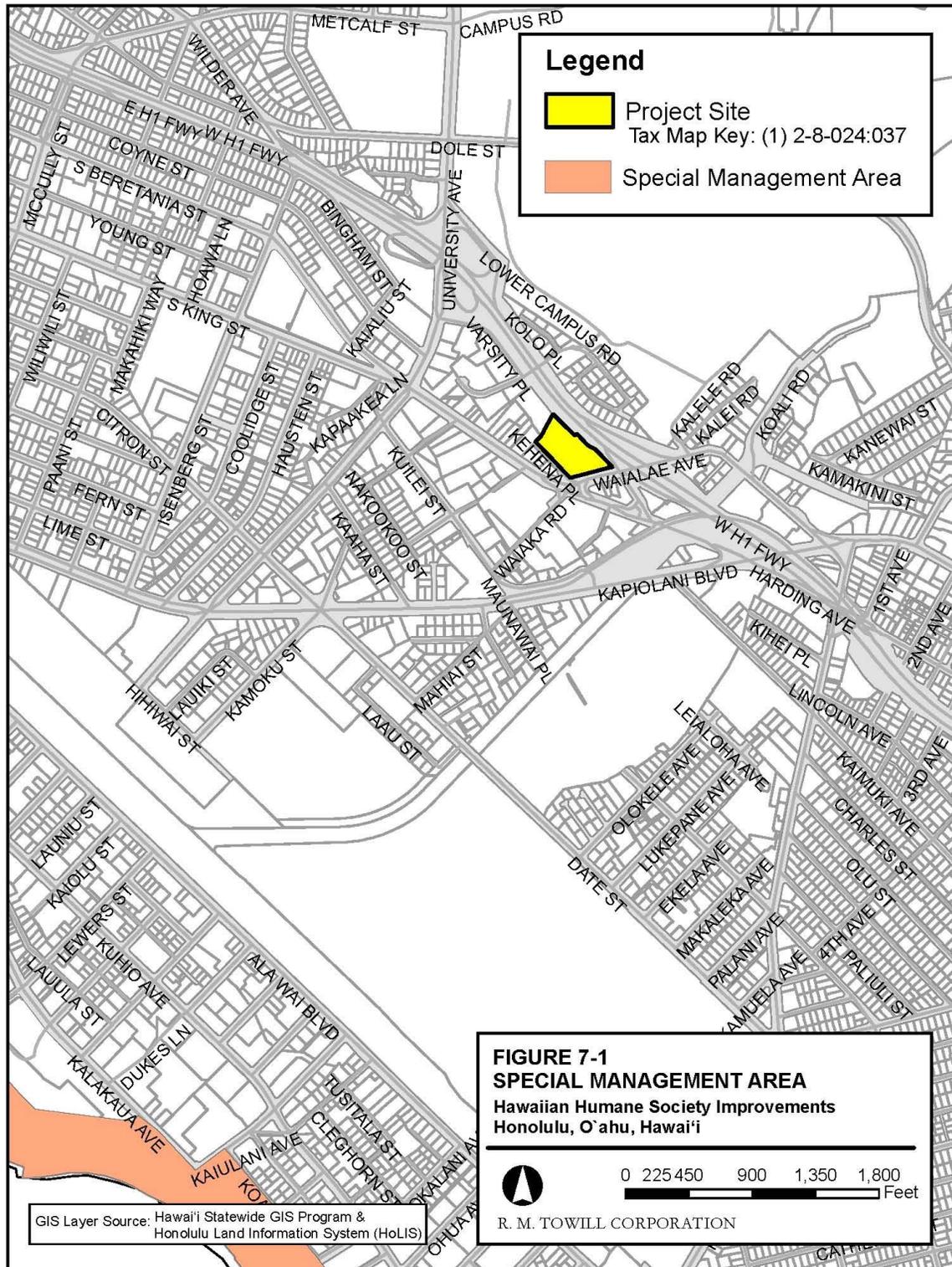


Figure 7-2, City & County of Honolulu Zoning

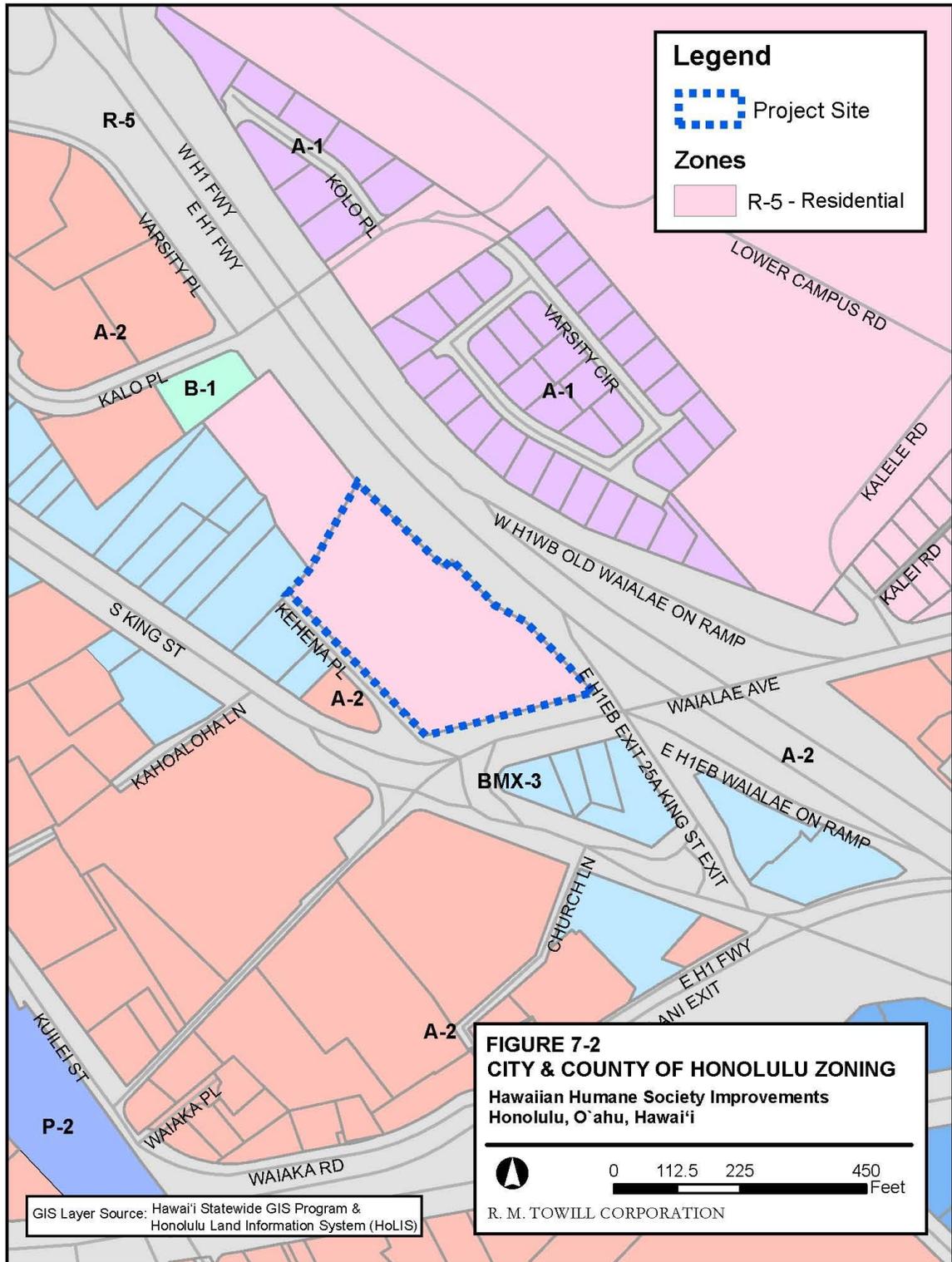


Figure 7-3, Mauka Elevation of Proposed Height Waiver



Figure 7-4, Makai Elevation of Proposed Height Waiver

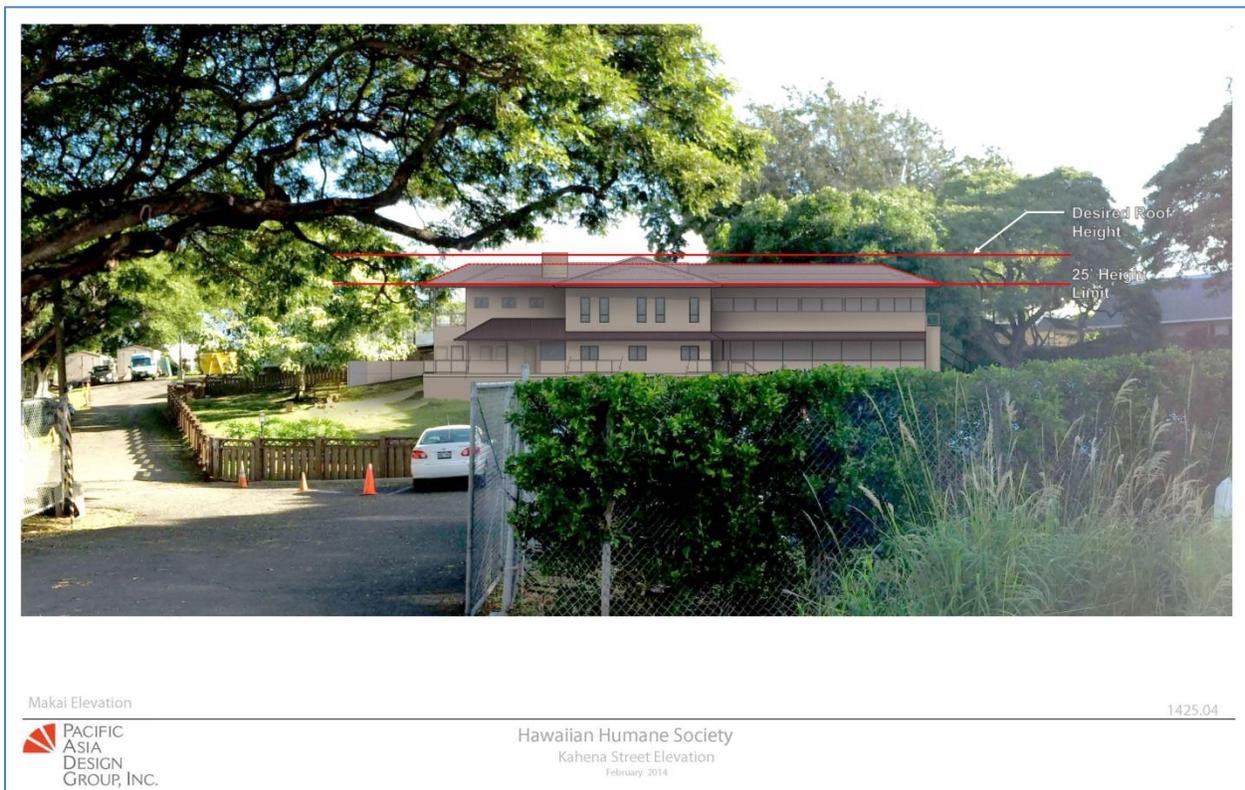
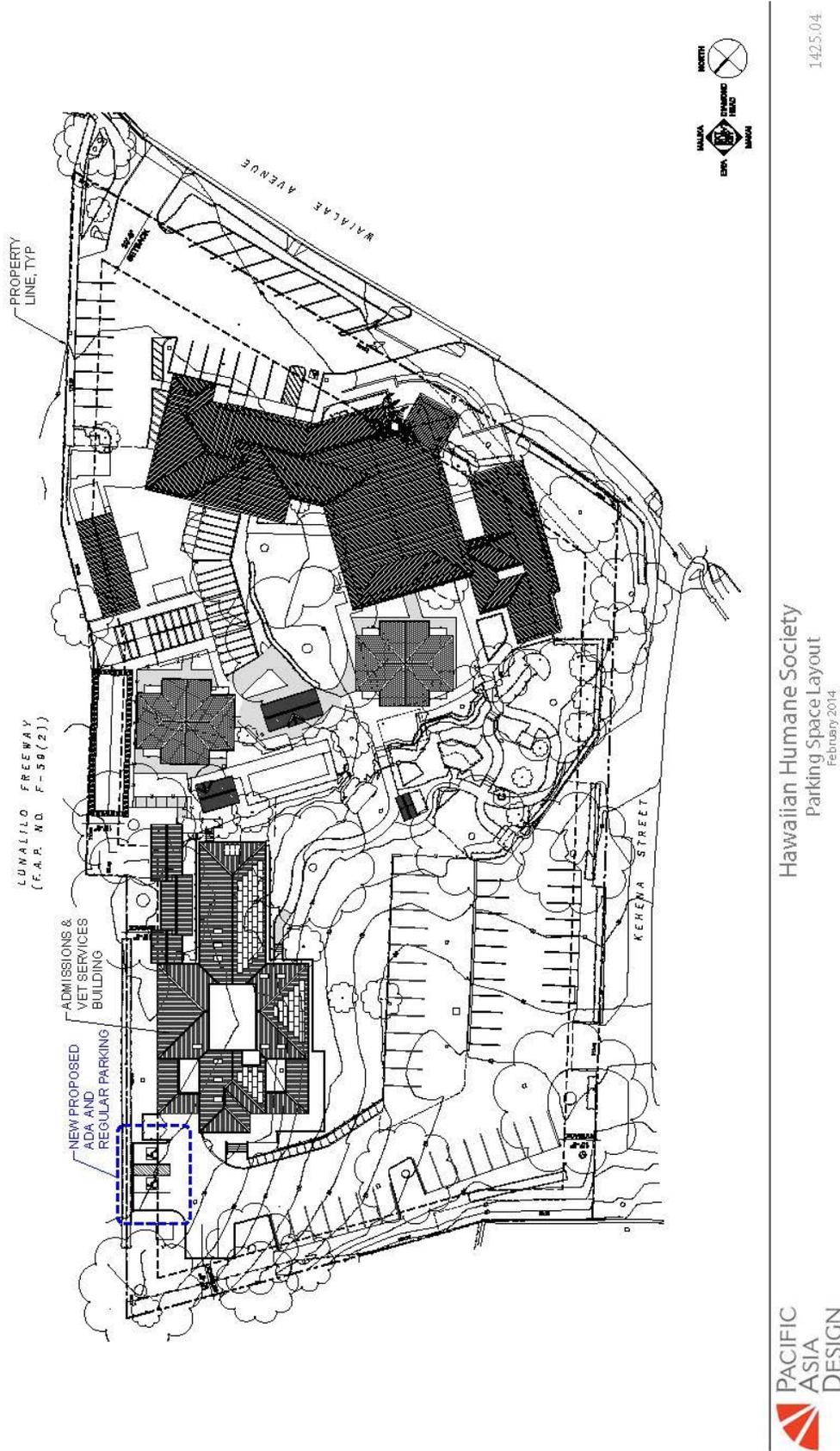


Figure 7-5, Overall Site Plan Showing Setback Requirement for ADA and Regular Parking (See text and area bounded in blue)



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## **8.0 Alternatives to the Proposed Action**

### **8.1 Introduction**

Three alternatives to the proposed project were considered: the “No-Action” Alternative, the Delayed Action Alternative and the Preferred Alternative.

### **8.2 “No-Action” Alternative**

The No-Action Alternative would involve no further action to develop the project. The No Action Alternative would avert any potential short or long-term adverse impacts resulting from the proposed project, and would avoid the expenditure of resources for the design and construction of the proposed improvements to The Society Campus. However, it would fail to meet the objectives of the proposed action to provide an updated facility for the handling of animals under the care of The Society. The No-Action Alternative would also fail to address the purpose and need for the project, which is to develop a contemporary animal care facility to improve the quality of animal housing and treatment.

Because the No-Action Alternative does not address the purpose and need for the proposed project, it was removed from further consideration.

### **8.3 Delayed Action Alternative**

The Delayed Action Alternative would postpone necessary improvements to The Society to an unspecified future date. Under this alternative, any potential short or long-term adverse impacts resulting from the proposed project would be delayed, but would eventually be incurred at a later date. While project costs would be temporarily deferred, it is reasonable to assume that future costs for labor and materials would be greater than present day expenses due to inflation. The Society improvements project can therefore be expected to increase in cost, with delays to the eventual date when the proposed action is taken.

The Delayed Action Alternative fails to address the existing deficiencies of The Society Campus and does not address the current need for the project. For this reason, the Delayed Action Alternative was removed from further consideration.

### **8.4 Preferred Alternative**

The Preferred Alternative involves making improvements to The Society’s existing campus in order to increase operational efficiency to meet The Society’s programmatic and functional requirements (PADG & AA, 2010). Specifically, these improvements would allow The Society to improve the quality of animal housing and treatment, with the ultimate objective of increasing the number of successful animal adoptions. These improvements would also provide adequate space for staff and volunteers to collaborate on accomplishing The Society’s’ tasks, improve circulation patterns throughout the facility, and provide for a reasonable quality of life for the animals under the care of The Society.

As identified in Section 2, Introduction, and Section 3, Project Description, The Society has approximately 30 programs and services focused on caring for more than 30,000 animals a year and

strengthening the human-animal bond (HHS, 2013). The Society is hindered in its ability to fulfill its mission of providing animal care services to the community; therefore, the Preferred Alternative is the only alternative that would enable The Society accomplish the stated purpose and need for this project.

The Preferred Alternative involves renovating and repurposing major existing buildings, optimizing site conditions through minor infrastructure improvements, and constructing new buildings that will improve The Society's operational efficiency.

## **9.0 Permits and Approvals That May Be Required**

### 9.1 City and County of Honolulu (CCH)

Department of Permitting and Planning (DPP)

- Setback Waiver
- Height Waiver

Department of Public Works (DPW)

- Building Permit

### 9.2 State of Hawai'i

Department of Health (SDOH)

- National Pollutant Discharge Elimination System (NPDES) Form C, Discharges of Storm Water Associated With Construction Activities
- National Pollutant Discharge Elimination System (NPDES) Form F, Discharges of Hydrotesting Waters

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## **10.0 Agencies, Organizations and Individuals Consulted for the Environmental Assessment**

### 10.1 City and County of Honolulu (CCH)

Board of Water Supply (BWS)

Office of the Mayor

Department of Planning and Permitting (DPP)

Department of Parks and Recreation (DPR)

Department of Design and Construction (DDC)

Department of Environmental Services (ENV)

Department of Customer Services (CSD)

Department of Transportation Services (DTS)

### 10.2 State of Hawai'i

Department of Transportation (SDOT)

Department of Land and Natural Resources (DLNR)

Office of Planning (OP)

Department of Business, Economic Development & Tourism (DBEDT)

### 10.3 Organizations and Individuals

McCully/Mō'ili'ili Neighborhood Board No. 8

U.S. Senator Brian Schatz

U.S. Senator Mazie Hirono

State Senator Brickwood Galuteria

State Representative Scott Nishimoto

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## 11.0 Summary of Impacts and Significance Determination

In accordance with the content requirements of Chapter 343, Hawai'i Revised Statutes (HRS), and the significance criteria in Section 11-200-12 of Title 11, Chapter 200, Hawai'i Administrative Rules (HAR), an applicant or agency must determine whether an action may have significant impacts on the environment. This includes all construction activities related to the project, its expected consequences, both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be applied as a basis for identifying whether significant environmental impacts will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria.

### 11.1 Short-Term Impacts

The potential for short-term impacts resulting from the proposed action will primarily include construction activities associated with the construction of a new Admissions and Veterinary Services Building, reconfiguration of other buildings and facilities, relocation of parking stalls, and the installation of utilities to support the new configuration of The Society's Campus.

Construction associated impacts are expected to include the following:

- The generation of dust, and equipment and vehicle exhausts from internal combustion powered machinery.

Dust control will be exercised by the contractor through the use of water to suppress the generation of dust.

- The transit of construction vehicles, equipment, and personnel to and from the job site, may affect the community's access to The Society's Campus.

While some disruption to existing access to The Society's facility will result, flagmen and the use of appropriate signage to advise the community of construction activities will help to maintain safety for vehicles and pedestrians. As required, various portions of The Society site may be temporarily cordoned off when construction equipment is in operation.

- The generation of increased noise associated with the use of construction equipment.

Increased noise will be generated during construction activities. All equipment that is in use will be required to be equipped with mufflers according to State and Federal law. The period of equipment use will be temporary and will cease upon the completion of the project.

These potential short-term uses are not anticipated to result in secondary or cumulative impacts beyond the planned temporary period of construction. All anticipated short-term impacts would be addressed through the use of appropriate mitigation and other measures and practices as described in this document to minimize adverse impacts.

## 11.2 Long-Term Impacts

Long-term adverse impacts associated with the proposed project are not anticipated as the proposed operation of The Society's campus, upon the completion of the proposed action, will constitute substantively the same existing land uses for the operation of a humane society facility.

The long-term operational impact associated with the proposed project includes an improved campus facility, more capable of efficient operations that will be able to address the current and near-future demand for animal housing and treatment services. This capability would be considered a positive impact to the community at large.

## 11.3 Significance Criteria Evaluation

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

The proposed project is not expected to adversely impact natural or cultural resources. The project site will involve substantively the same land uses when the project is completed as there is no further space available to The Society within the existing site.

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

The proposed project will not result in the curtailment of the range of beneficial uses of the environment. Because the proposed project will involve a continuation of the existing use of the site no long-term or cumulative adverse environmental impacts are anticipated.

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 is consistent with the environmental policies, goals and guidelines expressed in HRS, Chapter 343 and 344. Potential sources of adverse impacts have been identified and appropriate measures have been developed to either mitigate or minimize potential impacts to negligible levels.

4. *Substantially affects the economic or social welfare of the community or state;*

Although the proposed project does not directly impact the economic or social welfare of the City and County of Honolulu, it does provide a public service by caring for lost, abused, and abandoned or orphaned animals in the community. The Society facility is supported by the City and County of Honolulu, and can be considered an important part of the maintenance of the public welfare through the care of animals that have become separated from their owners/benefactors.

5. *Substantially affects public health;*

During project activities, there will be the potential for minor impacts to air quality, noise levels, and the generation of storm water runoff, which will be addressed through the application of appropriate mitigation measures as described in this EA. No substantial adverse impacts to public health are anticipated.

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

The proposed project is not anticipated to result in any adverse secondary or cumulative impacts involving an increase or major shift in population or the demand for public facilities. The proposed project upon completion will substantively involve the same use of the site as existing serving as a humane society facility.

7. *Involves substantial degradation of environmental quality;*

The proposed project will be developed in accordance with the environmental polices of HRS, Chapter 343. There will be no significant or substantial degradation of environmental quality based on the limited scope and scale of the proposed action. No adverse impacts are anticipated or expected.

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

The proposed project does not commit resources or energy for a larger action. There are no future phases of development and there is no commitment to a larger action. There are also no cumulative effects on ecosystem resources or human communities based on the project's limited scope and scale.

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

There are no known rare, threatened or endangered species or habitat located at the subject site.

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

As required, any potential impacts to air, water quality, or noise levels will be addressed through the implementation of appropriate mitigation measures described in this document.

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, freshwater, or coastal waters;*

The proposed 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 proposed project does not affect any existing scenic vistas or view planes.

13. *Requires substantial energy consumption.*

The facilities identified in the proposed project will not consume a substantial amount of energy. Construction activities will result in a short-term increase in power demand, but the increase will be of short duration and will cease upon project completion.

#### 11.4 Determination

Based on the above evaluation and the information contained in this Final Environmental Assessment, an Environmental Impact Statement (EIS) is not required and a Finding of No Significant Impact (FONSI) will be issued by the Department of Budget and Fiscal Services, and published by the Office of Environmental Quality Control for this proposed project.

## 12.0 Draft Environmental Assessment Comment and Response Letters

<b>No.</b>	<b>Commenter/Recipient</b>	<b>Date Received</b>	<b>Date Responded</b>
1	City Department of Parks and Recreation	12/27/2013	5/8/14
2	City Department of Design and Construction	1/10/2014	5/8/14
3	DeGiacomo, Frank	1/14/2014	5/8/14
4	Honolulu Board of Water Supply	1/17/2014	5/8/14
5	City Department of Planning and Permitting	1/17/2014	5/8/14
6	State Department of Land and Natural Resources	1/21/2014	5/8/14
7	State Office of Planning	1/21/2014	5/8/14
8	City Department of Transportation Services	1/22/2014	5/8/14
9	State Department of Transportation	2/6/2014	5/8/14

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DEPARTMENT OF PARKS & RECREATION  
**CITY AND COUNTY OF HONOLULU**

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707  
Phone: (808) 768-3003 • Fax: (808) 768-3053  
Website: www.honolulu.gov

KIRK CALDWELL  
MAYOR



TONI P. ROBINSON  
DIRECTOR  
JEANNE C. ISHIKAWA  
DEPUTY DIRECTOR

December 27, 2013

**MEMORANDUM**

TO: Nelson H. Koyanagi, Jr., Director  
Department of Budget and Fiscal Services

ATTN: Diane Murata

FROM: Toni P. Robinson *Toni P. Robinson*  
Director

SUBJECT: Draft Environmental Assessment  
Hawaiian Humane Society Improvements

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Hawaiian Humane Society Improvements.

The Department of Parks and Recreation has no comment.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

TPR:jr  
(542301)

cc: Office of Environmental Quality Control  
✓ Mr. Brian Takeda, R. M. Towill Corporation

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



R. M. TOWILL CORPORATION  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

May 8, 2014

Ms. Toni Robinson, Director  
Department of Parks and Recreation  
1000 Uluohia Street, Suite 309  
Kapolei, Hawai'i, 96707

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Ms. Robinson:

On behalf of Hawaiian Humane Society, thank you for your letter dated December 27, 2013, commenting on the Draft Environmental Assessment (EA) for the subject project. The Applicant acknowledges that the Department of Parks and Recreation has no comments to offer.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,

Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8480 • Fax: (808) 768-4567  
Web site: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



CHRIS T. TAKASHIGE, P.E., CCM  
DIRECTOR

MARK YONAMINE, P.E.  
DEPUTY DIRECTOR

January 10, 2014

MEMORANDUM

TO: Nelson Koyanagi, Jr., Director  
Department of Budget and Fiscal Services

ATTN: Diane Murata, Property Management Officer  
Purchasing Division

FROM:  Chris Takashige, P.E., CCM, Director

SUBJECT: Draft Environmental Assessment for Hawaiian Humane Society  
Improvements

The Department of Design and Construction does not have comments to offer on the subject project.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me at 768-8480.

CTT:cf (542302)

cc: Brian Takeda - R.M. Towill Corporation  
State of Hawaii, Department of Health  
Office of Environmental Quality Control

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



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Photogrammetry  
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Construction Management

May 8, 2014

Mr. Chris Takashige, P.E., CCM, Director  
Department of Design and Construction  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, Hawai'i, 96813

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. Takashige:

On behalf of Hawaiian Humane Society, thank you for your letter dated January 10, 2014, commenting on the Draft Environmental Assessment (EA) for the subject project. The Applicant acknowledges that the Department of Design and Construction has no comments on the subject project.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Takeda".

Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS

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

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honoluluodpp.org](http://www.honoluluodpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR

ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

2013/ELOG-2381 (WA)

January 17, 2013

Ms. Diane Murata  
Property Management Officer, Purchasing Division  
Department of Budget and Fiscal Services  
530 South King Street, Room 208  
Honolulu, Hawaii 96813

Dear Ms. Murata:

SUBJECT: Draft Environmental Assessment (DEA)  
Hawaiian Humane Society Improvements  
2700 Waiālae Avenue - Moiliili  
Tax Map Key 2-8-24: 37

We have reviewed the DEA, received on December 17, 2013, for the above project, and have the following comments:

Section 7.7 Special District

We confirm the statement, made in Section 7.7 Special District, that the project is not in a Special District.

Section 7.9 City and County of Honolulu (Land Use Ordinance)

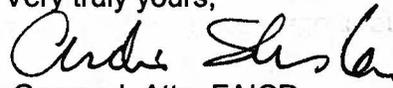
Since the Hawaiian Humane Society is fulfilling a public service, the Department of Land Utilization determine that the Hawaiian Humane Society constituted a "Public Use" in a July 20, 2000 Land Use Ordinance interpretation. Therefore, the use is no longer considered a non-conforming use.

Section 9.0 Permits and Approvals That May Be Required

As a public use, the Hawaiian Humane Society, may apply for waivers from development or design standards. If possible, the Final Environmental Assessment should identify the development standards that will not be met for the proposed improvements.

You may contact William Ammons of our staff at 768-8025 if you have questions.

Very truly yours,

  
for George I. Atta, FAICP  
Director

GIA:nw

cc: OEQC

Brian Takeda, R.M. Towill Corporation

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



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Construction Management

May 8, 2014

Mr. George Atta, FAICP, Director  
Department of Planning and Permitting  
630 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawai'i 96813

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. Atta:

On behalf of Hawaiian Humane Society, thank you for your letter dated January 17, 2014, commenting on the Draft Environmental Assessment (EA) for the subject project. We have prepared the following in response to your comments (your comments have been *italicized* for reference):

1. *Section 7.7 Special District*

*We confirm the statement, made in Section 7.7 Special District, that the project is not in a Special District.*

We acknowledge your confirmation that the subject project is not in a Special District.

2. *Section 7.9 City and County of Honolulu (Land Use Ordinance)*

*Since the Hawaiian Humane Society is fulfilling a public service, the Department of Land Utilization determine that the Hawaiian Humane Society constituted a "Public Use" in a July 20, 2000 Land Use Ordinance interpretation. Therefore, the use is no longer considered a non-conforming use.*

The Applicant appreciates the City's determination that the subject project is no longer considered a non-conforming use. As such, the Applicant will not be required to submit a Nonconforming Use Certificate (NUC) Application.

3. *Section 9.0 Permits and Approvals That May Be Required*

*As a public use, the Hawaiian Humane Society, may apply for waivers from development or design standards. If possible, the Final Environmental Assessment should identify the development standards that will not be met for the proposed improvements.*

The Applicant is in the process of requesting a waiver from submittal of a height variance application, as well as a waiver from submitting a yard setback variance. An additional nine feet above the allowable height of 25 feet will be requested to provide for the building's plumbing

Mr. George Atta, FAICP, Director

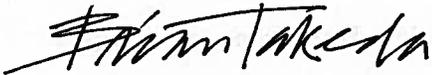
May 8, 2014

Page 2

and ventilation requirements. In addition, the Applicant will be requesting to add two accessible parking stalls and one regular parking stall within the 15'0" side yard setback adjacent to the Lunalilo freeway, to allow a level path to the building entry. The Final EA will identify the aforementioned development standards that will not be met for the proposed project.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,



Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS



**BOARD OF WATER SUPPLY**

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



January 17, 2014

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chairman  
MAHEALANI CYPHER, Vice Chair  
THERESIA C. McMURDO  
ADAM C. WONG  
DAVID C. HULIHEE

ROSS S. SASAMURA, Ex-Officio  
GLENN M. OKIMOTO, Ex-Officio

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer *ell*

TO: NELSON H. KOYANAGI, JR., DIRECTOR  
DEPARTMENT OF BUDGET AND FISCAL SERVICES

ATTN: DIANE MURATA, PROPERTY MANAGEMENT OFFICER  
PURCHASING DIVISION

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *eyw*

SUBJECT: THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE  
HAWAIIAN HUMANE SOCIETY IMPROVEMENTS ON  
WAIALAE AVENUE TAX MAP KEY: 2-8-024: 037

The existing water system is adequate to accommodate the proposed improvements at the Hawaiian Humane Society. 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 the 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.

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

cc: Office of Environmental Quality Control  
Brian Takeda (R. M. Towill)

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



R. M. TOWILL CORPORATION  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

May 8, 2014

Mr. Ernest Y. W. Lau, P. E., Manager and Chief Engineer  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawai'i 96843

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. Lau:

On behalf of Hawaiian Humane Society, thank you for your letter dated January 17, 2014, commenting on the Draft Environmental Assessment (EA) for the subject project. We have prepared the following in response to your comments (your comments have been *italicized* for reference):

1. *The existing water system is adequate to accommodate the proposed improvements at the Hawaiian Humane Society. 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 the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.*

This comment is acknowledged. The Applicant understands that the final decision on availability of water will be confirmed by BWS when the building permit application is submitted for approval.

2. *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 Applicant understands that when water is made available that payment for Water System Facilities charges for resource development, transmission and daily storage, will be required.

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

The Applicant will coordinate the on-site fire protection requirements with the Fire Prevention Bureau of the Honolulu Fire Department.

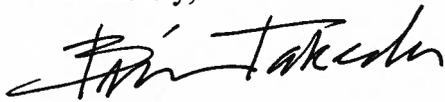
We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Mr. Ernest Y. W. Lau, P. E., Manager and Chief Engineer

May 8, 2014

Page 2

Sincerely,



Brian Takeda,  
Planning Project Coordinator

BT/ml

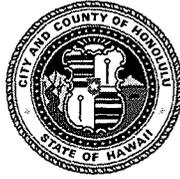
cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS



DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL  
MAYOR



MICHAEL D. FORMBY  
DIRECTOR

MARK N. GARRITY, AICP  
DEPUTY DIRECTOR

TP12/13-542293R

January 22, 2014

**MEMORANDUM**

TO: Diane Murata, Property Management Officer  
Division of Purchasing  
Department of Budget and Fiscal Services

FROM:   
Michael D. Formby, Director  
Department of Transportation Services

SUBJECT: Draft Environmental Assessment (DEA) Hawaiian Humane Society  
Improvements; Honolulu, Oahu, Hawaii

In response to R. M. Towill Corporation's letter received December 17, 2013, we have the following comments:

1. We recommend continuous outreach with the McCully/Moiliili Neighborhood Board No. 8, as well as the area residents, businesses, emergency personnel, bus personnel, etc., regarding the details of the proposed project and the effects the project may have on the surrounding local area street network.
2. As stated on page 12 of the DEA, "widening entry into Kehena Place." Please provide plan/details regarding this.
3. Bicycle facilities for the project should also be anticipated and accommodated.
4. A street usage permit from the City's Department of Transportation Services (DTS) should be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

Diane Murata, Property Management Officer  
January 22, 2014  
Page 2

5. The DEA should include a description of the site's Public Transit routes and services and the impact of your project on Public Transit bus and paratransit operations during construction. City bus stops are located near your facility at Waiialae Avenue and South King Street and South King Street and Church Lane, both serving Route 1. Basic information is available on our websites: [www.thebus.org](http://www.thebus.org) and [www.honolulu.gov/dts](http://www.honolulu.gov/dts). Because your project may affect bus routes and services, you should contact our staff at 768-8370 to coordinate your planned activities.
6. Any construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.

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.

cc: ✓ Mr. Brian Takeda, Project Coordinator  
R. M. Towill Corporation

Office of Environmental Quality Control

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



R. M. TOWILL CORPORATION  
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Planning  
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Photogrammetry  
Surveying  
Construction Management

May 8, 2014

Mr. Michael D. Formby, Director  
Department of Transportation Services  
650 South King Street, 3<sup>rd</sup> Floor  
Honolulu, Hawai'i, 96813

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. Formby:

On behalf of Hawaiian Humane Society, thank you for your letter dated January 22, 2014, commenting on the Draft Environmental Assessment (EA) for the subject project. We have prepared the following in response to your comments (your comments have been *italicized* for reference):

1. *We recommend continuous outreach with the McCully/Moiliili Neighborhood Board No.8, as well as the area residents, businesses, emergency personnel, bus personnel, etc., regarding the details of the proposed project and the effects the project may have on the surrounding local area street network.*

The Applicant has previously discussed the proposed project with the McCully/Moiliili Neighborhood Board No. 8. The Applicant intends to continue the process of public review as provided through the Hawai'i Revised Statutes, Chapter 343, environmental documentation process. A copy of the project's Final EA will also be provided to the Honolulu Fire Department (HFD), Honolulu Police Department (HPD) and Department of Emergency Management (DEM).

2. *As stated on page 12 of the DEA, "widening entry into Kehena Place." Please provide plan/details regarding this.*

The Applicant is consulting with a traffic engineer to assess the access requirements for Kehena Place, including the need for improved access to the Hawaiian Humane Society by visitors and staff. The Applicant will also continue to work with the Department of Transportation Services (DTS) through the entitlement, design and construction phases to incorporate appropriate street improvements with the project plans.

3. *Bicycle facilities for the project should also be anticipated and accommodated.*

The project does not propose to improve or alter the current use of Wai'alae Avenue, therefore, currently, no bicycle facilities are being proposed for Wai'alae Avenue. The project does propose to widen Kehena Place, which will improve the overall long-term access to The Society, as well as to neighboring residences, for all modes of transportation, including bicyclists.

Mr. Michael D. Formby, Director  
May 8, 2014  
Page 2

- 4. A street usage permit from the City's Department of Transportation Services (DTS) should be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.*

The Applicant acknowledges that a street usage permit from the DTS must be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

- 5. The DEA should include a description of the site's Public Transit routes and services and the impact of your project on Public Transit bus and paratransit operations during construction. City bus stops are located near your facility at Wai'ala'e Avenue and South King Street and South King Street and Church Lane, both serving Route 1. Basic information is available on our websites: [www.thebus.org](http://www.thebus.org) and [www.honolulu.gov/dts](http://www.honolulu.gov/dts). Because your project may affect bus routes and services, you should contact our staff at 768-8370 to coordinate your planned activities.*

The Final Environmental Assessment (FEA) will include a description of the public transportation services located near the proposed project. The project proposes to maintain an existing land use, and does not alter the current use of Wai'ala'e Avenue. Therefore, the proposed project is not anticipated to have adverse short or long-term effects on public transportation services accessed on Wai'ala'e Avenue. During the construction phase signage and/or the use of flagmen will help to maintain public safety. A copy of the project's Final EA will also be provided to the TheBUS staff.

- 6. Any construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.*

The Applicant will ensure that construction material and equipment are transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,



Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS

NEIL ABERCROMBIE  
GOVERNOR



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

GLENN M. OKIMOTO  
DIRECTOR

Deputy Directors  
AUDREY HIDANO  
FORD N. FUCHIGAMI  
RANDY GRUNE  
JADINE URASAKI  
IN REPLY REFER TO:

DIR 1792  
HWY-PS 2.6498

February 6, 2014

Mr. Nelson H. Koyanagi, Jr.  
Director  
Department of Budget and Fiscal Services  
City and County of Honolulu  
530 South King Street, Room 208  
Honolulu, Hawaii 96813

Attention: Ms. Diane Murata, Purchasing Division

Dear Mr. Koyanagi:

Subject: Draft Environmental Assessment  
Hawaiian Humane Society Improvements  
Oahu, Honolulu, TMK: (1) 2-8-024:037

The Hawaiian Humane Society proposes improvements to its existing facilities located on land leased from the City and County of Honolulu. The improvements are intended to improve operational efficiency, including increasing its animal holding capacity. The facility has access to Waialae Avenue/South King Street via a driveway and via Kehena Place.

The proposed improvements are not expected to have a significant impact to our State highway facilities.

If there are any questions, please contact Gary Ashikawa, Systems Planning Engineer, Highways Division, Planning Branch at 587-6336. File Review: 2013-270.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

c: Office of Environmental Quality Control  
Mr. Brian Takeda, R.M. Towill Corporation

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



R. M. TOWILL CORPORATION  
SINCE 1930

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Environmental Services  
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Surveying  
Construction Management

May 8, 2014

Mr. Glenn Okimoto, Ph.D., Director  
Department of Transportation  
P869 Punchbowl Street  
Honolulu, Hawai'i, 96813

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. Okimoto:

On behalf of Hawaiian Humane Society, thank you for your letter dated February 6, 2014, commenting on the Draft Environmental Assessment (EA) for the subject project. We have prepared the following in response to your comments (your comments have been *italicized* for reference):

- 1. The Hawaiian Humane Society proposes improvements to its existing facilities located on land leased from the City and County of Honolulu. The improvements are intended to improve operational efficiency, including increasing its animal holding capacity. The facility has access to Waialae Avenue/South King Street via a driveway and via Kehena Place. The proposed improvements are not expected to have a significant impact to our State highway facilities.*

The Applicant acknowledges the Department of Transportation's determination that the proposed project is not expected to have a significant impact on State highway facilities.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,

Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

January 21, 2014

Department of Budget and Fiscal Services  
Attn: Diane Murata, Property Management Officer, Purchasing Division  
530 South King Street, Rm. 208  
Honolulu, HI 96813

via email: [dmurata@honolulu.gov](mailto:dmurata@honolulu.gov)

Dear Ms. Murata,

SUBJECT: Draft Environmental Assessment (DEA), Hawaiian Humane Society  
Improvements

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 comments.

At this time, enclosed are comments from (1) Land Division – Oahu District; (2) Engineering Division; and (3) Commission on Water Resource Management. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

c: R.M.Towill Corporation  
Attn: Brian Takeda, [Briant@rmtowill.com](mailto:Briant@rmtowill.com)  
OEQC [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov)



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 24, 2013

MEMORANDUM

TO: 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: Russell Y. Tsuji, Land Administrator *RYT*

SUBJECT: Draft Environmental Assessment (DEA), Hawaiian Humane Society Improvements

LOCATION: Island of O'ahu, Honolulu District, Tax Map Key Number: (1) 2-8-024: Parcel 037

APPLICANT: Department of Budget and Fiscal Services by its consultant, R. M. Towill Corporation

Transmitted for your review and comment on the above-referenced document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "Draft Environmental Assessment (DEA), Hawaiian Humane Society Improvements" then click on "Files" and "Download a copy".

We would appreciate your comments on this document. Please submit any comments by **January 21, 2014**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: *T. Chee*  
 Print Name: *Tina Chee*  
 Date: *1/9/2014*

cc: Central Files

*BC*

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



REC 26 AM 08:58 ENGINEERING

WILLIAM J. AILA, JR.  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 24, 2013

MEMORANDUM

FR:  
TO:

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

RECEIVED  
LAND DIVISION  
2014 JAN 15 PM 2:57  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

TO:  
FROM:

FROM: Russell Y. Tsuji, Land Administrator *RYT*

SUBJECT: Draft Environmental Assessment (DEA), Hawaiian Humane Society Improvements

LOCATION: Island of O'ahu, Honolulu District, Tax Map Key Number: (1) 2-8-024: Parcel 037

APPLICANT: Department of Budget and Fiscal Services by its consultant, R. M. Towill Corporation

Transmitted for your review and comment on the above-referenced document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "Draft Environmental Assessment (DEA), Hawaiian Humane Society Improvements" then click on "Files" and "Download a copy".

We would appreciate your comments on this document. Please submit any comments by **January 21, 2014**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: *[Signature]*

Print Name: Carty S. Chung, Chief Engineer

Date: 1/14/14

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

**LD/Russell Y. Tsuji**

**REF: DEA for Hawaiian Humane Society Improvements, Honolulu  
Oahu.026**

**COMMENTS**

- (X) **We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.**
- ( ) Please take note that the project site according to the Flood Insurance Rate Map (FIRM), is located in Zone \_\_\_\_.
- ( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_.
- ( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- ( ) Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
  - ( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
  - ( ) Mr. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
  - ( ) Mr. Stanford Iwamoto at (808) 241-4884 of the County of Kauai, Department of Public Works.
- ( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
  - ( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

( ) Other: \_\_\_\_\_  
\_\_\_\_\_

Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed: \_\_\_\_\_  
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/14/14 \_\_\_\_\_



WILLIAM J. AILA, JR.  
CHAIRPERSON

WILLIAM D. BALFOUR, JR.  
KAMANA BEAMER  
GARY L. GILL  
MILTON D. PAVAO  
JONATHAN STARR  
TED YAMAMURA

WILLIAM M. TAM  
DEPUTY DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
**COMMISSION ON WATER RESOURCE MANAGEMENT**  
P.O. BOX 621  
HONOLULU, HAWAII 96809

January 15, 2014

REF: RFD.3890.3

TO: Russell Tsuji, Administrator  
Land Division

FROM: William M. Tam, Deputy Director  
Commission on Water Resource Management

SUBJECT: Draft Environmental Assessment (DEA) Hawaiian Humane Society Improvements

FILE NO.:

TMK NO.: (1) 2-8-024:037

RECEIVED  
LAND DIVISION  
2014 JAN 22 AM 10:13  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrn>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/>.
- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.
- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/programs/achieving-efficiency/green-business-program>

- 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at [http://landscapehawaii.org/library/documents/lich\\_irrigation\\_conservation\\_bmps.pdf](http://landscapehawaii.org/library/documents/lich_irrigation_conservation_bmps.pdf)
- 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at [http://hawaii.gov/dlnr/cwrm/info\\_permits.htm](http://hawaii.gov/dlnr/cwrm/info_permits.htm).

- 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
- 11. A Well Construction Permit(s) is (are) required before any well construction work begins.
- 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 14. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER:

If there are any questions, please contact Lenore Ohye at 587-0216.

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



R. M. TOWILL CORPORATION  
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Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

May 8, 2014

Mr. Russell Y. Tsuji, Land Administrator  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawai'i, 96809

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. Tsuji:

On behalf of Hawaiian Humane Society, thank you for your letter dated January 21, 2014, commenting on the Draft Environmental Assessment (EA) for the subject project. We have prepared the following in response to your comments (your comments have been *italicized* for reference):

Land Division- O'ahu District

The Applicant acknowledges that the Land Division, Oahu District, had no objections to the proposed project.

Engineering Division

1. *We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.*

The location of the project within Flood Zone X is acknowledged and that this flood zone is not subject to the National Flood Insurance Program (NFIP).

Commission on Water Resource Management

1. *We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/>.*

The Applicant appreciates these suggestions, and shares your interest in developing the proposed improvements in a manner that is consistent with sustainable principles and strategies. Although the proposed project will not be LEED certified, to the extent feasible, LEED practices will be

incorporated into the project design to achieve a sustainable site. The LEED principles and strategies currently being considered include the following:

- Design spaces with views to the exterior and options for natural lighting and ventilation;
  - Explore alternatives for energy savings related to building cooling and hot water generation;
  - Reduce water usage through use of high efficiency plumbing fixtures; and,
  - Use an irrigation system that utilizes water conservation measures, including drip systems, low-flow spray heads, moisture sensors and multi-programmable controller to achieve maximum irrigation efficiency and minimize water loss and incorporates recycled storm water through storm drainage system design;
2. *We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/cz/ml/initiative/leed.php>.*

The FEA identifies construction activities that will be in compliance with National Pollutant Discharge Elimination System (NPDES) Permit conditions, which include the use of appropriate erosion controls and implementation of a Site-Specific Construction best management practices (BMPs) Plan.

The proposed project will further maintain existing drainage patterns which separate storm water runoff from discharges associated with animal holding facilities. In addition, proposed mitigation measures to address the potential increase in runoff will include the use of vegetative controls where possible and the installation of additional gutters, ditches, pipes and catch basins where needed. For further discussion on storm water management, see FEA, **Section 5.2, Drainage Facilities**.

3. *We recommend the use of alternative water sources, wherever practicable.*

Please see above response to Comment # 1.

4. *We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/programs/achieving-efficiency/green-business-program>.*

The Applicant appreciates the suggestion to participate in the Hawaii Green Business Program (HGBP), and will evaluate the feasibility of participating in the HGBP.

Mr. Russell Y. Tsuji, Land Administrator

May 8, 2014

Page 3

5. *We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at [http://landscapehawaii.org/library/documents/lich\\_irrigation-conservation\\_bmps.pdf](http://landscapehawaii.org/library/documents/lich_irrigation-conservation_bmps.pdf).*

The Applicant will evaluate the landscape irrigation conservation BMPs that are endorsed by the Landscape Industry Council of Hawaii, and will consider implementing BMPs into the proposed Project where feasible. See also the above response to Comment # 1.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,



Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS





# OFFICE OF PLANNING STATE OF HAWAII

NEIL ABERCROMBIE  
GOVERNOR

JESSE K. SOUKI  
DIRECTOR  
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <http://planning.hawaii.gov/>

Ref. No. P-14251

January 21, 2014

Ms. Diane Murata, Property Management Officer  
Purchasing Division  
Department of Budget and Fiscal Services  
City and County of Honolulu  
530 S. King Street, Suite 208  
Honolulu, Hawaii 96813

Dear Ms. Murata:

Subject: Chapter 343 HRS, Draft Environmental Assessment (Draft EA) – Hawaiian Humane Society Improvements, Oahu, Hawaii; TMK: (1) 2-8-024:037

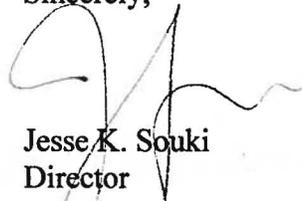
Thank you for the opportunity to provide comments on the Draft EA for the Hawaiian Humane Society Improvements. We have reviewed the documents sent by memo dated December 17, 2013, and have the following comments to offer:

1. The Draft EA has sufficiently addressed the Coastal Zone Management Act objectives and policies set forth in the Hawaii Revised Statutes, Chapter 205A.
2. The mitigation measures to address stormwater measures during construction will be addressed in the National Pollution Discharge Elimination System permit. However, for potential impacts to water resources from stormwater and inundation concerns once the site is operational, please consider utilizing the Office of Planning's Stormwater Impact Assessment, to incorporate Low Impact Development (LID) Concepts to reduce stormwater emanating from the Hawaiian Human Society property. Specifically, please examine Stormwater Design & Mitigation measures (pages 11 -20). Mitigation measures to control runoff in the design process include: open vegetated swales in the parking lots, bio-retention and rain gardens, and infiltration trenches. The Appendices include a list of Data Resources, Best Management Practice Techniques, and a Reviewer's Checklist. The Stormwater Impact Assessment guidance document can be found at [http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater\\_impact/final\\_stormwater\\_impact\\_assessments\\_guidance.pdf](http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_impact/final_stormwater_impact_assessments_guidance.pdf).

Ms. Diane Murata  
Page 2  
January 21, 2014

If you have any questions regarding this comment letter, please contact Josh Hekekoa of our Hawaii Coastal Zone Management Program at 587-2845.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse K. Souki', written over the printed name and title.

Jesse K. Souki  
Director

c: ✓ Mr. Brian Takeda, R.M. Towill Corporation  
Department of Health,  
Office of Environmental Quality Control

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



R. M. TOWILL CORPORATION  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

May 8, 2014

Mr. Jesse K. Souki, Director  
Office of Planning  
P. O. Box 2359  
Honolulu, Hawai'i, 96804

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. Souki:

On behalf of Hawaiian Humane Society, thank you for your letter dated January 21, 2014, commenting on the Draft Environmental Assessment (EA) for the subject project. We have prepared the following in response to your comments (your comments have been *italicized* for reference):

1. *The Draft EA has sufficiently addressed the Coastal Zone Management Act objectives and policies set forth in the Hawaii Revised Statutes, Chapter 205A.*

The applicant acknowledges the determination that the project adequately addresses the Coastal Zone Management Act objectives and policies set forth in the Hawaii Revised States (HRS), Chapter 205A.

2. *The mitigation measures to address stormwater measures during construction will be addressed in the National Pollution Discharge Elimination System permit. However, for potential impacts to water resources from stormwater and inundation concerns once the site is operational, please consider utilizing the Office of Planning's Stormwater Impact Assessment, to incorporate Low Impact Development (LID) Concepts to reduce stormwater emanating from the Hawaiian Human Society property. Specifically, please examine Stormwater Design & Mitigation measures (pages 11 -20). Mitigation measures to control runoff in the design process include: open vegetated swales in the parking lots, bio-retention and rain gardens, and infiltration trenches. The Appendices include a list of Data Resources, Best Management Practice Techniques, and a Reviewer's Checklist. The Stormwater Impact Assessment guidance document can be found at [http://files.hawaii.gov/dbedt/op/czm/initiative/stormwater\\_impact/final\\_stormwater\\_impact\\_assessments\\_guidance.pdf](http://files.hawaii.gov/dbedt/op/czm/initiative/stormwater_impact/final_stormwater_impact_assessments_guidance.pdf).*

The Applicant will ensure that construction activities are conducted in compliance with National Pollution Discharge Elimination System (NPDES) permit conditions, which will include the use of appropriate erosion controls and implementation of a Site-Specific Construction BMPs Plan. Mitigation measures to ensure against the discharge of untreated storm water and non-storm water will be addressed through compliance with State Department of Health (SDOH) regulations as set forth in HAR, Title 11, Chapter 54, "Water Quality Standards", and Chapter 55

Mr. Jesse K. Souki, Director  
May 8, 2014  
Page 2

“Water Pollution Controls.” In addition, the Applicant will evaluate and consider Low Impact Development (LID) stormwater design concepts & mitigation measures described in the Office of Planning’s Storm Water Impact Assessment.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,



Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS

Frank DeGiacomo  
P.O. Box 4406  
Kaneohe, HI 96744

Department of Budget and Fiscal Services  
City & County of Honolulu  
530 South King Street, Room 208  
Honolulu, HI 96813

**RE: Comments for Hawaiian Humane Society Improvements DEA (AFNSI) TMK:  
(1) 2-8-024: Parcel 037**

1) The environmental assessment ("EA") did not address the increase in noise, from incarcerated animals, animals in the process of being brutally killed with caustic chemical injected into their body cavities, visiting animals, and escaped animals like chickens, to surrounding dwellings, businesses, and elementary school, due to the additional animals that would be housed, and visit, and escape, from the new enlarged facilities the Hawaiian Humane Society ("HHS") has requested permission to build. There are children who will be too sleep deprived to pay attention in school, adults, who will be too sleep deprived to perform their jobs, operate their vehicles or other heavy machinery, sick individuals who will become more ill due to lack of proper rest.

2) The EA did not address the increase in toxic airborne pollutants to surrounding dwellings, businesses, and elementary school, due to the additional animals that would be housed, and killed, and incinerated, should the facilities the HHS has requested permission to build be built. That includes airborne animal feces, and heavy metals, dioxins, and other carcinogens, from the additional incineration of animals. Historically, HHS has generated lots of calls to the fire department due to 12 foot high flames shooting from their smoke stack, and well as concerns from the Department of Health for exceeding their allowable burning tonnage. The inevitable gridlock on Waialae Avenue, and parking areas at HHS, will also increase the discharge of heavy metals, dioxins, and other carcinogens into the air of the surrounding neighborhood.

3) The EA did not address the increase in traffic in front of their busy highway on and off ramps, which would increase, due to additional people visiting their facility, due to it's increased capacity and services. It presents a danger to pedestrians, many of which are from the elementary school, as well as causing dangerous traffic conditions for motorists, especially those who live in the surrounding dwellings, work at surrounding businesses, and parents who regularly pick up their children from the elementary school, This is due to the additional animals that would be housed and killed at the facilities HHS has requested permission to build.

4) The EA did not address the additional danger to endangered species, such as the Hawaiian Owl, which lives in the area, from the increased number of escaped animals, due to the increase

in the capacity of the facilities.

5) The EA did not address the additional promotion of vectors, such as rats, mice, cockroaches, ants, cats, and chickens, due to the increased number of animals the facility will handle with their increased building facilities.

Submitted by:

A handwritten signature in black ink, appearing to read 'F. DeGiacomo', written in a cursive style.

Frank DeGiacomo

2024 N. King Street  
Suite 200  
Honolulu HI 96819-3494  
Tel 808 842-1133  
Fax 808 842-1937  
rmtowill@rmtowill.com



R. M. TOWILL CORPORATION  
SINCE 1930

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

May 8, 2014

Mr. Frank DeGiacomo  
P. O. Box 4406  
Honolulu, Hawai'i, 96744

**Response to Comments on the proposed Hawaiian Humane Society Improvements Project  
Honolulu, O'ahu, Hawai'i**

Dear Mr. DeGiacomo:

On behalf of Hawaiian Humane Society, thank you for your letter we received in January 2014 (no date), commenting on the Draft Environmental Assessment (EA) for the subject project. We have prepared the following in response to your comments (your comments have been *italicized* for reference):

- 1. The environmental assessment ("EA") did not address the increase in noise, from incarcerated animals, animals in the process of being brutally killed with caustic chemical injected into their body cavities, visiting animals, and escaped animals like chickens, to surrounding dwellings, businesses, and elementary school, due to the additional animals that would be housed, and visit, and escape, from the new enlarged facilities the Hawaiian Humane Society ("HHS") has requested permission to build. There are children who will be too sleep deprived to pay attention in school, adults, who will be too sleep deprived to perform their jobs, operate their vehicles or other heavy machinery, sick individuals who will become more ill due to lack of proper rest.*

This comment is acknowledged.

The purpose of the proposed project is to develop a contemporary animal care facility to enable the HHS to continue to fulfill its mission of caring for animals in a humane manner. The development of a contemporary animal care facility will improve the HHS's operational efficiency through the better use of space to improve the quality of animal housing and treatment. While the HHS is proposing an improvement in the quality of animal holding space, this does not necessarily signify there will be an increase in the number of animals cared for. Additionally, the new facilities place animal housing further away from the existing residential units and incorporate provisions for acoustic attenuation.

Therefore, no long-term adverse impacts to existing noise conditions are expected, as the proposed project will involve substantively the same land use and activities associated with the existing operation of the HHS. The potential for short-term adverse impacts to existing noise conditions are expected to result from construction activities; however, it is expected that noise generated as a result of construction will be temporary, of limited duration, and restricted to daytime hours.

2. *The EA did not address the increase in toxic airborne pollutants to surrounding dwellings, businesses, and elementary school, due to the additional animals that would be housed, and killed, and incinerated, should the facilities the HHS has requested permission to build be built. That includes airborne animal feces, and heavy metals, dioxins, and other carcinogens, from the additional incarceration of animals. Historically, HHS has generated lots of calls to the fire department due to 12 foot high flames shooting from their smoke stack, and well as concerns from the Department of Health for exceeding their allowable burning tonnage. The inevitable gridlock on Waiialae Avenue, and parking areas at HHS, will also increase the discharge of heavy metals, dioxins, and other carcinogens into the air of the surrounding neighborhood.*

The HHS has not provided crematory services for several years and there is no contribution to air pollution from this source. The operations of the HHS also do not make it possible to generate airborne animal feces, heavy metals, and other toxic constituents from caring for animals in a humane and responsible manner at this facility.

Please refer to the response below concerning the potential for impacts to traffic.

3. *The EA did not address the increase in traffic in front of their busy highway on and off ramps, which would increase, due to additional people visiting their facility, due to its increased capacity and services. It presents a danger to pedestrians, many of which are from the elementary school, as well as causing dangerous traffic conditions for motorists, especially those who live in the surrounding dwellings, work at surrounding businesses, and parents who regularly pick up their children from the elementary school, This is due to the additional animals that would be housed and killed at the facilities HHS has requested permission to build.*

The Applicant is currently working with the City and County of Honolulu (CCH), Department of Transportation Services (DTS) and the Hawai'i Department of Transportation (HDOT), through the entitlement, design and construction phases to incorporate appropriate street improvements. It should be noted that the HDOT determined that the proposed project is not expected to have a significant impact on State highway facilities (Letter from HDOT to Applicant, February 6, 2014). This comment letter and the Applicant's response will be included in the Final Environmental Assessment (FEA).

4. *The EA did not address the additional danger to endangered species, such as the Hawaiian Owl, which lives in the area, from the increased number of escaped animals, due to the increase in the capacity of the facilities.*

A site assessment was conducted on August 22, 2013, and no unique, threatened or endangered flora or fauna species were observed at the proposed project site. Furthermore, the potential for listed threatened or endangered flora or fauna species to be present at the project site is extremely low based on the decades long developed and urbanized uses of the site and surrounding area including a freeway, businesses, commercial and apartment buildings, and restaurants.

5. *The EA did not address the additional promotion of vectors, such as rats, mice, cockroaches, ants, cats, and chickens, due to the increased number of animals the facility will handle with their increased building facilities.*

Mr. Mr. Frank DeGiacomo

May 8, 2014

Page 3

As indicated above, the HHS is not proposing an increase in animal admissions or additional staff. Please refer to our above response to comment # 1.

We appreciate your review of the subject document and this opportunity to respond. Your letter and this response will be included in the Final EA. Should you have any questions or require additional information, please contact the undersigned at (808) 842-1133.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Takeda". The signature is fluid and cursive, with the first name "Brian" and last name "Takeda" clearly distinguishable.

Brian Takeda,  
Planning Project Coordinator

BT/ml

cc: Ms. Ann Matsunami, PADG, Inc.  
Ms. Pamela Burns, HHS



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