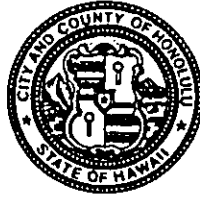


Gedatsu Church

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



February 18, 1997

RECEIVED

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JAN NAOE SULLIVAN
ACTING DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

96/SMA-097 (JL)

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment/Determination
Finding of No Significant Impact

Recorded Owners: Gedatsu Church of Japan and Gedatsu Kai
Applicant : Gedatsu Church of Hawaii
Agent : Kusao & Kurahashi, Inc.
Location : 6077, 6085, 6091 and 6095 Summer Street,
Kuliouou, Oahu
Tax Map Keys : 3-8-03: 12, 42, 62 and 63
Request : Special Management Area Use Permit
Proposal : Construction of a new church building
Determination : A Finding of No Significant Impact is
Issued

Attached and incorporated by reference is the Final Environmental Assessment (FEA) prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Jeff Lee of our staff at 527-6274.

Very truly yours,

JAN NAOE SULLIVAN
Acting Director of Land Utilization

JNS:am
Encls.
g:oeqcs#97.jnl

16

1997-03-08-0A-FA-Gedatsu Church
Redevelopment (SMA)

MAR 8 1997

FILE COPY

**SPECIAL MANAGEMENT AREA USE PERMIT
APPLICATION AND FINAL ENVIRONMENTAL
ASSESSMENT REPORT
PROPOSED GEDATSU CHURCH REDEVELOPMENT**

TMK: 3-8-03: 12, 42, 62, and 63
Kuliouou, Oahu, Hawaii

97 JAN 30 AM 11 22
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

GEDATSU CHURCH OF HAWAII
6095 Summer Street
Honolulu, Hawaii 96821

APPLICANT

Kusao & Kurahashi, Inc.
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814
(808) 538-6652

Agent

JANUARY 1997

**SPECIAL MANAGEMENT AREA USE PERMIT
APPLICATION AND FINAL ENVIRONMENTAL
ASSESSMENT REPORT
PROPOSED GEDATSU CHURCH REDEVELOPMENT
TMK: 3-8-03: 12, 42, 62, and 63
Kuliouou, Oahu, Hawaii**

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JANUARY 1997

97 JAN 30 AM 11 22
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

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Final Environmental Assessment

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<u>Appendix</u>	<u>Description</u>
I	Site Plans
II	Agency and Community Comments
III	Traffic Impact Assessment Report
IV	Flood Study

**SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
AND FINAL ENVIRONMENTAL ASSESSMENT REPORT
PROPOSED GEDATSU CHURCH REDEVELOPMENT
TMK: 3-8-03: 12, 42, 62 and 63
Kuliouou, Oahu, Hawaii**

I. INTRODUCTION

This Special Management Area Use Permit Application and Final Environmental Assessment Report, for the proposed redevelopment of the existing Gedatsu Church (located at 6085, 6091, and 6095 Summer Street) and the provision of off-site parking at a parcel situated across an access drive from the Church (located at 6077 Summer Street), is prepared pursuant to requirements established within Chapter 25, Revised Ordinances of Honolulu, as amended, and in accordance with Chapter 343, Hawaii Revised Statutes, as amended, and Title 11, Chapter 200, Sec. 11-200 et. seq., Environmental Impact Statement Administrative Rules, State Department Health. It is further prepared in accordance with the Department of Land Utilization's "Content Guide for Preparing an Environmental Assessment Required with an Application for a Special Management Area Use Permit (SMP) Chapter 25, Revised Ordinances of Honolulu, as amended".

Gedatsu Church * Special Management Area Use Permit
Final Environmental Assessment

This final environmental assessment provides the bases for a Findings of No Significant Impact (FONSI) for the proposed project pursuant to Chapter 25, Revised Ordinances of Honolulu, as amended and Sec. 11-200-2 of the Department of Health (DOH) Environmental Impact Statement (EIS) Rules.

II. GENERAL INFORMATION

- A. APPLICANT : Gedatsu Church of Hawaii
6095 Summer Street
Honolulu, Hawaii 96821
- B. APPROVING AGENCY : Department of Land Utilization
City and County of Honolulu
650 So. King Street, 7th Floor
Honolulu, Hawaii 96814
- C. RECORDED FEE OWNERS : Gedatsu Church of Japan and
Gedatsu Kai
6095 Summer Street
Honolulu, Hawaii 96821
- D. AGENT : Kusao & Kurahashi, Inc.
Planning and Zoning Consultants
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814
(808) 538-6652
- E. TAX MAP KEY : 3-8-3: 12, 42, and 63 (Church site)
3-8-3: 62 (Off-site parking site)

Gedatsu Church * Special Management Area Use Permit
Final Environmental Assessment

- F. LOCATION : The project sites are located in Kuliouou on the southwestern corner of the intersection of Kuliouou Road and Summer Street in Oahu, Hawaii (Exhibit 1).
- G. LOT AREA : 34,491 square feet (Church site)
11,646 square feet (Off-site parking site)
- H. STATE LAND USE : Urban
- I. DEVELOPMENT PLAN
Land Use Map : Residential (Exhibit 2)
Public Facilities Map : No improvements planned within the project site.
- J. ZONING : R-10 Residential District (Exhibit 3).
- K. EXISTING USE : The church site is fully developed with an existing church facility and two single-family homes. The off-site parking site is developed with two single family dwellings.
- L. AGENCIES CONSULTED : Department of Land Utilization
Department of Transportation
Services (City)
Department of Wastewater
Management
Board of Water Supply
Department of Land & Natural
Resources
Kuliouou/Kalani Iki Neighborhood
Board No. 2

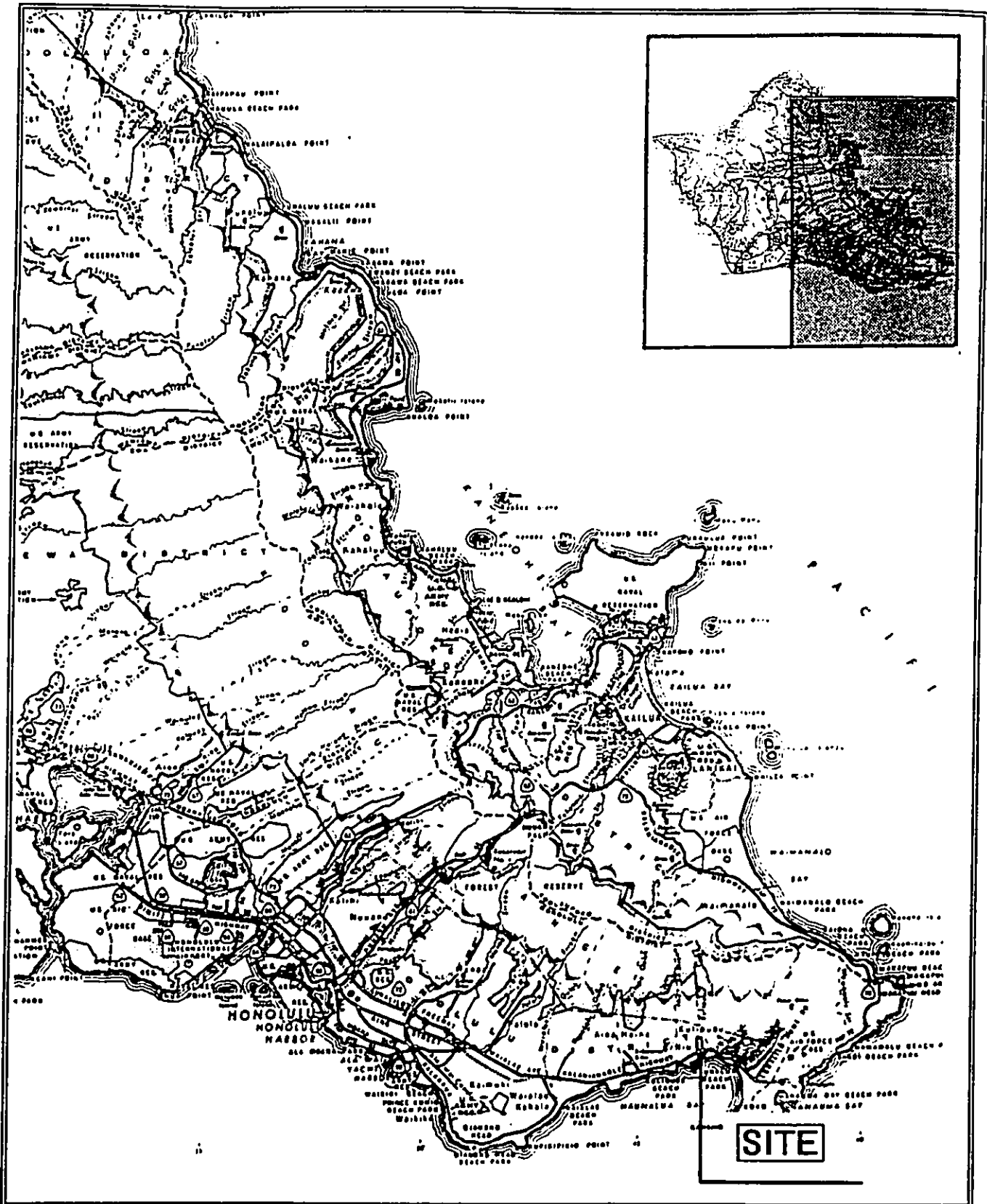


EXHIBIT 1
LOCATION MAP

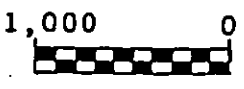
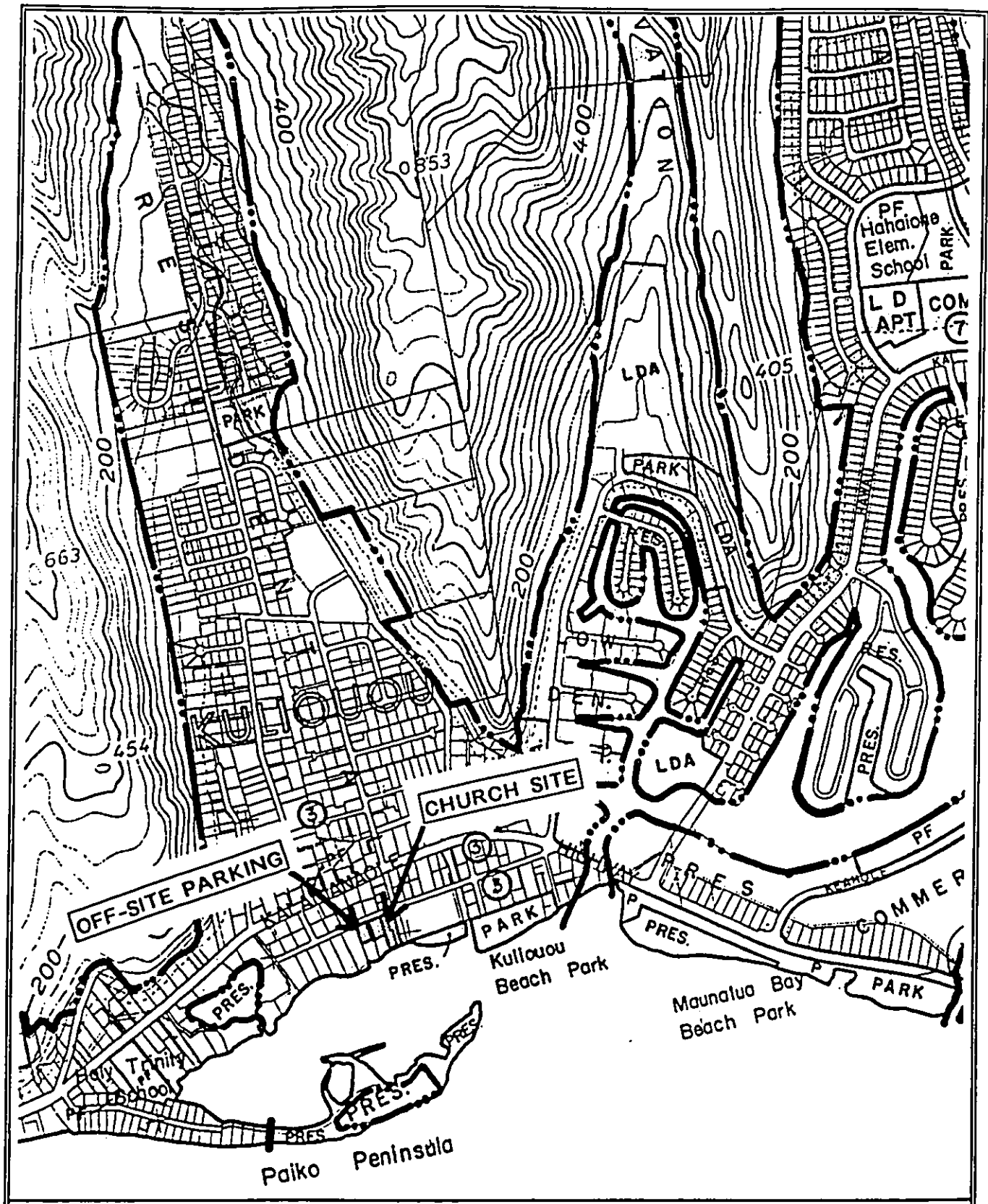
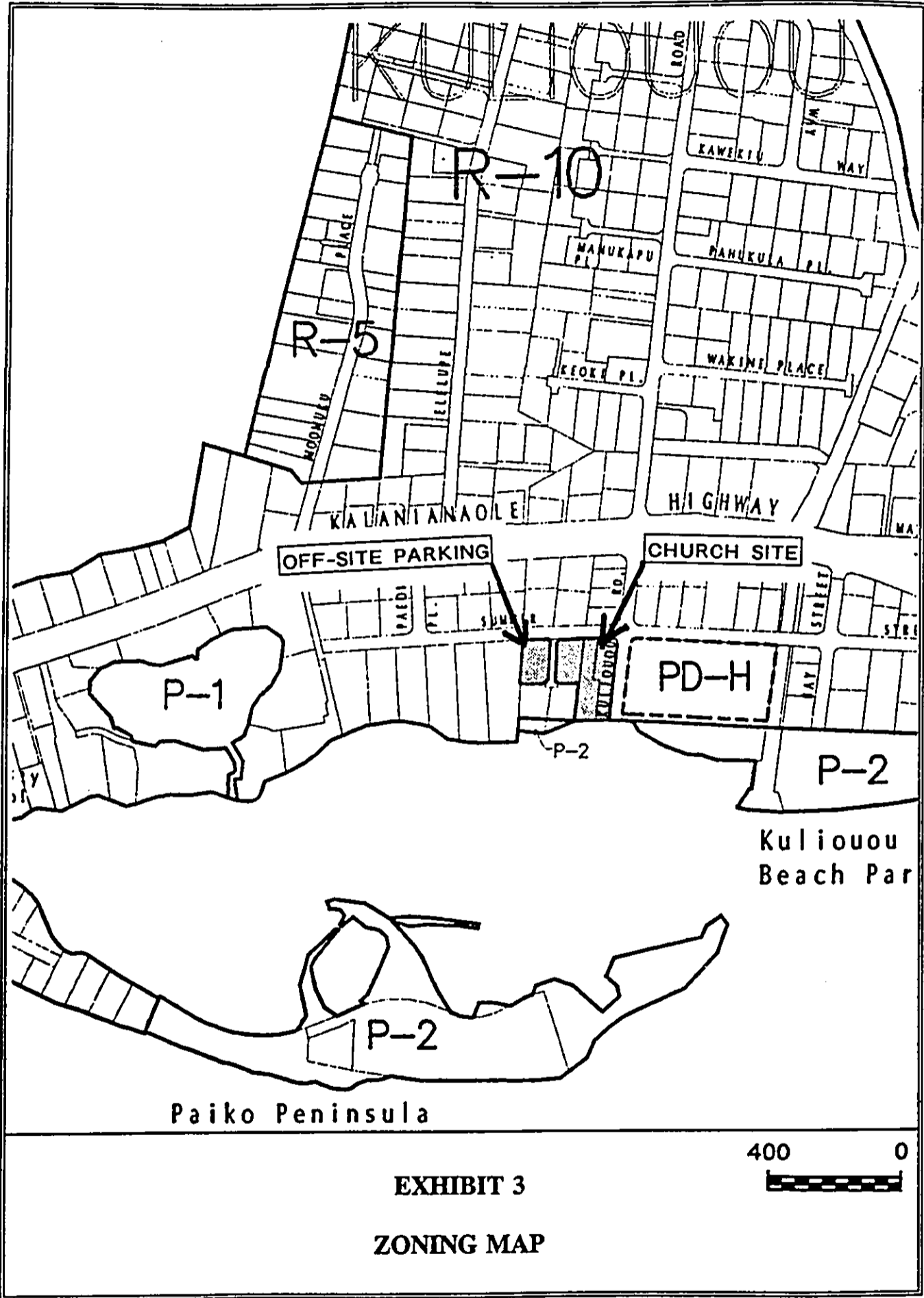


EXHIBIT 2

DEVELOPMENT PLAN LAND USE MAP



III. DESCRIPTION OF THE PROPOSED ACTION

A. GENERAL DESCRIPTION

1. Proposed Project

The Gedatsu Church of Hawaii proposes to redevelop the existing church facility by removing two existing-single family dwellings and the existing church building and developing a larger church building and 15 parking stalls on three parcels that have been joint developed. On a nearby parcel, the church will remove one of two existing single-family dwellings on the parcel and provide 13 off-site parking stalls for church use, while retaining 3 parking stalls for the remaining residence. The net result will be a larger church building and 13 off-site parking stalls replacing the existing church building and three single-family residences. Appendix I contains site plans, floor plans, and elevation plans depicting the proposed development.

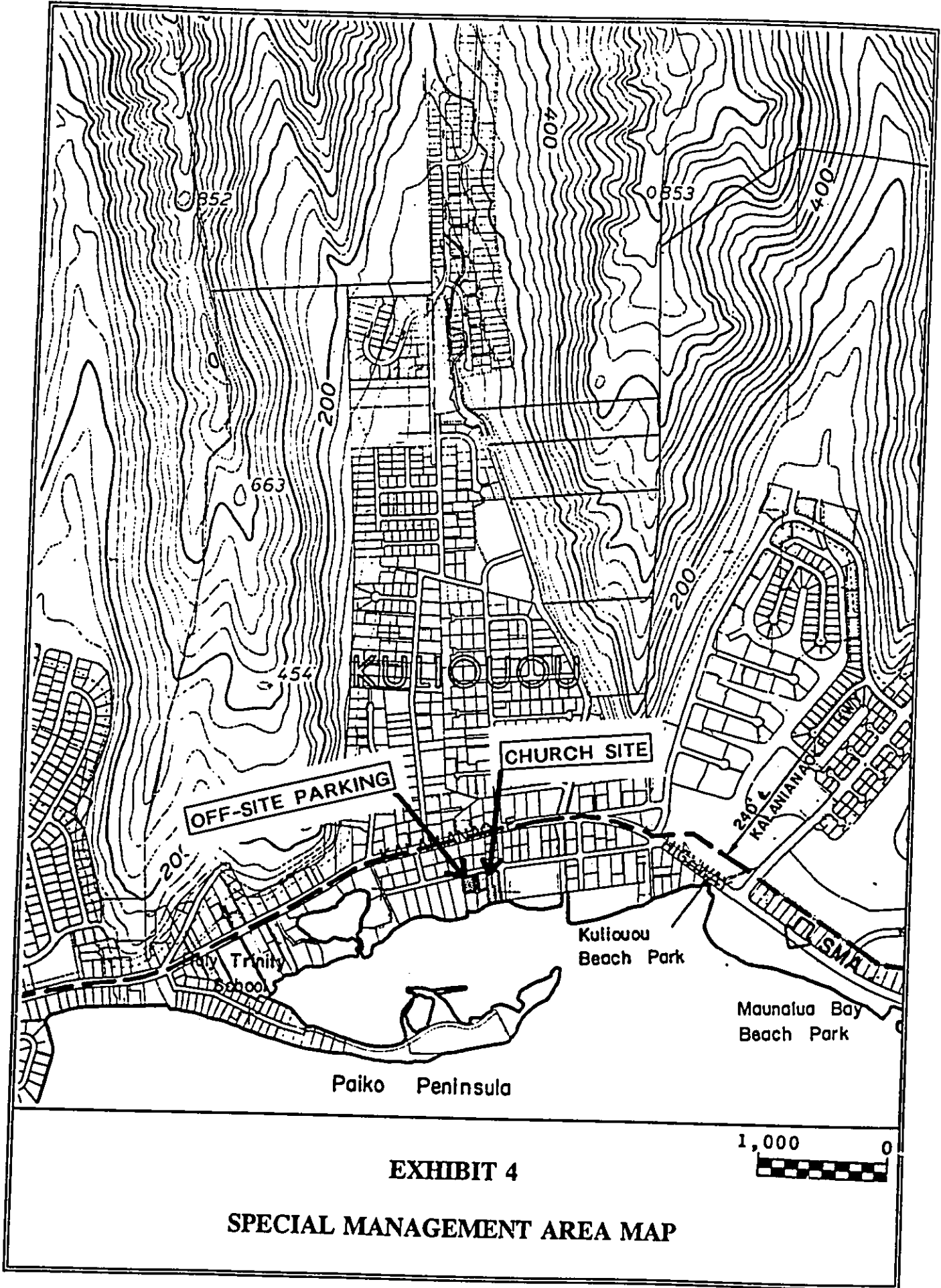
The proposed church building will consist of a sanctuary/ assembly area, an office, a meditation room, two conference rooms,

restroom facilities, a social activity room, storage rooms and a kitchen for a total of approximately 9,124 square feet, which includes the area under the eaves and the deck area on the south side of the church building. The enclosed floor area will total 7,377 square feet.

One of the two existing driveways will be relocated from Summer Street to an existing access drive located west of the church site. The access drive will be widened from its existing 14-foot pavement width to a 24-foot pavement width fronting the proposed church development. When completed, the new church will have a capacity of approximately 100 people. The existing driveways which will not be used by the church will be adjusted to match the standard curb grade.

2. Location

The subject property is located on the southwestern corner of the intersection of Kuliouou Road and Summer Street in Kuliouou, Oahu. Summer Street is located one block makai of Kalaniana'ole Highway and runs parallel with the highway. The entire church site



and the off-site parking site are within the Special Management Area (SMA). See attached portion of the SMA Boundary Map (Exhibit 4).

3. Surrounding Area

The project is located in an urban setting with the surrounding area containing single-family dwellings, churches, a planned development townhouse development, Board of Water Supply pump stations, Kuliouou Beach Park, and a Wildlife Sanctuary.

4. Land Use Approvals

a. State Land Use

The project is in the State Land Use Urban District. The proposed church development and off-site parking are consistent with the site's Urban designation.

b. Development Plan

The East Honolulu Development Plan (DP) Land Use Map designates the church and off-site parking lots Residential. The proposed church development and off-site parking uses are consistent with the site's Residential designation.

c. Zoning

The project site is zoned R-10 Residential District. According to the Land Use Ordinance (LUO) the existing church was a permitted use when first developed and received approval of a Special Management Area Use Permit, 81/SMA-90 and Shoreline Setback Variance, 81/SV-29, both of which were approved by Resolution No. 82-47 on March 17, 1982. In addition, the church received approval of a Special Permit, 82/SP-35, in May of 1982, to joint develop two parcels, Tax Map Key 3-8-3: 12 and 42, to create a total lot area of 24,491 square feet, the minimum needed to permit the church use.

The proposed church development site, Tax Map Key 3-8-3: 12, 42 and 63, was approved for joint development by the Department of Land Utilization on February 6, 1996, through 95/CUP1-96.

The proposed church development and the off-site parking will conform to the requirements of the site's R-10 Residential District zoning and other requirements of the LUO.

The applicant will submit applications for a Site Plan Review Permit for the proposed church development and a Conditional Use Permit, Type 1 for the proposed off-site parking.

d. Special Management Area Use Permit

The Special Management Area (SMA) Use Permit and Shoreline Setback Variance (SV) mentioned above approved installation of a chain link fence in the 40-foot shoreline setback area; construction of a sign and gate entryway to identify the church; addition of an office and two covered lanais to the church; and paving of a parking area for 18 stalls. During the public hearing the applicant indicated that the church services were expected to grow to accommodate 50 to 70 people. The 18 parking stalls provided in accordance with the SMA Use Permit and SV approvals, would provide required parking for a church congregation of approximately 75 persons.

This application for a Special Management Area Use Permit is being submitted, along with a copy of the certified shoreline, as approved by the Department of Land and Natural

Resources (Appendix II), to meet the requirements of Chapter 25 of the Revised Ordinances of Honolulu.

B. TECHNICAL CHARACTERISTICS

1. Background

The Gedatsu Church was founded in Japan by Reverend Seiken Okano in 1929. It is a transdenominational or "lay religion" based on the principle that life is religion. The Gedatsu Church of Hawaii was founded in September 1980 (at its current location) by the Reverend Shigetaka Okano, a descendant of its original founder. It has a current membership of approximately 70.

2. Church Operation

The existing church operation includes services which occur twice a month, on the 1st and 15th of each month. The services last approximately one hour, from 7:30 pm to 8:30 pm. If the 1st or 15th falls on a weekend day, the services are held from 9:00 am to 10:00 am. Normal attendance at these services is approximately 15 to 25 persons. The Gedatsu Church has a total membership of about 70 persons.

The Church upon completion of its new facility will shift to a schedule of regular Sunday services which will occur from 9:00 am to 10:00 am. The church hopes to expand its membership and to increase the number of persons attending their regular services to about 100 persons. This increase in size is expected to occur over the next 10 to 20 years. The church congregation has not grown significantly from 1982 when about 15 to 20 persons attended services to its present size with about 15 to 25 attenders.

The applicant projects that during the week, meetings or classes for church members, numbering about five to ten persons may occur in the form of a calligraphy class, flower arranging class, or tea ceremony class or a scripture study group. Traffic from these classes should be minimal and should not be substantially different from the traffic generated by the existing church and three residences that the new church will replace.

In addition to these activities, the applicant expects to have four to six larger services each year to celebrate major church events. These activities may include a larger portion of the church

membership and involve a group of up to 200 persons. Once every five years in September, a larger anniversary celebration will be held at the church, including out of town members. In order to minimize traffic impacts on the neighbors from this 5-year event, the applicant will use buses to transport church out-of-town members to the site for the anniversary celebration. The neighbors will be notified prior to the 5-year event that a larger than normal group will be attending the Church's anniversary celebration and the date and time of the celebration.

3. Infrastructure/Utilities/Services Details

a. Water

Water service to the site is provided by the Board of Water Supply with an 8-inch line located in Summer Street fronting the property. There are also three existing water meters currently serving the site. A 1-inch water meter serves parcel 42, and ¾-inch meters serve parcels 62 and 63. Based on the existing fixtures on the site as compared with the proposed fixtures as a result of elimination of three residences

and replacement of the existing church with a new larger church, the water requirements for the project may be reduced.

The Board of Water Supply commented in a letter (Appendix II) dated December, 18, 1996, that the existing off-site water system is presently adequate to accommodate the proposed project. Due to the multiple meters serving the project, Board of Water Supply approved reduced pressure principle backflow prevention assemblies are required to be installed immediately after all water meters serving the site.

b. **Electricity/Telephone Services**

Electrical and telephone services are currently provided to the site by the Hawaiian Electric Company and the Hawaiian Telephone Company, respectively. The proposed development will not require additional service from these utilities and may result in a reduction of service with the elimination of three residences and the replacement of the existing church with a new larger church.

c. Wastewater Disposal

The project site is served by the municipal sewer system. Liquid waste generated by restroom facilities within the new replacement church will be disposed of via the existing sewer system. A sewer connection permit from the Department of Wastewater Management was approved on February 15, 1995 (Appendix II, Agency and Community Comments).

d. Solid Waste

Solid waste generated by the church facility will continue to be collected by the municipal refuse service.

e. Roadways and Parking

Existing access to the project site is provided by two driveways off Summer Street, a two-lane roadway. Summer Street is located one block makai of Kalaniana'ole Highway, a six-lane arterial highway with left turn pockets at intersections. Summer Street is accessed by Kuliouou Road a two-lane roadway that connects to Kalaniana'ole Highway. One of the two existing driveways will be relocated from Summer Street

to an existing access drive located west of the church site. The access drive will be widened from its existing 14-foot pavement width to a 24-foot pavement width fronting the proposed church development. Existing driveways which will not be used by the church will be adjusted to match the standard curb grade.

The applicant will provide a 15-stall parking lot adjacent to the proposed church with one loading space and an additional 13-stall off-site parking lot situated about 75 feet away from the church entrance.

Pacific Planning & Engineering, Inc. (traffic consultant) in October of 1996 prepared a "Traffic Impact Assessment Report for Gedatsu Church, Kuliouou" (Appendix III). The traffic impact assessment analyzed traffic operations at the signalized intersection of Kalaniana'ole Highway and Kuliouou Road, the study intersection. The conclusions and recommendations of the traffic impact assessment report stated as follows:

"The Gedatsu Church renovation project will not have a significant impact on traffic conditions at the study intersection, when completed in the year 1998.

"Presently, the study intersection is operating at LOS B during Sunday morning when the peak vehicle trips to and from the church will occur. Weekday trips are estimated to be negligible. When the church renovation project is completed in early 1998, the intersection will continue to operate at LOS B.

"With a change to the proportion of green time given to Kuliouou Road, no additional improvements to the intersection are needed to accommodate the Gedatsu Church renovation project as the roadways have sufficient capacity to handle the small increase in Sunday service vehicle trips. Further, if the cycle length is decreased, Sunday traffic operations will improve for the Kuliouou Road traffic movements and the left and u-turns from Kalaniana'ole Highway. Future traffic delay even

with the project would decrease by as much as 25% on Sunday morning below existing vehicle delays."

Proposed adjustments to the traffic signal phasing at the Kalaniana'ole Highway/Kuliouou Road intersection will be coordinated with the Electrical and Maintenance Services Division and the State Department of Transportation.

f. Drainage

The proposed development will not significantly increase runoff from the site. No change in the drainage patterns on the site is anticipated.

4. Development Schedule and Costs

The applicant hopes to complete their permit processing by September of 1997, with construction beginning in late September or early October. The construction is expected to take approximately seven to nine months.

The construction of the new church facility is expected to cost approximately \$1.5 million. Money for the construction of the church

facility will come from an expansion fund from the Gedatsu Church headquarters in Japan.

C. ECONOMIC CHARACTERISTICS

1. Economic Growth

As a redevelopment project, the project will have primarily a secondary effect on economic growth by providing short-term construction jobs.

2. Employment

The project will provide short-term construction jobs, but no long-term jobs.

3. Government Revenues/Taxes

Tax revenues will be generated by the short-term construction work.

Property tax revenues will increase based on the higher value of improvements on the site upon completion of the project.

D. SOCIAL CHARACTERISTICS

1. Residential Population

The project will eliminate three single-family dwellings and result in minimal impact on the residential population in Honolulu.

The General Plan Population Guidelines establish a population range for the East Honolulu Development Plan Area for the Year 2010 of between 53,000 and 58,000 persons. In 1990 the actual population for the East Honolulu was 45,654. The population capacity lost by these three dwelling units will have an insignificant impact on the population capacity for East Honolulu. There is an adequate supply of land, designated for dwelling use on the East Honolulu Development Plan Land Use Map, available to accommodate up to 59,200 persons in East Honolulu.

2. Visitor Population

The project will have no impact on the visitor population.

3. Character or Culture of the Neighborhood

Located in an urban setting the site is presently in church use. The proposed increase in the size of the church will have minimal impact on the surrounding residential area. According to the traffic impact assessment report completed for the project, with the church renovation project in the year 1998, the Level-of-Service at the study intersection (Kalaniana'ole Highway at Kuliouou Road) will not change and will remain at Level-of-Service B during the church's peak traffic hour on Sunday morning.

With a change to the proportion of green time given to Kuliouou Road, no additional improvements to the intersection are needed to accommodate the Gedatsu Church renovation project as the roadways have sufficient capacity to handle the small increase in Sunday service vehicle trips. Further, if the cycle length is decreased, Sunday traffic operations will improve for the Kuliouou Road traffic movements and the left and u-turns from Kalaniana'ole Highway. Future traffic delay even with the project would decrease by as much as 25% on Sunday morning below existing vehicle delays.

4. Displacement

The two of the three dwelling units to be demolished are currently occupied by tenants on month to month leases, while the third dwelling unit is vacant. The tenants have been informed about the church plans to redevelop the site and to demolish their rental units.

E. ENVIRONMENTAL CHARACTERISTICS

1. Soils

According to the United States Department of Agriculture, Soil Conservation Service's "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" the site is classified as Jaucas sand (JaC) of the Jaucas Series. This series consists of excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. These soils developed in wind- and water deposited sand from coral and seashells.

The Jaucas sand (JaC) ranges from 0 to 15 percent slope. In many places the surface layer is dark brown as a result of accumulation of organic matter and alluvium. The soil is neutral to

moderately alkaline throughout the profile. The permeability is rapid, and runoff is very slow to slow. The hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed. The available water capacity is 0.5 to 1.0 inch per foot of soil. These soils are used for pasture, sugarcane, truck crops and urban development.

2. Topography

As mentioned earlier, the project site is relatively flat and fully developed with the existing Gedatsu Church and four houses. The proposed redevelopment will require little or no grading.

3. Drainage

The proposed development will not significantly increase runoff from the site. No change in the drainage patterns on the site is anticipated.

4. Flooding

According to the Federal Flood Insurance Rate Maps (FIRM) for the City and County of Honolulu, the site is within two flood zones. Flood Zone A, a 100-year flood area with a base flood

elevation not determined, extends approximately 55-93 feet from Summer Street towards the shoreline. The remainder of the parcel is designated Flood Zone AE, areas of 100-year flood with base flood elevations of 4 feet (for the next 132-136 feet towards the shoreline) and 6 feet (for the remaining 88 feet from the shoreline towards the mountain). The structure will be elevated as required to meet flood elevation requirements.

A flood study of TMKs 3-8-3: 12, 42, 62, and 63 was prepared by the U.S. Army Corps of Engineers (COE) on November 8, 1996 (See Appendix IV). This flood study was accepted by the City Department of Land Utilization on November 27, 1996 (See Appendix IV). As stated in the flood study the portions of the subject parcels designated as Zone A are located within a Flood Fringe District with a regulatory flood elevation of 6.2 feet above mean sea level. The remainder of the properties is located in Zone AE (Flood Fringe) with regulatory flood elevations of 4 and 6 feet as shown on the Federal Flood Insurance Rate Map, Panel No. 150001-0125-B.

IV. AFFECTED ENVIRONMENT

A. SUBJECT SITE AND SURROUNDING AREA

The Gedatsu Church was founded in Japan by Seiken Okano in 1929. It is a trans-denominational or "lay religion" based on the principle that life is religion. At present there are six Dojo churches and over 370 branches in Japan. There are also churches and branches in the United States and Brazil including Hawaii. The Gedatsu Church of Hawaii was founded in May 1982 (at its current location) by the Reverend Shigetaka Okano, a descendant of its original founder. It has a current membership of approximately 70.

As discussed earlier, the 34,491 square foot church site is fully developed with the Gedatsu Church and two single-family houses. While the 11,646 square foot off-site parking parcel contains two single-family dwellings. The existing church is surrounded by single-family houses to the north and west. To the east across Kuliouou Road from the existing church is, Kuliouou Kai Villas, a Planned Development Housing project consisting

of 28 units. South of the existing church is Paiko Peninsula, a State Wildlife Sanctuary, where access is restricted.

The State designates the project site and surrounding residential areas as an Urban District. The Development Plan for East Honolulu designates the project site, and surrounding areas, Residential. The project site and surrounding areas to the west, north and east, are zoned R-10 Residential District. Lands to the south are zoned P-1 Restricted Preservation District.

B. COASTAL OR NATURAL RESOURCES

1. Public Shoreline and Recreation areas

The proposed project will not affect access to the shoreline. The project site is adjacent to Kuliouou Drive, which runs perpendicular to the shore and ends approximately 8 feet from the water's edge, providing direct access to Paiko Lagoon. However this access is restricted and entry into the State Wildlife Sanctuary is by permission only. The shoreline fronting the parcel can be described as an overgrown mudflat, with restricted access.

Additional shoreline access is provided at Kuliouou Beach Park which is approximately 800 feet east of the project site and Maunalua

Beach Park which is approximately 1,800 feet east of the project site.

The proposed improvements will not impact upon these recreation areas or the State Wildlife sanctuary.

2. Rare or Endangered Wildlife Species

This urbanized, developed site does not contain any significant wildlife habitats, or rare or endangered flora and fauna. The proposed development will not impact on the abutting Wildlife Sanctuary as the existing church designed to accommodate a congregation of up to 70 persons is replaced by a new larger church designed to accommodate up to 100 persons. In addition, three single-family residences will be eliminated from the project site.

C. HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

The property is not listed on either the Hawaii or National Registers of Historic Places. Since the site has been extensively developed with no previous record of historic or archaeological discoveries, the proposed development will not disturb any sites or artifacts. With no previous record of historic or archaeological discoveries and the extensive development

existing on the site, the proposed development is not expected to have an impact on archaeological resources.

During the construction of the project, should any previously unidentified archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings or walls be encountered, the applicant will stop work and contact the Department of Land and Natural Resources, Historic Preservation Division. Work in the immediate area shall be stopped until the Division is able to assess the significance of the find and make mitigation recommendations (as needed).

D. COASTAL VIEWS

The proposed church redevelopment will not impact on important coastal views described in the Department of Land Utilization's Coastal View Study dated 1987. The study recognizes this portion of Kalaniana'ole Highway as a coastal highway with no coastal views. This is probably due to the fact that the residential lots makai of the highway in this area run three lots deep to the Wildlife Sanctuary. A significant stationary view is depicted on the Kuliouou Beach Park site. The proposed church development will not affect this significant coastal view.

E. WATER QUALITY

The level of water quality is not expected to significantly change as the existing church planned to accommodate a congregation of up to 70 persons is replaced by a new larger church designed to accommodate up to 100 persons. In addition, three single-family residences will be eliminated from the project site. The project site due to its proximity to the coastline is not over a potable groundwater source. The project will involve a minimal amount of grading during construction and will not impact on receiving waters with the utilization of best management practices to control runoff. Drainage volumes and quality is not expected to change significantly upon completion of the church development.

The improvements planned for the site are situated 118 feet from Paiko Lagoon and will have minimal impact on the lagoon.

V. CONFORMANCE WITH SPECIAL MANAGEMENT AREA GUIDELINES

The City's Special Management Area (SMA) Guidelines are contained in Chapter 25, Revised Ordinance of Honolulu (ROH), as amended, and are the

counterparts to the State's Coastal Zone Management Guidelines set forth in Chapter 205A, Hawaii Revised Statutes. The following discussion describes how the proposed project satisfies the City's SMA Guidelines.

A. TERMS AND CONDITIONS OF DEVELOPMENT

- 1. Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles.**

As discussed earlier, the proposed development will not affect shoreline access which is presently provided by Kuliouou Road, Bay Street, and Kuliouou Beach Park in close proximity to the project site. In addition, Maunalua Bay Beach Park is situated further east of the project site, providing additional shoreline access and ocean recreational opportunities. Lateral access to the shoreline fronting the property will not be affected as improvements will occur about 118 feet from the shoreline. The area fronting the project site is a State Wildlife Sanctuary where access is restricted.

2. Adequate and properly located public recreation areas and wildlife preserves are reserved.

As discussed earlier, the proposed development will not impact on the abutting Wildlife Sanctuary or the public recreation area at Kuliouou Beach Park as the existing church designed to accommodate a congregation of up to 70 persons is replaced by a new larger church designed to accommodate up to 100 persons. In addition, three single-family residences will be eliminated from the project site to further reduce impacts to the abutting wildlife preserve.

3. Provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon special management area resources.

Liquid waste will continue to be disposed of through the municipal wastewater system, which will minimize adverse effects on resources in the Special Management Area. The Department of Wastewater Management has approved a Sewer Connection Permit for the church development indicating that the municipal wastewater system is adequate to support the development.

Solid waste will continue to be disposed of by the municipal refuse collection. This will also serve to minimize adverse effects upon resources in the Special Management Area.

4. **Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.**

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. Minor clearing, grubbing and grading work will be confined to the limits of the building construction as part of the building permit application. There are no significant land forms in this area. The project site had been mass graded in the initial development of the subdivision and very little if any grading will occur for this development. As a result, soil erosion and siltation within the site is not anticipated. Due to its current state of development and location at the end of a roadway, project construction will not obstruct or

eliminate any existing scenic or recreational amenities within the property or the immediate surrounding area. Vegetation growing on the site at this time has been introduced by the Gedatsu Church as landscaping and will continue to be nurtured and cared for.

B. REQUIRED COUNCIL FINDINGS

- 1. The development will not have any substantial adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest.**

As discussed earlier, the proposed improvements will have minimal effect on the environment or ecological effect due to its location and the relatively modest amount of development planned. The development is occurring in an urban area and care will be taken to mitigate adverse impact to the coastal waters it fronts. Drainage impacts during construction will be mitigated to insure that no adverse impact to the coastal waters will occur.

- 2. The development is consistent with the objectives and polices set forth in the Revised Ordinances of Honolulu (ROH), Section 25-**

3.1 and area guidelines contained in the Hawaii Revised Statutes (HRS), Section 205A-26.

As discussed in this section, "Conformance with Special Management Area Guidelines", the development is consistent with the objectives and policies of Section 25-3.1 of the Revised Ordinances of Honolulu and the area guidelines contained in HRS Section 205A-26.

3. The proposed project is consistent with the county general plan, development plan and zoning.

The land use policies of the General Plan are implemented by the Development Plan land use map which is discussed in the following paragraph.

The East Honolulu Development Plan (DP) Land Use Map designates the 24,491 square foot property as Residential. The proposed development will be consistent with the site's Residential designation.

The project is zoned R-10 Residential District. According to the Land Use Ordinance (LUO) the existing church is a permitted use

subject to a Site Plan Review. The applicant will submit an application for a Site Plan Review Permit to run concurrently with this SMA Use Permit application. The proposed renovation and modest expansion will conform to the requirements of the site's R-10 Residential District zoning and other requirements of the LUO.

C. IMPACTS TO BE MINIMIZED

- 1. Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon.**

The proposed project is located adjacent to an existing lagoon, but because of the modest development planned and the project's 118-foot setback from the Paiko Lagoon, it will not have an impact on the lagoon.

- 2. Any development which would reduce the size of any beach or other area usable for public recreation.**

The proposed project will not reduce or alter the size of any beach or other area usable for public recreation (the project does not abut a beach or public recreation area). The existing 4.5-foot security fence, 3-foot wall and hedge that runs along the makai end of the

property will remain. There are no plans for construction within 118 feet of the shoreline.

- 3. Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area and the mean high tide line where there is no beach.**

As discussed earlier, the proposed project will not reduce or impose restrictions upon public access within the Special Management Area. The project will confine its improvements to an area 118 feet or greater, mauka of the shoreline.

- 4. Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast.**

As discussed earlier, the proposed development site is located on Summer Street, approximately 200 feet from Kalaniana'ole Highway. The single story proposed church and accessory building will not detract from the line of sight toward the sea from the

highway, because existing residences and property line walls already obscure the views of the coastline.

As mentioned earlier, the proposed church redevelopment will not impact on important coastal views described in the Department of Land Utilization's Coastal View Study dated 1987. The study recognizes this portion of Kalaniana'ole Highway as a coastal highway with no coastal views. This is probably due to the fact that the residential lots makai of the highway in this area run three lots deep to the Wildlife Sanctuary.

5. **Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.**

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. There are no significant land forms in this area that under went mass grading in the initial development of the site. Minor clearing, grubbing and grading work will be confined to the limits of the

building construction as part of the building permit application. As a result, soil erosion and siltation within the site is not anticipated and the proposed development will have minimal impact on water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

As mentioned earlier, the proposed development will not affect ground water resources since it is situated along the shoreline and not over an existing aquifer or potable water source.

The off-shore coastal waters will also not be adversely affected by the potential negligible increase in surface runoff due to the modest increase in lot coverage and the 118-foot setback from the shoreline for development of the lot.

VI. COASTAL ZONE MANAGEMENT

A. OBJECTIVES

1. Recreational Resources

The project will not affect coastal recreational opportunities accessible to the public. As discussed earlier, the proposed development will not affect shoreline access which is presently provided by Kuliouou Road, Bay Street, and Kuliouou Beach Park in close proximity to the project site. In addition, Maunalua Bay Beach Park is situated further east of the project site, providing additional shoreline access and ocean recreational opportunities. Lateral access to the shoreline fronting the property will not be affected as improvements will occur about 118 feet from the shoreline. The area fronting the project site is a State Wildlife Sanctuary where access is restricted.

2. Historic Resources

The property is not listed on either the Hawaii or National Registers of Historic Places. Since the site has been extensively

developed with no previous record of historic or archaeological discoveries, the proposed development will not disturb any sites or artifacts. With no previous record of historic or archaeological discoveries and the extensive development existing on the site, the proposed development is not expected to have an impact on archaeological resources.

During the construction of the project, should any previously unidentified archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings or walls be encountered, the applicant will stop work and contact the Historic Preservation Office for review and approval of mitigation measures.

3. Scenic and Open Space Resources

Due to its current state of development and location, project construction will not obstruct, eliminate, or affect any existing scenic, open space or recreational amenities within the property or the surrounding area.

4. Coastal Ecosystems

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. There are no significant land forms in this area that underwent mass grading in the initial development of the site. Minor clearing, grubbing and grading work will be confined to the limits of the building construction as part of the building permit application. As a result, soil erosion and siltation within the site is not anticipated and the proposed development will have minimal impact on the coastal ecosystem.

The off-shore coastal waters will also not be adversely affected by the potential negligible increase in surface runoff due to the modest increase in lot coverage.

The proposed project is located adjacent to an existing lagoon, but because of the modest development planned and the project's 118-foot setback from the Paiko Lagoon, it will not have an impact on the lagoon.

5. Economic Uses

The project will not affect the State's economy, except for provision of short-term construction employment, related tax impacts, and property tax revenues which will increase based on the higher value of improvements on the site upon completion of the project.

6. Coastal Hazards

Given the project site's location on a protected lagoon with a peninsula that delineates the ocean boundary of the lagoon on the opposite shore of the lagoon from the project site, the property will not be subject to impacts from coastal hazards.

7. Managing Development

This project will not affect the development review process, communication, or public participation in the management of coastal resources and/or hazards.

8. Public Participation

This project will not affect public awareness, education or participation in coastal management.

9. Beach Protection

As discussed earlier, the proposed project will not affect access to the shoreline. The project site is adjacent to Kuliouou Drive, which runs perpendicular to the shore and ends approximately 8 feet from the water's edge, providing direct access to Paiko Lagoon. However this access is restricted and entry into the State Wildlife Sanctuary is by permission only. The shoreline fronting the parcel can be described as an overgrown mudflat, with restricted access.

Additional shoreline access is provided at Kuliouou Beach Park which is approximately 800 feet east of the project site and Maunalua Beach Park which is approximately 1,800 feet east of the project site. The proposed improvements situated 118 feet from the lagoon will not impact upon these recreation areas or the State Wildlife sanctuary.

10. Marine Resources

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. There are no significant land forms in this area that underwent mass grading in the initial development of the site. Minor clearing,

grubbing and grading work will be confined to the limits of the building construction as part of the building permit application. As a result, soil erosion and siltation within the site is not anticipated and the proposed development will have minimal impact on the marine resources.

The off-shore coastal waters will also not be adversely affected by the potential negligible increase in surface runoff due to the modest increase in lot coverage.

The proposed project is located adjacent to an existing lagoon, but because of the modest development planned and the project's 118-foot setback from the Paiko Lagoon, it will not have an impact on the lagoon, nor will it affect the State's ocean resources management plan.

B. POLICIES

1. Recreational Resources

The project will not affect coastal recreational opportunities accessible to the public. As discussed earlier, the proposed development will not affect shoreline access which is presently

provided by Kuliouou Road, Bay Street, and Kuliouou Beach Park in close proximity to the project site. In addition, Maunalua Bay Beach Park is situated further east of the project site, providing additional shoreline access and ocean recreational opportunities. Lateral access to the shoreline fronting the property will not be affected as improvements will occur about 118 feet from the shoreline. The area fronting the project site is a State Wildlife Sanctuary where access is restricted.

2. Historic Resources

The property is not listed on either the Hawaii or National Registers of Historic Places. Since the site has been extensively developed with no previous record of historic or archaeological discoveries, the proposed development will not disturb any sites or artifacts. With no previous record of historic or archaeological discoveries and the extensive development existing on the site, the proposed development is not expected to have an impact on archaeological resources.

During the construction of the project, should any previously unidentified archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings or walls be encountered, the applicant will stop work and contact the Historic Preservation Office for review and approval of mitigation measures.

3. Scenic and Open Space Resources

Due to its current state of development and location, project construction will not obstruct, eliminate, or affect any existing scenic, open space or recreational amenities within the property or the surrounding area.

4. Coastal Ecosystems

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. There are no significant land forms in this area that underwent mass grading in the initial development of the site. Minor clearing, grubbing and grading work will be confined to the limits of the building construction as part of the building permit application. As

a result, soil erosion and siltation within the site is not anticipated and the proposed development will have minimal impact on the coastal ecosystem.

The off-shore coastal waters will also not be adversely affected by the potential negligible increase in surface runoff due to the modest increase in lot coverage.

The proposed project is located adjacent to an existing lagoon, but because of the modest development planned and the project's 118-foot setback from the Paiko Lagoon, it will not have an impact on the lagoon.

5. Economic Uses

The project will not affect the State's economy, except for provision of short-term construction employment, related tax impacts, and property tax revenues which will increase based on the higher value of improvements on the site upon completion of the project.

6. Coastal Hazards

Given the project site's location on a protected lagoon with a peninsula that delineates the ocean boundary of the lagoon on the

opposite shore of the lagoon from the project site, the property will not be subject to impacts from coastal hazards.

7. Managing Development

This project will not affect the development review process, communication, or public participation in the management of coastal resources and/or hazards.

8. Public Participation

This project will not affect public awareness, education or participation in coastal management.

9. Beach Protection

As discussed earlier, the proposed project will not affect access to the shoreline. The project site is adjacent to Kuliouou Drive, which runs perpendicular to the shore and ends approximately 8 feet from the water's edge, providing direct access to Paiko Lagoon. However this access is restricted and entry into the State Wildlife Sanctuary is by permission only. The shoreline fronting the parcel can be described as an overgrown mudflat, with restricted access.

Additional shoreline access is provided at Kuliouou Beach Park which is approximately 800 feet east of the project site and Maunalua Beach Park which is approximately 1,800 feet east of the project site. The proposed improvements situated 118 feet from the lagoon will not impact upon these recreation areas or the State Wildlife sanctuary.

10. Marine Resources

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. There are no significant land forms in this area that underwent mass grading in the initial development of the site. Minor clearing, grubbing and grading work will be confined to the limits of the building construction as part of the building permit application. As a result, soil erosion and siltation within the site is not anticipated and the proposed development will have minimal impact on the marine resources.

The off-shore coastal waters will also not be adversely affected by the potential negligible increase in surface runoff due to the modest increase in lot coverage.

The proposed project is located adjacent to an existing lagoon, but because of the modest development planned and the project's 118-foot setback from the Paiko Lagoon, it will not have an impact on the lagoon, nor will it affect the State's ocean resources management plan.

VII. AGENCY AND COMMUNITY COMMENTS

The applicant has prepared responses to each of the comments received during the agency comment period for the Draft Environmental Assessment. Copies of the agency comment letters and the applicant's responses are included in Appendix II. The Final Environmental Assessment has been revised in compliance with the agency recommendations and concerns received and the applicant's responses.

The Kuliouou-Kalani Iki Neighborhood Board No. 2, approved a motion to "support the Gedatsu Church project and request for a Site Plan Review Permit and a Special Management Area Permit" by a vote of 12 to 1.

The Kuliouou Kai Villa Board of Directors (the Planned Development Housing project located across the street, Kuliouou Road, from the Gedatsu Church site) wrote to express their support of our plans with the following minor concerns:

1. Construction noise can be curtailed till 9:00 a.m.
2. Dust can be curtailed.
3. All parking will be on-site.
4. The Paiko Bird Sanctuary be respected.

VIII. MITIGATION MEASURES

In order to mitigate temporary construction impacts on air quality, the contractor will be directed to incorporate frequent (twice daily) watering of exposed soil areas and to landscape the project site as soon as possible, upon completion of construction to minimize the length of time of soil exposure. Contractors working on the project will also be directed to insure that their vehicles engines are properly maintained to insure efficient operation and minimize vehicle exhaust fumes. Project contractors will also be asked to minimize

construction vehicle movement during the peak traffic hours when air quality of Kalaniana'ole Highway is most sensitive.

In order to mitigate temporary construction impacts on noise, the contractor will be directed to insure that vehicle and equipment engines are properly maintained to insure efficient operation. Further mitigation of noise impacts will be provided by insuring that contractor complies with existing noise regulations of the State and County.

In order to mitigate temporary construction impacts on water quality, best management practices will be followed in minimizing drainage impacts to the near shore waters. Mitigation measures may include small sedimentation ponds as needed. The project is not situated over a potable water source and will not impact on the City's potable ground water system.

IX. BASIS FOR A NEGATIVE DECLARATION FOR THE PROPOSED CHURCH DEVELOPMENT

A. DESCRIPTION OF THE PROPOSED ACTION

The Gedatsu Church of Hawaii proposes to redevelop the existing church facility by removing two existing-single family dwellings and the

existing church building and developing a larger church and 15 parking stalls on three parcels that have been joint developed. On a nearby parcel, the church will remove one of two existing single-family dwellings on the parcel and provide 13 off-site parking stalls for church use, while retaining 3 parking stalls for the remaining residence. The net result will be a larger church building and 13 off-site parking stalls replacing the existing church building and three single-family residences.

The proposed church building will consist of a sanctuary/assembly area, an office, a meditation room, two conference rooms, restroom facilities, a social activity room, storage rooms and a kitchen for a total of approximately 9,124 square feet, which includes the area under the eaves and the deck area on the south side of the church building. The enclosed floor area will total 7,377 square feet.

One of the two existing driveways will be relocated from Summer Street to an existing access drive located west of the church site. The access drive will be widened from its existing 14-foot pavement width to a 24-foot pavement width fronting the proposed church development. When

completed, the new church will have a capacity of approximately 100 people.

B. DETERMINATION AND REASONS SUPPORTING DETERMINATION

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. Based on the "Significance Criteria", Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules", which were reviewed and analyzed, we have come to the following conclusions:

- 1. No irrevocable commitment to loss or destruction of any natural or cultural resource would result.**

The property is not listed on either the Hawaii or National Registers of Historic Places. Since the site has been extensively developed with no previous record of historic or archaeological discoveries, the proposed development will not disturb any sites or artifacts. With no previous record of historic or archaeological discoveries and the extensive development existing on the site, the

proposed development is not expected to have an impact on archaeological resources.

During the construction of the project, should any previously unidentified archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings or walls be encountered, the applicant will stop work and contact the Historic Preservation Office for review and approval of mitigation measures.

As discussed earlier, the proposed project will not affect access to the shoreline. The project site is adjacent to Kuliouou Drive, which runs perpendicular to the shore and ends approximately 8 feet from the water's edge, providing direct access to Paiko Lagoon. However this access is restricted and entry into the State Wildlife Sanctuary is by permission only. The shoreline fronting the parcel can be described as an overgrown mudflat, with restricted access.

Additional shoreline access is provided at Kuliouou Beach Park which is approximately 800 feet east of the project site and Maunalua Beach Park which is approximately 1,800 feet east of the project site.

The proposed improvements situated 118 feet from the lagoon will not impact upon these recreation areas or the State Wildlife sanctuary.

2. **The action would not curtail the range of beneficial uses of the environment.**

The project will not curtail the range of beneficial uses of the environment. The project site is situated on a privately owned parcel presently in church use. The church development situated 118 feet from the abutting Paiko Lagoon, a restricted access Wildlife Sanctuary, will have minimal impact on the lagoon or Wildlife Sanctuary.

3. **The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines.**

The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy". The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed earlier, the project does not affect significant natural resources. The project will enhance the quality of life for the residents of the

Kuliouou Community by providing continued religious support on this lot. The church use existing and planned for the site is one of the typical uses found in residential communities throughout the island.

4. **The economic or social welfare of the community or state would not be substantially affected.**

The project will not affect the State's economy, except for provision of short-term construction employment, related tax impacts, and property tax revenues which will increase based on the higher value of improvements on the site upon completion of the project.

The social welfare of the community would not be affected by the expansion of an existing church development on the project site.

5. **The proposed action does not substantially affect public health.**

The proposed action will not affect public health.

6. **No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.**

The proposed church development will have minimal impact on public facilities as it replaces an existing church with a larger church and eliminates three residences. The proposed development will

result in a slight decrease in the residential population of this Kuliouou community.

7. No substantial degradation of environmental quality is anticipated.

The project will have minimal impact on environmental quality.

In order to mitigate temporary construction impacts on air quality, the contractor will be directed to incorporate frequent (twice daily) watering of exposed soil areas and to landscape the project site as soon as possible, upon completion of construction to minimize the length of time of soil exposure. Contractors working on the project will also be directed to insure that their vehicles engines are properly maintained to insure efficient operation and minimized vehicle exhaust fumes. Project contractors will also be asked to minimize construction vehicle movement during the peak traffic hours when air quality of Kalaniana'ole Highway is most sensitive.

In order to mitigate temporary construction impacts on noise, the contractors will be directed to insure that vehicle and equipment engines are properly maintained to insure efficient operation. Further mitigation of noise impacts will be provided by insuring that

contractors comply with existing noise regulations of the State and County.

In order to mitigate temporary construction impacts on water quality, best management practices will be followed in minimizing drainage impacts to the near shore waters. Mitigation measures may include small sedimentation ponds as needed. The project is not situated over a potable water source and will not impact on the City's potable ground water system.

8. **The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable affects on the environment.**

The proposed project does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment. The proposed church development is a singular project and would not result in cumulative impacts from future developments.

9. **No rare, threatened or endangered species or their habitats would be affected.**

Access to the site is controlled by fencing and landscaped hedges. Being fenced in and landscaped with plants introduced by the church, no rare, threatened, or endangered species or their habitats would be affected.

The church development situated 118 feet from the abutting Paiko Lagoon, a restricted access Wildlife Sanctuary, will have minimal impact on the lagoon or Wildlife Sanctuary.

10. **Air quality, water quality or ambient noise levels would not be detrimentally affected.**

In order to mitigate temporary construction impacts on air quality, the contractor will be directed to incorporate frequent (twice daily) watering of exposed soil areas and to landscape the project site as soon as possible, upon completion of construction to minimize the length of time of soil exposure. Contractors working on the project will also be directed to insure that their vehicles engines are properly maintained to insure efficient operation and minimized vehicle exhaust

fumes. Project contractors will also be asked to minimize construction vehicle movement during the peak traffic hours when air quality of Kalaniana'ole Highway is most sensitive.

In order to mitigate temporary construction impacts on noise, the contractors will be directed to insure that vehicle and equipment engines are properly maintained to insure efficient operation. Further mitigation of noise impacts will be provided by insuring that contractors comply with existing noise regulations of the State and County.

In order to mitigate temporary construction impacts on water quality, best management practices will be followed in minimizing drainage impacts to the near shore waters. Mitigation measures may include small sedimentation ponds as needed. The project is not situated over a potable water source and will not impact on the City's potable ground water system.

- 11. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.**

The only environmentally sensitive area that would be affected by the proposed church development is the Paiko Lagoon Wildlife Sanctuary. The church development will be sensitive to the presence of the lagoon and improvements will be constructed about 118 feet from the lagoon to minimize impact to the lagoon.

X. CONCLUSION

Based on the foregoing Final Environmental Assessment, the applicant respectfully requests your consideration of a Finding of No Significant Impact (FONSI). The applicant further respectfully requests your approval of our request for a Special Management Area Use Permit to allow the construction of the proposed church and development of the off-site parking lot as proposed in this report. The project will be developed and constructed in a fashion that will be sensitive to the environment.

APPENDIX I

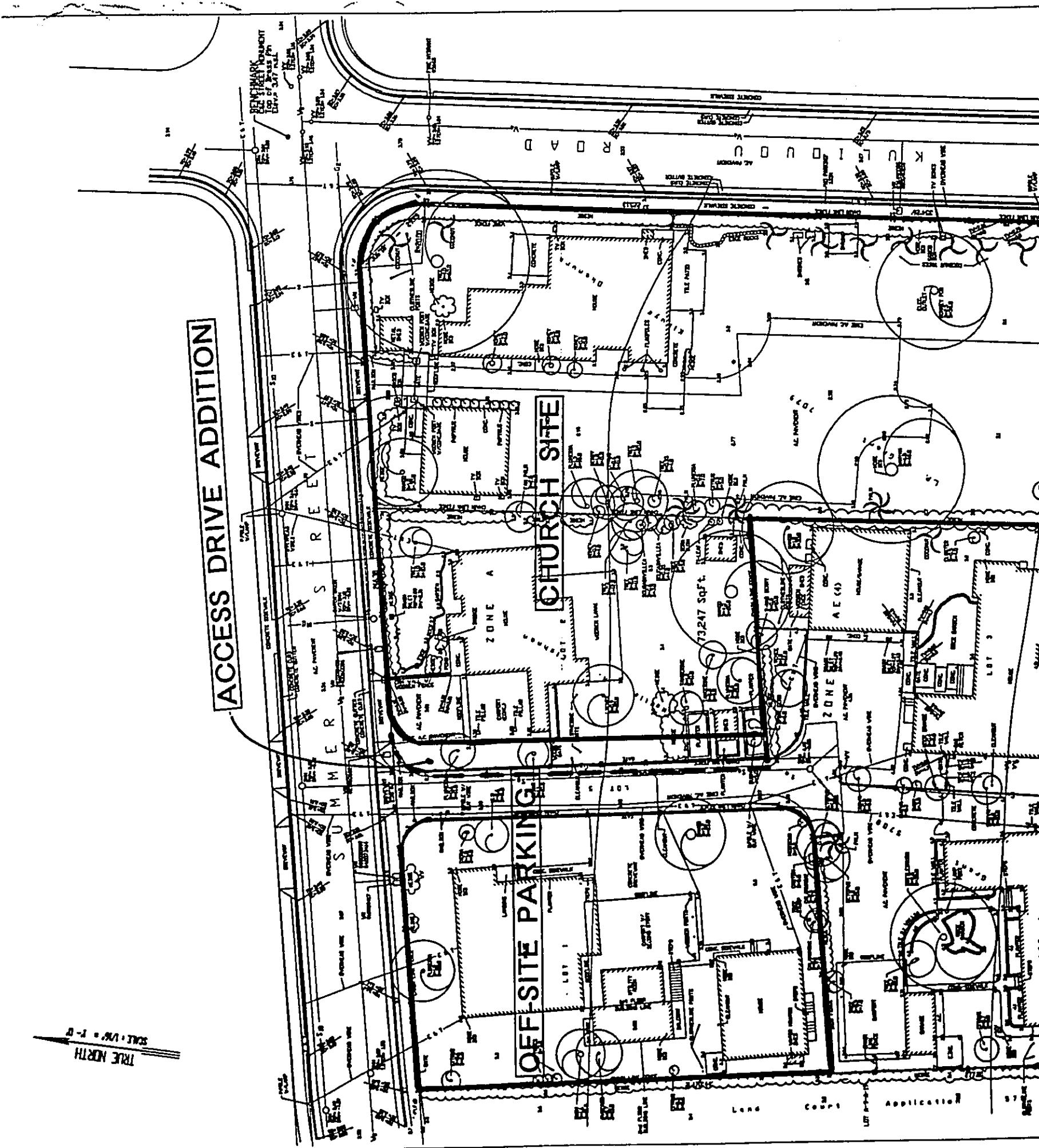
SITE PLANS

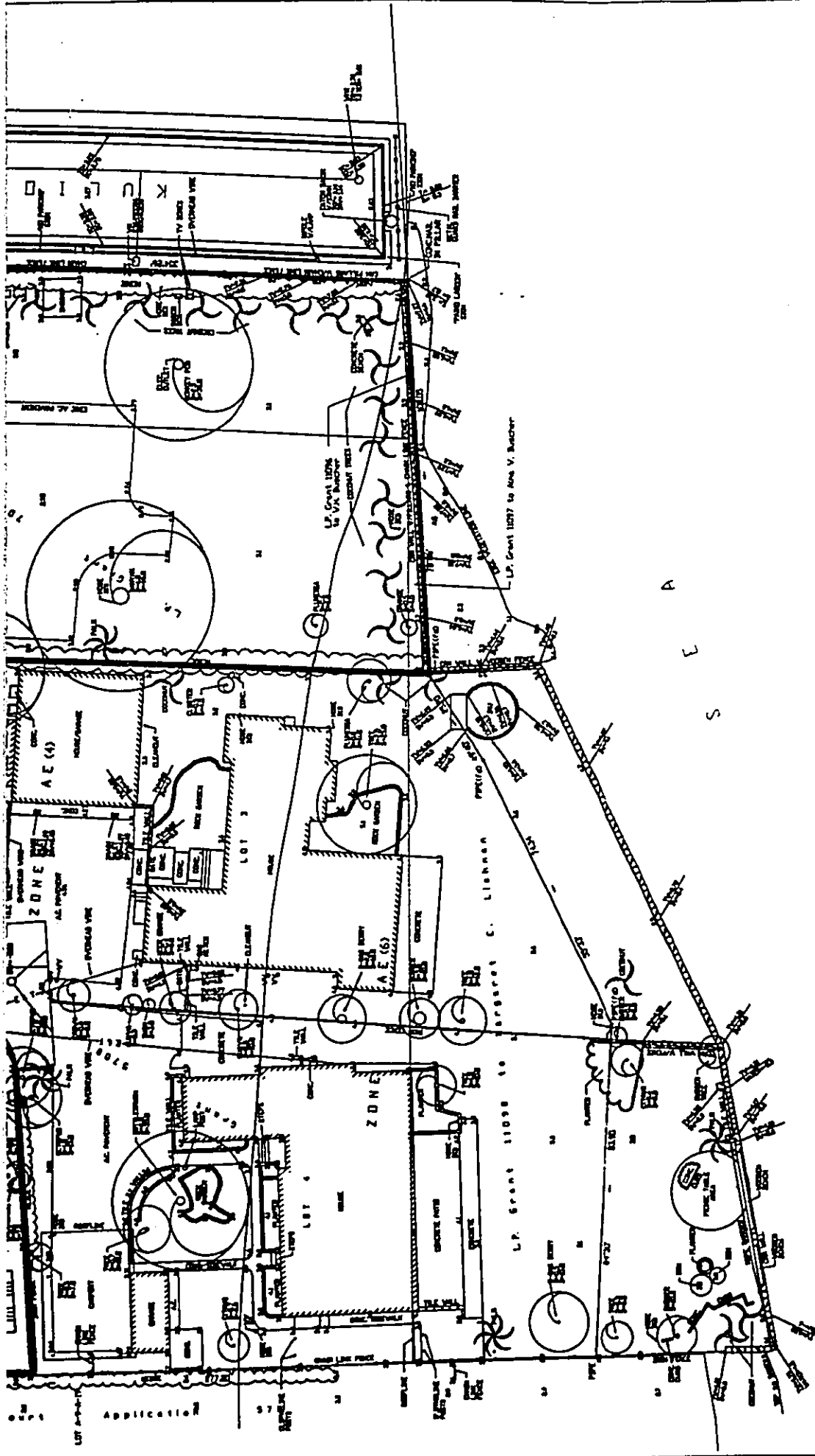
TRUE NORTH
SCALE 1/8" = 1'-0"

ACCESS DRIVE ADDITION

OFF-SITE PARKING

CHURCH SITE

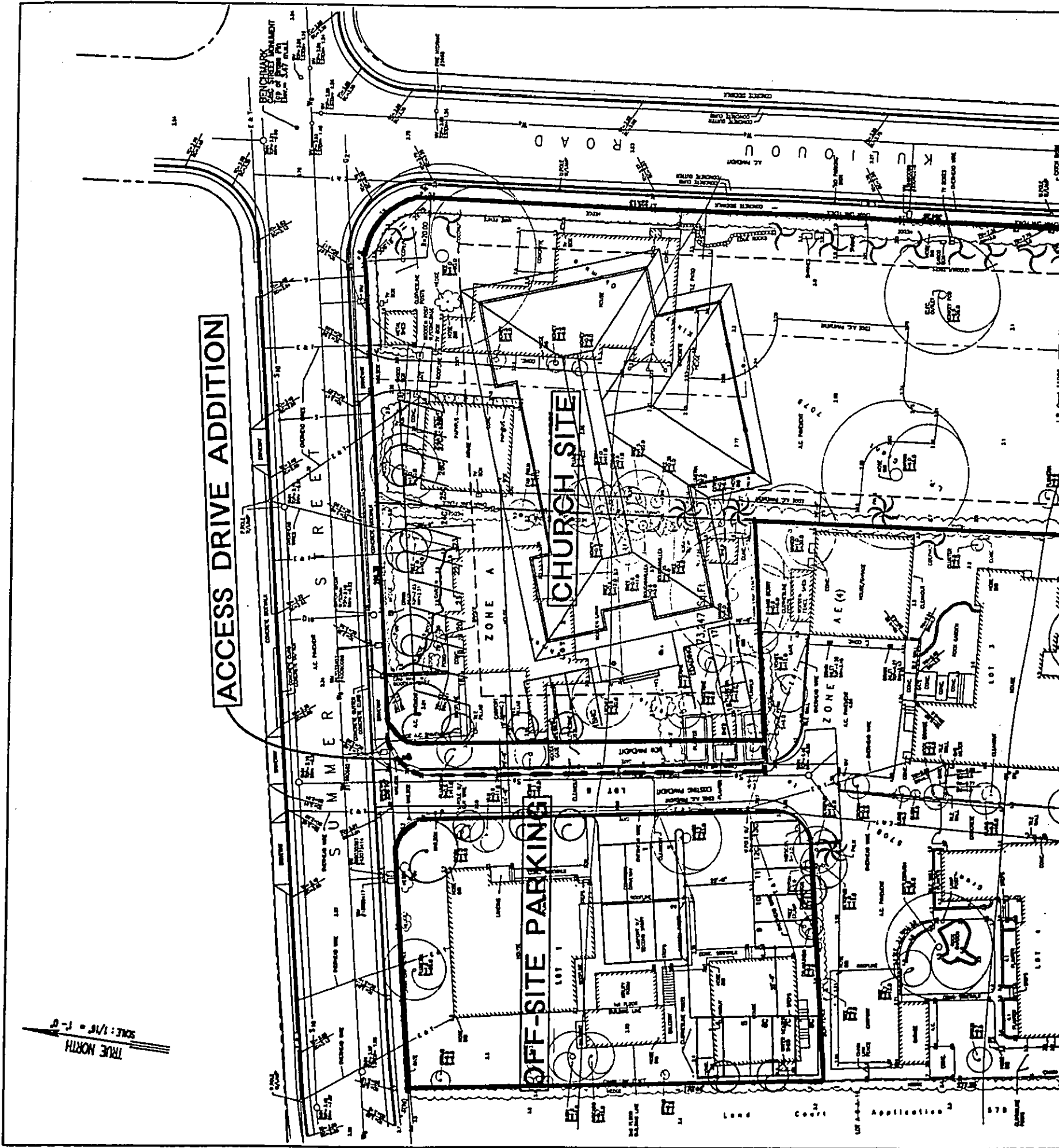


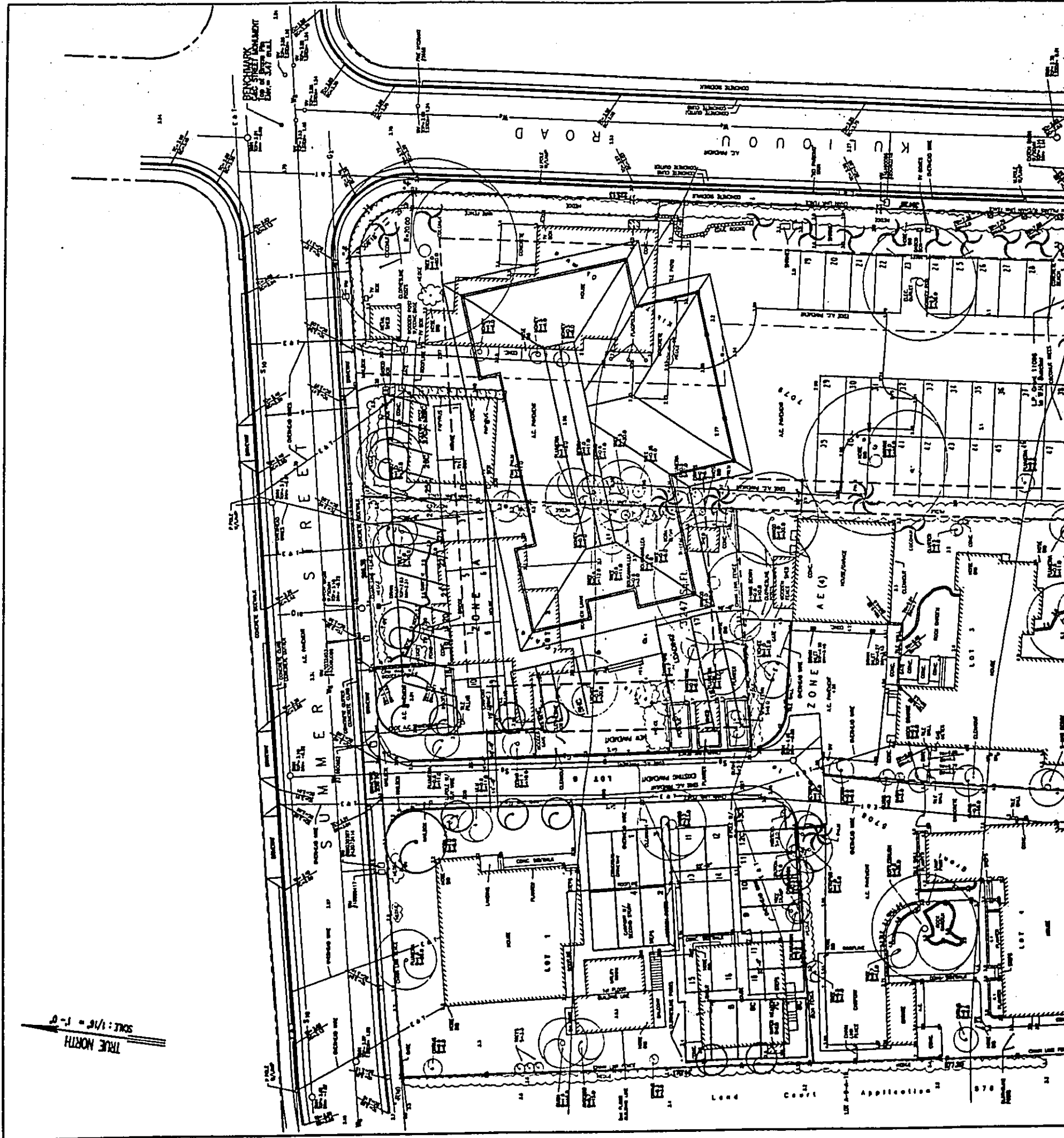


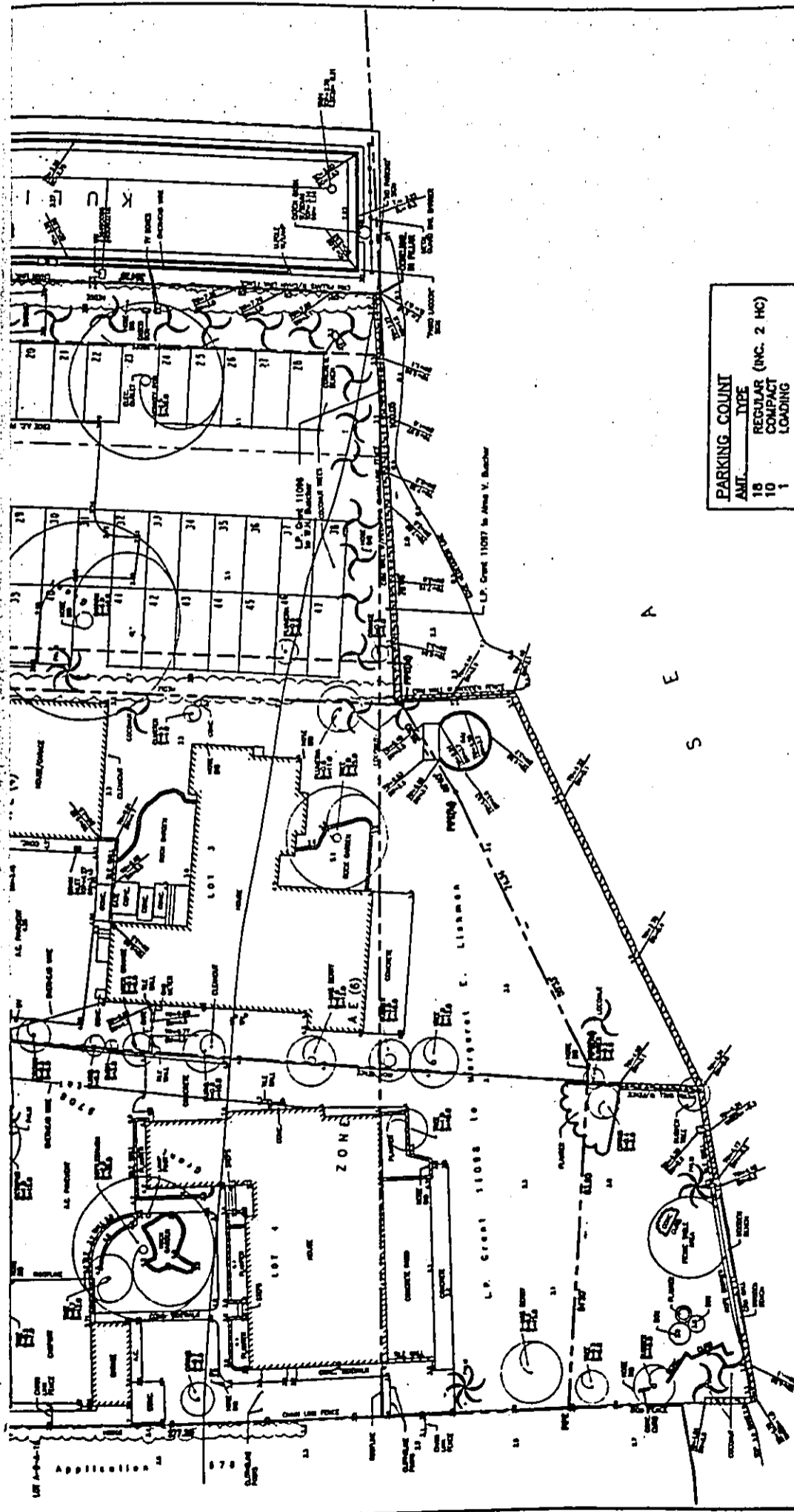
EXISTING USE SITE PLAN

TOPOGRAPHIC SURVEY
 GRANT 5708 TO NELLIE N. LISHMAN
 L.P. GRANT 7079 TO KIKUYE OKAMURA
 L.P. GRANT 11096 TO W.H. BUSCHER
 L.P. GRANT 11097 TO ALMA V. BUSCHER
 AND L.P. GRANT 11098 TO MARGARET E. LISHMAN
 AT KULIJOU 2nd, HONOLULU, OAHU, HAWAII
 SCALE: 1/16" = 1'-0"
 AUGUST 23, 1994 WALTER P. THOMPSON, INC.

All visible utility structures have been located in the field, however, connection of underground utility lines as shown are unverified and compiled from existing maps.
 Underground utilities shown hereon are for information only, having been obtained from the best available sources, but from sources not connected with this company. Therefore, no guarantee is made on the accuracy or completeness of said information.







PARKING COUNT	
AMT.	TYPE
18	REGULAR (INC. 2 HC)
10	COMPACT
1	LOADING
29	TOTAL
47	OVERFLOW PARKING
76	TOTAL

OVERFLOW PARKING PLAN GEDATSU CHURCH HAWAII

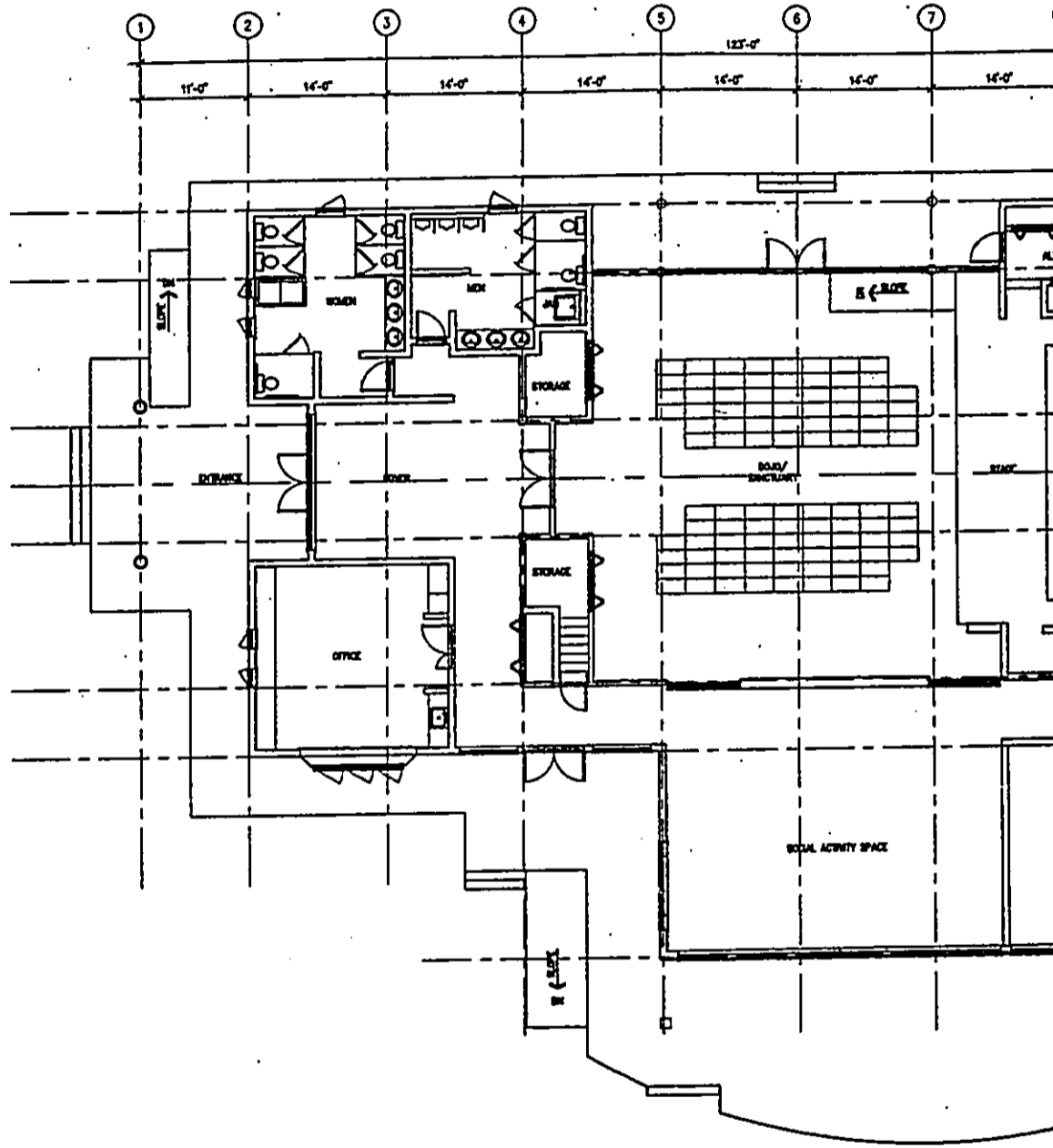
Architect: HONDA ARCHITECT, INC.

Date: JUNE 18, 1996

All visible utility structures have been located in the field, however, connection of underground utility lines as shown are unverified and compiled from existing data.

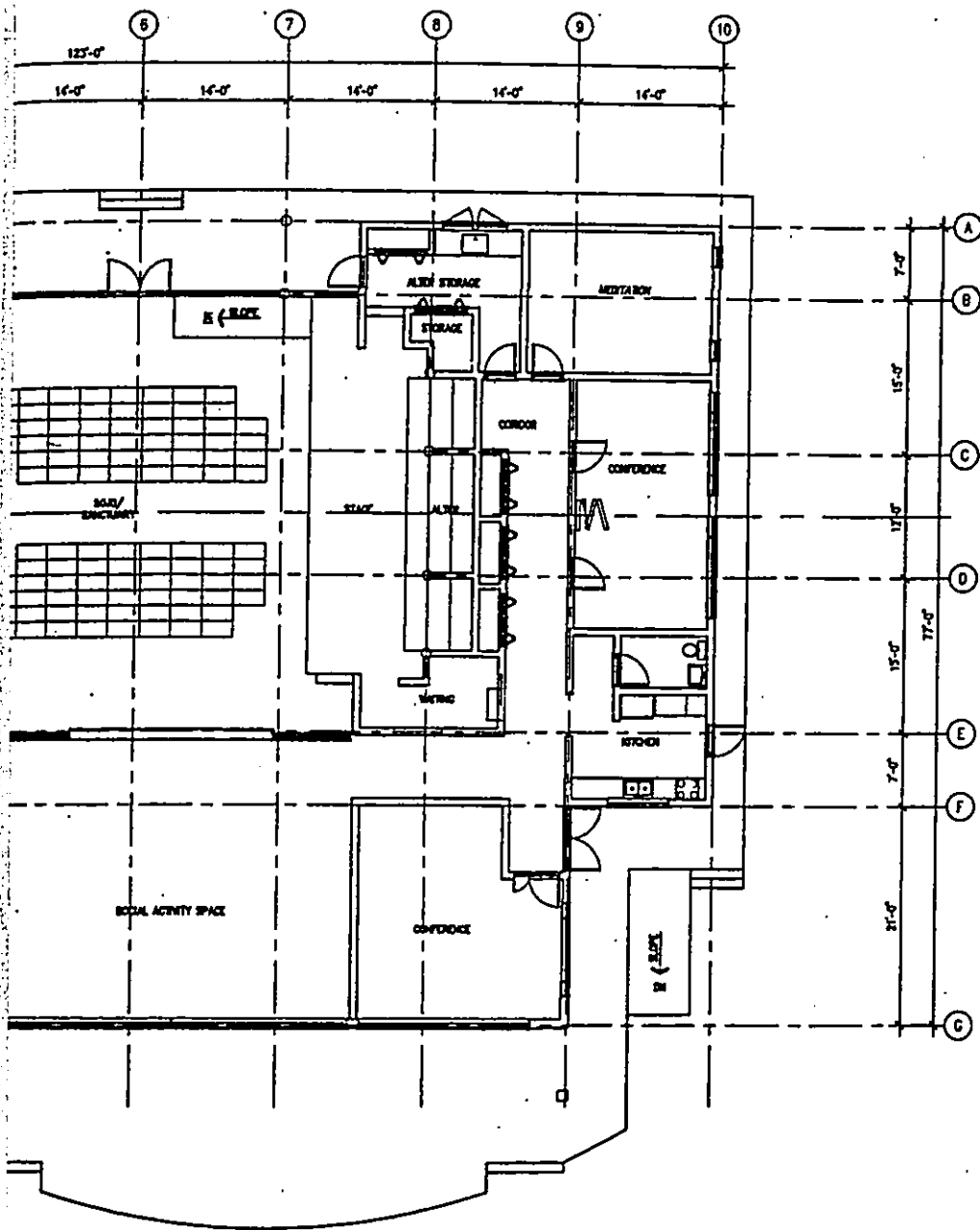
Underground utilities shown herein are for information only, having been obtained from the best available sources, but from others not connected with this company. Therefore, no guarantee is made on the accuracy or completeness of said information.

TOPOGRAPHIC SURVEY
 CHART 5708 TO KELLE K. ICHIMARU
 L.P. CHART 2079 TO KUNITO OKAMURA
 L.P. CHART 11098 TO W.K. BUSCHER
 L.P. CHART 11097 TO ALMA V. BUSCHER
 AND L.P. CHART 11098 TO MARGARET E. LISHMAN
 AT HONOLULU AND WASHINGTON, D.C.
 HONDA ARCHITECT, INC.



FLOOR PLAN

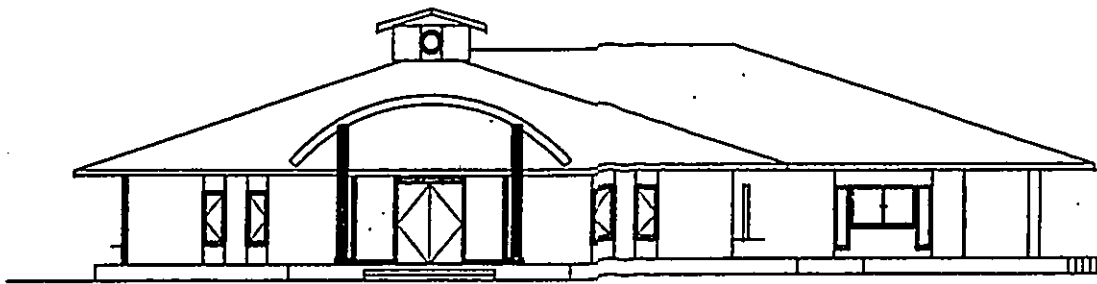
1/8" = 1'-0"



GEDATSU CHURCH HAWAII

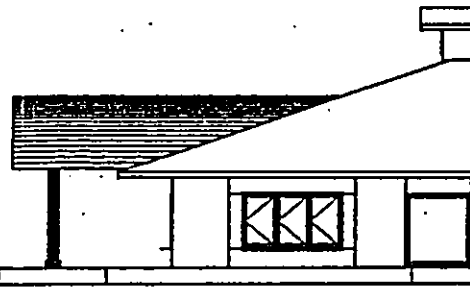
Architect: HONDA ARCHITECT, INC.

Date: JULY 19, 1996



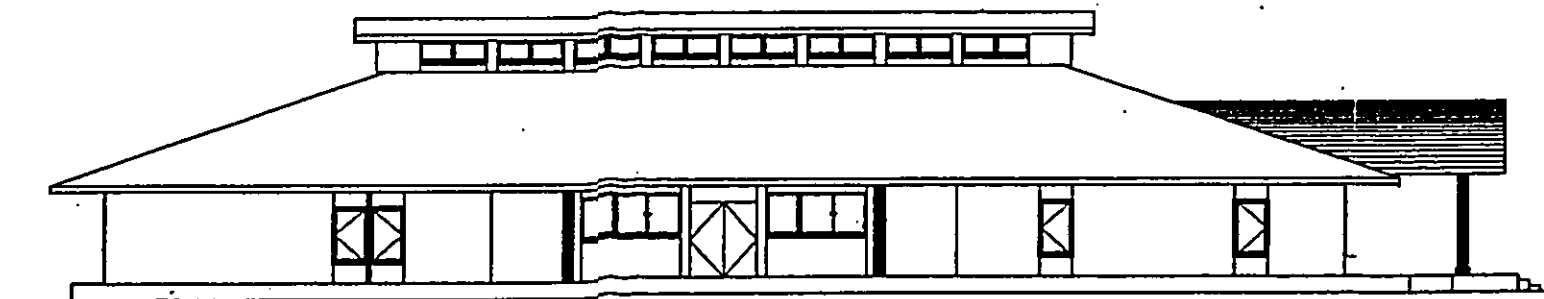
WEST ELEVATION

1/8" = 1'-0"



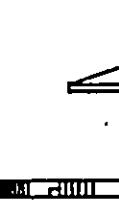
SOUTH ELEVATION

1/8" = 1'-0"



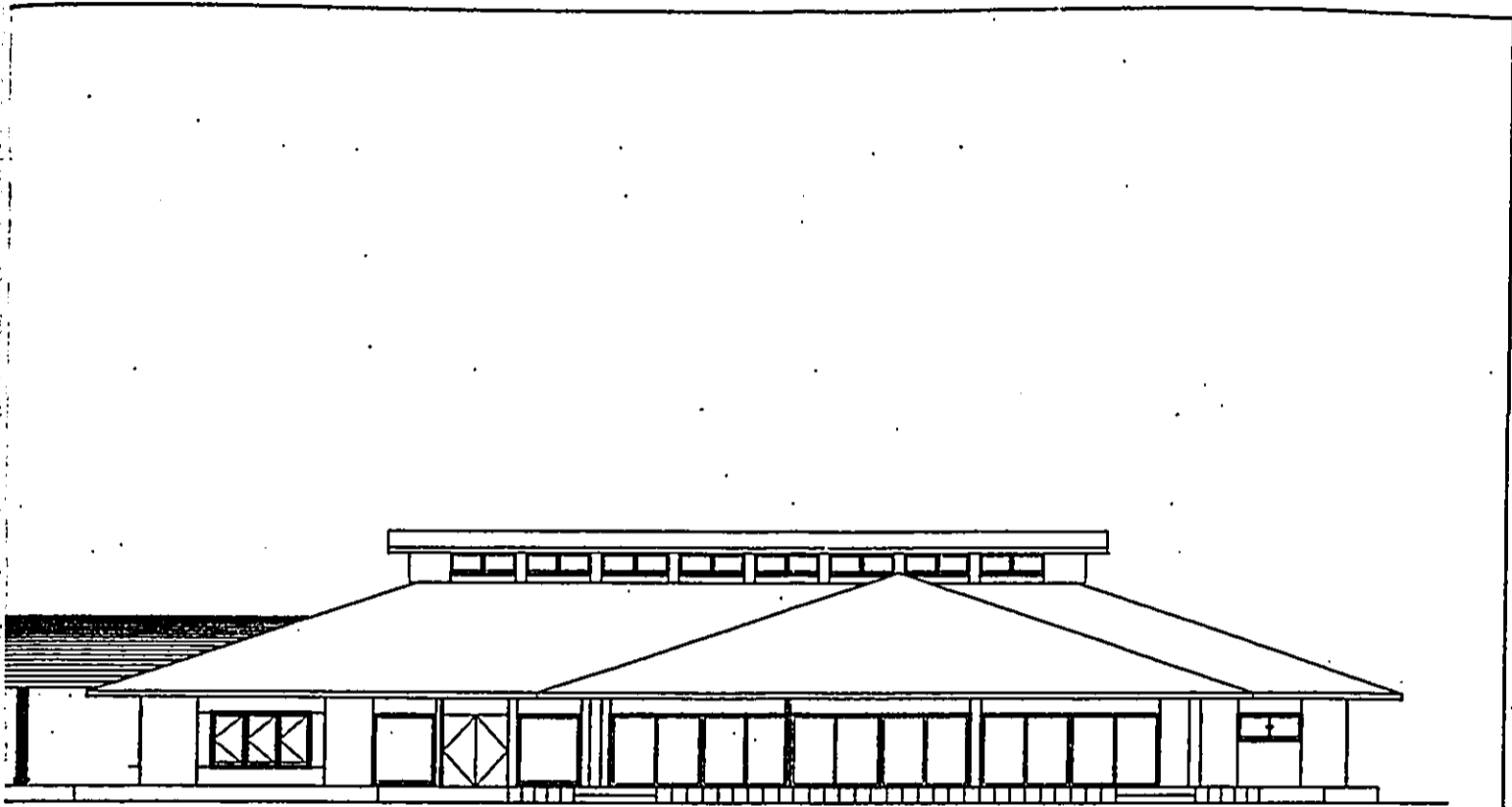
NORTH ELEVATION

1/8" = 1'-0"



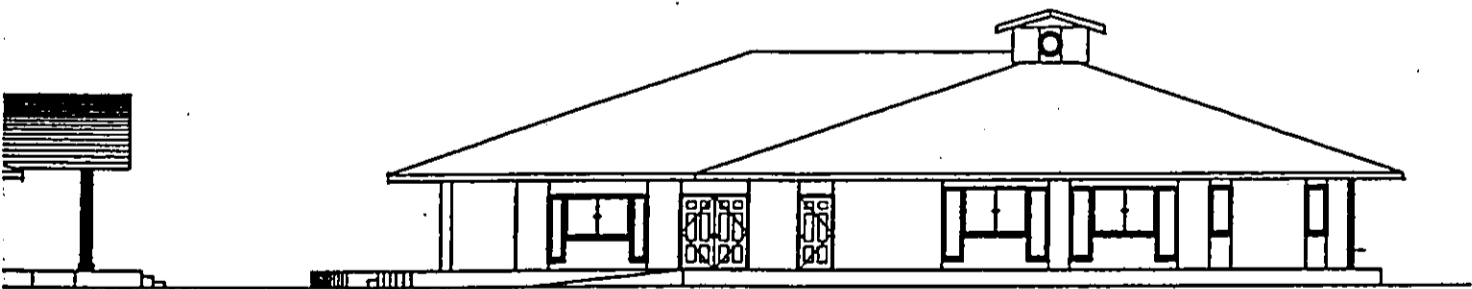
EAST

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



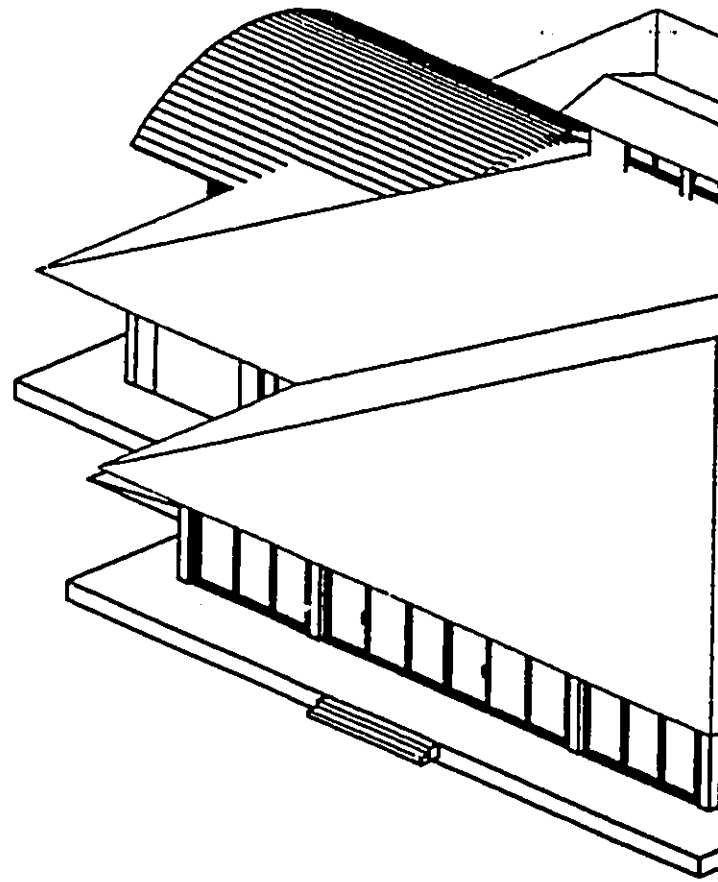
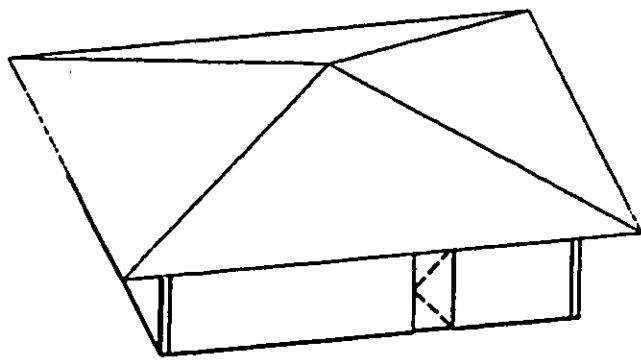
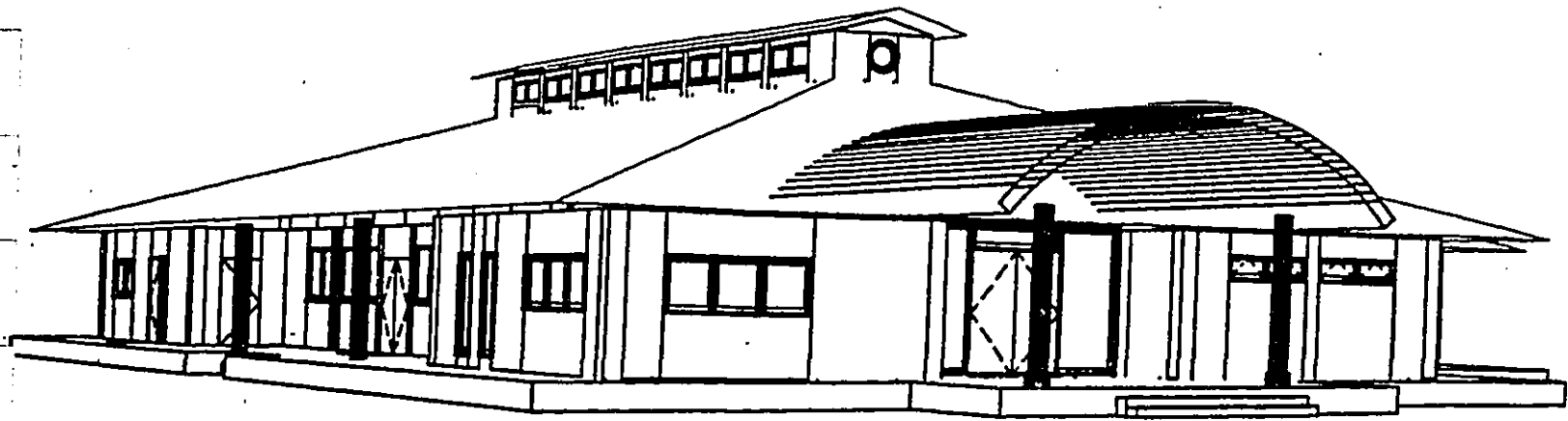
EAST ELEVATION

1/8" = 1'-0"

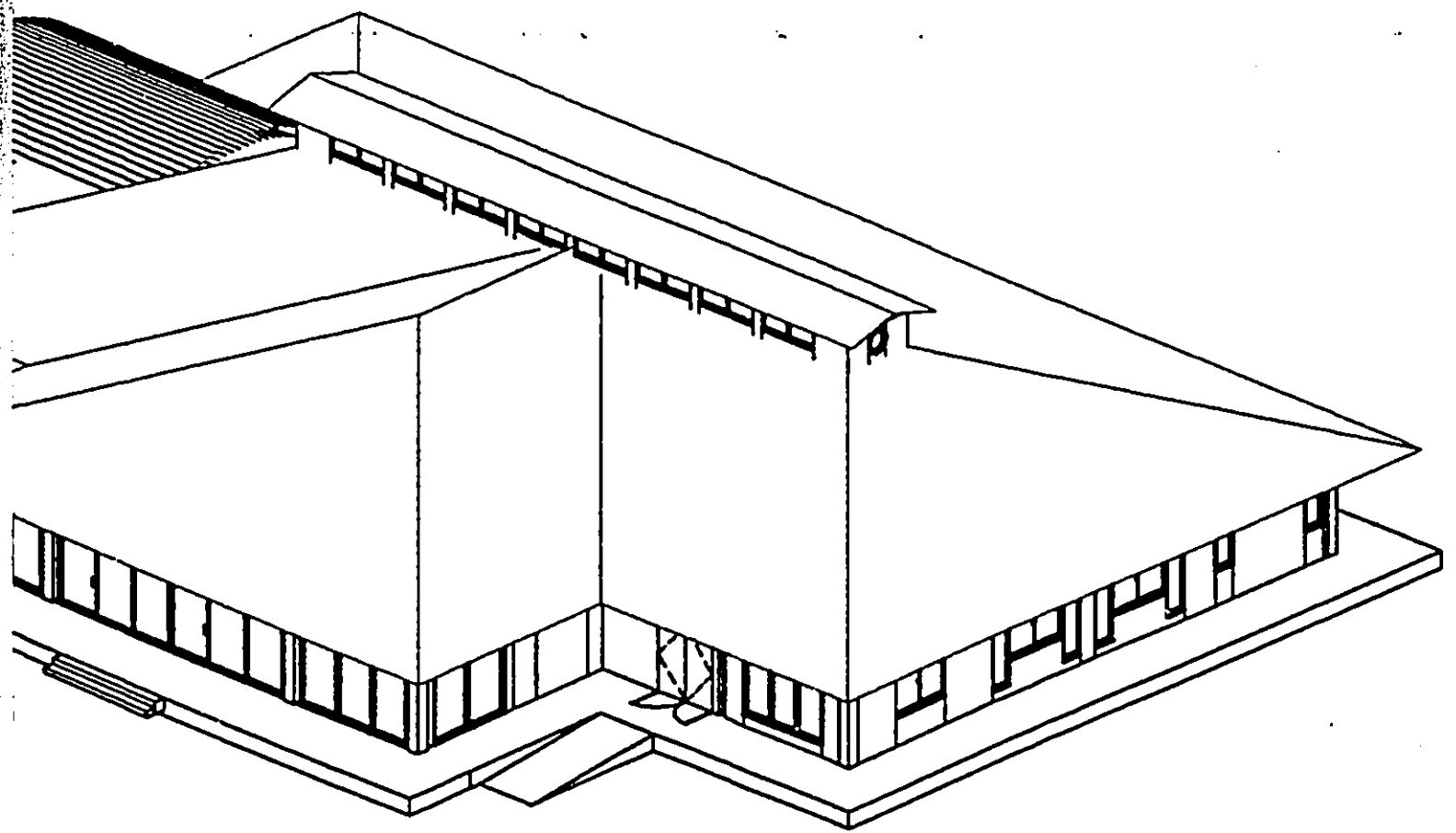
GEDATSU CHURCH HAWAII

Architect: HONDA ARCHITECT, INC.

Date: JULY 19, 1996



PERSPECTIVE



APPENDIX II
AGENCY AND COMMUNITY COMMENTS

AMERICANS WITH DISABILITIES ACT REQUIREMENTS FOR SIDEWALKS IN KALANIANAOLE HIGHWAY, PHASE I WIDENING SECTION - Lunford Phillips, addressed the Board, indicating he was present to see if residents had problems with the obstructions in the sidewalks.

Questions, answers and comments followed:

1. The obstructions in the sidewalk create problems for able bodied pedestrians.
2. The width of the sidewalks was limited by the amount of land acquired for the highway widening and providing space for the bike path. Requirements specified clearances around fire hydrants making it necessary to site them in the middle of sidewalks. DOT officials suggested pedestrians or persons in wheelchairs go around them by using a driveway to get into the bike path, use the bike path to get past the hydrant or other obstruction, then use another driveway to get back onto the sidewalk. This action has been observed and seems hazardous in use.
3. Another proposal to provide pedestrian clearance is to create a pathway into the private property around the hydrants.
4. Past concerns about obstructions in the sidewalks were made to State Department of Transportation officials at task force meetings. Apparently, it seems other priorities superceded addressing these concerns at the time.
5. Other obstructions in the sidewalk include sign posts for speed limit, bus stop and other signs, and light poles.
6. The State Department of Transportation plans to take corrective action in the 1987-88 fiscal year.
7. Taking this matter to court is the course of last resort. Subjecting the public to impacts experienced during the widening work is not desired.
8. It was suggested State Department of Transportation and City Department of Transportation officials be invited to a future Board meeting to provide further information.

Everyone was thanked for their participation in this portion of the meeting.

UNFINISHED BUSINESS:

GEDATSU CHURCH OF HAWAII AT 8095 SUMNER STREET - Consultants Herb Lee and Keith Kurahashi briefly reviewed the Church's plans to demolish the old church and existing homes on three lots, consolidate those lots into one lot, and build a new Church. The 29 parking spaces planned exceed City requirements. The plans for the one-story Church are basically the same as previously presented, with floor area being slightly reduced. This included making a movable interior partition, permanent. It will be air conditioned, which will also address concerns about noise from the Church impacting neighbors. Lee reported the community has been advised of the project since February 1985, and kept updated.

Services are presently held on Sundays, there are major events six or seven times a year, and a major celebration held once every five years. The last major celebration was held last year and the surrounding community was notified in advance. Those who have observed the services report them as very quiet, and outside noises are actually intrusive.

There are no plans to lease out the Church to other organizations, for a day care center, for a commercial wedding operation, or a corporate retreat. It was noted wedding services are permitted, but none, other than for members are conducted.

A Site Plan Review and Special Management Area Permit are needed to permit the project.

Funding for the project will come from Japan. The Church owns adjoining lots with rental property. The Church property is exempt from real property taxes, the other properties are not.

Hemiya moved and Sutton seconded that the Board supports the Gedatsu Church project and request for a Site Plan Review and Special Management Area Permit. The motion carried, 12-1. Spangler opposed the motion.

COURT SETTLEMENT PROCEDURAL ORDER AND TIMELINE FOR PUBLIC INVOLVEMENT - HAWAII KAI RESOLUTION OF PENDING LAWSUITS - Herb Lee, consultant, reported the timeline has been significantly delayed. Requests for additional subjects to be addressed in the Draft Environmental Impact Report (DEIR) have delayed its completion of the DEIR until October, and the final version until next year. Copies will be provided to the Board, public libraries, and other interested parties. Additional copies can be requested.



March 30, 1995

Mr. Herb Lee
GEDATSU CHURCH OF HAWAII
6095 Summer Street
Honolulu, Hawaii 96821

Dear Herb:

The Board of Directors of Kuliouou Kai Villa have asked me to thank you for your excellent presentation at their recent Annual meeting; and to tell you that they support your plans, with a few minor concerns:


1. Construction noise can be curtailed till 9:00 a.m.
2. Dust can be curtailed.
3. All parking will be on-site.
4. The Paiko Bird Sanctuary be respected.

It would indeed be a plus for the community if the conference room were available for meetings.

Again, thank you for your efforts.

Sincerely,

FOR THE BOARD OF DIRECTORS
KULIOUOU KAI VILLA



John Yates
Management Executive

043:JY/tb

cc: Al Andrews, Board President

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

JUL 16 1996

REF:PB:LT

LD Case No.: OA-555

Walter P. Thompson
680 Iwilei Road, Suite 575
P.O. Box 3351
Honolulu, Hawaii 96801

Dear Mr. Thompson:

Subject: Shoreline Certification Request
Applicant: James R. Thompson for Walter P. Thompson
Property Owner: Gedatsu Church of Hawaii
Location-Island: Oahu District: Honolulu
Tax Map Key: 3-8-03: 12 & 42
Property Description: L.P. Grant 7079 to Kikuye Okamura, L.P. Grant to W.H. Buscher, and L.P. Grant 11097 to Alma V. Buscher at Kuliouou 2nd, Honolulu, Oahu
Land Division Case No.: OA-555

This is to inform you that the subject shoreline certification request has been certified and no appeal has been received. Six (6) certified copies of the map are enclosed herewith.

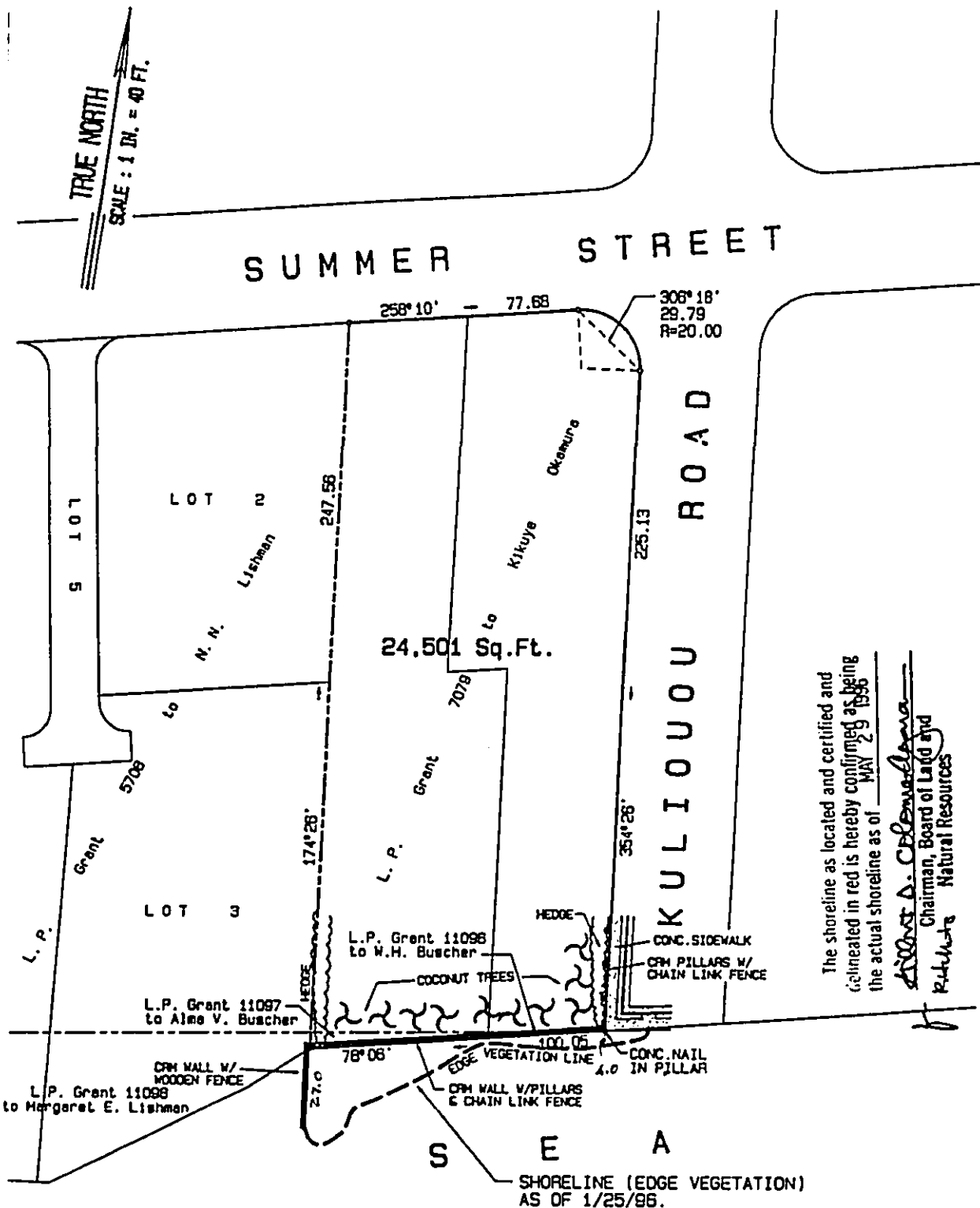
Should you have any questions regarding this matter, please feel free to contact Lauren Tanaka, Planning Branch, Land Division at 587-0385.

Very truly yours,


DEAN Y. UCHIDA
Administrator

Enclosure

cc: Oahu Land Board Member
Survey Div., DAGS w/map



The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of MAY 29 1996

Alma V. Buscher
Chairman, Board of Land and Natural Resources



MAP SHOWING
SHORELINE AFFECTING
L.P. GRANT 7079 TO KIKUYE OKAMURA
L.P. GRANT 11096 TO W.H. BUSCHER
AND L.P. GRANT 11097 TO ALMA V. BUSCHER

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AT KULIOUOU 2nd, HONOLULU, OAHU, HAWAII

James R. Thompson SCALE: 1 IN. = 40 FT.
JANUARY 31, 1996 WALTER P. THOMPSON, INC.

TAX MAP KEY: 3 - 8 - 03 : 12 & 42
B4150101.mtp/1187.55/padc/jan31

96-08937

BENJAMIN J CAYETANO
GOVERNOR OF HAWAII



MICHAEL D WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S COLOMA-AGARAN

'96 DEC 26 PM 2 53 STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DEPT. OF LAND UTILIZATION P.O. BOX 621
CITY & COUNTY OF HONOLULU HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

DEC 23 1996

REF:LD-AJ

Honorable Patrick T. Onishi
Director of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

FILE NO. A152

SUBJECT: Environmental Assessment, Chapter 25, ROH
Projects Within The Special Management Area
Project Name : Gedatsu Church Redevelopment
Location : 6077, 6085, 6091 & 6095 Summer Street
Tax Map Key : 3-8-03: 12, 42, 62 & 63

We have additional comments to offer:

Water and Land Development, Land Division:

We confirm that the proposed project site nearest Summer Street is located in Zone A, an area within the 100-year flood plain with no base flood elevations determined. We also confirm that the remainder of the site is located in Zone AE, areas within the 100-year flood plain with base flood elevations of 4 feet (first half) and 6 feet (near the shoreline).

Should you have any questions, you may contact Al Jodar at 587-0424.

Very truly yours,

Gilbert S. Coloma-Agaran
f MICHAEL D. WILSON

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 538-6652
FAX (808) 521-4282

January 9, 1997

Mr. Michael D. Wilson
Chairman
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Attention: Mr. Al Jodar

Dear Mr. Wilson:

**Subject: Draft Environmental Assessment for the
Gedatsu Church Redevelopment
6077, 6091 and 6095 Summer Street
Tax Map Keys: 3-8-03: 12, 42, 62 and 63**

Thank you for your response, dated December 23, 1996, to the Department of Land Utilization's request for review and comment on the subject Draft Environmental Assessment (EA) in connection with the proposed improvements of the Gedatsu Church of Hawaii.

Our response to your comments (File No. A152) will be included in the Final Environmental Assessment (EA) and are summarized as follows:

The applicant understands that the portion of the proposed project site nearest Summer Street is located in Zone A, an area within the 100-year flood plain with no base flood elevations determined. And the remainder of the site is located in Zone AE, areas within the 100-year flood plain with base flood elevations of 4 feet (first half) and 6 feet (near the shoreline).

Mr. Michael D. Wilson
Page 2

Should you have questions or require additional information,
please contact Debra Tom or myself.

Very truly yours,



Keith H. Kurahashi

cc: Gedatsu Church of Hawaii
Department of Land Utilization

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

136 DEC 20 AM 11 34



HONOLULU

STATE OF HAWAII

REF:HP-JK

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

DEC 18 1996

Patrick T. Onishi
Director of Land Utilization
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION

LAND DIVISION

STATE PARKS

WATER AND LAND DEVELOPMENT

LOG NO: 18649 ✓

DOC NO: 9612EJ06

Dear Mr. Onishi:

**SUBJECT: Chapter 6E-42 Historic Preservation Review -- Environmental Assessment (EA)
Gedatsu Church Redevelopment; 6077, 6085, 6091 and 6095 Summer Street
Kuliouou, Kona, O'ahu
TMK: 3-8-03:12, 42, 62 and 63**

Thank you for the opportunity to review the EA prepared for the above project. A review of our records shows that we have no information for historic sites at these parcels, although no archaeological inventory survey has been conducted for these parcels. However, many human burials have been recovered from sandy soils along Kalaniana'ole Highway in the general area.

The EA documents that the lots are level and fully developed making it unlikely that surface historic sites remain. Therefore, we believe that this project will have "no effect" on significant historic sites.

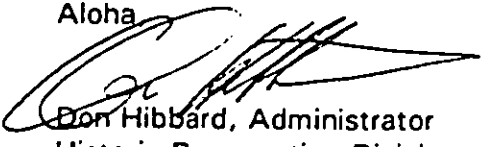
It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Therefore we request that a contingency condition be attached to any approved permit for this project.

Condition:

If, during construction, any historic sites (such as artifacts, charcoal deposits, human burials, rock or coral pavings) are encountered, the Applicant shall stop work and contact the State Department of Land and Natural Resources, Historic Preservation Division at 587-0047 immediately. Work in the immediate area shall be stopped until the Division is able to assess the significance of the find and make mitigation recommendations (as needed).

If you have any questions please call Elaine Jourdane at 587-0015.

Aloha


Don Hibbard, Administrator
Historic Preservation Division

EJ:jk

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 538-6652
FAX (808) 521-4292

January 9, 1997

Mr. Don J. Hibbard
State Historic Preservation Division
State of Hawaii
33 S. King Street, 6th Floor
Honolulu, Hawaii 96813

Attention: Ms. Elaine Jourdane

Dear Mr. Hibbard:

**Subject: Draft Environmental Assessment for the
Gedatsu Church Redevelopment
6077, 6091 and 6095 Summer Street
Tax Map Keys: 3-8-03: 12, 42, 62 and 63**

Thank you for your response, dated December 18, 1996, to the Department of Land Utilization's (DLU) request for review and comment on the subject Draft Environmental Assessment (EA) in connection with the proposed improvements of the Gedatsu Church of Hawaii.

Our response to your comments (Doc. No. 9812EJ06) will be included in the Final Environmental Assessment (EA) and are summarized as follows:

The applicant understands that, the Historic Preservation Division has no information for historic sites within the subject parcels, although no archaeological inventory survey has been conducted for the subject parcels. We concur with your belief that this project will have "no effect" on significant historic sites.

However, since it is possible that human burials may be uncovered during routine construction activity the applicant is willing to accept a condition that states (as you requested), if, during construction, any historic sites (such as artifacts, charcoal deposits, human burials, rock or coral pavings) are encountered, the Applicant (contractor) will stop work and contact the State Department of Land

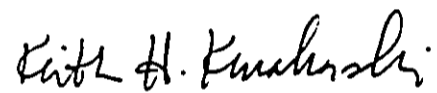
Mr. Don Hibbard
Page 2

and Natural Resources, Historic Preservation Division at 587-0047 immediately. Work in the immediate area will be stopped until the Division is able to assess the significance of the find and make mitigation recommendations (as needed).

DLU is being made aware of our willingness to accept this condition through their receipt of a copy of this letter.

Should you have questions or require additional information, please contact Debra Tom or myself.

Very truly yours,



Keith H. Kurahashi

cc: Gedatsu Church of Hawaii
Department of Land Utilization

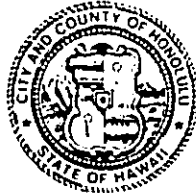
11-01835

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD SUITE 1200
HONOLULU HAWAII 96813

DEC 20 AM 8 13

JEREMY HARRIS
MAYOR



CHARLES O. SWANSON
DIRECTOR

December 19, 1996

11/96-05383R

MEMORANDUM

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHARLES O. SWANSON, DIRECTOR

SUBJECT: GEDATSU CHURCH REDEVELOPMENT

In response to your November 18, 1996 memorandum, we reviewed the environmental assessment prepared for the subject project and have the following comments:

1. The driveway servicing the access drive should be widened to accommodate the full width of the road.
2. Existing driveways which will not be used by the church should be adjusted to match the standard curb grade.
3. On-site parking should be provided based on the anticipated number of vehicles, or in accordance with the requirements of the Land Use Ordinance, whichever is greater.
4. The site plans of the proposed development in Appendix I identify 28 overflow parking stalls in the parking count. The location of these stalls should be shown on the appropriate site plans.
5. Adjustments to the traffic signal phasing at the Kalaniana'ole Highway/Kuliouou Road intersection should be coordinated with the Electrical and Maintenance Services Division and the State Department of Transportation.
6. Construction plans for all off-site work should be submitted to this department for review and approval.

Should you have any questions regarding these comments, please call Faith Miyamoto of the Transportation System Planning Division at Local 6976.

Charles O. Swanson

CHARLES O. SWANSON

KUSAO & KURAHASHI, INC.
Planning and Zoning Consultants
WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 538-8632
FAX (808) 521-4292

December 30, 1996

Mr. Charles O. Swanson
Director
Department of Transportation Services
City and County of Honolulu
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Attention: Ms. Faith Miyamoto
Transportation System Planning Division

Dear Mr. Swanson:

Subject: Draft Environmental Assessment for the
Gedatsu Church Redevelopment
Tax Map Keys: 3-3-08: 12, 42, 62 and 63

Thank you for your response (Reference No. 11/96-05383R), dated December 19, 1996, to the Department of Land Utilization's request for review and comment on the subject Draft Environmental Assessment in connection with the proposed improvements of the Gedatsu Church of Hawaii.

Our response and the comments submitted will be included in the Final Environmental Assessment (EA) and are summarized as follows:

1. The driveway servicing the access drive will be widened to accommodate the full width of the road.
2. Existing driveways which will not be used by the church will be adjusted to match the standard curb grade.
3. On-site parking will be provided based on the anticipated number of vehicles, or in accordance with the requirements of the Land Use Ordinance, whichever is greater.

Mr. Charles O. Swanson
Page 2

4. A site plan of the proposed development will be revised in order to identify the location of the 28 overflow parking stalls.
5. Adjustments to the traffic signal phasing at the Kalaniana'ole Highway/Kuliouou Road intersection will be coordinated with the Electrical and Maintenance Service Division and the State Department of Transportation.
6. The construction plans for all off-site work will be submitted to the Department of Transportation Services for review and approval prior to construction.

Should you have questions or require additional information, please contact Debra Tom or myself.

Very truly yours,



Keith H. Kurahashi

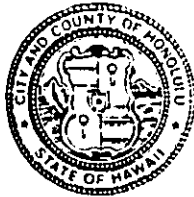
cc: Gedatsu Church of Hawaii
Department of Land Utilization

96-08154

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813 3017
PHONE (808) 523 4711 • FAX (808) 523 4950

JEREMY HARRIS
MAYOR



CHERYL D. SOON
CHIEF PLANNING OFFICER

CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

TH 11/96-2283

December 13, 1996

MEMORANDUM

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHERYL D. SOON, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA) FOR THE GEDATSU
CHURCH REDEVELOPMENT PROJECT--6077, 6085, 6091
AND 6095 SUMMER STREET, KULIOUOU, OAHU, HAWAII,
TAX MAP KEYS: 3-8-03: 12, 42, 62 AND 63, (96/SMA-097)

11/13/96 11:12 AM
CITY AND COUNTY OF HONOLULU

In accordance with your memorandum of November 18, 1996, we have reviewed the subject EA and have no objections to the proposed project.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Cheryl D. Soon
CHERYL D. SOON
Chief Planning Officer

CDS:js

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 538-6652
FAX (808) 521-4292

December 30, 1996

Ms. Cheryl D. Soon
Chief Planning Officer
Planning Department
City and County of Honolulu
650 S. King Street, 8th Floor
Honolulu, Hawaii 96813

Attention: Mr. Tim Hata

Dear Ms. Soon:

Subject: Draft Environmental Assessment for the
Gedatsu Church Redevelopment
Tax Map Keys: 3-3-08: 12, 42, 62 and 63

Thank you for your response (Reference No. TH 11/96-2283), dated December 13, 1996, to the Department of Land Utilization's request for review and comment on the subject Draft Environmental Assessment in connection with the proposed improvements of the Gedatsu Church of Hawaii.

Our response and the comments submitted will be included in the Final Environmental Assessment (EA). Should you have questions or require additional information, please contact Debra Tom or myself.

Very truly yours,



Keith H. Kurahashi

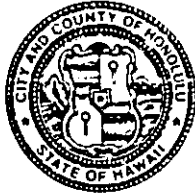
cc: Gedatsu Church of Hawaii
Department of Land Utilization

76-08572

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR



DONA L. HANAIKE
DIRECTOR

ALVIN K. AU
DEPUTY DIRECTOR

November 29, 1996

RECEIVED
CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION
NOV 29 5 04 PM '96

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH FOR
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA
GEDATSU CHURCH REDEVELOPMENT
6077, 6085, 6091 AND 6095 SUMMER STREET
KULIOUOU, OAHU, HAWAII
TAX MAP KEY 3-8-003:012, 042, 062 & 063
PROJ. REF. NO. 96/SMA-097 (JL)

We have reviewed the environmental assessment for the above-described project and have no comment at the present time.

Thank you for the opportunity to review the project.

Should you have any questions, please contact Lester Lai of our Advance Planning Branch at extension 4696.

A handwritten signature in black ink, appearing to read "Dona L. Hanaike".

For DONA L. HANAIKE
Director

DLH:ei

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS: (808) 538-8852
FAX: (808) 521-4282

December 30, 1996

Ms. Dona L. Hanaike
Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, Hawaii 96813

Attention: Mr. Lester Lai
Advanced Planning Branch

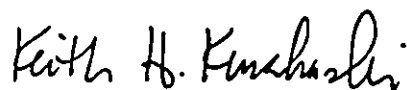
Dear Ms. Hanaike:

Subject: Draft Environmental Assessment for the
Gedatsu Church Redevelopment
Tax Map Keys: 3-3-08: 12, 42, 62 and 63

Thank you for your response dated November 29, 1996, to the Department of Land Utilization's request for review and comment on the subject Draft Environmental Assessment in connection with the proposed improvements of the Gedatsu Church of Hawaii.

Our response and the comments submitted will be included in the Final Environmental Assessment (EA). Should you have questions or require additional information, please contact Debra Tom or myself.

Very truly yours,



Keith H. Kurahashi

cc: Gedatsu Church of Hawaii
Department of Land Utilization

DOCUMENT CAPTURED AS RECEIVED

SEWER CONNECTION APPLICATION
(Allow at least 2 weeks processing time)

24B/1

PART A - TO BE FILLED BY APPLICANT (Please Print Legibly)

1. Project Name: Gedatsu Church

2. Address: 6095 Summer Street

3. Tax Map Key: 3-8-3: 12, 13, 42, 61, 62, 63, and 64

4. Development (Type): PD-H [] Cluster [] Apt. [] Subdiv. []
Other [x] Church If Commercial, Area = 8,206 sq. ft.

5. Total Number of Units Proposed: 1 (provide breakdown below)
Studio 1 Bdrm. 2 Bdrm. 3 Bdrm. 4 Bdrm.
Other Church 108 seats

6. Sewer Connection Work Desired: (Give length, size, depth, etc.)
Use existing connection

7. Approximate Date of Connection: January 1996

8. Number & Type of Existing Structures on Property: 7 single family residences
and 1 Church
Indicate Number of Structures: Remain 4 Demolished 4

9. Remarks: 3 single family residences and the existing church will be demolished and a new larger church structure will be constructed on the site.

10. Information Provided By:
Name: Keith H. Kurahashi Date: Feb 14, 1995
Firm: Kusao & Kurahashi, Inc. Phone: 598-5652
Mailing Address: 210 Ward Avenue, Suite 124, Honolulu, Hawaii 96814
Street City, State Zip Code

PART B - TO BE FILLED BY THE CITY

1. Current Zoning: R-10 General Plan _____

2. Sewer System: Adequate [x] Inadequate [] Unavailable []
Other: _____

3. Charges:
a. Sewer Assessment _____ times _____ Area (sq. ft.) _____ \$ _____
Rate _____ Area (sq. ft.) _____ \$ _____
b. Wastewater System Facility Charge _____ \$ _____
c. Other (new laterals, etc.): _____ \$ _____

TOTAL CHARGES (estimated) = \$ 0

4. Remarks: _____

5. Application:
Approved: A. Saavedra Jr Date: 2/15/95
Valid 2-years after approval date. Construction plans shall be completed & approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
Not Approved _____ Date: _____

DEC-20-96 FRI 15:25

LAND UTILIZATION

FAX NO. 8065276743

P.03
16-00010

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BRETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



December 18, 1996

JEREMY HARRIS, Mayor
WALTER D. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
KAZU HAYASHIDA
MELISSA Y. LUY
FOTIUS C. MURPHY
KENNETH E. SPRAGUE
BARBARA ANN STANTON

RAYMOND H. SATO
Manager and Chief Engineer

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: JEFF LEE
Raymond H. Sato

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF NOVEMBER 18, 1996 ON THE DRAFT ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH, FOR THE GEDATSO CHURCH REDEVELOPMENT, KULIOUOU, OAHU, TMK: 3-3-08: 12, 42, 62, 63

96 DEC 19 AM 8 29
CITY & COUNTY OF HONOLULU

Thank you for the opportunity to review and comment on the proposed church redevelopment project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
3. There are three existing water meters currently serving the site. A 1-inch water meter serves parcel 42, and 3/4-inch meters serve parcels 62 and 63.
4. If a 3-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
5. Due to the multiple meters serving the project, Board of Water Supply approved reduced pressure principle backflow prevention assemblies are required to be installed immediately after all water meters serving the site.

If you have any questions, please contact Barry Usagawa at 527-5235.

DOCUMENT CAPTURED AS RECEIVED

KUSAO & KURAHASHI, INC.
Planning and Zoning Consultants
WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 538-6652
FAX (808) 521-4292

December 30, 1996

Mr. Raymond H. Sato
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, Hawaii 96813

Attention: Mr. Barry Usagawa

Dear Mr. Sato:

Subject: Draft Environmental Assessment for the
Gedatsu Church Redevelopment
Tax Map Keys: 3-3-08: 12, 42, 62 and 63

Thank you for your response, dated December 18, 1996, to the Department of Land Utilization's request for review and comment on the subject Draft Environmental Assessment in connection with the proposed improvements of the Gedatsu Church of Hawaii.

Our response and the comments submitted will be included in the Final Environmental Assessment (EA) and are summarized as follows:

1. The applicant understands that the existing off-site water system is presently adequate to accommodate the proposed project.
2. The applicant understands that the availability of water will be determined when the Building Permit Application is submitted for review and approval. Then, if water is made available, the applicant will be required to pay Water System Facilities Charges for resource development, transmission and daily storage.

Mr. Raymond H. Sato
Page 2

3. The applicant understands that there are three existing water meters currently serving the site. A 1-inch water meter serves parcels 42, and ¾-inch meter serves parcels 62 and 63.
4. The applicant understands that if a 3-inch or larger water meter is required, the construction drawings showing the installation of the meter will be submitted to the Board of Water Supply for review and approval prior to construction.
5. The applicant also understands that due to the multiple meters serving the project, Board of Water Supply approved reduce pressure principle backflow prevention assemblies are required to be installed immediately after all water meters serving the site.

Should you have questions or require additional information, please contact Debra Tom or myself.

Very truly yours,



Keith H. Kurahashi

cc: Gedatsu Church of Hawaii
Department of Land Utilization

DEC-20-96 FRI 15:26

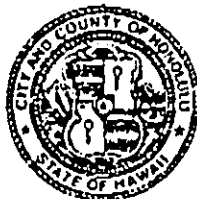
LAND UTILIZATION

FAX NO. 8085276743

P.05
96-04377

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1069



JEREMY HARRIS
MAYOR

ANTHONY J. LOPEZ, JR.
FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

December 5, 1996

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: ANTHONY J. LOPEZ, JR., FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA
PROJECT NAME : GEDATSU CHURCH REDEVELOPMENT
LOCATION : 6077, 6085, 6091 AND 6095 SUMMER STREET,
KULIOUOU, OAHU
TAX MAP KEYS : 3-8-03: 12, 42, 62 AND 63

96 DEC 9 AM 10 19
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

We have reviewed the application for the subject property. Fire protection services provided from the Wailupe and Hawaii Kai engine companies with ladder service from Hawaii Kai are adequate.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Should you have any questions, please call Assistant Chief Arthur Ugalde of our Administrative Services Bureau at 831-7774.

ANTHONY J. LOPEZ, JR.
Fire Chief

AJL/MPN:ay

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS (808) 538-6652

FAX (808) 521-4292

December 30, 1996

Mr. Anthony J. Lopez, Jr.
Fire Chief
Honolulu Fire Department
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Attention: Assistant Chief Arthur Ugalde
Administrative Services Bureau

Dear Mr. Lopez:

Subject: Draft Environmental Assessment for the
Gedatsu Church Redevelopment
Tax Map Keys: 3-3-08: 12, 42, 62 and 63

Thank you for your response dated December 5, 1996, to the Department of Land Utilization's request for review and comment on the subject Draft Environmental Assessment in connection with the proposed improvements of the Gedatsu Church of Hawaii.

Our response and the comments submitted will be included in the Final Environmental Assessment (EA) and are summarized as follows:

1. The applicant understands that fire protection services provided from the Wailupe and Hawaii Kai engine companies with ladder service from Hawaii Kai are adequate.
2. The applicant also understands that fire apparatus, water supply and building construction will be in conformance to existing codes and standards.

Mr. Anthony J. Lopez, Jr.
Page 2

Should you have questions or require additional information,
please contact Debra Tom or myself.

Very truly yours,



Keith H. Kurahashi

cc: Gedatsu Church of Hawaii
Department of Land Utilization

APPENDIX III
TRAFFIC IMPACT ASSESSMENT REPORT

**TRAFFIC IMPACT ASSESSMENT REPORT
FOR
GEDATSU CHURCH, KULIOUOU**

October 1996

**Kuliouou, Oahu, Hawaii
TMK 3-8-3: 12, 13, 42, 61-64**

Prepared for:

Gedatsu Church of Japan

Prepared By:

**Pacific Planning & Engineering, Inc.
1221 Kapiolani Boulevard, Suite PH 60
Honolulu, Hawaii 96814**

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APPENDICES

Appendix A.	Definitions of Level-of-Service for Unsignalized Intersections and Signalized Intersections
Appendix B	Manual Traffic Count Data

FOREWORD

The traffic forecasts shown within this report's figures and tables are the direct result of Pacific Planning & Engineering, Inc.'s proprietary analytical tools. For report editing and review purposes, some or all of the forecast values have been rounded to the nearest five vehicles from our mathematical results, although we do not imply this level of accuracy can exist in any forecast method. The rounded values, however, reasonably quantify the forecasted traffic volumes for the purposes of this study.

Analytical methods are based on the 1994 edition of the Highway Capacity Manual. The 1994 Highway Capacity Manual contains significant changes to the evaluation methods of level-of-service, and comparisons with previous versions would not be valid.

The findings and conclusions contained herein are based solely in terms of roadway capacity. No inference should be made from the conclusions regarding traffic safety.

EXECUTIVE SUMMARY

Pacific Planning & Engineering, Inc. (PPE) was engaged to undertake a study to identify and assess future traffic impacts that would be caused by the proposed Gedatsu Church expansion project in Kuliouou, Oahu, Hawaii. This report presents the study method, analytical results, findings and conclusions.

Project Description

The Gedatsu Church of Hawaii proposes to redevelop the existing church facility by removing two existing single-family dwellings and the existing church building and developing a larger church and 15 parking stalls on three parcels that have been joint developed. On a nearby parcel, the church will remove one of two existing single-family dwellings on the parcel and provide 13 off-site parking stalls for church use, while retaining 3 parking stalls for the remaining residence. The net result will be a larger church building and 13 off-site parking stalls replacing the existing church building and three single-family residences.

The proposed church building will consist of a sanctuary/assembly area, an office, a meditation room, two conference rooms, restroom facilities, a social activity room, storage rooms and a kitchen for a total of approximately 9,124 square feet, which includes the area under the eaves and the deck area on the south side of the church building. The enclosed floor area will total 7,377 square feet.

One of the two existing driveways relocated from Summer Street to an existing access drive located west of the church site. The access drive will be widened from its existing 14-foot pavement width to a 24-foot pavement width fronting the proposed church development. When completed, the new church

will have a capacity of approximately 100 people.

The existing church operation includes services which occurs twice a month, on the 1st and 15th of each month. The services last approximately one hour, from 7:30 pm to 8:30 pm. If the 1st or 15th falls on a weekend day, the services are held from 9:00 am to 10:00 am. Normal attendance at these services is approximately 15 to 25 persons. The Gedatsu Church has a total membership of 70 persons.

The Church upon completion of its new facility will shift to a schedule of regular Sunday services which will occur from 9:00 am to 10:00 am. The Church hopes to expand its membership and to increase the number persons attending their regular services to about 100 persons. This increase in size is expected to occur over the next 10 to 20 years. The church congregation has not grown significantly from 1982 when about 15 to 20 persons attended services to its present size with about 15 to 20 attendees.

Methodology

Traffic operations analysis was conducted at the signalized intersection of Kalaniana'ole Highway and Kuliouou Road to determine the relative impact of the proposed renovation project on the intersection in 1998.

Future traffic was forecasted at the study intersection by adding the following:

- Existing traffic volumes at the study intersection,
- The increase in traffic along Kalaniana'ole Highway, based on the historical traffic growth rate,

- An adjustment for future traffic along Kalanianaʻole Highway, due to roadway improvements to be completed by the end of year 1998,
- Traffic generated by the project.

This study assesses the impact on the study intersection by determining the Level-of-Service¹ (LOS) for 1998 forecast traffic without the Gedatsu Church renovation project, and 1998 forecast with the renovation project traffic. The 1998 traffic with the project was forecasted for the following four scenarios:

1. 1998 without project, Sunday morning church peak hour
2. 1998 with project, Sunday morning church peak hour

Pacific Planning & Engineering, Inc. analyzed weekday afternoon impacts in early 1995 and the small number of trips yielded an immeasurable level of change in the intersection's future level-of-service. Thus, this report for current traffic and road conditions focuses on the Sunday service which would yield the higher number of trips by the proposed renovation project.

Conclusions and Recommendations

The Gedatsu Church renovation project will not have a significant impact on traffic conditions at the study intersection, when completed in the year 1998. However, the northbound approach on Kuliouou Road will incur increases in delay.

Presently, the study intersection is operating at LOS B during Sunday morning when the peak vehicle trips to and from the church will occur.

¹ Level-of-Service - See Appendix A for definitions.

Weekday trips are estimated to be negligible. When the church renovation project is completed in early 1998, the intersection will continue to operate at LOS B.

With a change to the proportion of green time given to Kuliouou Road, no additional improvements to the intersection are needed to accommodate the Gedatsu Church renovation project as the roadways have sufficient capacity to handle the small increase in Sunday service vehicle trips. Further, if the cycle length is decreased, Sunday traffic operations will improve for the Kuliouou Road traffic movements and the left and u-turns from Kalaniana'ole Highway. Future traffic delay even with the project would decrease by as much as 25% on Sunday morning below *existing* vehicle delays.

PROJECT DESCRIPTION

The Gedatsu Church of Hawaii proposes to redevelop the existing church facility by removing two existing single-family dwellings and the existing church building and developing a larger church and 15 parking stalls on three parcels that have been joint developed. On a nearby parcel, the church will remove one of two existing single-family dwellings on the parcel and provide 13 off-site parking stalls for church use, while retaining 3 parking stalls for the remaining residence. The net result will be a larger church building and 13 off-site parking stalls replacing the existing church building and three single-family residences.

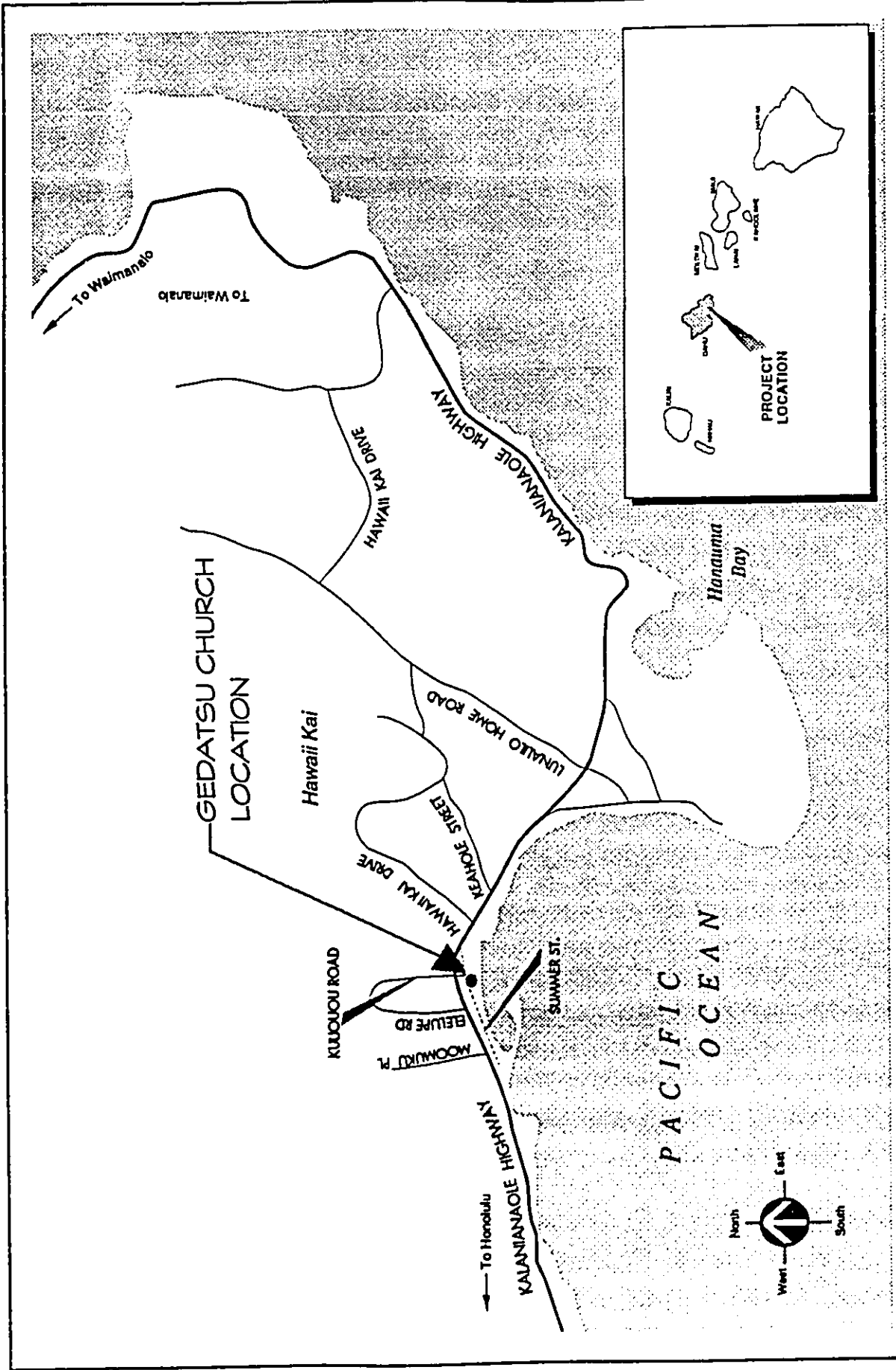
The proposed church building will consist of a sanctuary/assembly area, an office, a meditation room, two conference rooms, restroom facilities, a social activity room, storage rooms and a kitchen for a total of approximately 9,124 square feet, which includes the area under the eaves and the deck area on the south side of the church building. The enclosed floor area will total 7,377 square feet.

One of the two existing driveways relocated from Summer Street to an existing access drive located west of the church site. The access drive will be widened from its existing 14-foot pavement width to a 24-foot pavement width fronting the proposed church development. When completed, the new church will have a capacity of approximately 100 people.

The existing church operation includes services which occurs twice a month, on the 1st and 15th of each month. The services last approximately one hour, from 7:30 pm to 8:30 pm. If the 1st or 15th falls on a weekend day, the services are held from 9:00 am to 10:00 am. Normal attendance at these services is approximately 15 to 25 persons. The Gedatsu Church has a total

membership of 70 persons.

The Church upon completion of its new facility will shift to a schedule of regular Sunday services which will occur from 9:00 am to 10:00 am. The Church hopes to expand its membership and to increase the number persons attending their regular services to about 100 persons. This increase in size is expected to occur over the next 10 to 20 years. The church congregation has not grown significantly from 1982 when about 15 to 20 persons attended services to its present size with about 15 to 20 attendees.



PACIFIC PLANNING
ENGINEERING, INC.

Project Location Map

Figure 1

EXISTING CONDITIONS

An inventory of existing conditions was conducted to ascertain the current traffic conditions at the study intersection and to provide a basis for estimating the potential traffic impact of the proposed project. The review included the land uses in the area, roadway facilities, and existing traffic conditions.

Land Uses

The site for the proposed renovation project is zoned for residential development (R-10). There are four single-family dwellings and one church structure on the project site, with access to Summer Street. The Gedatsu Church of Hawaii proposes to redevelop the existing church facility by removing two existing single-family dwellings and the existing church building and developing a larger church and 15 parking stalls on three parcels that have been joint developed. On a nearby parcel, the church will remove one of two existing single-family dwellings on the parcel and provide 13 off-site parking stalls for church use, while retaining 3 parking stalls for the remaining residence. The net result will be a larger church building and 13 off-site parking stalls replacing the existing church building and three single-family residences. The land uses nearby consist of single-family dwellings and a townhouse complex across Kuliouou Road.

Roadway Facilities

Kalaniana'ole Highway serves as the only east-west thoroughfare in the area, with smaller streets, such as Summer Street and Kuliouou Road, providing local access to residential neighborhoods.

Kalaniana'ole Highway is an arterial highway connecting population centers

along the eastern coast of Oahu, such as Waimanalo, Hawaii Kai, and Aina Haina, with Honolulu. Kalaniana'ole Highway connects to the H-1 Freeway, near the Kahala Mall.

Kalaniana'ole Highway is a State-maintained highway. In the vicinity of Kuliouou Road, Kalaniana'ole Highway has three 12-foot lanes in each direction.

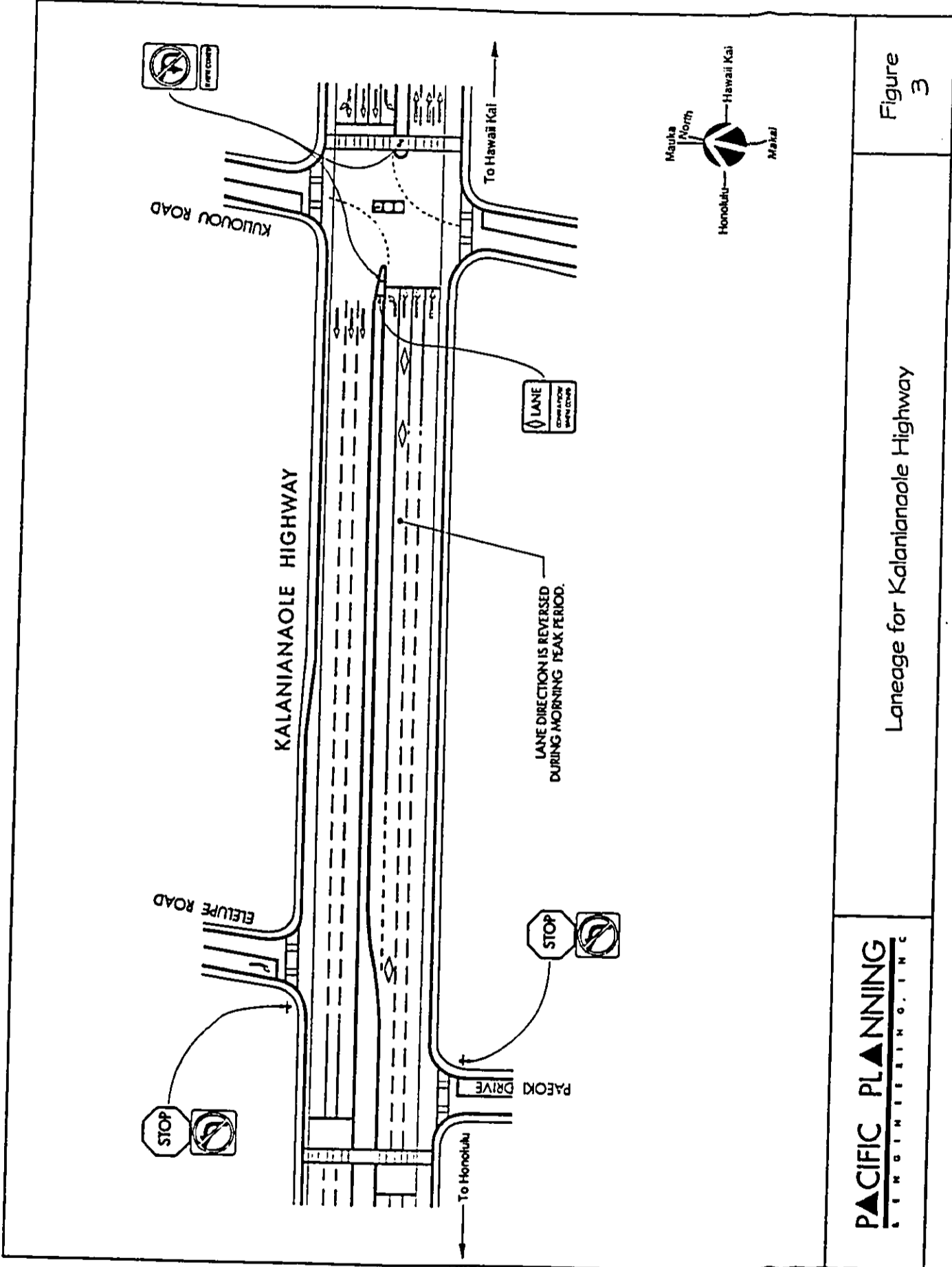
The posted speed limit of Kalaniana'ole Highway in the vicinity of the project is 35 miles per hour.

At the signalized intersection of Kalaniana'ole Highway with Kuliouou Road, no left turns are allowed in both the Hawaii Kai and Honolulu direction along Kalaniana'ole Highway. At the unsignalized intersection of Kalaniana'ole Highway with Elelupe Road, no left turns are permitted in the Hawaii Kai direction along Kalaniana'ole Highway from 5:00 to 8:30 in the morning except on Saturday, Sunday and holidays.

Kuliouou Road and Elelupe Road provide access to Kuliouou Valley .

Kuliouou Road is a County maintained two-lane roadway, with a roadway width of twenty-four feet and curb and gutters upon final completion of the construction. The posted speed limit of Kuliouou Road is 25 miles per hour.

Figure 3 shows existing laneage for Kalaniana'ole Highway in the vicinity of the renovation project.



PACIFIC PLANNING
 CONSULTING ENGINEERS

Laneage for Kalanianaʻole Highway

Figure 3

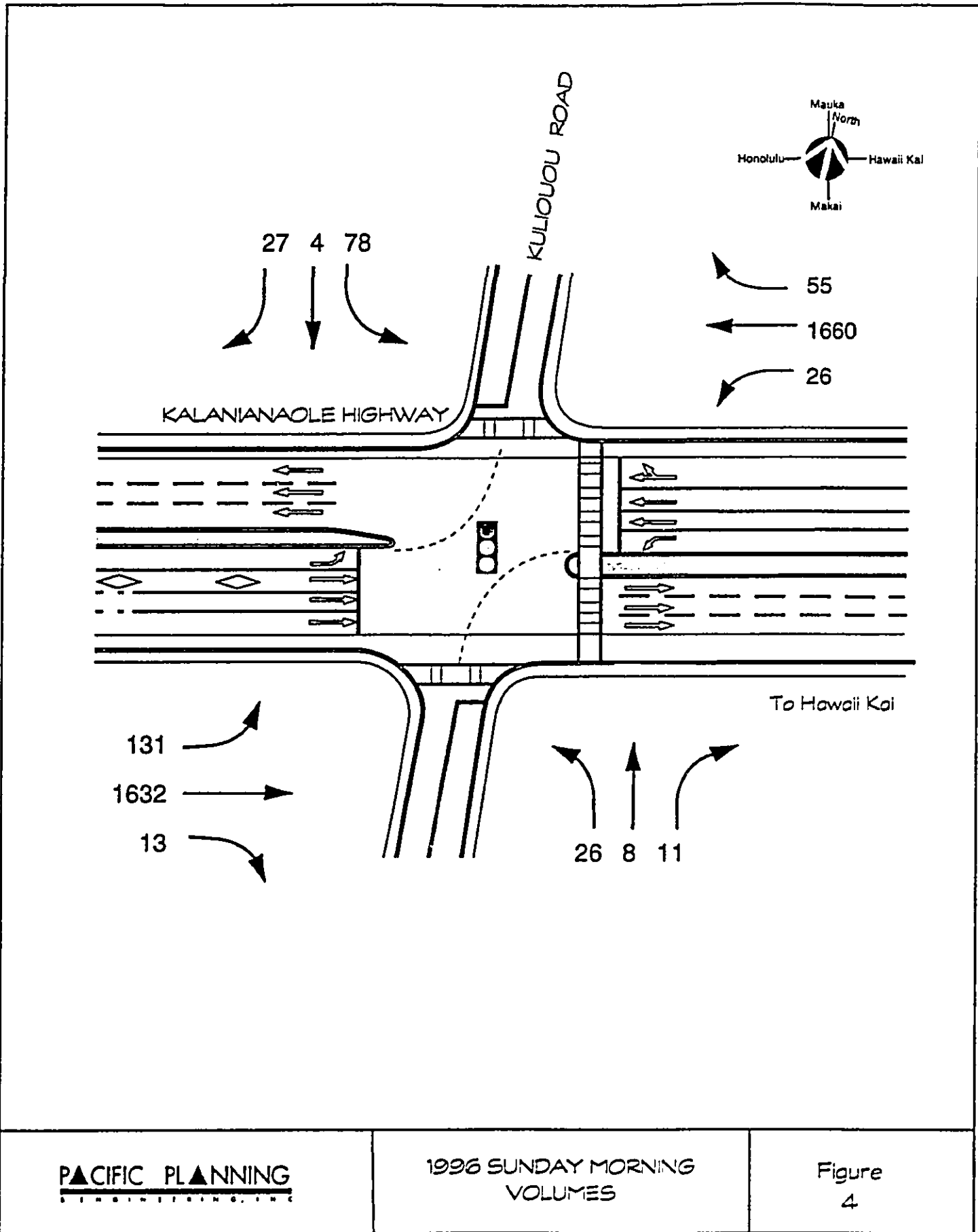
Traffic Conditions

Manual traffic counts were taken at the intersection of Kalaniana'ole Highway with Kuliouou Road. The counts were taken on Wednesday, February 16, 1995, from 3:30 to 6:00 pm, and on Sunday, February 19, 1995, from 9:30 am to 12:00 pm, and on Sunday, September 29, 1996 from 8:30 am to 11:00 am. These counts were used as the baseline condition for future traffic volumes.

Manual counts were taken of passenger cars, trucks and buses by turning movements and approaches. During the field counts, the weather was sunny and the roadway pavement was dry. Figure 4 shows the present volume of traffic at the study intersection for the Sunday study period. The 1995 manual traffic count data for the study periods is summarized in Appendix B.

Observed Traffic Conditions

No unusual traffic movements or restrictions were observed during the Sunday period.



FUTURE CONDITIONS

A survey was conducted of approved planned developments and roadway improvements in the immediate area to estimate future traffic conditions at the study intersection.

Land Uses

There were no nearby major projects identified that would add significant traffic volumes to the traffic forecasts.

Roadway Facilities

No changes are planned for the roadways.

PROJECTED TRAFFIC CONDITIONS

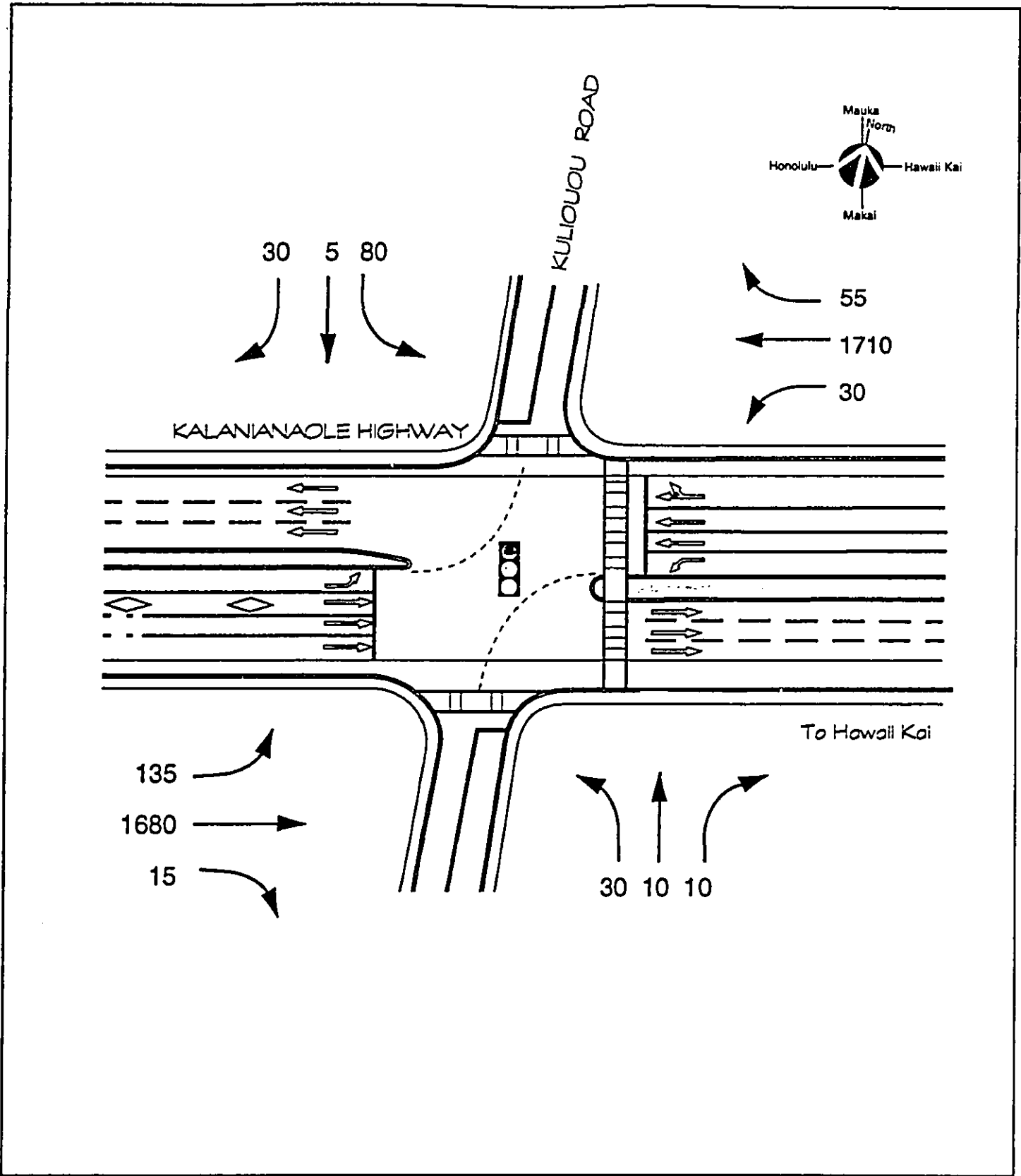
Future traffic was forecasted for the year 1998 for traffic conditions without and with the Gedatsu Church renovation project.

Future Traffic Without Project

Future traffic without the project was forecasted by adding the following: 1) existing traffic volumes, 2) increasing the existing through-traffic along Kalaniana'ole Highway using the historical traffic growth rate based on State DOT counts, and 3) reassignment of traffic due to the construction of a raised median along Kalaniana'ole Highway. The resulting Sunday study period traffic volume forecasts, without the church renovation project in year 1998, are shown in Figure 5.

Through Traffic Growth along Kalaniana'ole Highway

Through-traffic means traffic that travels on Kalaniana'ole Highway without a specific origin or destination near the project site. The growth in through-traffic was estimated using linear trend analysis with historical data obtained from DOT traffic count stations at points near the study intersection. The DOT data indicates that daily traffic has been increasing by about 3% annually along the adjacent section of Kalaniana'ole Highway. The existing peak hour through traffic along Kalaniana'ole Highway was increased by 3%. The growth rate accounts for conditions such as other developments outside of the project study area.



PACIFIC PLANNING
ENGINEERING, INC.

1998 SUNDAY MORNING
VOLUMES WITHOUT PROJECT

Figure
5

Future Traffic With Project

Future traffic with the project was forecasted by adding traffic generated by the Gedatsu church renovation project to the forecasted traffic without the project. Future traffic with the project traffic was forecasted for the 1998 Sunday study period.

The resulting 1998 Sunday traffic volumes forecasts with the renovation project are shown in Figure 6.

The standard three step procedure of trip generation, trip distribution, and traffic assignment was used to estimate peak hour traffic from the proposed renovation project.

Traffic generated by the church renovation project was estimated using the project land use and data from the ITE Trip Generation Report². Table 1 shows the number of trips generated using trip generation data. The total value of square footage was taken as the total area of building including the accessory building.

² Trip Generation Report, by the Institute of Transportation Engineers, Fifth Edition, 1991.

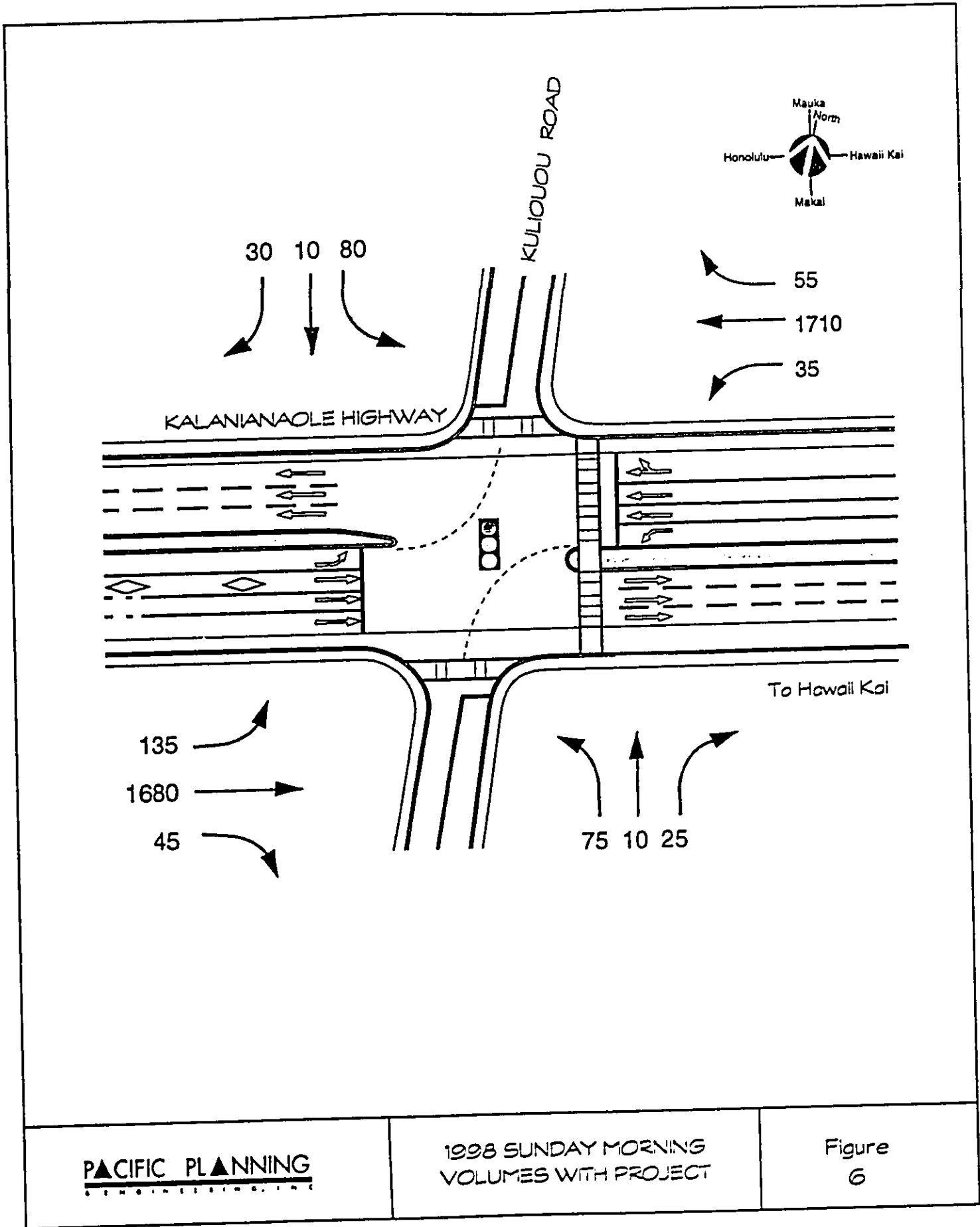
Table 1. ITE Trip Generation for Gedatsu Church Renovation Project

<u>Land Use</u>	<u>Units.</u>	<u>Trips</u>	<u>Enter</u>	<u>Exit</u>
Renovations	9,300 Sq. Ft.			
	Sunday Morning Hour	87	33	54
	Weekday Afternoon Peak Hour	7	4	3

Note: Trips are based on Sunday Peak Hour of Generator

The trip distribution step estimates the distribution of vehicle trips to their predicted destinations and origins. Attendees at church functions from both the east (Hawaii Kai) and west (Honolulu) directions. The distribution of trips consists of 80% to/from the west direction and 20% to/from the east direction.

The traffic assignment step assigns vehicle trips to specific routes on the roadway network that will take the driver from origin to destination. All of the renovation project traffic was assigned to Kuliouou Road and Kalaniana'ole Highway. Additionally, the volumes were rounded *upwards* to the nearest five vehicles.



TRAFFIC IMPACTS ANALYSIS

Traffic operations analyses were conducted on the study intersection traffic volumes to determine the relative impact of the Gedatsu Church renovation project on the local roadway system and to determine improvements to mitigate the impact of the project, if necessary.

The analyses were conducted for the existing, for 1998 without the church renovation project, and for 1998 with project traffic conditions for Sunday study period. These periods were selected for study because Sunday will be the peak use of the church facility.

Analysis Methods

The study intersection was analyzed using methods outlined in the newly released Highway Capacity Manual (3rd Edition)³ for a signalized intersection.

The intersection of Kalaniana'ole Highway with Kuliouou Road was analyzed using the operational analysis for signalized intersections and observed field data. For 1998, cycle length, signal timing and signal phasing were calculated to provide the optimum balance among the different turn movements. The operational analysis uses the average delay per vehicle to measure the quality of traffic conditions.

The methodology for operational analysis measures traffic operations using the LOS rating, which ranges from A to F. The LOS for the traffic movements

³ Highway Capacity Manual, Special Report 209, Third Edition, by the Transportation Research Board, National Research Council, 1994.

at a signalized intersection is classified into six categories ranging from less than 5 seconds of average delay per vehicle (LOS A) to over 60 seconds of average delay per vehicle (LOS F). Appendix A gives the LOS definitions for each analysis method.

Analysis Results

The results of the analysis for the study intersection are shown in Table 2 and described below.

- The renovation project has practically no effect on Kalaniana'ole Highway traffic operations because the overall intersection LOS remains at B with the inclusion of the church renovation project traffic during the Sunday morning peak hour of the church.
- However, the LOS for the northbound approach will degrade LOS E. More eastbound drivers will likely use Bay Street or Pae'oki Drive to turn right onto Kalaniana'ole Highway. The slight increase in average delay per vehicle caused by the additional project traffic is insignificant.
- With a change in the phase percentages (with the existing 120 second cycle), the LOS for both the northbound and southbound approaches on Kuliouou Road would improve to LOS D, which would be an improvement over existing conditions.
- If the cycle length were decreased, unused green time (i.e. relatively large headways on Kalaniana'ole) would be used and the analysis confirms this observation. With a 60 second cycle, the intersection would operate at LOS B, the Kuliouou approaches would operate at LOS C, and the overall delay would decrease to about 6.9 seconds per vehicle. The reason is that the through phase for Kalaniana'ole does not require the current percentage of green time provided. This results in sufficient green time for the Kuliouou Road approaches as well the turning movements from Kalaniana'ole Highway. Comparing the 6.9 second delay to the existing 8.7 second delay value, future with project delays would be about 25% less than today.

Table 2. Signalized Intersection Analysis -- 120 Second Cycle

	1996	1998 W/O Project	1998 With Project	1998 Timing Change
Sunday Morning Church Peak Hour				
Kalaniana'ole Highway				
Eastbound Approach	B	B	B	B
Westbound Approach	B	B	B	B
Kuliouou Road				
Northbound Approach	D	D	E	D
Southbound Approach	E	E	E	D
<i>Overall Intersection</i>	<i>B</i>	<i>B</i>	<i>B</i>	<i>B</i>
<i>Ave. Delay per Vehicle (sec)</i>	<i>8.7</i>	<i>9.0</i>	<i>9.5</i>	<i>10.4¹</i>

¹ With a 60 second cycle, delay drops to 6.9 seconds per vehicle, resulting in a substantial reduction in delay to Kuliouou traffic or left and u-turn vehicles on Kalaniana'ole Highway.

CONCLUSIONS AND RECOMMENDATIONS

The Gedatsu Church renovation project will not have a significant impact on traffic conditions at the study intersection, when completed in the year 1998. However, the northbound approach on Kuliouou Road will incur increases in delay.

Presently, the study intersection is operating at LOS B during Sunday morning when the peak vehicle trips to and from the church will occur. Weekday trips are estimated to be negligible. When the church renovation project is completed in early 1998, the intersection will continue to operate at LOS B.

With a change to the proportion of green time given to Kuliouou Road, no additional improvements to the intersection are needed to accommodate the Gedatsu Church renovation project as the roadways have sufficient capacity to handle the small increase in Sunday service vehicle trips. Further, if the cycle length is decreased, Sunday traffic operations will improve for the Kuliouou Road traffic movements and the left and u-turns from Kalaniana'ole Highway. Future traffic delay even with the project would decrease by as much as 25% on Sunday morning below *existing* vehicle delays.

APPENDIX A

DEFINITION OF LEVEL-OF-SERVICE

SIGNALIZED INTERSECTIONS

DEFINITION OF LEVEL-OF-SERVICE
FOR
SIGNALIZED INTERSECTIONS

Level of service for signalized intersections is defined in terms of *delay*. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Specifically, level-of-service criteria are stated in terms of the average stopped delay per vehicle for a 15-minute analysis period.

Level-of-Service A describes operations with very low delay, i.e., less than 5.0 sec per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

Level-of-Service B describes operations with delay in the range of 5.1 to 15.0 sec per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.

Level-of-Service C describes operations with delay in the range of 15.1 to 25.0 sec per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.

Level-of-Service D describes operations with delay in the range of 25.1 to 40.0 sec per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or a high v/c ratios (volume of cars to capacity of intersection). Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

Level-of-Service E describes operations with delay in the range of 40.1 to 60.0 sec per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle length, and high v/c ratios. Individual cycle failures are frequent occurrences.

Level-of-Service F describes operations with delay in excess of 60.0 sec per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

REFERENCE: Highway Capacity Manual (Special Report 209, 1985)

APPENDIX B

MANUAL TRAFFIC COUNT DATA

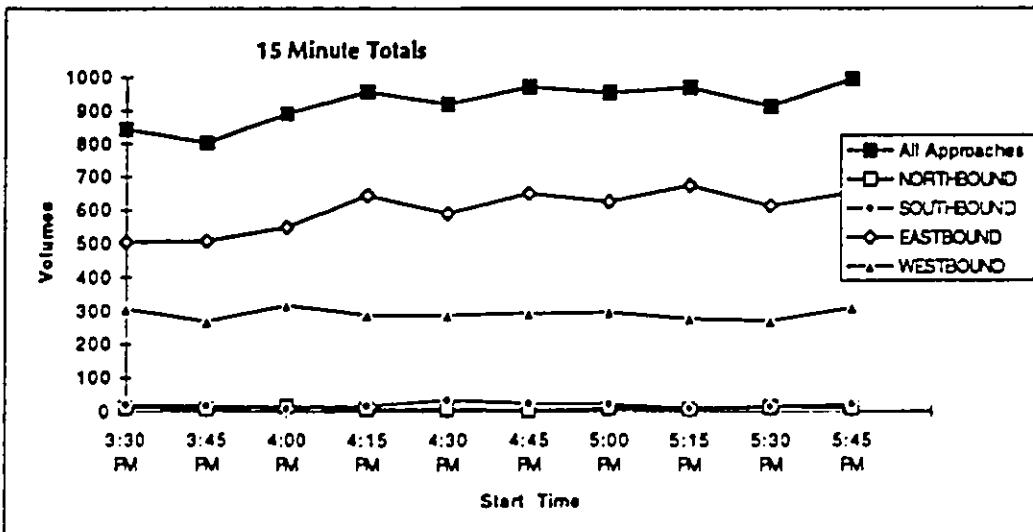
Project: 28.0 Gadatau Church
 Date: WEDNESDAY, February 16 1995

Start Time	Direction NORTH-BOUND (mauka)					Direction SOUTH-BOUND (makai)				
	NB-LT	NB-TH	NB-RT	TRUCKS	BUSES	SB-LT	SB-TH	SB-RT	TRUCKS	BUSES
3:30 PM	9	2	1	0	0	15	2	3	0	0
3:45 PM	3	4	1	0	0	14	0	4	0	0
4:00 PM	7	5	3	0	0	4	2	4	0	0
4:15 PM	2	5	1	0	0	12	2	3	0	0
4:30 PM	3	3	1	0	0	22	6	6	1	0
4:45 PM	0	3	1	0	0	20	1	4	0	0
5:00 PM	5	5	0	0	0	15	7	1	0	0
5:15 PM	3	5	1	0	0	7	2	2	0	0
5:30 PM	2	10	1	0	0	12	1	3	0	0
5:45 PM	6	1	3	0	0	17	2	3	0	0

PEAK HOUR	NB-LT	NB-TH	NB-RT	TRUCKS	BUSES	SB-LT	SB-TH	SB-RT	TRUCKS	BUSES
5:00 PM	16	21	5	0	0	51	12	9	0	0
6:00 PM	TOTAL	42	%HV	0.00%		TOTAL	72	%HV	0.00%	

Start Time	Direction EASTBOUND (koko)					Direction WESTBOUND (awa)				
	EB-LT	EB-TH	EB-RT	TRUCKS	BUSES	WB-LT	WB-TH	WB-RT	TRUCKS	BUSES
3:30 PM	0	502	4	1	6	0	297	9	4	3
3:45 PM	0	508	0	4	3	0	259	10	1	6
4:00 PM	0	548	2	1	1	0	287	29	1	4
4:15 PM	0	643	1	2	5	0	273	15	1	4
4:30 PM	0	585	5	2	3	0	260	28	2	4
4:45 PM	0	643	5	0	5	0	271	22	1	6
5:00 PM	0	620	5	0	4	0	269	26	5	2
5:15 PM	0	670	3	2	4	0	255	21	5	5
5:30 PM	0	613	0	0	5	0	248	22	1	3
5:45 PM	0	649	4	0	3	0	287	23	0	5

PEAK HOUR	EB-LT	EB-TH	EB-RT	TRUCKS	BUSES	WB-LT	WB-TH	WB-RT	TRUCKS	BUSES
6:00 PM	0	2552	12	2	16	0	1059	92	11	15
6:00 PM	TOTAL	2564	%HV	0.70%		TOTAL	1151	%HV	2.26%	



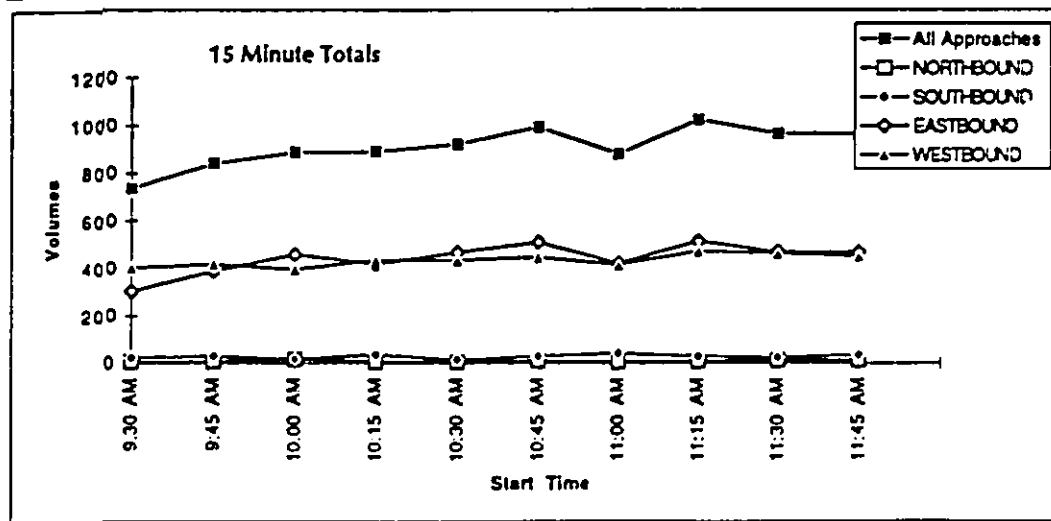
Project: 28.0 Gedatsu Church
 Date: SUNDAY, February 19 1995

Start Time	Direction NORTHBOUND (mauka)					Direction SOUTHBOUND (makai)				
	NB-LT	NB-TH	NB-RT	TRUCKS	BUSES	SB-LT	SB-TH	SB-RT	TRUCKS	BUSES
9:30 AM	6	2	0	0	0	14	3	8	0	0
9:45 AM	5	2	1	0	0	19	2	7	0	0
10:00 AM	10	5	1	0	0	13	1	4	0	0
10:15 AM	4	0	0	0	0	26	3	5	0	0
10:30 AM	4	2	0	0	0	13	0	1	0	0
10:45 AM	6	2	2	0	0	25	2	2	0	0
11:00 AM	4	1	1	0	0	25	4	12	0	0
11:15 AM	6	1	2	0	0	21	2	7	0	0
11:30 AM	9	3	1	0	0	18	1	5	0	0
11:45 AM	5	6	1	0	0	25	2	6	0	0

PEAK HOUR	NB-LT	NB-TH	NB-RT	TRUCKS	BUSES	SB-LT	SB-TH	SB-RT	TRUCKS	BUSES
10:00 AM	24	9	3	0	0	77	6	12	0	0
11:00 AM	TOTAL	36	%HV	0.00%		TOTAL	95	%HV	0.00%	

Start Time	Direction EASTBOUND (koko)					Direction WESTBOUND (ewa)				
	EB-LT	EB-TH	EB-RT	TRUCKS	BUSES	WB-LT	WB-TH	WB-RT	TRUCKS	BUSES
9:30 AM	0	301	1	0	3	0	387	15	1	1
9:45 AM	0	387	1	1	3	0	397	21	1	3
10:00 AM	0	456	1	0	1	0	387	9	0	3
10:15 AM	0	417	1	0	4	0	412	21	0	1
10:30 AM	0	465	1	1	3	0	425	10	2	1
10:45 AM	0	509	1	1	1	0	423	22	1	3
11:00 AM	0	418	1	1	2	0	387	28	1	1
11:15 AM	0	512	1	1	1	0	460	13	1	2
11:30 AM	0	466	1	1	3	0	443	21	1	2
11:45 AM	0	468	1	0	2	0	437	15	0	2

PEAK HOUR	EB-LT	EB-TH	EB-RT	TRUCKS	BUSES	WB-LT	WB-TH	WB-RT	TRUCKS	BUSES
10:00 AM	0	1847	4	2	9	0	1647	62	3	8
11:00 AM	TOTAL	1851	%HV	0.59%		TOTAL	1709	%HV	0.64%	



APPENDIX IV

FLOOD STUDY

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



PATRICK T. ONISH
DIRECTOR

LORETTA K. C. CHEE
DEPUTY DIRECTOR

96-08152
96/FD-9 (MS)

November 27, 1996

Mr. Keith H. Kurahashi
Kusao & Kurahashi, Inc.
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814

Dear Mr. Kurahashi:

Request for Flood Determination
General Flood Plain District
6077, 6085, 6091 & 6095 Summer Street, Honolulu, Hawaii
Tax Map Key: 3-8-03: 12, 42, 62 & 63

This is in response to your request (application and flood study, DLU date-stamped November 18, 1996) for a flood district determination in a General Flood Plain District (Zone A) pursuant to Section 7.10-8 of the Land Use Ordinance.

The determination in your flood study, prepared by the U.S. Army Corps of Engineers (COE), is acceptable. The portions of the subject parcels designated as Zone A are located within a Flood Fringe District with a regulatory flood elevation of 6.2 feet above mean sea level. The remainder of the properties is located in Zone AE (Flood Fringe) with regulatory flood elevations of 4 and 6 feet as shown on the Federal Flood Insurance Rate Map, Panel No. 150001-0125-B.

This flood determination does not imply compliance with zoning and building codes or other applicable regulations. They are subject to separate review and approvals. All proposed work on this site shall be in accordance with Section 7.10-6, Flood Fringe District, of the Land Use Ordinance and the provisions of the National Flood Insurance Program.

Should you have any questions, please contact Mario Siu-Li of our staff at 523-4247.

Very truly yours,

A handwritten signature in cursive script, reading "Patrick T. Onishi".

PATRICK T. ONISHI
Director of Land Utilization

PTO:st
96fd9.msl

cc: Department of Public Works
Building Department

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS (808) 538-6652
FAX (808) 521-4292

December 3, 1996

MEMORANDUM

To: Rev. Shigetaka Okano
Mr. Kunio Honda

From: Debbie Tom *Deb*

Subject: Gedatsu Church of Hawaii
Request for Flood Determination

For your information and files I am submitting a copy of the letter from the Department of Land Utilization determining a General Flood Plain District (Zone A).

Please contact our office should you have any questions or require further information.



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

November 8, 1996

Planning and Operations Division

Ms. Debbie Tom
Kusao and Kurahashi, Inc.
210 Ward Avenue, Suite #124
Honolulu, Hawaii 96814

Dear Ms. Tom:

As requested on November 1, 1996, I am enclosing flood hazard information for properties located at 6095 Summer Street, Honolulu, Hawaii (TMK 3-8-3: 12, 42, 62, and 63). A copy of the Flood Plain Management Services Checklist is also provided for your information.

According to the Flood Insurance Rate Map (FIRM), Panel #150001 0125 C, dated September 4, 1987, the parcels lie in the following zones:

Zone AE: Areas inundated by the 100-year flood with a base flood elevation of 4.0 feet above mean sea level, and

Zone A: Areas inundated by the 100-year flood; base flood elevations and flood hazard factors not determined.

The Zone A designation of the project parcel was determined from coastal flooding (storm surge and wave runup) generated by hurricanes. The Federal Emergency Management Agency used the results from the Corps of Engineers' 1985 report titled "Hurricane Vulnerability Study for Honolulu, Hawaii and Vicinity, Volume 2, Determination of Coastal Inundation Limits for Southern Oahu from Barbers Point to Koko Head," to designate

-2-

coastal Zone A areas shown on the current FIRM. The subject parcel lies between profiles #9 and #10 where the approximate base flood elevation is estimated to be 6.2 feet above mean sea level datum.

In addition, this property is considered to be within the City and County of Honolulu's flood fringe district. Building requirements should conform to standards defined in the City and County of Honolulu's Land Use Ordinance dated August 1993, which is available for review at the Department of Land Utilization (telephone: 523-4247).

This letter also acknowledges receipt of your \$55.00 payment for the information provided.

Sincerely,



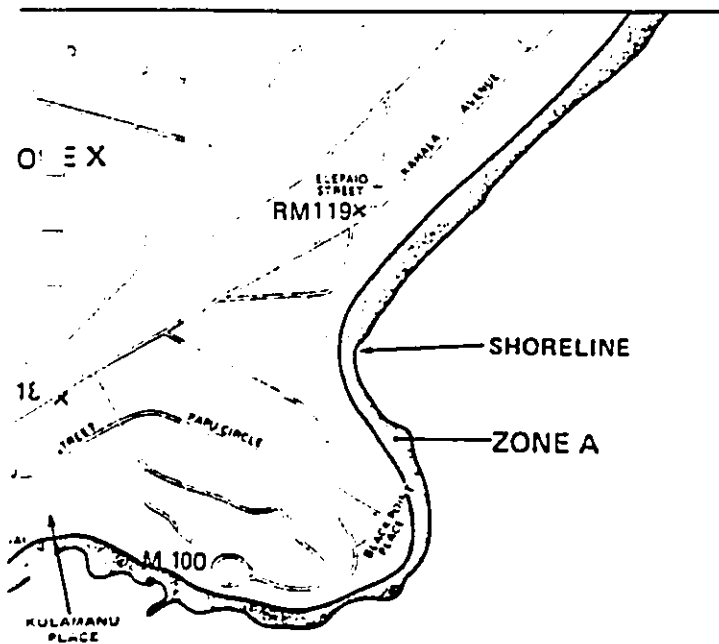
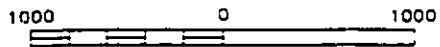
Lawrence O. Muraoka, P.E.
Acting Chief, Planning
and Operations Division

Enclosures

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE IN FEET



NOTE:
COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF THE
SHORELINE SHOWN ON THIS MAP.

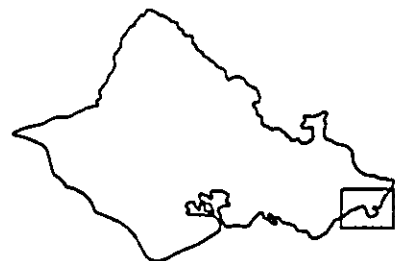
I C O C E A N

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY AND COUNTY OF
HONOLULU,
HAWAII

PANEL 125 OF 135
(SEE MAP INDEX FOR PANELS NOT PRINTED)



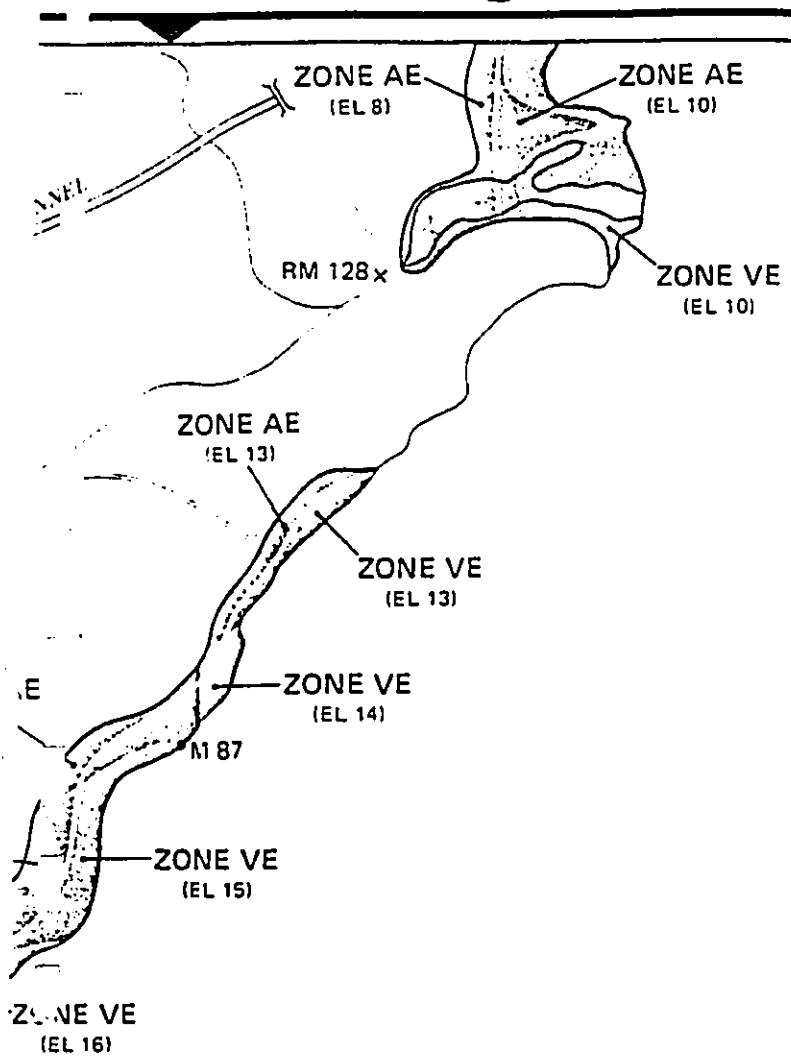
PANEL LOCATION

COMMUNITY-PANEL NUMBER
150001 0125 B

MAP REVISED:
SEPTEMBER 4, 1987



Federal Emergency Management Agency



NOTE:
COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF THE
SHORELINE SHOWN ON THIS MAP.

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



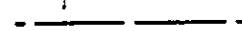
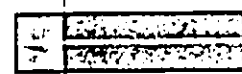
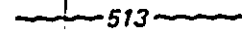
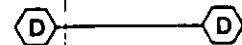
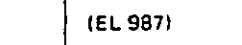

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

- ZONE X** Areas determined to be outside 500-year flood plain.
- ZONE D** Areas in which flood hazards are undetermined.

-  Flood Boundary
-  Floodway Boundary
-  Zone D Boundary
-  Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
-  Base Flood Elevation Line; Elevation in Feet*
-  Cross Section Line
-  Base Flood Elevation in Feet Where Uniform Within Zone*
-  Elevation Reference Mark

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for flood insurance and flood plain management purposes; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside Special Flood Hazard Areas.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

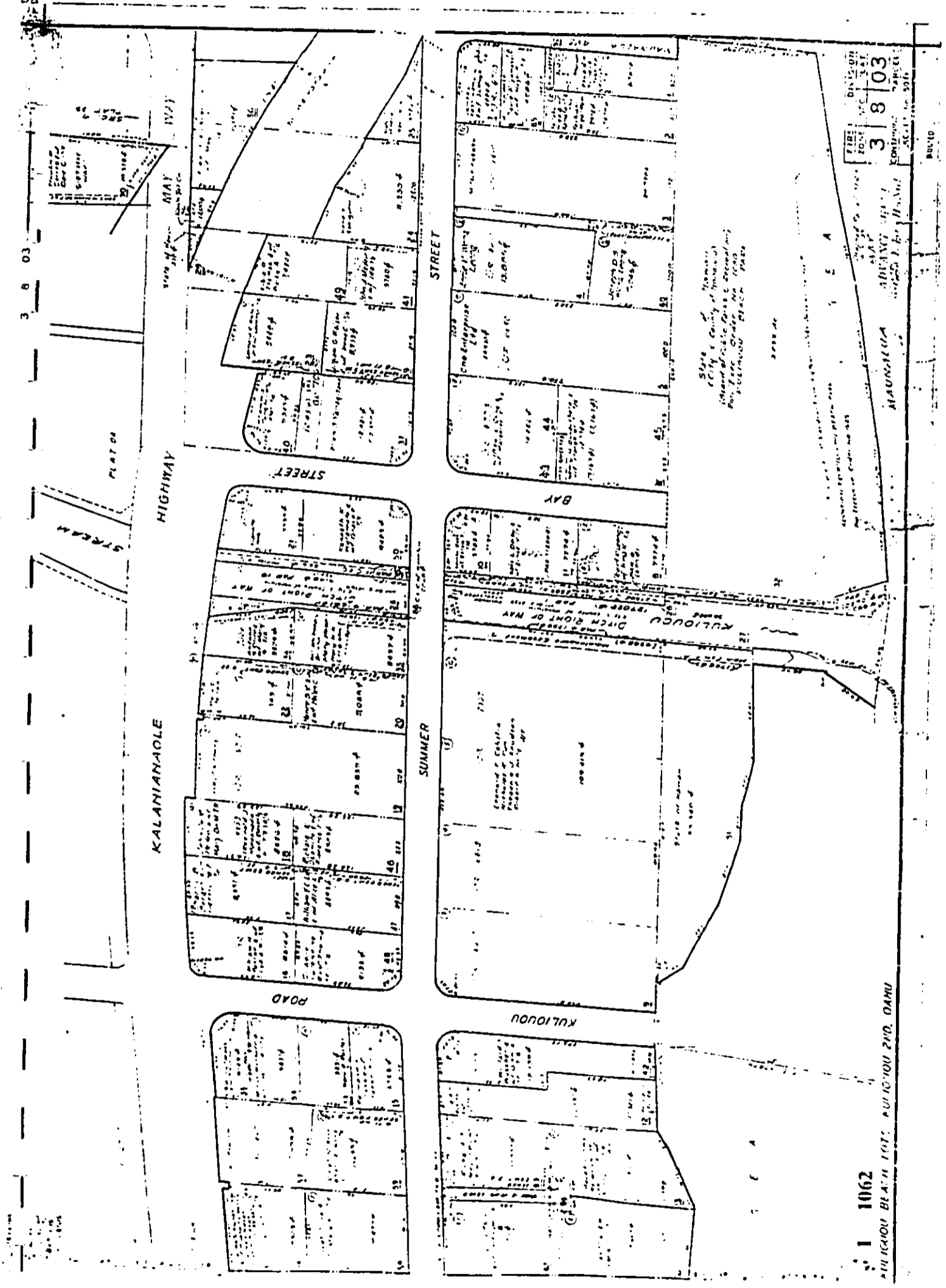
Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

Coastal base flood elevations apply only landward of the shoreline.

Elevation reference marks are described in the Flood Insurance Study Report.

For adjoining map panels see separately printed Map Index.

DOCUMENT CAPTURED AS RECEIVED



HURRICANE VULNERABILITY STUDY
FOR HONOLULU, HAWAII, AND VICINITY

VOLUME 2
DETERMINATION OF COASTAL
INUNDATION LIMITS FOR
SOUTHERN OAHU FROM
BARBERS POINT TO KOKO HEAD

PREPARED FOR
STATE OF HAWAII
DEPARTMENT OF DEFENSE

May 1985



US Army Corps
of Engineers
Pacific Ocean Division

HURRICANE VULNERABILITY STUDY FOR HONOLULU

EXHIBIT A

REFRACTION MODEL GRID

WITH LAND PROFILE LOCATIONS

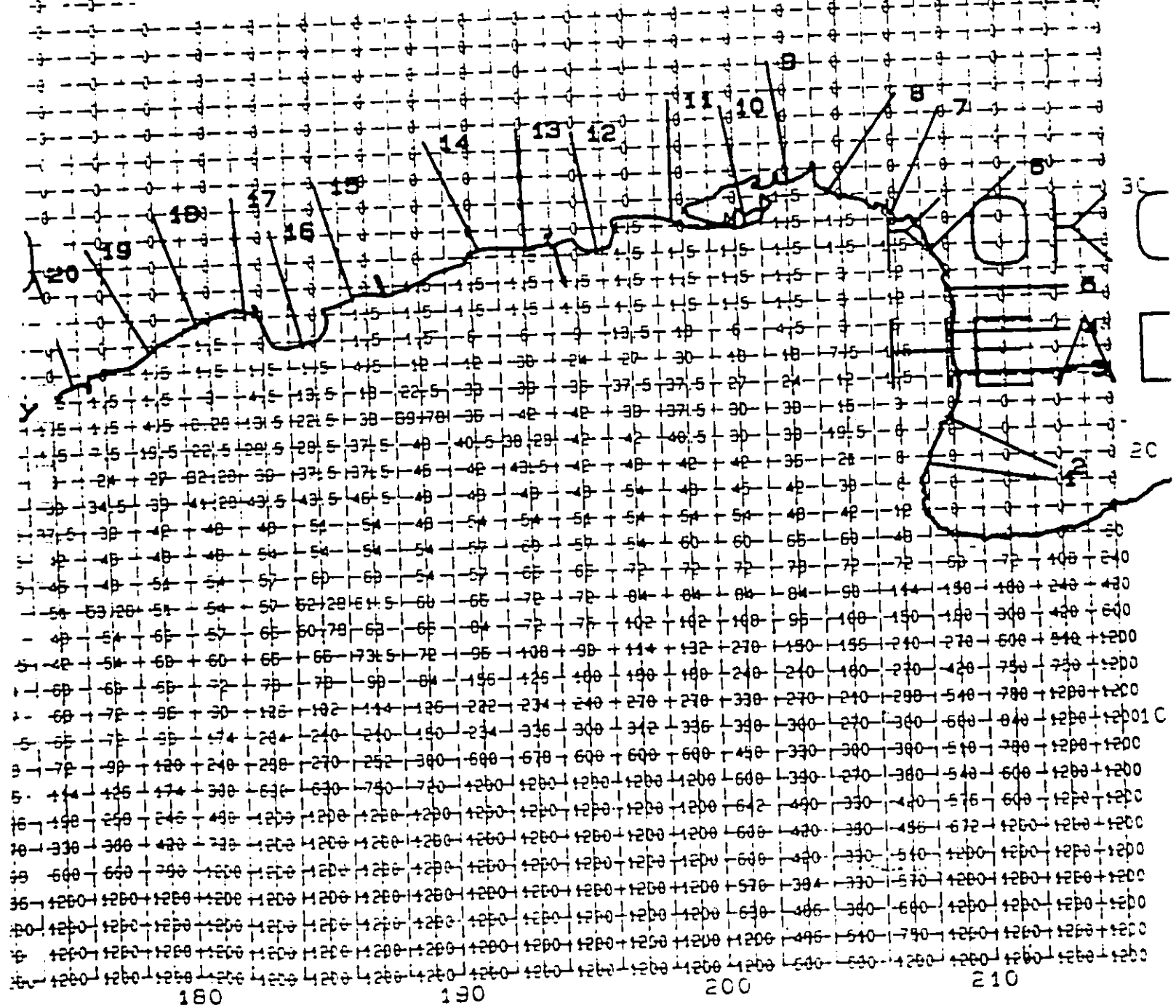


Table 6-4

SUMMARY OF RUN-UP AND FLOOD LIMITS

SCENARIO #3: (SW MODEL)

RUN-UP/INUNDATION LIMITS (Dimensions - feet)					
(MLLW)			(MLLW)		
Profile	Distance	*Elevation	Profile	Distance	*Elevation
1	66	15.0	41	4700	7.5
2	70	15.0	42	4700	7.4
3	75	10.3	43	5100	7.4
4	397	7.4	44	4200	7.7
5	520	7.2	45	5400	7.9
6	1650	6.6	46	5000	8.2
7	708	7.1	47	3000	7.5
8	1200	6.0	48	1000	5.3
9	727	6.9	49	25	15.0
10	2400	7.0	50	17	14.7
11	721	8.3	51	500	7.5
12	315	6.8	52	800	8.6
13	300	7.1	53	2500	6.7
14	67	9.3	54	800	6.3
15	980	7.1	55	16	10.6
16	400	9.0	56	19	12.8
17	203	8.1	57	28	18.8
18	155	7.8	57a	2200	5.8
19	137	9.1	57b	2350	5.3
20	1755	8.0	58	180	6.0
21	1380	7.8	59	3000	10.7
22	1300	7.2	60	800	5.0
23	149	7.7	61	1200	6.5
24	58	10.2	62	1350	6.2
25	45	10.8	63	54	10.6
26	29	11.2	64	88	10.6
27	40	14.9	65	900	7.6
28	110	9.0	66	710	7.3
29	64	10.2	67	53	9.2
30	66	11.8	68	84	9.6
31	66	11.5	69	144	11.6
32	57	11.1	70	50	10.8
33	167	8.6	71	82	9.1
34	266	8.2			
35	237	8.1			
36	200	9.5			
37	356	8.6			
38	242	8.5			
39	212	8.6			
40	5400	8.6			

* SUBTRACT 0.8 FT TO OBTAIN MSL.

ATTN CEPOD-RM-F: Notify ED-PH
(Mr. Steven Yamamoto 438-8866),
upon receipt of signed checklist.

FLOOD PLAIN MANAGEMENT SERVICES CHECKLIST

Customer's name: DEBBIE TOM
Agency or Firm: KUWAO, KURAHASHI, INC.
Mailing Address: 210 WARD AVE ST. 124 HON 96814
Tax Map Key: _____
Phone Number: 538 6452 FAX 521 4292

DESCRIPTION OF WORK

- Reproduction Services (non-site specific):
 - provide photocopies of readily available data (i.e. Flood Insurance Rate Maps (FIRM), Flood plain Regulations, Pamphlets or other requested information as indicated below.)
 - other: _____

Site Specific Flood Hazard Analysis:
 Site address: 6025 SUMNER ST.
 Tax Map Key (TMK): 3-B-3: 12, 42, 62, 63

- locate site using TMK maps;
- reduce/enlarge TMK map to FIRM scale;
- locate site on appropriate FIRM and provide a copy;
- describe flood zone designations.
- Topographic Maps/Surveys:
 - research available data from previous Corps of Engineer studies and provide photocopies of maps, survey information or requested information as indicated below.)
 - other: _____

Hydrologic Data:

- research readily available data and provide discharges, run-off volumes, frequencies, lag-times or requested information as indicated below.

- other: _____

Hydraulic Data:

- research readily available data and provide depth of flooding, flood profiles, "n-values," velocities or requested information as indicated below.

- other: _____

Floodproofing and Evacuation Plan:

- provide specific nonemergency flood proofing advice and assistance on any proposed or existing structure, and/or efforts to assist in the development of permanent flood evacuation plans

HEC-2 Data Files/Work Maps:

- research available data for HEC-2 information and work maps and provide photocopies of the following items:

Impacts of Proposed Development on Flood Plain:

- provide guidance and interpretation of technical data related to specifically considered or proposed flow modifications (i.e. channelization or drainage plans);

- provide site planning assistance for specific development proposals on a small scale (i.e. shopping centers, bridges or housing developments.)

2. By my signature, I reaffirm my request and agree to provide the attached payment in the amount of \$ 55⁰⁰ for the services checked in the above listing. Please make check payable to "FAO-USAED, PACIFIC OCEAN" and provided to Disbursing Officer, U.S. Army Corps of Engineers, Pacific Ocean, Building 230, Fort Shafter, Hawaii 96858-5440.

Keith H. Kulkarni
Signature of requester

10/31/96
Date