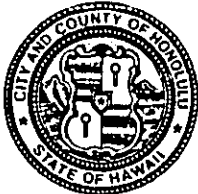


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



RANDALL K. FUJIKI, AIA
ACTING DIRECTOR

RECEIVED

LORETTA K.C. CHEE
DEPUTY DIRECTOR

'00 FEB -8 P3:21

1999/SMA-87(ask)

February 4, 2000

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Ms. Salmonson:

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

Recorded Owner/
Applicant : Queen Liliuokalani Trust
Agent : PBR Hawaii
Location : Lokoea Place, Haleiwa, Oahu
Tax Map Keys : 6-2-3: 2 (por.), 6, 8, 9, and 31 (por.)
Request : Special Management Area Use Permit
Proposal : Construction of a New Childrens Center
Determination : A Finding of No Significant Impact is
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii 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 Final EA. If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Randall K. Fujiki".

RANDALL K. FUJIKI, AIA
Acting Director of Planning
and Permitting

RKF:lg
Enclosures

DN24436

17

2000-02-23-0A-FEA-

FEB 23 2000

FILE COPY



Queen Lili'uokalani Children's Center

Windward Unit - Hale'iwa Office

FINAL ENVIRONMENTAL ASSESSMENT



Queen Lili'uokalani Trust

Prepared for Kauahikaua & Chun/Architects
By PBR Hawai'i

January 2000



Queen Lili'uokalani Children's Center

Windward Unit - Hale'iwa Office

00 JAN 28 PM 2:34

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

FINAL ENVIRONMENTAL ASSESSMENT



Queen Lili'uokalani Trust

Prepared for Kauahikaua & Chun/Architects
By PBR Hawai'i

January 2000

QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment

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QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment

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1.0 INTRODUCTION

This environmental assessment is prepared in accordance with Chapter 25, *Revised Ordinances of Honolulu* for a Special Management Area Use Permit for the proposed Queen Lili'uokalani Children's Center (QLCC), Windward Unit, Hale'iwa Office.

1.1 PROJECT SUMMARY

Project Name: Queen Lili'uokalani Children's Center
Windward Unit, Hale'iwa Office

Applicant: Queen Lili'uokalani Trust

Landowner: Queen Lili'uokalani Trust

Location: Lokoea Place, Hale'iwa, O'ahu, Hawai'i

Tax Map Key: 6-2-03: 02 (por.), 06, 08, 09, 31 (por.)
Proposed improvements on 6-2-03: 09 and 06

Existing Use: Disturbed vacant land previously used as single-family homesites;
one single-family dwelling currently used as a caretaker's cottage.

Proposed Use: Queen Lili'uokalani Children's Center Office Building (Meeting
Facility), Parking Lot, Hula Pa (earth mound), Hālau (Pavilion),
(Halau Wa'a) Canoe Shed.

Project Area: Approximately 2.5 acres

Land Use Designations: ·State Land Use: Urban
·Development Plan: Residential
·Zoning: R-5 Residential

SMA: The subject property is in the SMA

Actions Requested: ·Compliance with Chapter 25, *Revised Ordinances of Honolulu*
·SMA Use Permit
·Conditional Use Permit (minor) - Office/Meeting Facility
·Conditional Use Permit (minor) - Off-site Parking Lot
·Haleiwa Special District Permit

Approving Agency: City and County of Honolulu Department of Planning and Permitting

**QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment**

1.2 LOCATION

The site of the project is at Hale'iwa, O'ahu, within the City and County of Honolulu North Shore District (Figure 1). The property is located inland from Waialua Bay and mauka of Kamehameha Highway and is accessed from Lokoea Place off of the highway.

1.3 LAND OWNERSHIP

The landowner is the Queen Lili'uokalani Trust. The property consists of several parcels identified as TMK: 6-2-3: Por. 02, 06, 08, 09, Por. 31 (First Division) and contains approximately 2.5 acres (Figure 2).

1.4 IDENTIFICATION OF THE APPLICANT

1.4.1 Queen Lili'uokalani Trust

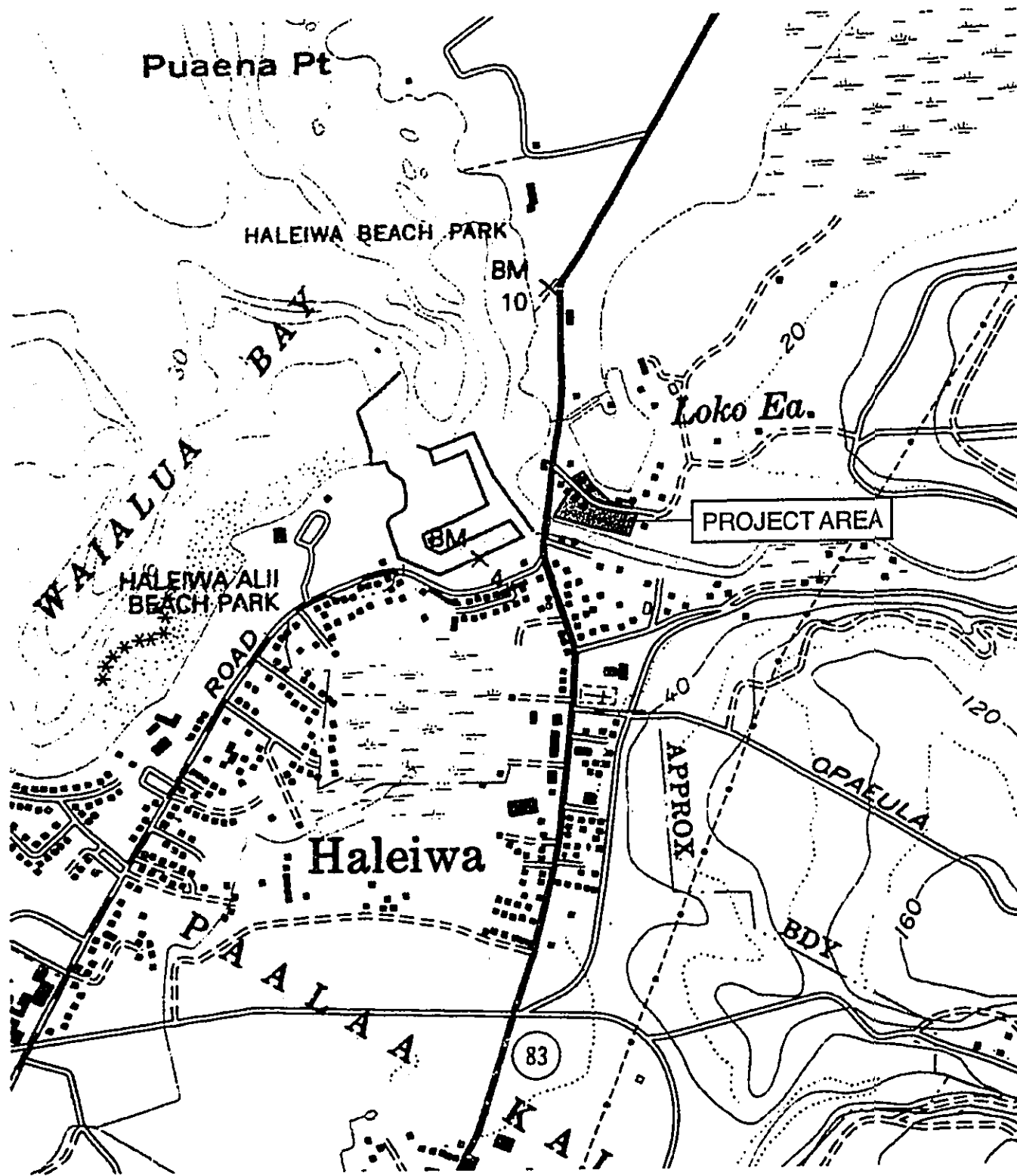
Born in 1839, Queen Lili'uokalani was an eye-witness to the rapid social dislocation of the Hawaiian people. She was the last reigning monarch of Hawai'i having been deposed by wealthy white planters and businessmen in 1893. Imprisoned, brought to trial for opposing a Western oligarchy, and later acquitted, she devoted the rest of her life to the welfare of the Hawaiian people.

The Queen Lili'uokalani Trust (QLT) was established in 1909 "... for the benefit of orphan and destitute children in the Hawaiian Islands, the preference to be given to Hawaiian children of pure or part aboriginal blood." The corpus of the trust consists of real estate principally on the islands of O'ahu and Hawai'i.

There are ten Queen Lili'uokalani Children's Center (QLCC) Units statewide with the administrative headquarters located at Hālonā Street in the Pālāma district of Honolulu. Since the establishment of the Trust, more than 250,000 beneficiaries have received services. In 1997, the Trust assisted 6,369 Hawaiian families with housing, clothing, child care, and counseling assistance. Some 75 percent of the children served were under 12 years of age. Services consist of support in educational endeavors, direct financial assistance and encouragement of self-esteem through cultural awareness. Children are helped to understand and bridge traditional Hawaiian and Western systems, enabling them to make informed choices and to succeed according to their own values. The organization's initiatives are child-focused, community-based, locally directed, and implemented collectively, to make the most effective use of limited resources. Since family and community share responsibility for raising children, the Children's Center works with them to protect, nurture, and encourage the *keiki* — the future of Hawai'i.

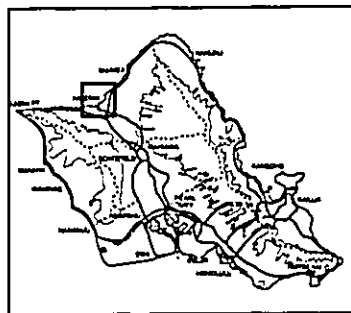
1.4.2 Queen Lili'uokalani Children's Center - Windward Unit

The Windward Unit is currently operating from offices located at 53-516 Kamehameha Highway in Punalu'u. The Unit services the Windward O'ahu communities from Kahalu'u (Hygenic store) to Ka'ena Point. The Windward Unit has operated from the Punalu'u area since the early 1970s. The caseload has increased significantly since that time. A temporary office at Waialua currently serves the target area from Sunset Beach to Ka'ena Point. Once built, the proposed Hale'iwa Office will be a permanent satellite of the Windward Unit and will serve the target area.



LEGEND

 Project Area



Source: USGS Haleiwa Quad Map

3

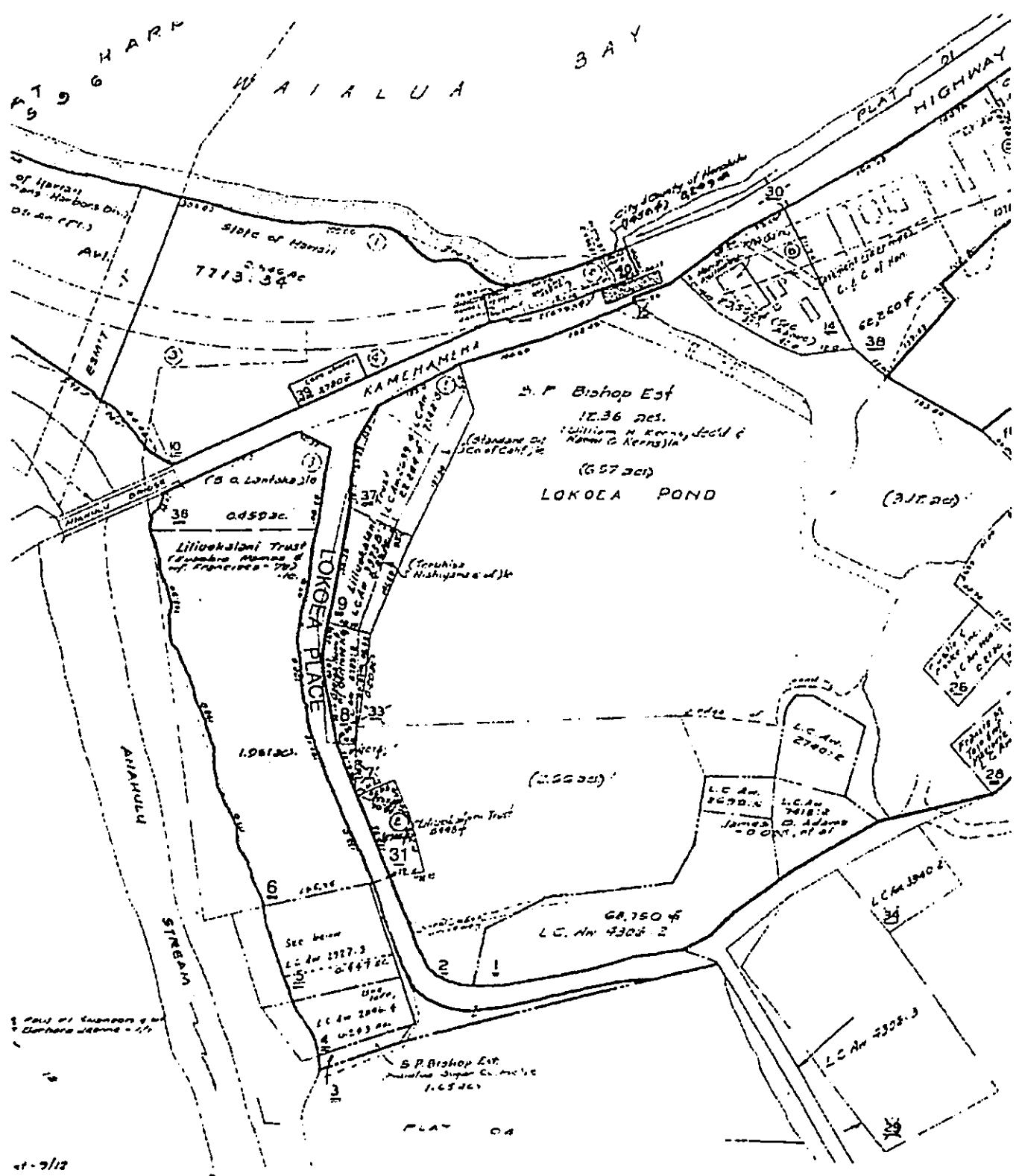
FIGURE 1
Location Map

Queen Lili'uokalani Children's Center
Windward Unit - Hale'iwa Office



November 1999





11-9/12

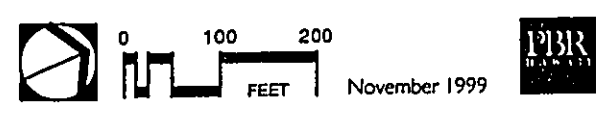
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FIRST DIVISION		
ZONE	SEC.	PLAT
6	2	03
CONTAINING PARCELS		
SCALE: 1 in. = 100 ft.		

LEGEND

Project Area

FIGURE 2
 Tax Map Key / Land Ownership Map
 Queen Lili'uokalani Children's Center
 Windward Unit - Hale'iwa Office



QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
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1.5 IDENTIFICATION OF APPROVING AGENCY

The City and County of Honolulu Department of Planning and Permitting is the approving agency.

1.6 IDENTIFICATION OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED

In the course of planning for this project, agencies (or agency documents), community individuals and organizations were consulted and/or provided information for the preparation of this environmental assessment.

City and County of Honolulu Agencies

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

State of Hawai'i Agencies

Department of Business, Economic Development and Tourism, State Office of Planning
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources - Commission on Water Resource Management
Department of Land and Natural Resources - Historic Preservation Division
Department of Transportation
Land Use Commission
Office of Environmental Quality Control

Federal Agencies

Federal Emergency Management Agency
U.S. Department of the Army
U.S. Department of the Interior, Fish and Wildlife Service

Community Individuals and Organizations

Alfred and Roberta AhLoo
Al Akona
Elisa Amantiad
Gloria and Leif Anderson
Jimmy Awai
Kanani Awai
Keith Awai
Kimo Awai
Helen Bajo
Kalei Bajo

QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment

Theresa Barron
Nona Chaney
Nalani Channel
Michele Cluck
Margie Eguchi
Patricia Elg
Paulette Enesi
Sumu Enaena
Connie Foresmdorf
Lina Foster
Susan Fujioka
Mrs. Gamiao
Dan Gora
Mari Hartmann
Kalani Harvest
Cheryl and Lōkāhi Herrod
Betty and Jack Jenkins
Rachel Kawahakui
Michelle Kihei-Sterling
Joe Lazar
Gladys Awai Lennox
Ursula Makaiwi
Malia Mason
Peter Miner
Denise Nakahara
Linda Nakasono
Jacob Ng
Lloyd O'Sullivan
Nadine Pactol
Tisha Ponciano
Kahu Saffery
Gina Sanchez
Rita Sanchez
Hynie Weed Sato
Warren Scoville
Ronnie Sniffen
Jodi and Matt Suyat
Troy and Sati Uli'i
North Shore Neighborhood Bd. No. 27
Kamehameha Schools Bernice Pauahi Bishop Estate

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2.0 PROJECT DESCRIPTION

The description of the proposed Children's Center, construction activities, and preliminary development timetable and approximate development costs are described in this section.

2.1 BACKGROUND INFORMATION

2.1.1 Description of the Property

The property owned by QLT consists of the five land parcels (TMK: 6-2-3: Por. 02, 06, 08, 09, Por. 31) (Figure 2) with a total area of approximately 2.5 acres. Lokoea Place, a narrow private roadway, bisects the project site and separates Parcel 06 from the other parcels (09, 08, Por. 02, and Por. 31) which are contiguous to each other. Access to the site is from Lokoea Place off of Kamehameha Highway which is approximately 160 feet makai and west of the project site. The project site is generally flat and ranges from 5 to 10 feet mean sea level (MSL) in elevation.

Summary Parcel Descriptions

TMK Parcel	Land Area	Existing Condition	Proposed Use
6-2-03: 06	1.9 acres	Vacant [Anahulu Stream is adjacent at the southern property boundary]	10-stall Parking lot; Canoe Shed Hula Halau Pavilion Hula Pa (Mound) Open space
6-2-03: 09	10,890 sq ft	Vacant	Office Building (Meeting Facility), Septic/Leach Field System
6-2-03: 08	8,712 sq ft	Single-family dwelling (960 sq ft); Garage/storage (880 sq ft); Lawn [Previously owned by Niimi family]	Remain as QLCC Caretaker's Cottage
6-2-03: 02 (por.)	1,674 sq ft	Vacant	Open space
6-2-03: 31 (por.)	4,324 sq ft	Vacant	Open space

There is a fenced buffer at least 30 feet wide between the northern parcels (Parcels 9, 8, 2 (por.) and 31 (por.) and Lokoea Pond. This 30-foot narrow strip of adjacent land and Lokoea Pond are owned by Kamehameha Schools.

Maps, including the USGS Hale'iwa Quad Map, City and County land use maps (1988) show as many as seven single family dwellings on the 2.5 acre project site.

2.1.2 Surrounding Land Uses

Existing land uses surrounding the site include commercial businesses, residential homes and open space. Lokoea Pond is located to the north and Anahulu Stream is to the southwest, to the northwest are commercial businesses including surf shops and a service station. Kamehameha Highway fronts

QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
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these businesses. Makai of and beyond Kanehameha Highway is a retail surf shop and State of Hawai'i land fronting the Hale'iwa Small Boat Harbor. Other land uses in the surrounding area include other residential homes, and other commercial retail and service businesses.

2.2 PROJECT DEVELOPMENT GOALS AND OBJECTIVES

The proposed QLCC Windward Unit - Hale'iwa Office will serve the geographic region between Sunset Beach and Ka'ena Point, including the communities of Hale'iwa, Waialua, Mokolē'ia, Waiimea and Sunset Beach. QLCC estimates that there are approximately 6,500 Hawaiians residing in the Windward O'ahu area, including 3,580 children. Approximately 21 percent (or 1,395) of the Windward population reside in the target area which will be served by the proposed Hale'iwa Office.

Presently a temporary office has been set up at Waialua, however, the facility is inadequate for the programs offered by QLCC. Moreover, the distance of traveling to the Windward Unit's Punalu'u Office has limited a larger number of beneficiaries living in the target area from participating in cultural and recreational activities offered by the Children's Center.

In 1998, the Windward Unit served 402 children including 51 (or 12.7 percent) from the Sunset Beach to Ka'ena Point area. The development of the new facility at Hale'iwa would better serve the existing clients with a goal of reaching a larger number of presently unserved children and their families.

To reach its goal, the proposed Hale'iwa Office will provide a facility in a central location in the target area. The facility will consist of a one-story wooden building (1,914 square feet) and a ten stall parking lot. Ancillary improvements will include a landscaped lawn with traditional plant materials for use in cultural practices, a hula hālāu platform and pavilion, and a canoe shed. The nature of working with children and families requires a comfortable residential setting close to home, therefore, spaces are designed with a residential feeling to create a friendly and positive environment, rather than an institutional setting.

2.3 SERVICES PROVIDED BY THE CHILDREN'S CENTER

The Children's Center is a social service provider focused on child welfare and care. The Children's Center currently provides family/individual counseling as well as supplemental financial assistance to Hawaiian families. Enrichment group meetings are to be conducted at the office and occasional special events (celebrations) are planned with children, their parents and families, and the community.

The Children's Center plans to expand the enrichment groups and provide a variety of programs. These programs will have a cultural, educational, and recreational focus and include activities such as Hawaiian gardening, nutrition, hula classes, canoe activities, and crafts. Emphasis will be focused on cooperative work and community building projects. An existing QLCC program is the cultivation of taro lo'i in Hale'iwa. Though it is located offsite, this program will be strengthened through the establishment of the permanent Children's Center proposed in this document.

In addition, the Children's Center facilities will be made available to local community and Hawaiian organizations to hold meetings, as it customarily does at its various other locations.

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2.4 DESCRIPTION OF CHILDREN'S CENTER

The proposed facilities are intended as a permanent home for the Children's Center. The facilities will be utilized for recreational, social and multi-purpose uses. A Conceptual Site Plan by Kauahikaua & Chun/Architects is shown in Figure 3.

- Recreational Use. Indoor spaces (e.g. conference room and lanai) in the Office Building will be an integral part of the program for group meetings and as play areas for young children. The anticipated outdoor activities include hula practices and play activities. Children are involved in supervised play activities during parental counseling sessions. more vigorous hula activities which has traditionally been part of the Children's Center program.
- Social Use. Social interactions between children, family members and staff occur at many levels in the Children's Center. Social functions may include educational and cultural presentations, group support sessions and holiday celebrations involving larger groups.
- Multi-Purpose Use. The proposed facility will continue the tradition of the Children's Center's as a multi-purpose facility. The facility is expected to be used for the following purposes: 1) Play area for groups of children, 2) study center for students, 3) classroom for lectures; 4) dining area for staff and families; 5) reception room for celebrating Halloween, Christmas, and Queen Lili'uokalani's birthday (in early September). Celebrations include groups ranging from 12 to 60 individuals and the duration of the events range from 4 to 8 hours.

2.4.1 Project Design

The proposed Children's Center has a residential design to create a comfortable family-oriented environment. The facility will benefit the community by providing the following:

- A "neutral" place for identifying, discussing, and resolving crises in the family or community;
- An opportunity for QLCC staff to provide more connectivity with community services of the Lili'uokalani Trust and other agencies working in the Hawaiian community; and
- A place for the teaching of Hawaiian values and culture, such as ho'oponopono.

The residential design maintains a maximum amount of open space.

2.4.1.1 Alternate Site Plan

The proposed QLCC Haleiwa office building does not comply with the setbacks of an R-5 lot for "non-residential uses". The building was designed in accordance with the setbacks for "residential use" (Figure 3A).

An alternate site plan (Figure 3B) shows how the required yard setbacks (30 ft. front and 15 ft. side and rear) can be met; however, the applicant is requesting an exemption from the required setbacks for the following reasons:

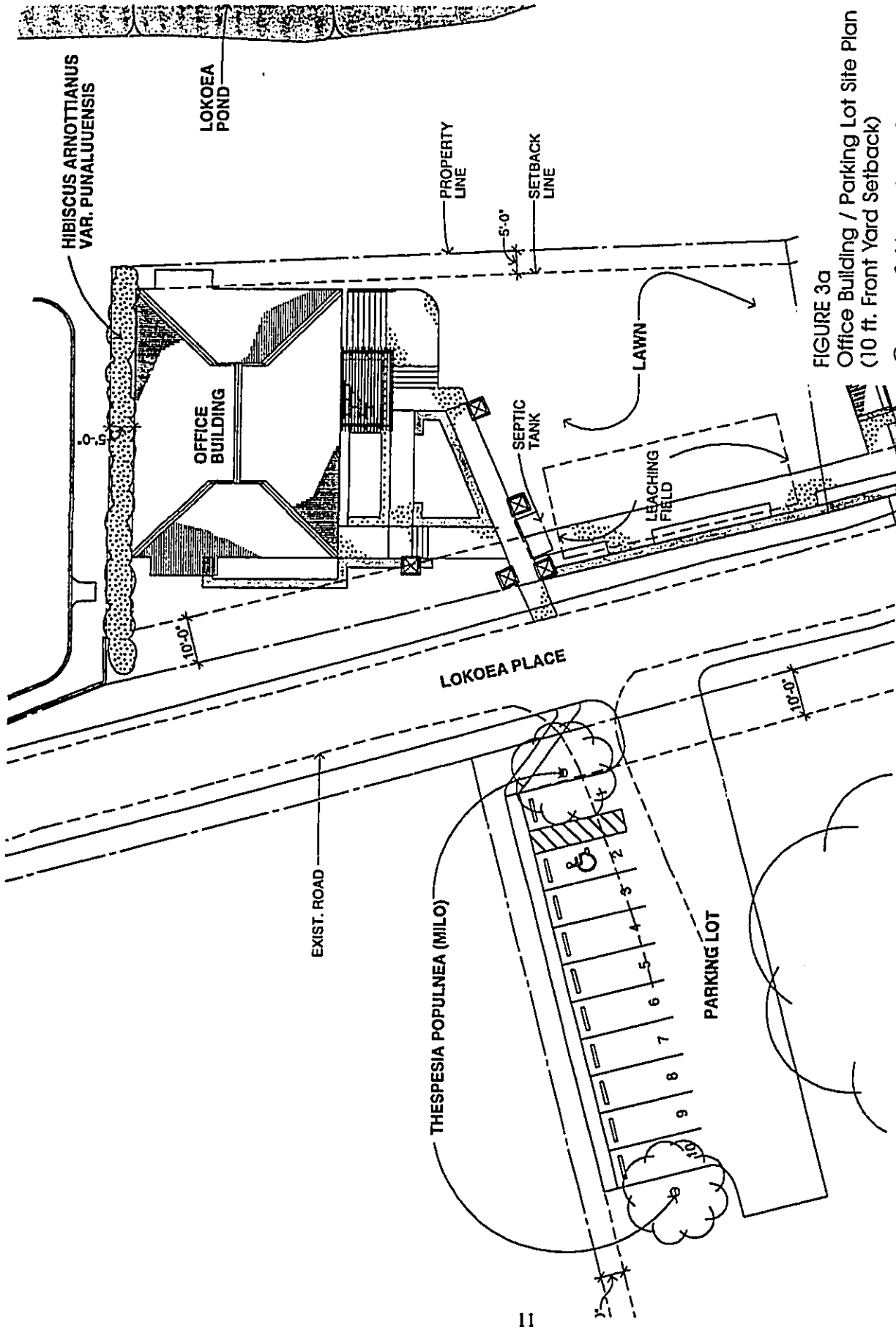


FIGURE 3a
Office Building / Parking Lot Site Plan
(10 ft. Front Yard Setback)

Queen Lili'uokalani Children's Center

Windward Unit - Hale 'Iwa Office



January 2000



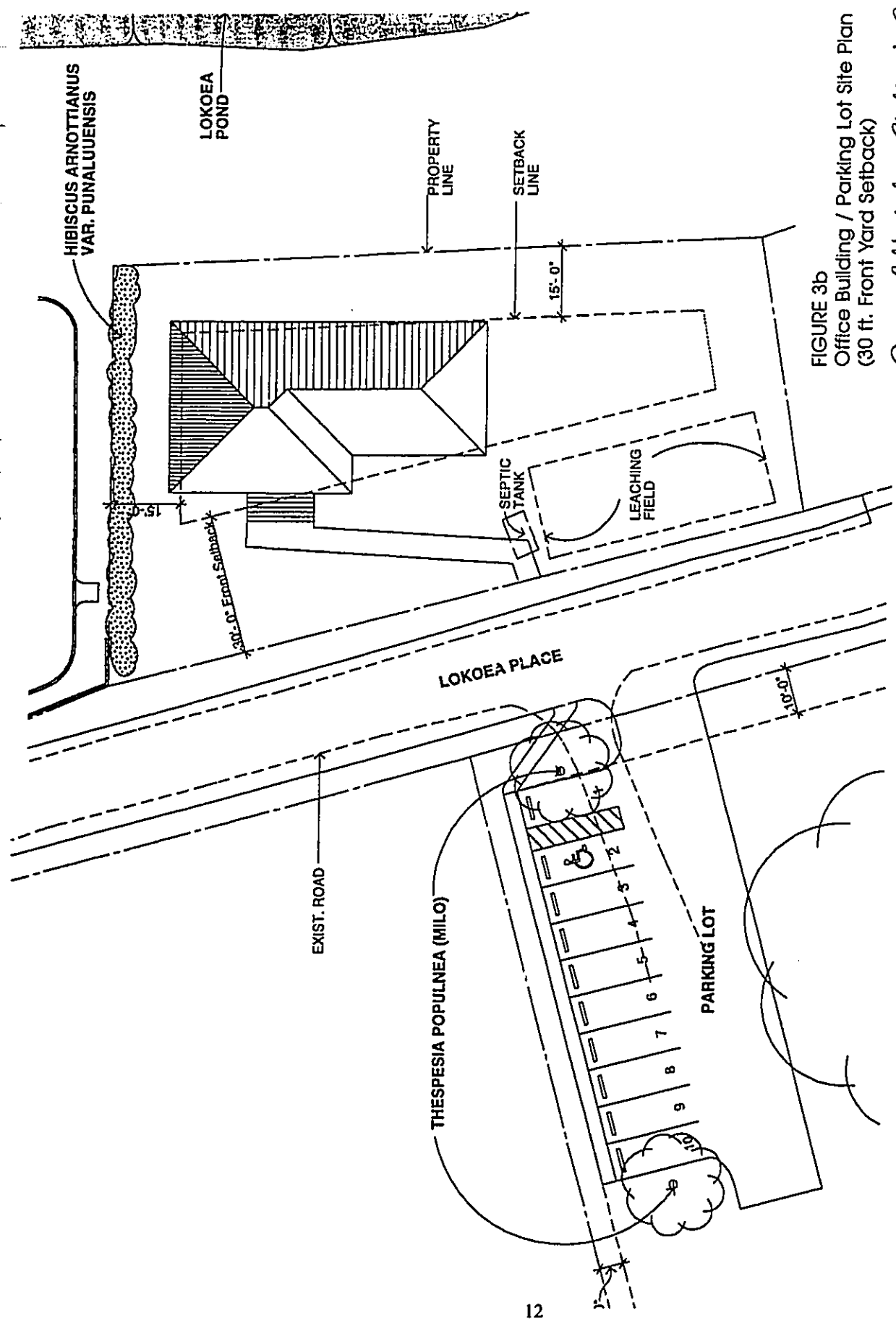


FIGURE 3b
 Office Building / Parking Lot Site Plan
 (30 ft. Front Yard Setback)

Queen Lili'uokalani Children's Center

Windward Unit - Hale'iwa Office

PBR
 HAWAII

January 2000



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- a. The proposed Haleiwa office building with the residential setbacks does not adversely impact the surrounding properties;
- b. More open space can be preserved as well as those views of Lokoea Pond if the building with the residential setbacks (as proposed) are allowed.
- c. The required R-5 non-residential yard setback (30 front, 15 side and rear) creates a hardship by reducing the buildable area of the property to about 3,500 square feet with the widest depth of buildable area at approximately 40 feet and the narrowest depth of approximately 18 feet.

2.4.2 Project Components

The components of the project include an office building (meeting facility), parking lot, lawns, and ancillary structures including a hula hālau pavilion and canoe shed. The existing onsite dwelling will not be altered and will continue to be used as a caretaker's cottage.

2.4.2.1 Office Building (Meeting Facility)

The single-story Children's Center building is residential in scale and will be approximately 1,914 square feet. The maximum height of the building will be 22 feet. The building will include offices, reception/clerical space, waiting area, conference room, kitchen, toilet/shower, storage areas and lanai. Architectural plans are shown on Figures 4, 5, 6A and 6B.

Offices. Three offices are provided for social workers or community service worker.

Reception/Secretary and Waiting Areas. Clerical space will be equipped with desks for a secretary. The waiting area will seat four people.

Conference Room. The conference room is for meetings and small social gatherings (i.e., celebration of the Queen's birthday). The room is for use by the staff and will also be available to the community.

Lanai. The lanai will be adjacent to the conference room and will be used for children's and/or parent's group activities. It will also extend the conference room for larger social functions.

Kitchen. The kitchen is intended to be used by the QLCC staff as a lunchroom.

Bathrooms. A toilet/shower and toilet are provided.

The Office Building (Meeting Facility) is designed with a ramp for access by persons with disabilities.

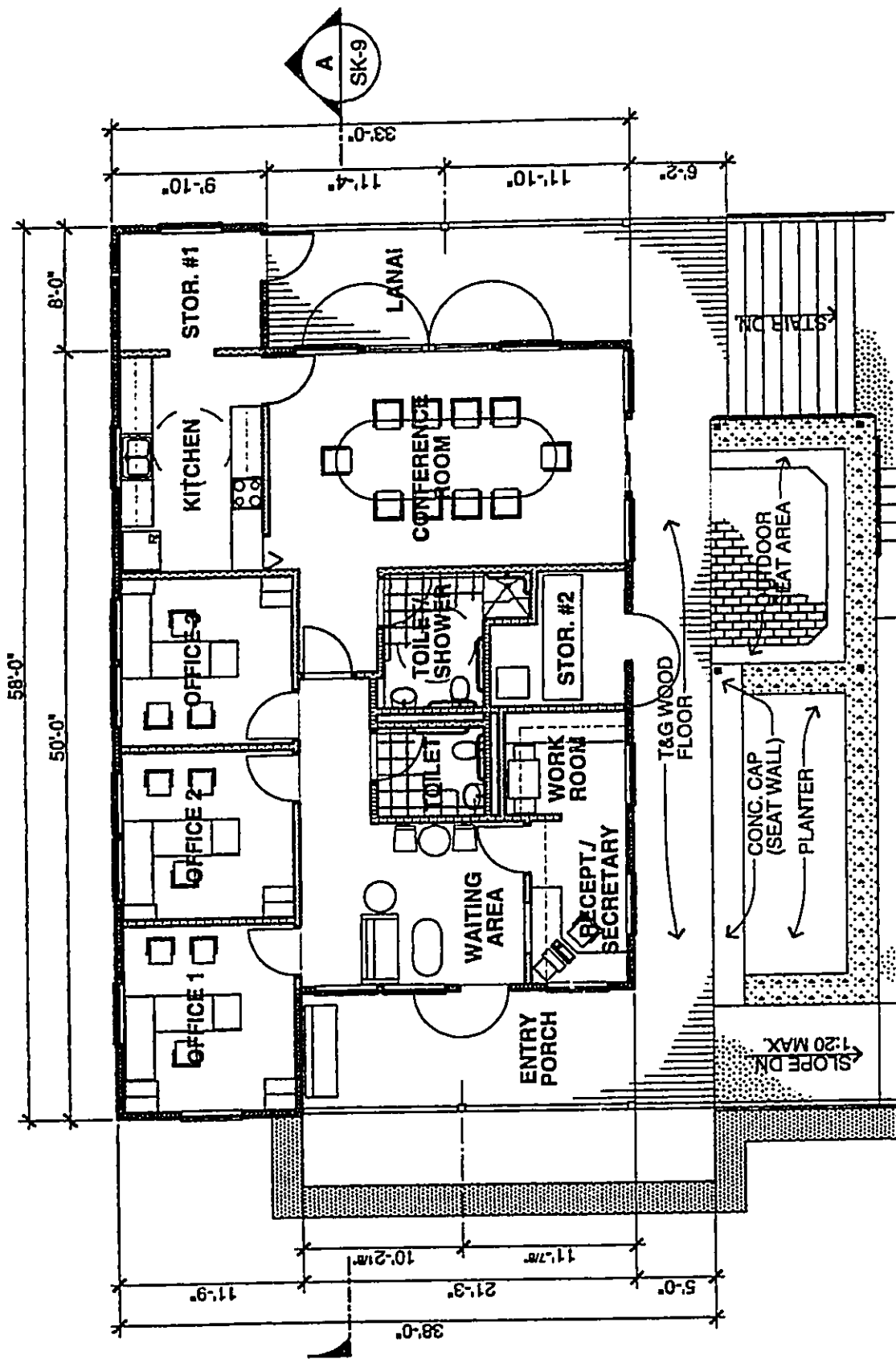


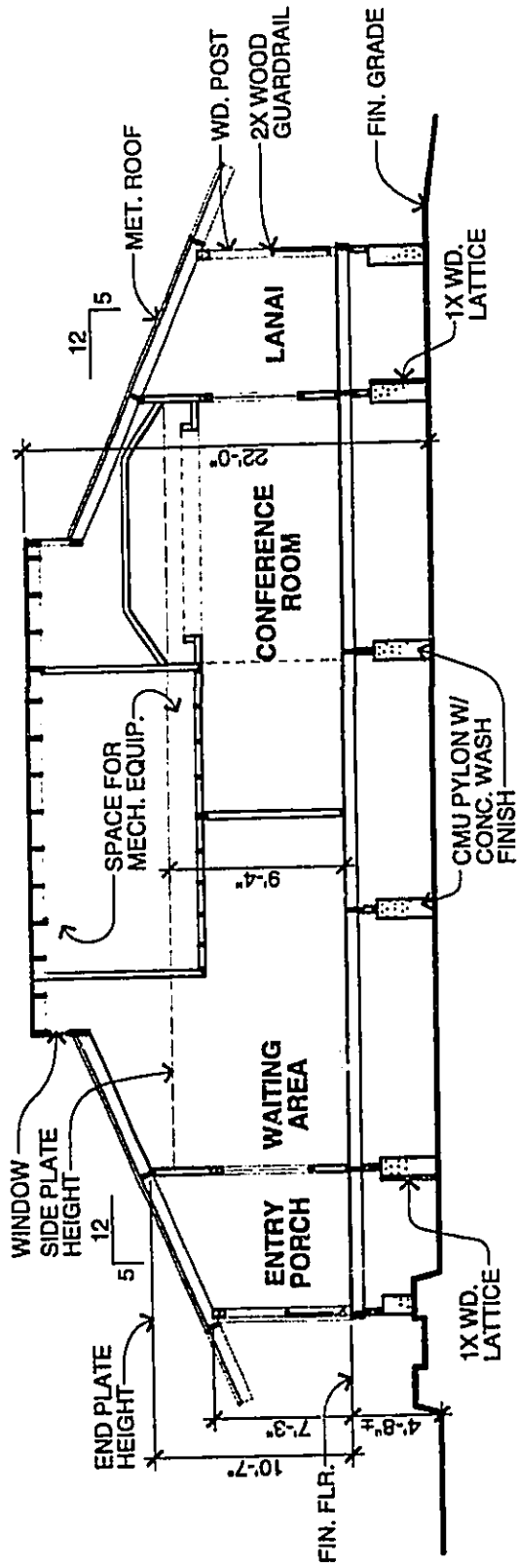
FIGURE 4
 Floor Plan
Queen Lili'uokalani Children's Center
 Windward Unit - Hale'iwa Office

FLOOR PLAN
 SCALE: 1" = 10'-0"

Source: Koussikou & Chun/Architects



November 1999



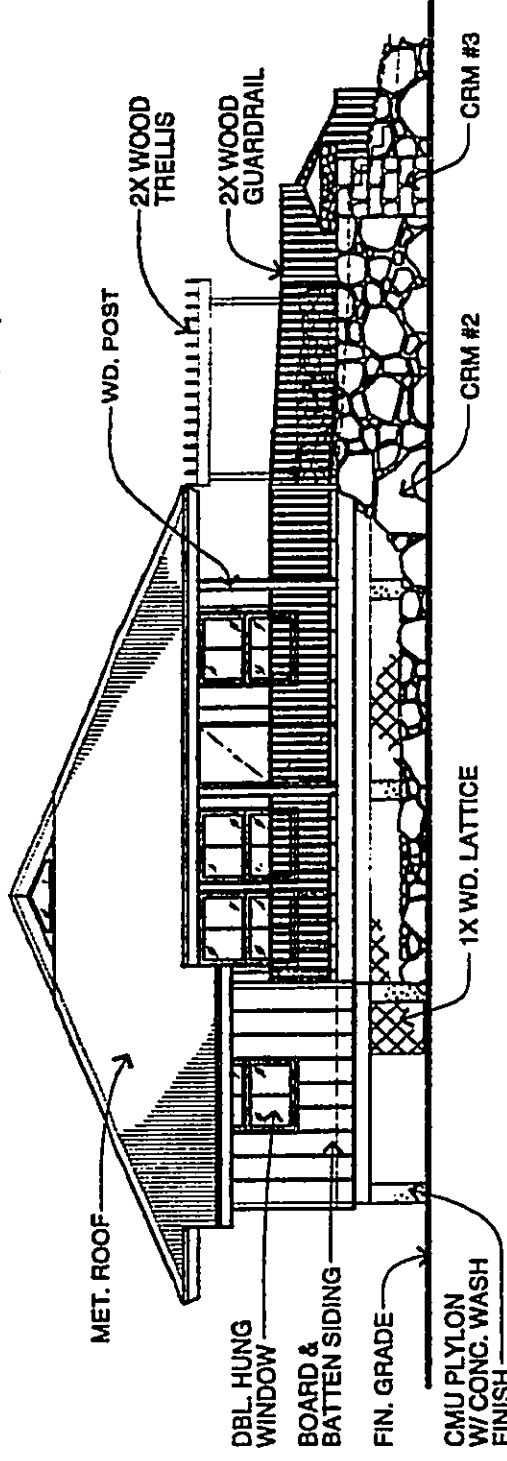
BUILDING SECTION 'A'
 SCALE: 1" = 10' - 0"

FIGURE 5
 Building Section
 Queen Lili'uokalani Children's Center
 Windward Unit - Hale Iwa Office



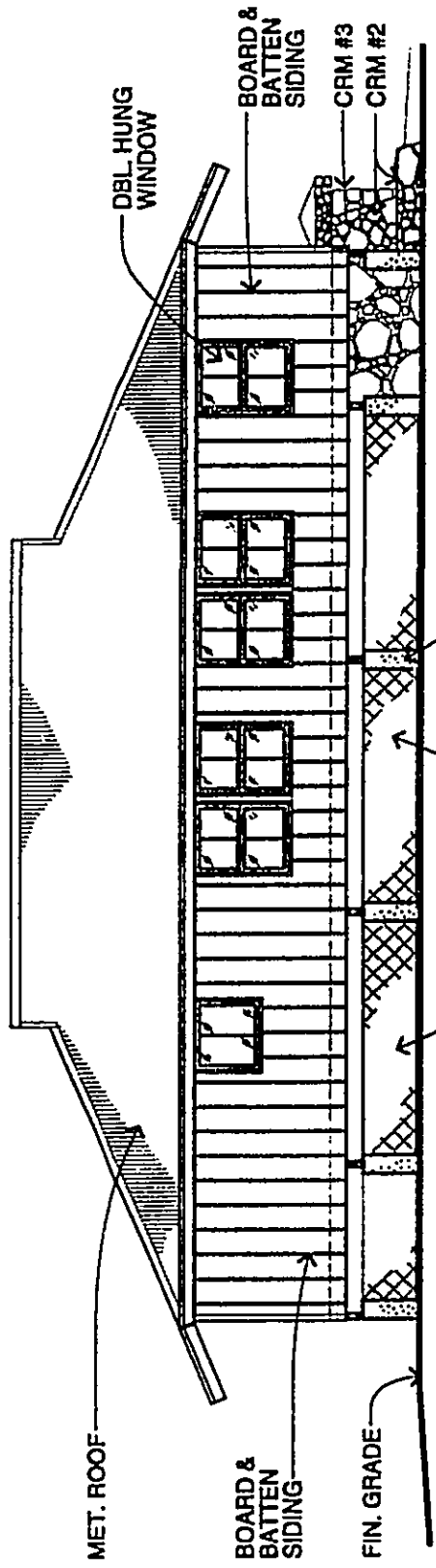
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Source: Kawahikoua & Chun/Architects



WEST ELEVATION

SCALE: 1" = 10'-0"

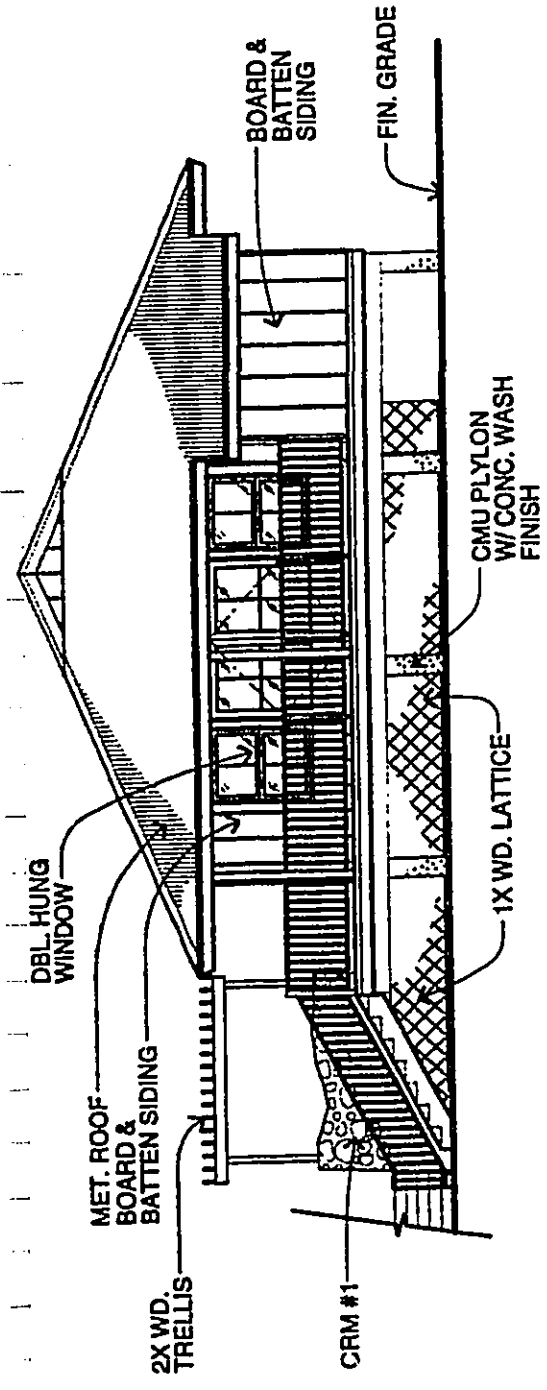


NORTH ELEVATION

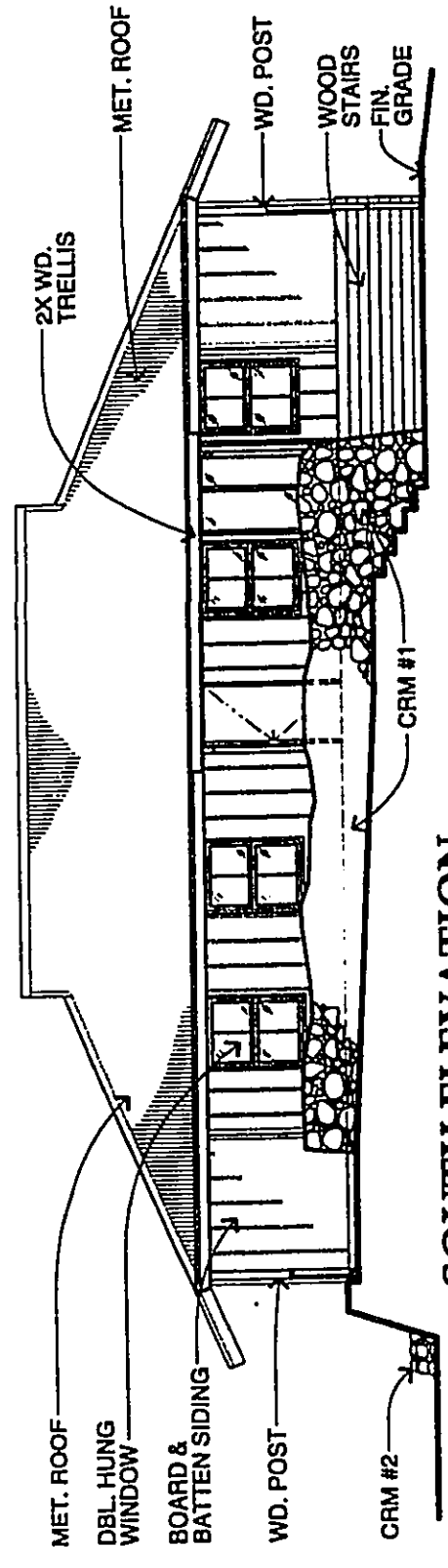
SCALE: 1" = 10'-0"

FIGURE 6a
Building Elevations
Queen Lili'uokalani Children's Center
Windward Unit - Hale'iwa Office





EAST ELEVATION
SCALE: 1" = 10' - 0"



SOUTH ELEVATION
SCALE: 1" = 10' - 0"

FIGURE 6b
Building Elevations
Queen Lili'uokalani Children's Center
Windward Unit - Hale 'Iwa Office



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Source: Kouchikoua & Chun/Architects

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2.4.2.2 Parking Lot

A ten-stall improved parking lot will be directly across the Office Building and the Lokoea Place roadway. There is an existing dirt parking lot with an unimproved access at Lokoea Place. This lot will be landscaped with milo trees, a native species, and improved with asphalt pavement. A nearby existing banyan tree will remain as part of the project landscaping.

2.4.2.3 Hula Hālau (Pavilion) and Pa (Earth Platform)

Hula activities and instruction are a key cultural educational program which will be supported by a hula hālau (open sided pavilion) and a hula pa (or earth platform). The construction of the hālau and pa will be demonstration work projects and will be built with traditional materials or natural substitutes. The dimensions of the hālau are approximately 20 ft. x 30 ft. (600 sq. ft.) and the dimensions of the pa are approximately 30 ft. x 50 ft. x 2 ft. high.

2.4.2.4 Canoe Shed (Hālau Wa'a)

There is convenient access to Anahulu Stream and the ocean from Parcel 6 of the project site. Therefore, traditional canoe activities will become a part of the Children's Center cultural educational program. The construction of the canoe shed or hālau wa'a will be a demonstration work project and will be built with traditional materials or natural substitutes. The dimensions of the hālau wa'a are 20 ft. x 40 ft. (800 sq. ft.). It's location is adjacent to the parking lot.

2.4.2.5 Lawn/Open Space

With the exception of the structures described above, the 2.5-acre project site will largely remain in lawn and open space for outdoor cultural, recreational, and gardening activities. Canopy trees will shade the parking lot and perimeter hedging will be used to screen views of cars. Screening hedges and chain link fencing along certain portions of the site's perimeter will provide security for beneficiaries, visitors, and staff. The loose stacked rock wall along the Lokoea Place/Parcel 6 border will be restored.

Landscape plantings will be supported by irrigation lines and will consist of usable plants such as tī, 'ulu, hala, noni, kukui, naupaka, and flower bearing plants for lei.

2.4.2.6 Existing Single-Family Dwelling

An existing single-family dwelling (previously owned by the Niimi family) is located on Parcel 8, an 8,712 sq ft lot. The house consists of 960 sq ft and a garage/storage room consists of 88 sq ft. The house is used as a QLCC caretaker's house.

2.5 OPERATIONS OF THE CHILDREN'S CENTER

2.5.1 Staff

The Windward Unit in Punalu'u currently operates with a staff of 13 individuals, many of whom reside in Windward O'ahu. The staff includes one (1) unit manager, one (1) assistant unit manager,

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three (3) social workers, one (1) community development coordinator, two (2) clerical staff, one (1) community aide, and four (4) custodial/maintenance workers.

The Hale'iwa office of the Windward Unit will staff one (1) social worker, one (1) clerical staff and one (1) community aide for a total of three (3) staff members. Additional staff are anticipated as the unit expands the types of services it offers to the community. Currently, the Hale'iwa staff is providing services to the area from a temporary location in Waialua.

2.5.2 Operating Hours

Normal operations of the Unit are from Monday through Friday from 8:00 a.m. to 4:30 p.m. Occasional special events are held in the evening (up to 10:00 PM). Although weekend counseling sessions can occur, these sessions are usually held at the families' homes.

2.6 SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control has issued draft "Guidelines for Sustainable Building Design in Hawai'i: A planner's checklist" (OEQC May 1999) and has requested that consideration be made in applying sustainable building techniques to projects. The OEQC Guidelines state that "[a] sustainable building is built to minimize energy use, expense, waste, and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations." An evaluation of the plans for the QLCC Hale'iwa Office indicates that the project will apply many of the techniques described in the Guidelines to 1) use less energy for operation and maintenance, 2) preserve and conserve water and other natural resources, 3) minimize health risks to those who construct, maintain, and occupy the building, 4) minimize construction waste, 5) recycle and reuse generated construction wastes, 6) provide the highest quality product practical at competitive (affordable) costs. Specifically the project will implement the following measures:

- The building will be located with the longer side perpendicular to the street thereby reducing the impact it may have upon the street frontage. Efforts will be made to landscape the property to act as a screen from the neighboring business and homes.
- The parking lot will be landscaped with canopy trees. A rock wall and hedges will front the property and screen views of parked cars. Parking lot lighting will be shielded and equipped with automatic timers.
- Project specifications will include requirements for water-saving toilet fixtures and shower head to meet current City & County of Honolulu standards. The storm drainage run-off will be mitigated by providing extensive landscaping to act as an absorptive surface.

2.7 DEVELOPMENT OF TIMETABLE AND APPROXIMATE COSTS

The provision of social services in the target area is considered to be a high priority by QLCC. Construction of the Office Building will follow the receipt of all required permits and approvals. Construction of the Office Building and Parking Lot is expected over a four month period from May

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to September 2000. The estimated commencement of operations at the new facility is expected in October 2000. The estimated cost of construction is \$500,000.

The demonstration work projects - Canoe Shed (Hālau Wa'a) and Hula Hālau Pavilion - will be built in the future when funding becomes available; therefore the construction schedule is unspecified at this time.

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3.0 LAND USE CONFORMANCE

The processing of a Special Management Area Use Permit application and Conditional Use Permit (Minor) are prerequisites to implementation of the subject project. Relevant State of Hawai'i and City and County of Honolulu land use plans, policies, and ordinances are described below.

3.1 STATE OF HAWAI'I

3.1.1 Land Use Commission

The project site is located within the State Urban District (Figure 7) and is therefore consistent with the proposed Children's Center.

3.2 CITY AND COUNTY OF HONOLULU

Relevant land use plans of the City and County of Honolulu which pertain to this project include the General Plan, the North Shore Development Plan Land Use Map and Public Facilities Map, the proposed North Shore Sustainable Communities Plan, Hale'iwa Special District, and Special Management Area.

3.2.1 General Plan

As required by the City Charter, the General Plan for the City and County of Honolulu serves two purposes. The first is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the plan.

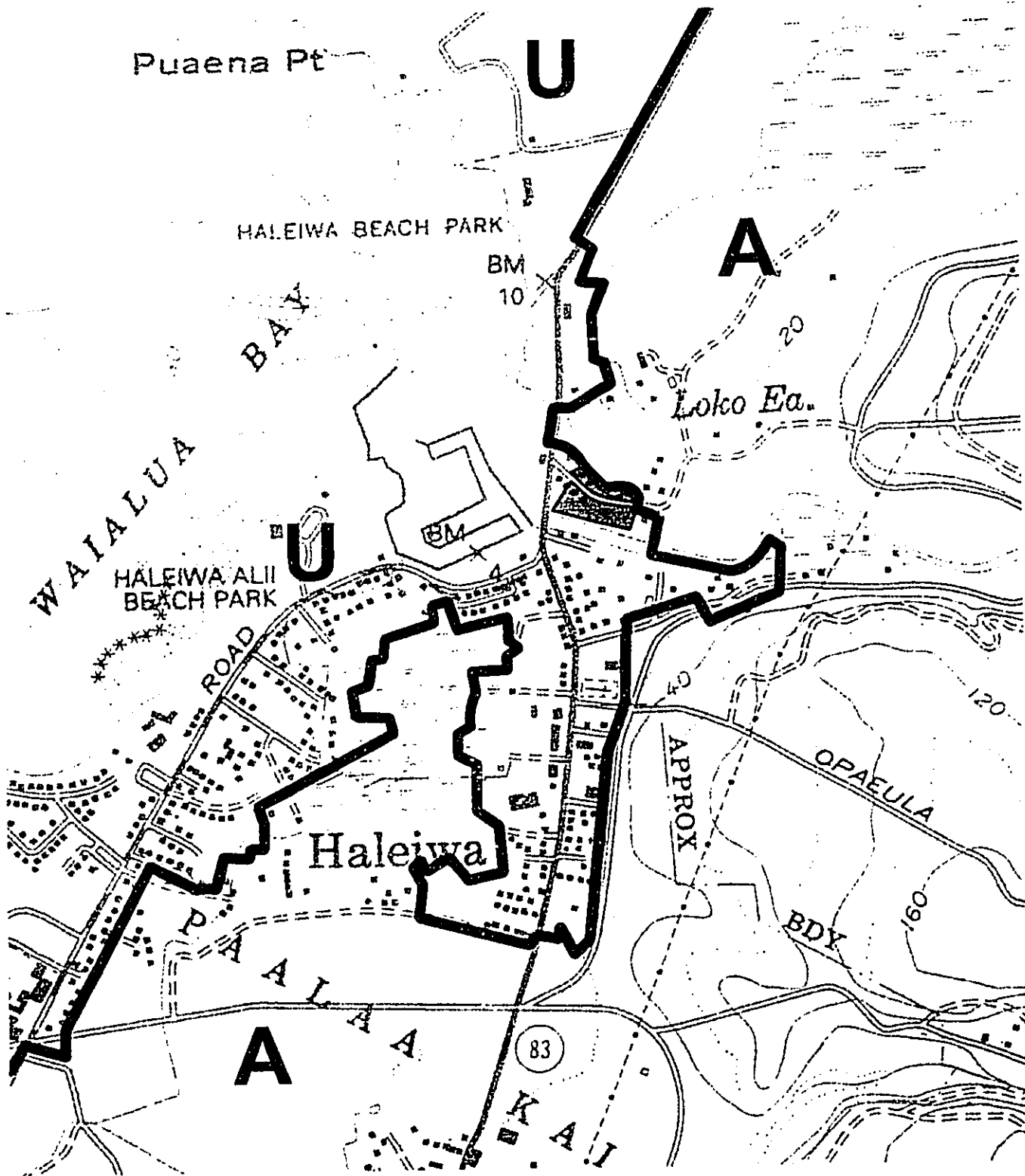
The proposed Children's Center is in accordance with the following policies:

Policy VII. Physical Development and Urban Design. Objective A, Policy 8: Locate community facilities on sites that will be convenient to the people they are intended to serve.




Policy X. Culture and Recreation. Objective A, Policy 2. Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai'i made by the City's various ethnic groups.

Objective B, Policy 4. Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

Discussion: The goals and objectives of the Children's Center include the provision of social services to the beneficiaries who reside between Sunset Beach and Ka'ena Point who now travel to Punalu'u to receive services. This important community facility will be located at a site convenient to the target group intended to be served. The programs of the Children's Center will encourage greater public awareness, understanding, and appreciation of the cultural heritage of the Hawaiian people and promote a stronger sense of identity. The Children's Center will be designed to preserve

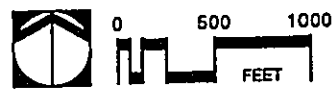


LEGEND

-  Project Area
-  Agriculture
-  Urban

Source: State Land Use Commission, 1960

FIGURE 7
 State Land Use Map
Queen Lili'uokalani Children's Center
 Windward Unit - Hale'iwa Office



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the historic rock wall along Lokoea Place and will be in accordance with the Hale'iwa Special District.

3.2.2 Development Plan

Development plans shall consist of conceptual schemes for implementing and accomplishing the development objectives and policies of the General Plan within the City. The Development Plan and maps (which shall not be detailed in the manner of zoning maps) shall describe the desired urban character and the significant natural, scenic and cultural resources for the several parts of the City to a degree which is sufficient to serve as a policy guide for more detailed zoning maps and regulations and public and private sector investment decisions.

There are also two map elements of the DP's - Land Use Maps which define the DP area and distribute the various DP land uses in a manner that implements the General Plan objectives and policies; and Public Facilities Maps that identify planned public and private facilities and infrastructure. The North Shore DP Land Use Map designates the subject project area as Residential (Figure 8).

Those sections of the DP Common Provisions and Special Provisions that are applicable to the project are discussed below:

Discussion: The DP LUM identifies the site of the Children's Center as Residential. The scale and design will be similar to a single-family residence and its use will be for social service purposes by North Shore families. The DP Public Facilities Map has no designations for the site.

The City Council is in the process of reviewing for adoption the *North Shore Sustainable Communities Plan* (described below) which will supercede the existing North Shore Development Plan.

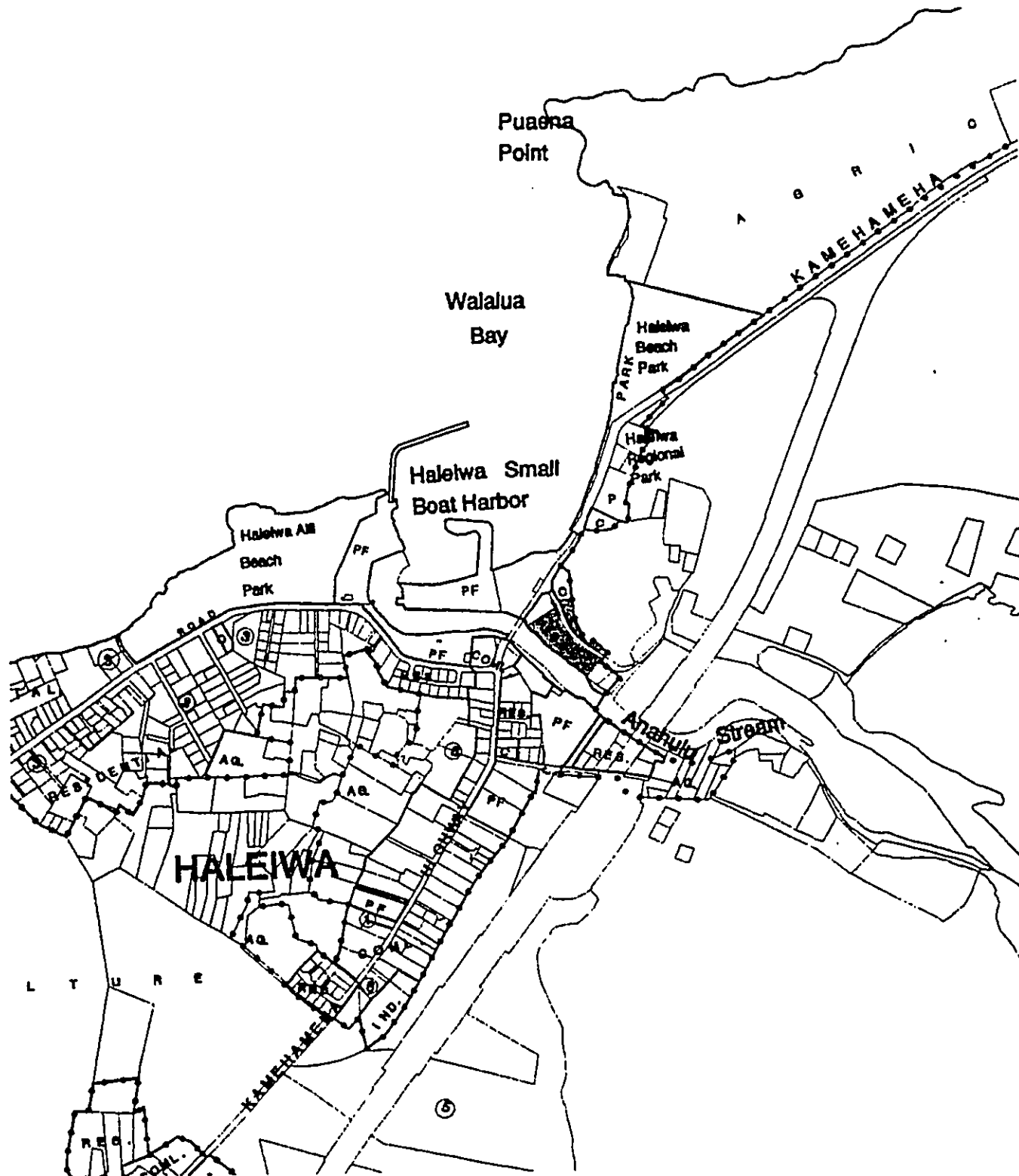
3.2.3 North Shore Sustainable Communities Plan

The *North Shore Sustainable Communities Plan* has been prepared in accordance with the Charter-prescribed requirements for development plans and is to be accorded force and effect as such for all Charter- and ordinance-prescribed purposes (City and County of Honolulu 1999).





The *North Shore Sustainable Communities Plan* summary states that the "vision statement and supporting provisions are oriented toward maintaining and enhancing the region's ability to sustain its rural character and lifestyle." The plan recognizes that Hale'iwa and Waialua remain the North Shore's principal commercial and civic centers while retaining their historic and "Country Town" character and that growth be limited to these two towns and limited to "infill" areas. The designation of portions of Hale'iwa as a "Country Town" is a new policy of this plan (Figure 9). The following land use policies, principles, and guidelines are applicable to the proposed Children's Center:

Institutional Uses (as described in Section E.3.9)

- Support public facilities that provide convenient public services or functionally support other government activities.



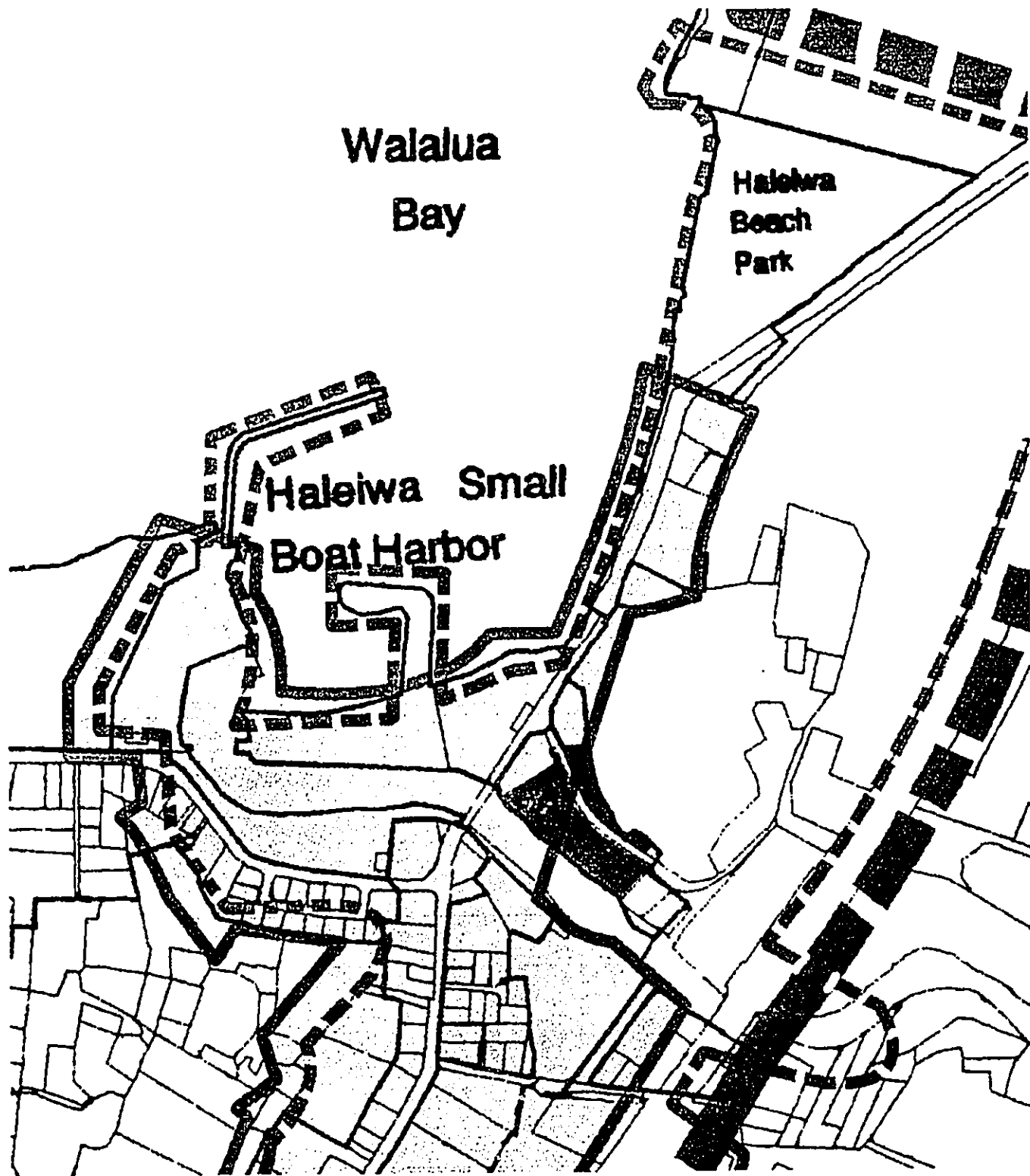
LEGEND

-  Project Area
-  Residential
-  Commercial
-  Public Facilities





Source: North Shore Development Plan Land Use Map.
Ordinance No. 83-10, Date: May 10, 1983

FIGURE 8
North Shore Development Plan Land Use Map
Queen Lili'uokalani Children's Center
Windward Unit - Hale'iwa Office





LEGEND

-  Project Area
-  Proposed Country Town District
-  Existing Haleiwa Special District
-  Proposed Rural Community Boundary

Source: City and County of Honolulu
North Shore Sustainable Communities Plan

FIGURE 9
(Proposed) Country Town Map
Queen Lili'uokalani Children's Center
Windward Unit - Hale'iwa Office



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- Plan and develop public facilities in a manner consistent with the rural character of the region and surrounding uses.

Lokoea Pond is located to the north of the project site and is separated by a 30-foot buffer strip. This strip and the pond are owned by Kamehameha Schools. The *North Shore Sustainable Communities Plan* encourages the development of an aquaculture center and nature reserve around Lokoea Pond that would serve as an attraction for both visitors and residents. It could feature a working aquaculture farm and include educational programs on modern aquaculture technique.

Discussion: As indicated on Exhibit 3.5 of the North Shore Sustainable Communities Plan, the project site involves land within the proposed Country Town District. The Country Town designation indicates the general area where appropriate mixtures of commercial, industrial, and residential uses, as well as public services should be concentrated. The proposed Children's Center is consistent with the intent of this district.

3.2.4 Land Use Ordinance (LUO)

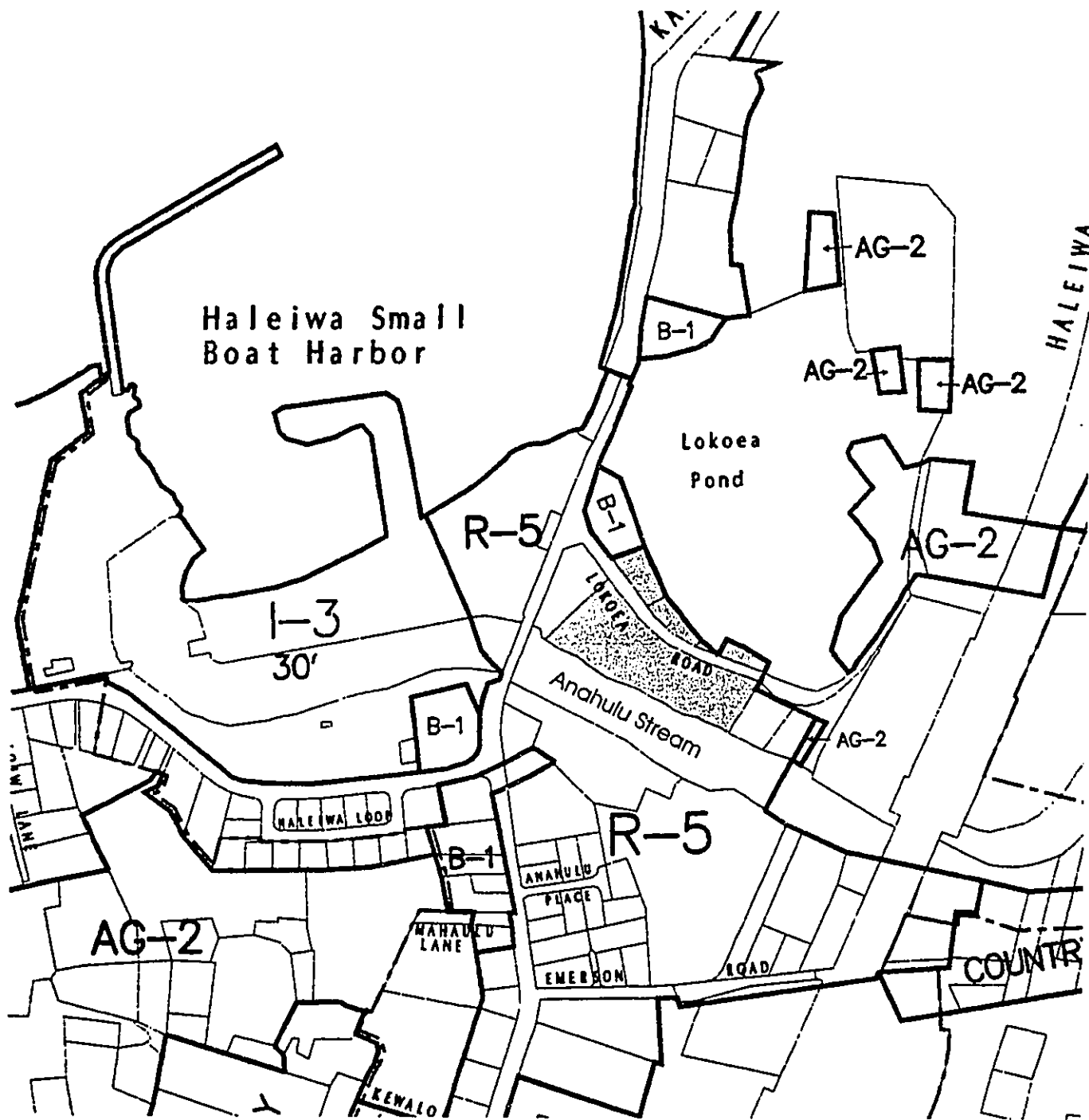
The proposed use is a "Meeting Facility" in the R-5 Residential zoning district (Figure 10). The LUO allows such facilities in the R-5 zoning district with a Conditional Use Permit minor (Cm).

Discussion: Meeting Facilities is defined in the LUO as facilities which may be for organizations operating on a membership basis for the promotion of member's mutual interests or may be primarily intended for community purposes. Although the Children's Centers are not a membership organization they do share a bond stronger than membership. . . they are all of Hawaiian ancestry. The children, families and staff are unique in their interests of Hawaiian culture and development of 'Ohana. The Children's Center meets the intent of this phrase.

3.2.5 Hale'iwa Special District

Hale'iwa was designated as a Special District in 1984 to perpetuate and enhance the rural character of the existing community by ensuring that all new development be compatible in design. The Special District boundary is shown on Figure 11 and includes the Children's Center project site. Relevant objectives of the special district and as stated in the LUO which are applicable to the Children's Center include the following:

- A. Preserve and enhance Hale'iwa's existing rural low-rise, human-scaled form and character, especially along Kamehameha Highway and Hale'iwa Road.
- B. Preserve and restore to the extent possible buildings and sites of scenic, historic, cultural, and/or architectural significance, and encourage new development which is compatible with and complements those buildings and sites, primarily through low building heights, appropriate period design features, and subdued materials.
- D. Encourage new development which will complement the significant physical features, waterways, open space, mature trees, and sites in Hale'iwa.



LEGEND








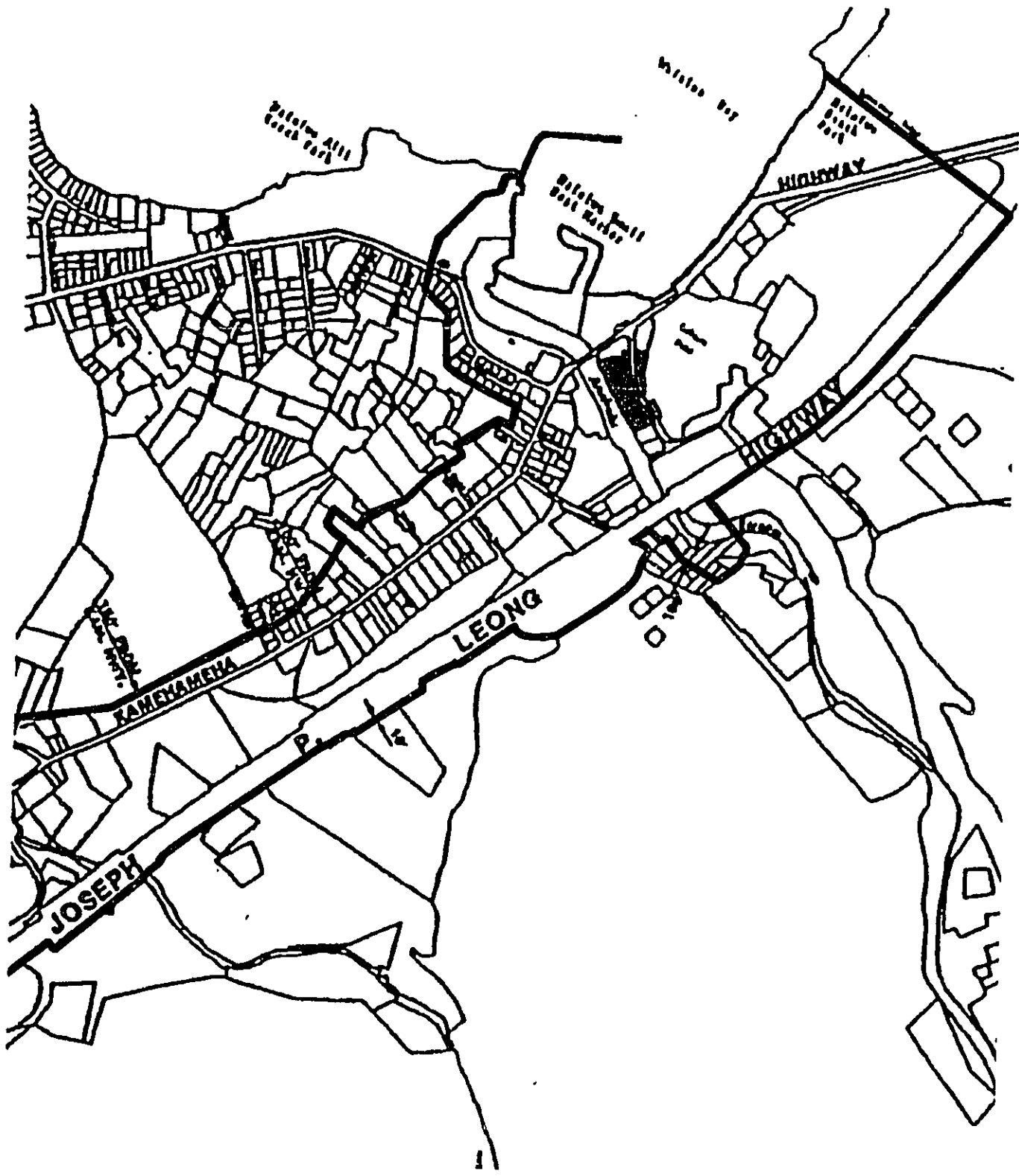
-  Project Area
-  R-5 Residential
-  B-1 Neighborhood Business
-  AG-1 Restricted
-  AG-2 General
-  I-3 Waterfront



FIGURE 10
 Zoning Map
Queen Lili'uokalani Children's Center
 Windward Unit - Hale'iwa Office

Source: Zoning Map No. 17, Mokuia - Waialua - Haleiwa, Ordinance No. 86-134, Date: October 22, 1986

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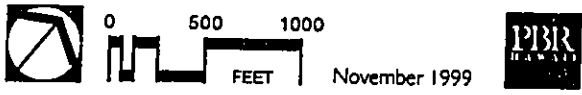


LEGEND

-  Project Area
-  Special District Boundary

Source: City Council, City and County of Honolulu, Hawaii, Ordinance No. 99-12, B81 72 (1998), CD2

FIGURE 11
 Haleiwa Special District Map
Queen Lili'uokalani Children's Center
 Windward Unit - Hale'iwa Office



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- F. Provide for safe and pleasant pedestrian and vehicular circulation, while avoiding parking areas along the streetscape.
- G. Enhance the attractiveness and general landscaped open space character of the area.
- H. Preserve and enhance significant views in Hale'iwa, especially those within the highly developed and heavily traveled areas.

Discussion: The Children's Center site plan (see Figure 3) and architectural plans (see Figure 4, 5, and 6) depict a low density residentially-scaled Office Building and traditional ancillary structures (Hula Pa, Hālau Pavilion and Hālau Wa'a) set within ample open space. Its setting between two significant bodies of water maintains adequate buffers zones. A 350-foot long historic rock wall is planned to be restored and preserved and mature trees along the stream bank and next to the parking lot will be maintained. Parking is set back from the local street and will not be within the streetscape. The project will be an asset to the community and will meet the objectives of the Hale'iwa Special District. Views of the project site from the historic Anahulu Stream Bridge are blocked by existing vegetation which will remain along the stream bank. Photographs are shown in Figure 18D.

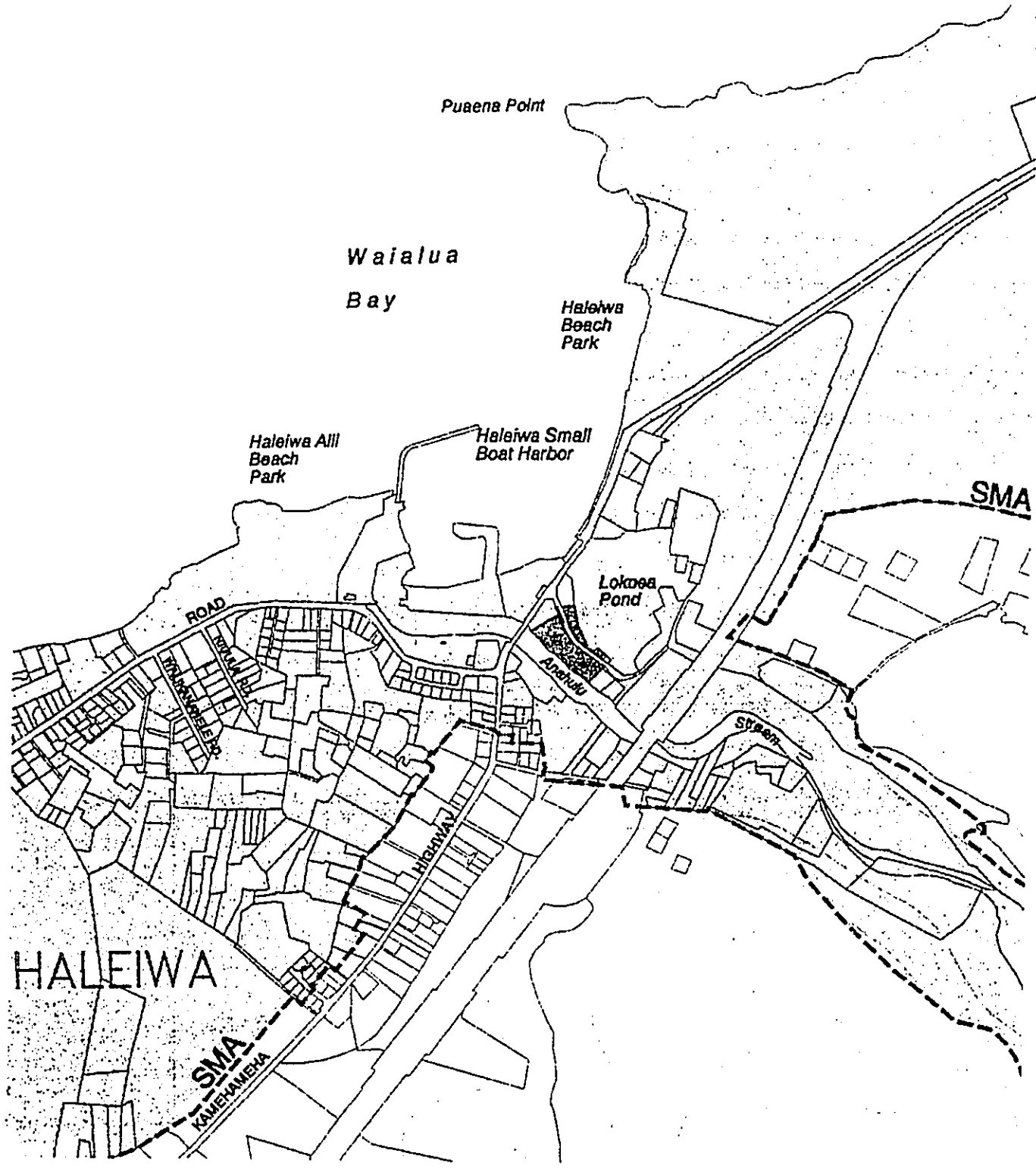
3.2.6 Special Management Area

The project site is located within the Special Management Area (SMA) (Figure 12), and is subject to the provisions of Chapter 25 of the Revised Ordinances of the City and County of Honolulu. As such, the appropriate zoning for the proposed uses must be in place prior to SMA approval. Since the parcels are properly zoned, the overall project will be generally consistent with the Objectives, Policies and Guidelines set forth in Chapter 25, ROH, Article 2. Special Management Area Rules and Regulations.





Objectives

The following objectives shall be used by the Authority for the review of developments within the Special Management Area:

- a. Provide coastal recreational opportunities accessible to the public;
- b. Protect, preserve, and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture;
- c. Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources;
- d. Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems;
- e. Provide public or private facilities and improvements important to the State's economy in suitable locations;
- f. Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence."

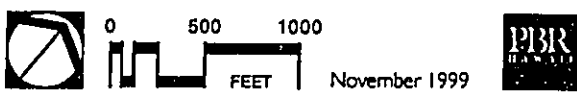


LEGEND

-  Project Area
-  Special Management Area
-  Not in SMA
-  SMA Boundary Line

Source: Special Management Area Map, North Shore, Ordinance No. 85-105, Date: Dec. 2, 1985

FIGURE 12
 Special Management Area Map
Queen Lili'uokalani Children's Center
 Windward Unit - Hale'iwa Office



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Discussion: The project site is located inland from the coastline and mauka of Kamehameha Highway. As such, it does not directly impact coastal resources. It is, however, located adjacent to Anahulu Stream at the southern boundary and is in close proximity to Lokoea Pond at the northern boundary. The proposed site is setback approximately 30-40 feet from the pond by an upland buffer of adjacent land, therefore, no negative effects are anticipated. Native endangered waterbirds are known to utilize the pond and stream, however, there is enough upland buffer between the subject property and Lokoea Pond to allow the proposed development without adverse impacts to the endangered waterbirds that use the pond. Historical surface resources are limited to an existing 350-foot long rock wall which will be restored and preserved as an important feature at the Children's Center. The Children's Center is a much needed facility to properly and efficiently serve Hawaiian beneficiaries.

Policies

Section 2-8:2a. (2) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

- a. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
- b. Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
- c. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
- d. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- e. Encouraging expanded public recreational use of County, State, and federally owned or controlled shoreline lands and waters having recreational value;
- f. Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters."

Discussion: The inland project is adjacent to Anahulu Stream and nearly adjacent to Lokoea Pond. To protect these and coastal water quality resources, Best Management Practices (BMPs) during construction will be implemented. In the long term, new landscaping and the low intensity uses at the Children's Center will help to protect the receiving waters. The programs of the Children's Center will include canoe activities. Limited access to Anahulu Stream will be provided from the site through these activities.

Historic Resources

1. Identify and analyze significant archaeological resources;
2. Maximize information retention through preservation of remains and artifacts or salvage operations;

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3. Support State goals for protection, restoration, interpretation and display of historic resources."

Discussion: The location of the Queen Lili'uokalani Children's Center is appropriate at this site as it is believed that the Queen's summer home was located in this area. As stewards, the Queen Lili'uokalani Trust and Children's Center will restore and preserve the existing 350-foot long rock wall, the one remaining surface feature on the site. It is anticipated that any other features may have been filled decades ago, however, should any unrecorded historic sites (i.e., subsurface pavings, artifacts, or human skeletal remains) be inadvertently uncovered during construction, work will be ceased in the vicinity and the contractor will immediately contact the State Historic Preservation Division.

Scenic and Open Space Resources

1. Identify valued scenic resources in the coastal zone management area;
2. Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;
3. Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources."
4. Encourage those developments which are not coastal dependent to locate in inland areas.

Discussion: The project will comply with all applicable policies including the Hale'iwa Special District Design Guidelines, the North Shore Sustainable Communities Plan County Town guidelines, and the standards of the R-5 Residential zoning district in the construction of the Office Building (Meeting Facility). Open space will be maintained within the 2.5 acre project area and landscaping will utilize a mix of native and other ornamental plants suitable for use in Hawaiian cultural practices.

The ancillary structures (Hālau Wa'a, Hula Pa, and Hālau Pavilion) which are conceptually sited in the floodway as delineated on the federal Flood Insurance Rate Map (FIRM), will comply with Section 7.10-10 of the LUO.

Coastal Ecosystems

1. Improve the technical basis for natural resource management;
2. Preserve valuable coastal ecosystems of significant biological or economic importance;
3. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs;
4. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate State water quality standards."

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Discussion: The project site is adjacent to Anahulu Stream and separated from Lokoea Pond by a 30-foot buffer strip. These resources will be protected during project construction by implementation of Best Management Practices including silt curtains and grading sequencing. During project construction, erosion will be controlled by limiting the exposed areas through the establishment of landscaping, watering, and other forms of groundcover in accordance with City and County standards and adopted Best Management Practices. Following project completion, soil erosion will likely be reduced since additional hard surfaces and project related landscaping of open space areas. Long-term on-site runoff will be directed to landscaped areas. Therefore, coastal ecosystems will not be negatively impacted by project construction or intensified land use related pollution.

The Children's Center site plan is a low density development as noted by the proportional area of minimal developed areas versus the open spaced grassed and landscaped areas.

The physical character of the project area has been previously disturbed and does not provide a natural undisturbed environment. As such, the property no longer reflects a "natural environment". The development of raised building pads for the canoe shed and the hula hālau pavilion will alleviate potential flooding during large storm events.

Economic Uses

1. Concentrate in appropriate areas the location of coastal dependent development necessary to the State's economy;
2. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - a. Utilization of presently designated locations is not feasible;
 - b. Adverse environmental effects are minimized; and,
 - c. Important to the State's economy."

Discussion: While the proposed Children's Center is not coastal dependent, its location is in a residential zoned area within the adjacent proposed Rural Town boundary. The location of the project is an optimal setting for the Children's Center.

The project is not contrary to the SMA Rules and Regulations, or the other plans, ordinances and regulations formulated by the State or the City and County. No significant adverse effects on the environment, the ecology or on the economic or social welfare of the project area are anticipated. Positive social and economic impacts will result from the establishment of a permanent social service facility and from temporary direct and indirect jobs during the construction phase and some new jobs associated with the operation of the Children's Center. The cumulative adverse effects of the project will be confined to those of the project itself which will be negligible.

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3.3 APPROVALS AND PERMITS

During the implementation stages of the project, the applicant will be working with the State and City and County review agencies for examination and approval of project plans and specifications.

Required Permits and Approvals

Permit/Approval	Responsible Agency
SMA Use Permit (Major)	Department of Planning and Permitting/Planning Commission
Conditional Use Permit (Minor) (Office/Meeting Facility)	Department of Planning and Permitting
Conditional Use Permit (Minor) (Off-site Parking Lot)	Department of Planning and Permitting
Haleiwa Special District Permit	Department of Planning and Permitting
Flood Hazard Variance (Hula Pa)	Department of Planning and Permitting
Grading/Building Permits	Department of Planning and Permitting
Septic System	Department of Health
Water	Board of Water Supply
Handicap Accessibility	Commission on Persons with Disabilities

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4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES

The environment surrounding the proposed project includes the physical or natural environment and the human or social environment. This section describes the existing conditions, potential impacts to the environment, and mitigative measures.

4.1 PHYSICAL CHARACTERISTICS

4.1.1 Topography

The site is a nearly flat linear property at the 5 to 10 feet mean sea level (MSL) elevation. The site is bisected by Lokoea Place, a narrow roadway which services the few residential lots within this area, and is sandwiched between the Anahulu Stream and Lokoea Pond. The southern parcel (TMK: 6-2-03: 06) is adjacent to Anahulu Stream and the northern parcels (TMKs: 6-2-03: portion of 02, 08, 09, and portion of 31) are separated from Lokoea Pond by a 30-foot buffer of adjacent lands.

Portions of the property are located in the floodway as delineated on the federal Flood Insurance Rate Map (FIRM). etc.

Potential Impacts and Mitigative Measures

The site has already been extensively modified by past fill activities related to residential home construction. The planned development will not require any major alterations to the site, including the areas nearest the stream and the pond, therefore no significant impacts to the site topography are anticipated. Structures which are built in the floodway adjacent to Anahulu Stream as delineated on the FIRM will comply with the requirements of Section 7.10-10 of the Land Use Ordinance.

4.1.2 Climate

The average temperatures in Hale'iwa range from 75 to 85 degrees Fahrenheit with an average annual rainfall of approximately 30 to 60 inches, which ranges seasonally. Trades winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the area.

Potential Impacts and Mitigative Measures

The proposed project will have no effect on climatic conditions and no mitigative measures are necessary. Project landscaping will help mitigate any localized temperature increases from the parking lot and buildings.

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4.1.3 Geology

The site is situated on the northeast shoreline of the elongated Koolau Mountain Range. The mountain range is believed to have formed during the late Tertiary/early Pleistocene time (between 1 and 12 million years ago). After cessation of the main volcanic activity, erosion reduced the height of the volcanic dome by as much as 1000 feet. Stream activity cut deep valleys into the mountain range. During high stands of sea level, the valleys were infilled with sediment (alluviated) grading to the high sea level stands. (Stearns, 1967)

4.1.4 Soils

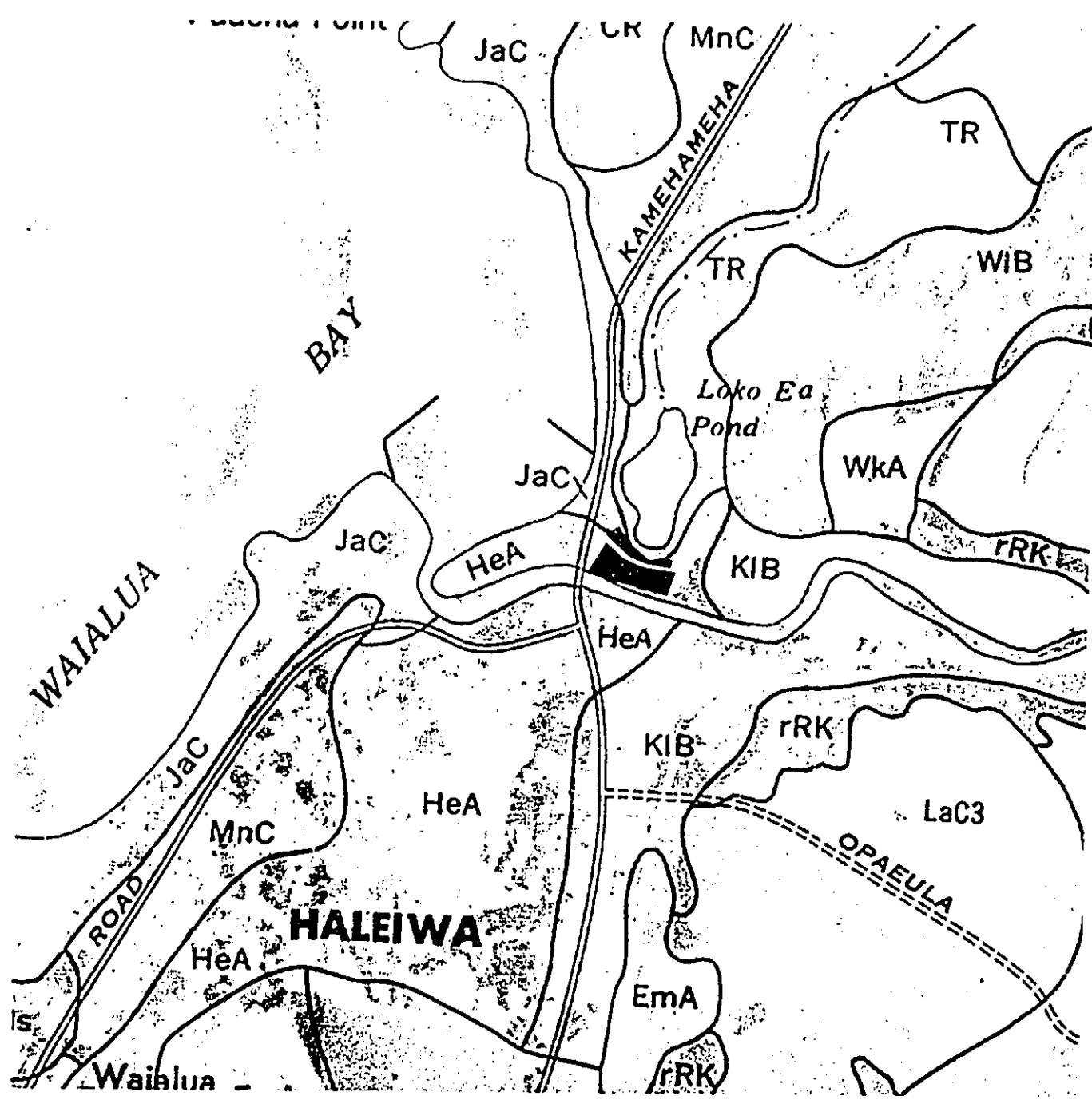
There have been three soil suitability studies prepared for Hawai'i whose principal focus have been to describe the physical attributes of land and the relative productivity of different land types for agricultural production. These are: 1) the U.S. Department of Agriculture Soil Conservation Service (SCS) Soil Survey; 2) Land Study Bureau Detailed Land Classification; and 3) the Agricultural Lands of Importance to the State of Hawai'i (ALISH).

Soil Conservation Survey. According to the *United States Department of Agriculture Soil Conservation Service, Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i, 1972*, the soils on the site are classified predominantly as Hale'iwa silty clay (HeA) (Figure 13).

Hale'iwa Silty Clay consists of well-drained soils on fans and in drainageways along the coastal plains. They developed in alluvium derived from basic igneous material. They are nearly level to steeply sloping and range in elevations from sea level to 250 feet. The annual rainfall amounts to 30 to 60 inches, most of which occurs between November and April. These soils are used for sugarcane, truck crops, and pasture. Hale'iwa Silty Clay may have hydric inclusions, according to the US Department of Agriculture, Natural Resources Conservation Service Island of O'ahu, Hawai'i, Hydric Soils List, mapunits with Hydric Inclusions. However, an investigation for onsite wetlands indicated that none were present.

Detailed Land Classification. A five-class productivity rating is applied using the letters A, B, C, D, and E with A representing the class of highest productivity and E the lowest. The physical characteristics of the soils of the property are generally unsuited for most soil-based forms of agriculture. The University of Hawai'i's Land Study Bureau *Detailed Land Classification of O'ahu*, has not classified this parcel by an agricultural potential rating (Figure 14).

Agricultural Lands of Importance To The State of Hawai'i. The State Department of Agriculture *Agricultural Lands of Importance to the State of Hawai'i (ALISH)* system of defining agricultural suitability has not classified the property according to its rating system (Figure 15). All of the property is delineated within the existing urban development boundary, therefore, there are no soils on site classified as "prime agricultural land" or "other important agricultural land".



LEGEND

- Project Area
- U Urban land
- HeA Haleiwa silty clay, 0 - 2% slopes
- KIB Kawaihapal clay loam, 2 - 6% slopes
- JaC Jaucas sand, 0 - 15% slopes
- TR Tropaquepts
- WIB Wai'alua stony silty clay, 3 - 8% slopes

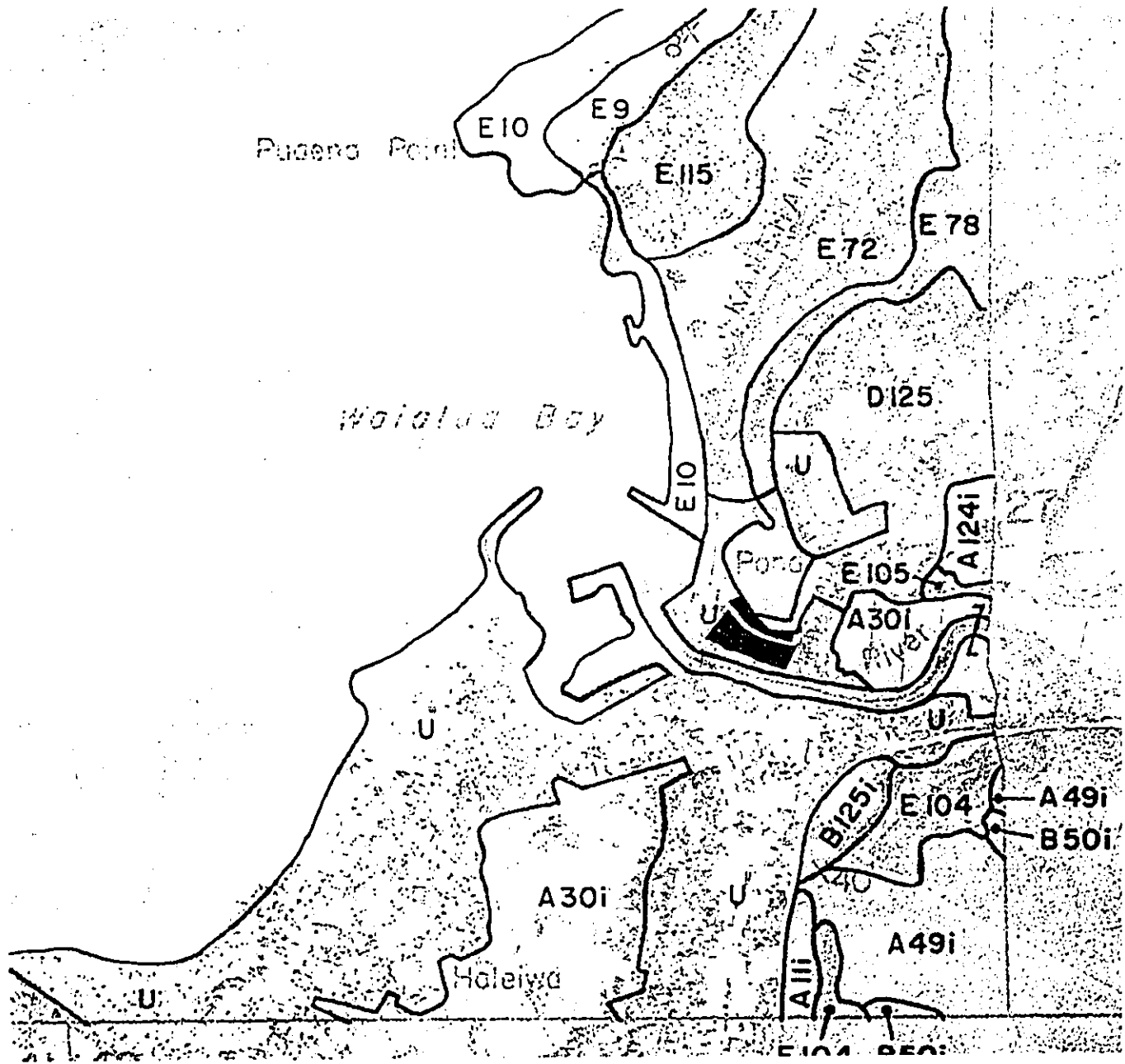
FIGURE 13
Soils Survey Map
Queen Lili'uokalani Children's Center
Windward Unit - Hale'iwa Office

Source: U.S. Department of Agriculture, Soil Conservation Service & University of Hawai'i, August 1972

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


-  Project Area
-  E10 Nonstony, coarse texture, excessively drained
-  E72 Stony, moderately fine texture, well drained
-  E78 Waterlogged
-  D125 Nonstony, moderately fine texture, well drained
-  E105 Rocky and well drained
-  A30i Nonstony, mod. fine to medium texture, well drained

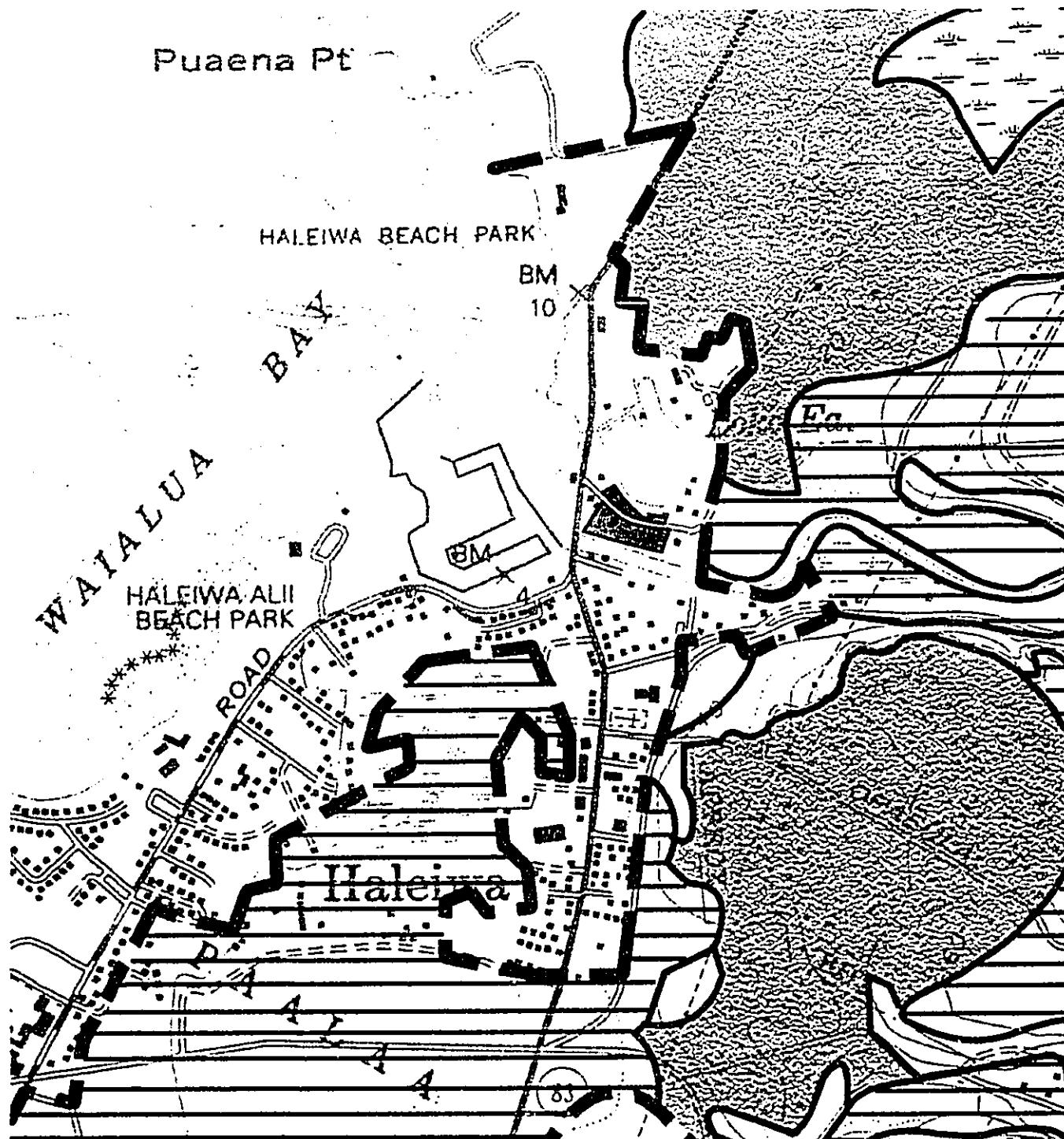
FIGURE 14
 Detailed Land Classification Map
Queen Lili'uokalani Children's Center
 Windward Unit - Hale'iwa Office

Source: Land Study Bureau, University of Hawai'i
 State of Hawai'i, December 1972







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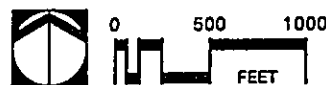
-  Project Area
-  Prime Agricultural Land
-  Existing Urban Development
-  Other Important Agricultural Land

Source: Department of Agriculture-State of Hawai'i, Jan. 1977

FIGURE 15
Agricultural Lands of Importance to the
State of Hawaii (Allsh)

Queen Lili'uokalani Children's Center

Windward Unit - Hale'iwa Office



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Potential Impacts and Mitigative Measures

The factors of the site limiting its agricultural potential is its urban and residential zoning designation. Rainfall in the project area is sufficient for soil based agricultural crops. However, other areas within Hale'iwa and in the state exist where soil conditions are better suited for commercial agriculture.

All grading operations will be conducted in full compliance with dust and erosion control and other requirements of the City and County of Honolulu Grading Ordinance and the provisions of Chapter 11-60.1, Hawai'i Administrative Rules, Section 11-60.1-33 on fugitive dust. Best management practices (BMPs) to mitigate pollutants will be included in the construction plans.

4.1.5 Drainage

Surface runoff at the project site sheet flows to the nearby water bodies.

The Flood Insurance Rate Map (Community-Panel No. 150001 0020 B) (Figure 16) indicates Parcel 06 adjacent to Anahulu Stream is located within flood zone AE 8 feet (floodway with a base flood elevation at 8 feet above sea level).

Potential Impacts and Mitigative Measures

Any structures which are designed in the flood hazard area as delineated on the federal FIRM, will comply with the requirements of Section 7.10 - 10 of the City's Land Use Ordinance and in coordination with the requirements of the City and County of Honolulu, Department of Planning and Permitting, Civil Engineering Branch.

The Children's Center Office Building will be located on Parcel 09 and will be designed with a finish floor level above the base flood elevation.

The Hula Pa (earth mound), Hālau (pavilion), and Halau Wa'a (canoe shed) will be built on Parcel 6, portions of which are located in the flood hazard zone. Design will follow consultation with the City prior to their construction. According to the Land Use Ordinance Section 21-9.10-13 Exemptions. (a) (12) "open park pavilions" and "boathouses" are exempt from the requirement of a flood hazard variance.

All structures in the flood hazard district will be designed in accordance with all City and County of Honolulu requirements. Should a flood hazard variance become required, an application will be submitted and mitigation for construction impacts will be specified. The construction will be scheduled in the future when the hula and canoe programs are developed. At the present Queen Liliuokalani Trust desires to proceed with the main building and the parking move to allow the Children's Center to provide services to its beneficiaries in the target area.

The proposed project will have the potential to increase runoff to surrounding areas because impermeable surfaces will be increased by the development. However, drainage patterns will not be altered. Flows which currently sheet flow will be continue as usual and any additional runoff from the development will be directed to landscape plantings.

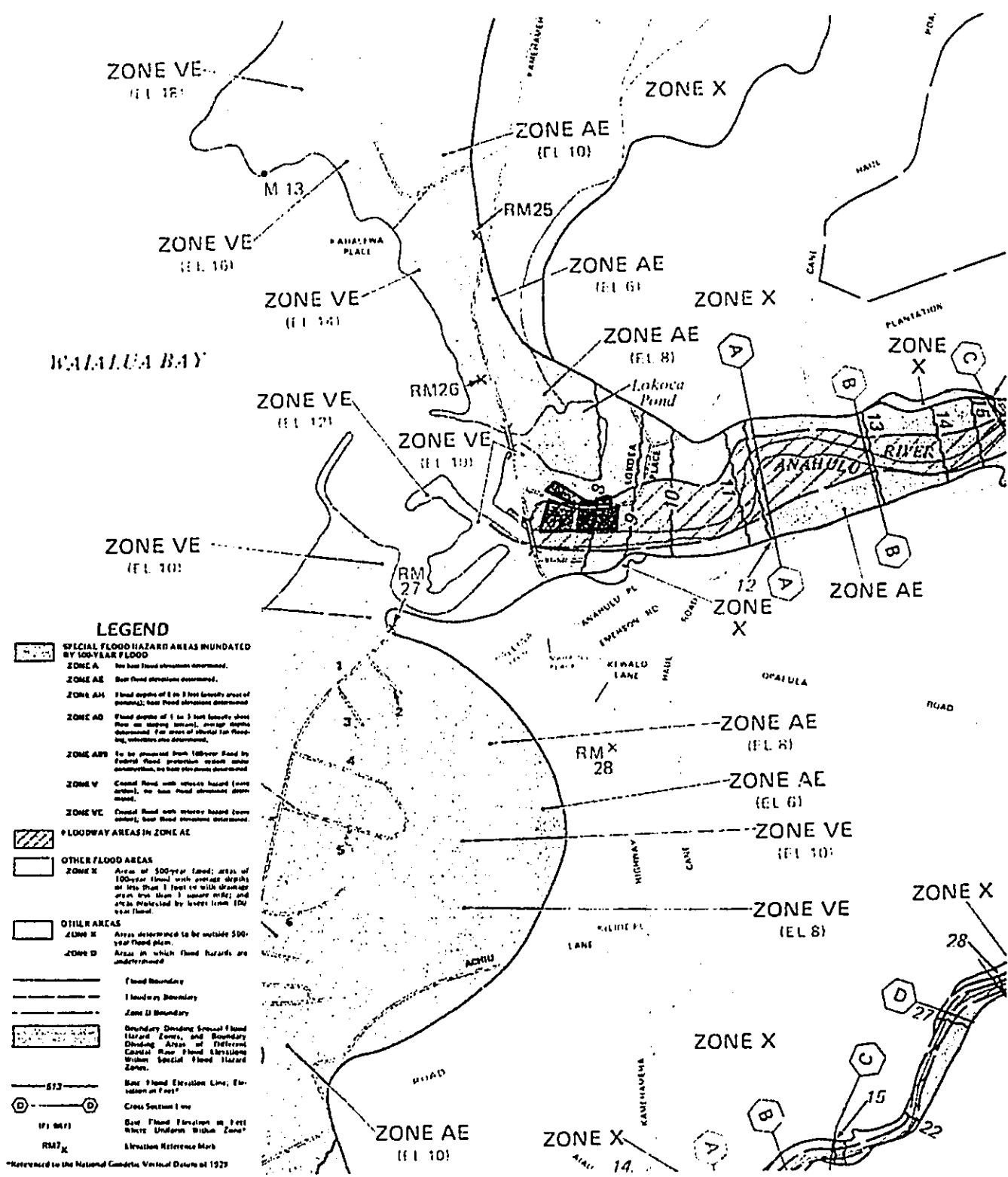


FIGURE 16
 Flood Insurance Rate Map
 Queen Lili'uokalani Children's Center
 Windward Unit - Hale'Iwa Office

LEGEND

Project area

Source: Flood Insurance Rate Map, City and County of Honolulu, Hawaii, Panel 20 of 135, September 4, 1987



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The amount of impervious area added by the project is small in relation to the larger basin. As a result, changes to the runoff coefficient are expected to be negligible. Therefore, it is concluded that the proposed project will not significantly increase the peak discharge to the existing drain system.

Construction work on the site will temporarily expose bare soil and will slightly increase the erosion potential until the building foundations are in place. After that, the presence of impermeable surfaces (walkways and driveways) and landscaping will reduce the overall rate of erosion. The project specifications will incorporate erosion control requirements to mitigate any negative impacts during construction.

Detailed site specific measures for erosion and sediment control will be specified in the grading plans. Silt laden runoff from the site is anticipated during construction, however, the use of silt fences around the perimeter of the construction area to prevent the silt laden runoff from leaving the site and entering the stream of pond.

4.1.6 Natural Hazards

The Hawaiian islands are associated with volcanic eruption or tectonic movement. All structures will be constructed for protection from earthquakes in accordance with the Uniform Building Codes adopted by the City and County of Honolulu.

The State of Hawai'i has been affected twice in the past 17 years by devastating hurricanes, 'Iwa in 1982 and 'Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could be likely given the recent record. The project area, as the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes and cyclones. Waialua High and Intermediate School located less than a quarter mile away on Farrington Highway is the designated Emergency Evacuation Center for this area of O'ahu.

Potential Impacts and Mitigation Measures

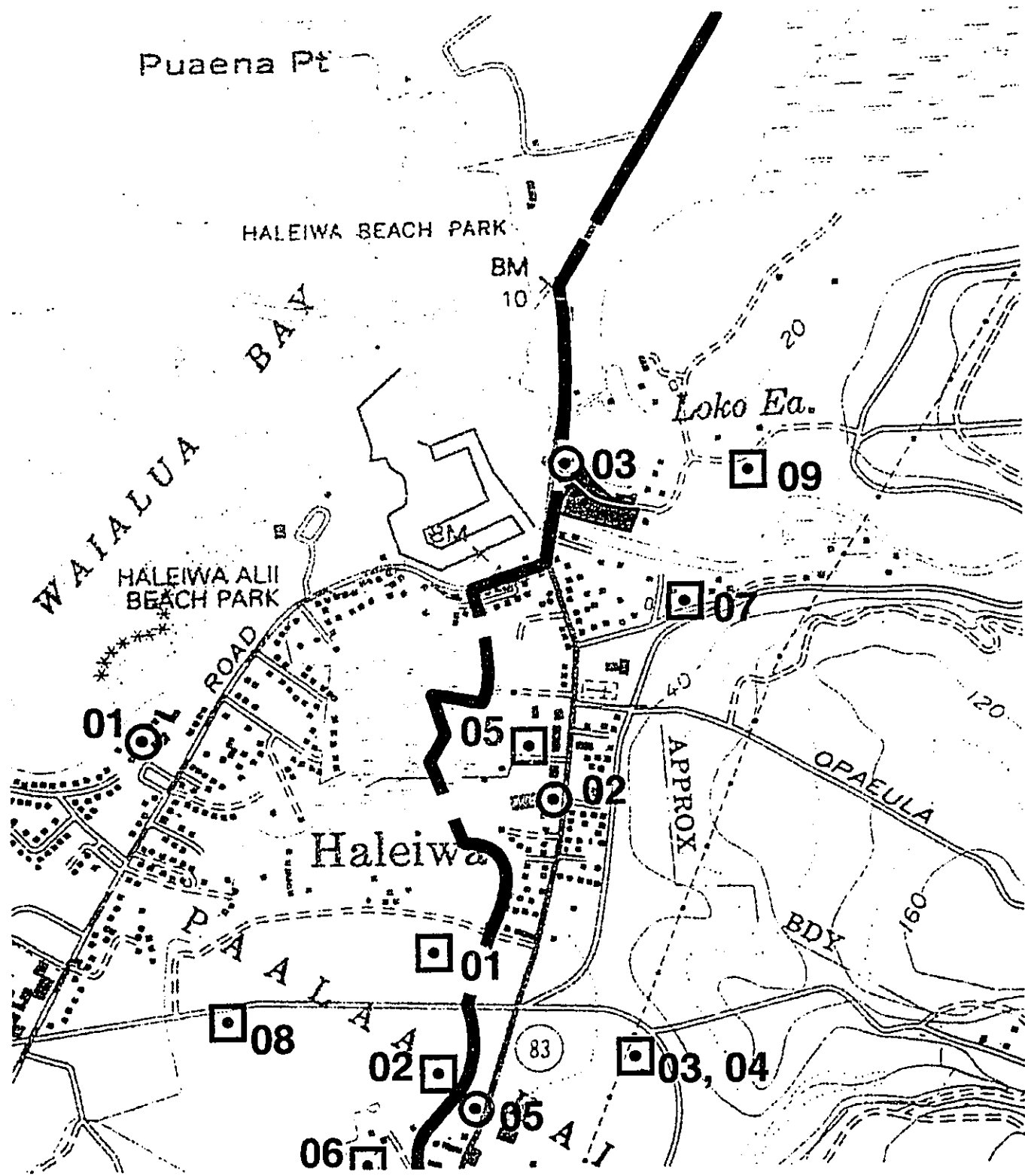
The project will not exacerbate any hazard conditions. The potential impact of destructive winds and torrential rainfall of tropical hurricane and cyclones on structures within the project will be mitigated by compliance with the Uniform Building Code adopted by the City and County. All structures will be constructed for protection from earthquakes and tropical hurricanes and cyclones in accordance with the requirements of the City and County.

4.1.7 Underground Injection Control





At the location of the proposed Children's Center, the underground injection control (UIC) line is located at Kamehameha Highway (Figure 17).

Potential Impacts and Mitigative Measures

The site is not sewered to the municipal system, therefore, a private septic system is planned to service the Children's Center. The project will comply with all DOH rules applicable to septic systems and leach fields.

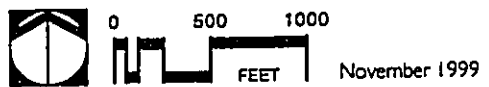


LEGEND

-  Project Area
-  Underground Injection Control (UIC) line
-  Injection well
-  Other well

Source: Underground Injection Control Map, 1983

FIGURE 17
 Underground Injection Control
 Queen Lili'uokalani Children's Center
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4.1.8 Flora and Fauna

Biological surveys were conducted to assess the vegetation and wildlife resources on the project site. The botanical survey by Winona Char (Appendix A) and the wildlife survey by Tim Ohashi (Appendix B) are summarized below.

Botanical Resources. The 2.5-acre site supports open, grassy lawn areas and remnant ornamental landscape plantings. The site appears to have been disturbed for a long time and there is evidence of old fill material throughout the site. No threatened and endangered species or species of concern were found on the site.

A large clump of hau (*Hibiscus tiliaceus*) is found along the fence bordering the Kamehameha Schools property which contains Lokoea Pond. Grasses and other herbaceous plants found on the site include Bermuda grass or mānienie (*Cynodon dactylon*), Guinea grass (*Panicum maximum*), Chinese violet (*Astasia gangetica*), virgate mimosa (*Desmanthus virgatus*). Trees on the site include coconut (*Cocos nucifera*), date palm (*Phoenix* sp.) and Chinese banyan (*Ficus microcarpa*), monkeypod (*Samanea saman*), Indian pluchea (*Pluchea indica*), and milo (*Thespesia populnea*) are found on the site.

No wetlands occur on the site. The banks of the Anahulu Stream are well-defined along the property with no low lying, overflow areas and wetland vegetation. A wide strip of mowed California grass (*Brachiaria mutica*) and coconut plantings on fill land is found between the project site and the Lokoea Pond. The hau thicket found along the fence bordering the Kamehameha Schools property with Lokoea Pond sits on well-drained soil and is slightly higher in elevation than the Kamehameha Schools property.

Wildlife Resources. The usual complement of introduced birds common to the lowlands of O'ahu were found on the property. The cluster of banyan trees on site and in adjacent properties provided excellent roosting habitat for a number of species and its fruit provided forage for doves. The most numerous species encountered during the station counts was the house finch (*Carpodacus mexicanus*), Japanese white-eyes (*Zosterops japonica*), Java sparrows (*Padda oryzivora*), Zebra doves (*Geopelia striata*) and spotted doves (*Streptopelia chinensis*), Red-vented bulbuls (*Pycnonotus cafer*). They are ubiquitous throughout O'ahu and are very conspicuous in their behavior. At least five peafowl (*Pavo critata*) were observed on the site.

One Pacific golden plover (*Pluvialis dominica*) had established a territory on the site and was observed during the count period. A large portion of the open lot on the southside supported a patch of Guinea grass (*Panicum maximum*) that made a large portion of the lot usable by the plover.

Endangered Hawaiian stilts and coots were observed in Lokoea Pond to the north. Two Hawaiian stilt (*Himantopus himantopus knudseni*) were observed flying over the property from Lokoea Pond toward the direction of the boat harbor, however, there was no wetland habitat on the property to support waterbird usage.

A house cat (*Felis catus*) was seen on site. Although not encountered, the small Indian mongoose (*Herpestes auropunctatus*), Norway rat (*Rattus norvegicus*), roof rat (*Rattus rattus*), house mouse (*Mus musculus*) are probably on site, especially within the hau thicket and along the stream.

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Potential Impacts and Mitigative Measures

The property has been disturbed in the past, and the existing vegetation consist exclusively of introduced ornamental and alien species. Therefore, the botanical study determined that the proposed development of the site should not have a negative impact on the botanical resources. The Children's Center will incorporate native plants that are useful in Hawaiian cultural practices including ti, hala, noni, kukui, and plants which bear flowers useful for lei.

The wildlife survey concluded that the habitat is not suitable for native birds with the exception of the migratory Pacific golden plover that used portions of the open lot on the south side and the road. The proposed development calls for a parking lot on the south side. This feature would not reduce the size of the plover's territory if the portion of the lot with the patch of Guinea grass is replaced with a lawn. There is enough upland buffer between the subject property and Lokoea Pond, to allow the proposed development without adverse impacts to the endangered waterbirds that use the pond.

4.1.9 Wetlands and Stream Resources

Biological surveys by Char and Ohashi (Appendices A and B) indicated the absence of wetland conditions on the project site. Although the site is bordered by the Anahulu Stream and Lokoea Pond, the studies state that no wetlands occur on the site. The wildlife survey noted that although two Hawaiian stilt were observed overflying the property, the project site lacks suitable habitat for waterbirds.

Two water bodies occur off-site and adjacent to the project site, Lokoea Pond and Anahulu Stream.

Lokoea Pond is located to the north of the project site and is separated by a 30-foot buffer strip. This strip and the pond are owned by Kamehameha Schools. The *North Shore Sustainable Communities Plan* encourages the development of an aquaculture center and nature reserve around Lokoea Pond that would serve as an attraction for both visitors and residents. It could feature a working aquaculture farm and include educational programs on modern aquaculture technique.

Anahulu Stream is a perennial stream with "Substantial" aquatic resources (Hawai'i Stream Assessment 1990) including one known native fish species, the 'O'opu nakea (*Awaous guamensis*). 'O'opu nakea is an indigenous species, that is, it is native to Hawai'i and also elsewhere in the Pacific and the tropics. 'O'opu nakea are the largest and most common stream goby growing up to 14 inches long, and can be recognized by its golden color and stripes on the fins along the back and tail. 'O'opu nakea are most commonly found in streams mid-way between mountain and sea.

Anahulu Stream discharges to the Hale'iwa Small Boat Harbor at Waialua Bay near the project site. It is located adjacent to several other upstream residential parcels and the subject Parcel 6 which consists of approximately 2 acres and is planned for the parking lot, hula hālau pavilion, and canoe shed.

Potential Impacts and Mitigative Measures

The proposed Children's Center is a low intensity project which is not expected to impact the stream or pond. The integration of canoe activities into the cultural program at a later phase will result in

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access to the stream from the site, however, stewardship of the resource would also be taught in the canoe program.

During the construction period, measures will be taken to prevent silt from entering the water bodies as described earlier in the discussion on drainage.

4.2 HUMAN ENVIRONMENT

4.2.1 Archaeological and Historic Resources

The project site is located between the perennial Anahulu Stream and Lokoea Pond. Evidences of past disturbances including fill to create homesites are present on the project site. A site visit was made by State Historic Division archaeologists on November 3, 1999. A summary of their findings include the following:

- The site is part of an area believed "to be inhabited with major social tributes" in past times. This is evidenced by the many LCAs mapped in the area.
- The stacked rock wall is the only significant surface site which may date back to the 1800's.
- Subsurface testing prior to construction of the structures would determine the type of deposits (i.e., residential, agricultural, burials, etc.) and the depth of the deposits.

An archaeological inventory survey has been conducted and a report of the findings will be submitted to the State Historic Preservation Division. A letter of the archaeologist's preliminary findings is included in Appendix C. Generally, there were no cultural deposits identified within the stratigraphic trenches except for an occasional charcoal fleck. One trench contained several sub-surface features and charcoal. The letter concluded that based on the results of testing, no further work will be recommended for the project.

Potential Impacts and Mitigative Measures

The project will proceed based on the recommendations of the archaeological survey. The proposed construction of the QLCC facility is not anticipated to have an adverse impact on the historical resources. The stacked rock wall will be restored and preserved in perpetuity and is seen as a defining element in the design of the project.

4.2.2 Traffic and Circulation

The project site is located in Hale'iwa, O'ahu, mauka (and to the east) of Kamehameha Highway and is accessed from the highway at Lokoea Place. The westernmost boundary of the linear site is situated approximately 160 feet from Kamehameha Highway.

Kamehameha Highway is a State of Hawai'i-owned major arterial, a two-lane thoroughfare which links North Shore communities with Central O'ahu and Ko'olau Loa. It is a scenic highway which traverses the coastline from Hale'iwa through the communities of Kawaihoa, Waimea, Pūpūkea, and Sunset Beach.

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Lokoea Place intersects Kamehameha Highway at a "T"-intersection. Lokoea Place traffic is controlled by a stop sign. This private (Kamehameha Schools) roadway is a 20-foot wide asphalt-paved, unstriped roadway which provides access to properties on abutting properties on the north and south sides of the road.

The O'ahu Regional Transportation Plan (State Department of Transportation November 1995) indicated that the morning peak hour traffic volume in the North Shore corridor is at an acceptable level and will continue to be at an acceptable in the year 2020. Since the completion and opening of the Joseph P. Leong Highway (Hale'iwa Bypass) peak traffic through the town of Hale'iwa has been at acceptable levels.

Public transportation service (TheBus) is convenient with the nearest bus stop located at the intersection of Lokoea Place and Kamehameha Highway. This stop can provide access to the children and families from Waialua, Hale'iwa, Mokolē'ia and Waimea.

Potential Impact and Mitigative Measures

The development of the project site consists of the 1,914 sq. ft. Children's Center building, a 10 stall parking lot (9 regular, 1 handicap), a Hula Hālau, and Canoe Shed.

Based on a study by Julian Ng (1999) for a similar QLCC project in Waimānalo, traffic volumes expected to be generated by the Office Building have been estimated using factors from a tabulation of data¹ from similar uses across the country. The table below shows the traffic estimates anticipated at the intersection of Kamehameha Highway and Lokoea Place.

Traffic Estimates

	<u>Weekday</u>	<u>AM Peak Hour</u>		<u>PM Site Peak</u>		<u>PM Peak Hour</u>	
	<u>total</u>	<u>enter</u>	<u>exit</u>	<u>enter</u>	<u>exit</u>	<u>enter</u>	<u>exit</u>
Children's Center	20	3	1	1	1	1	3

The traffic generated by the development of the site would primarily affect the Kamehameha Highway/Lokoea Place intersection. The greatest impact of the proposed development would be an increase of 3 vehicles per hour in one direction approaching the site and 1 vehicle per hour leaving the site. These volumes compare with the criterion suggested by the Institute of Transportation Engineers to determine if a traffic study should be prepared:

(A) traffic access/impact study (should) be conducted whenever a proposed development will generate 100 or more added (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour.²

¹ Institute of Transportation Engineers, *Trip Generation, 6th Edition, 1997.*

² Institute of Transportation Engineers, *Traffic Access and Impact Studies for Site Development, A Recommended Practice, 1991.*

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The project is estimated to generate approximately 20 trips per day (10 trips entering and 10 trips exiting). The traffic impact would occur over several hours of the day, depending on the activity. The project impact to traffic in any one hour is not significant.

4.2.3 Air Quality

The site is located approximately 160 feet from Kamehameha Highway and is subject to the offshore tradewinds year round. The prior uses of the parcels included homesites and residential landscaping of lawns and other ornamental plantings. There is no negative health concern from respirable dust at the subject property.

Potential Impacts and Mitigative Measures

Construction of the proposed project will not significantly impact air quality. Vehicular emissions will increase from construction equipment during the short-term construction period and over the long-term from highway passenger vehicles. However, State and Federal air quality standards will not be exceeded and no significant adverse impacts are anticipated.

Mitigation measures available to minimize air quality impacts include dust control measures such as frequent watering during construction and rapid establishment of plant materials once grading is completed. However, should dirt be tracked onto the highway, washdown will be undertaken to prevent fugitive dust formation. Increased vehicular traffic will not violate state or federal air quality standards based on the moderate level of existing traffic volumes in the project region.

4.2.4 Noise

Noise in the vicinity of the project is generally from traffic on Kamehameha Highway located approximately 160 feet makai of the western boundary of the project site. The site itself is located between Lokoea Pond and Anahulu Stream which provide a buffer from other residential properties in the area.

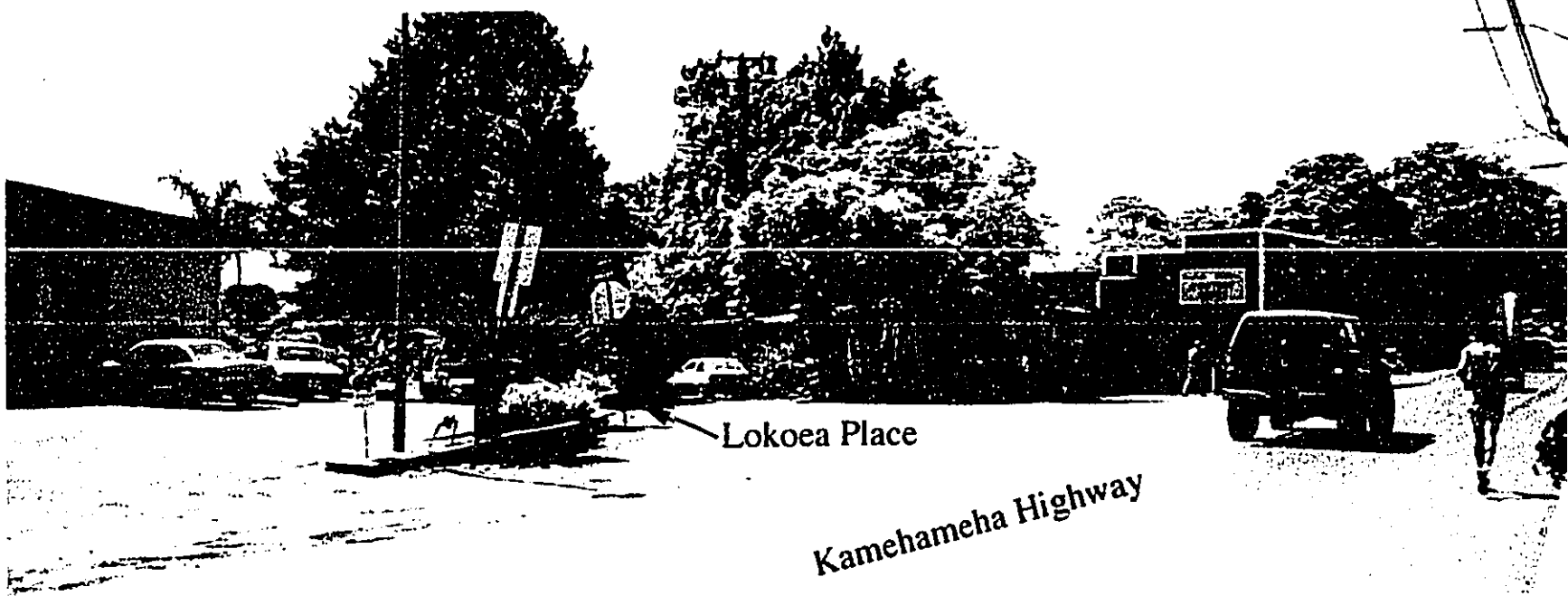
Potential Impacts and Mitigative Measures

During the construction period, the use of construction equipment is expected to increase the noise levels on the site. Proper mitigating measures (such as limiting construction to daylight hours) will be employed to minimize the noise impacts. All work will be monitored to comply with State of Hawai'i Department of Health noise limits.

The improvements of the Children's Center will not have any potential noise impact on the surrounding residential neighborhood.

4.2.5 Visual Resources

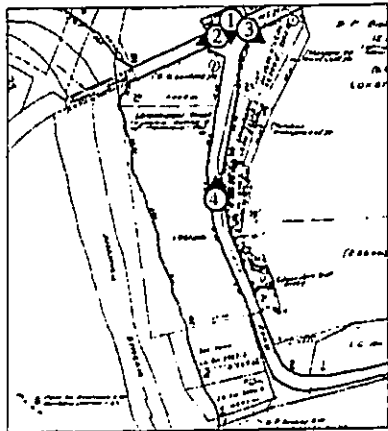
The project site is not visible from Kamehameha Highway and the Anahulu Stream Bridge and can only be seen from Lokoea Place. The site affords views of Lokoea Pond. Photographs of the project site are shown in Figures 18A, 18B, 18C and 18D.



1. Access to the project site is from Lokoea Place at Kamehameha Highway. The entrance is surrounded by commercial uses in the form of a Food Mart / Service Station (far right) and surf shops (left and far left).



3. The Food Mart / Service Station property fronts Kamehameha Highway. The rear of the property will be directly adjacent to the proposed QLCC Office Building.



4. This view from Lokoea Place looks towards the Parking Lot entrance which will be adjacent to Parcel 8 (far right).



commercial uses including a



2. View of Kamehameha Highway (facing south) and the Anahulu Bridge (rainbow bridge) in the distance.



Lokoea Place looks towards Kamehameha Highway. The Office Building site is to the right of Lokoea Place (Parcel 9) and entrance will be across the road to the left (at Parcel 6). The garage of the existing single family dwelling is to the far

FIGURE 18a
Site Photographs

Queen Lili'uokalani Children's Center

Windward Unit - Hale'Iwa Office

November 1999

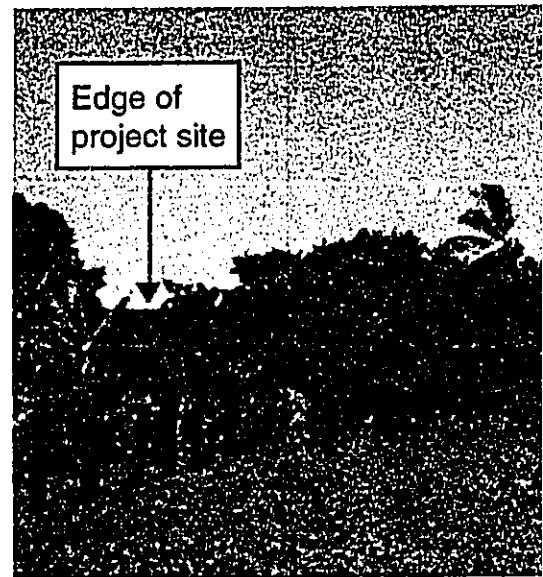




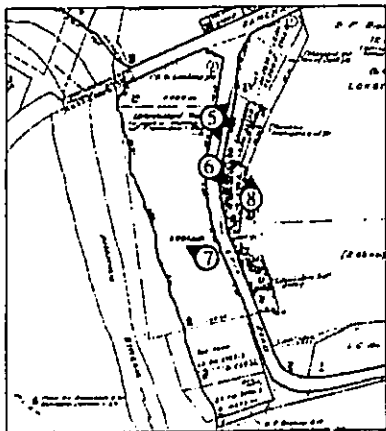
5. The Office Building is planned on Parcel 9 which is adjacent to the Food Mart / Service Station (far left).



7. View to the south of the project site. Walanae Mountain is seen in the distance.



8. Lokoea Pond is separated from the project site.





6. The existing single family dwelling on Parcel 8 serves as a QLCC caretaker's cottage and will remain in that use. The house and garage/storage room consist of 1,840 sq ft.



Is separated from the project area by a 30+ ft grassed buffer strip. The northern project boundary is to the far left of the

FIGURE 18b
Site Photographs

Queen Lili'uokalani Children's Center

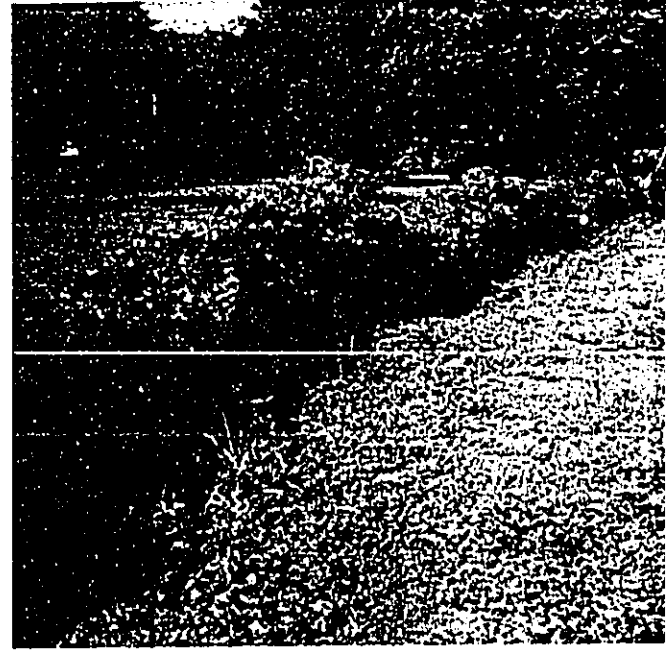
Windward Unit - Hale'Iwa Office

November 1999





9. Parcel 6 is a 2-acre linear lot along the south side of Lokoea Place. The entrance to the parking lot will be from an existing unimproved driveway.



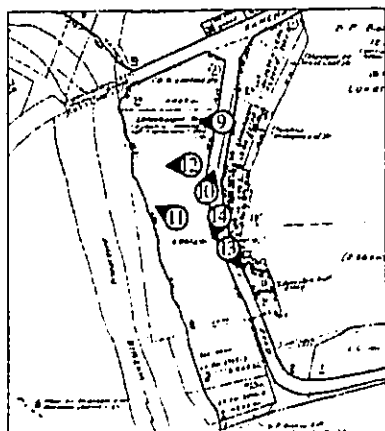
10. A stacked rock wall lines Lot 6 along Lokoea Place. The wall will be restored and will be a defining feature of the Children's Center.



12. Typical open space view of Parcel 6. Note the remnants of pavement from driveways to the cluster of single family homes which previously existed on this parcel. A halau pavilion is planned in this area.



13. View of Lokoea Place, a private rural road owned by KSBE.





es Lot 6 along Lokoea Place. This wall
ll be a defining feature of the



a private rural roadway owned by



11. The perennial Anahulu Stream borders the south side of Parcel 6. A canoe shed is planned with convenient access to the stream. The stream bank is well defined and no wetland conditions are found on Parcel 6, however, the parcel is mapped in the floodway. All structures will be designed in compliance to the City's standards.



14. View of the mauka portion of parcel 6. The rock wall along Parcel 6 will be restored. The hula pa is planned in this area.

FIGURE 18c
Site Photographs

Queen Lili'uokalani Children's Center

Windward Unit - Hale'iwa Office

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The perennial Anahulu Stream is located adjacent to the southern boundary of the project site. The row of trees along the QLT property will be retained. Therefore, the site and the proposed improvements will not be visible from the bridge.

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DEPT OF LAND AND NATURAL RESOURCES
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HONOLULU

FIGURE 18d
View from Anahulu Stream Bridge
Queen Lili'uokalani Children's Center
Windward Unit - Hale'Iwa Office

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Potential Impacts and Mitigative Measures

The proposed project will generally not be visible to the public except for those traveling on Lokoea Place, a limited access roadway serving a four residential properties (including six dwellings) to the east of the QLT and Kamehameha Schools properties. The project is therefore not anticipated to affect any public views and its design will conform to the character of the neighborhood and the guidelines of the Hale'iwa Special District.

4.2.6 Social and Employment Characteristics

The QLCC Windward Unit has operated from offices located at Punalu'u since the early 1970's and services the area from Kahalu'u to Ka'ena Point. The proposed Hale'iwa Office of the Windward Unit will serve the area between Sunset Beach and Ka'ena Point.

Potential Impacts and Mitigative Measures

Population. The Children's Center will provide services to the children and their families from Sunset Beach to Ka'ena Point and will not cause an increase in population.

Socio-economic. Hale'iwa town is comprised of many people who are committed to improving the quality of life in their community and who assertively pursue their goals. An approach to child centered services which are community-responsive and culturally sensitive will benefit the families as well as the broader community.

Employment. The construction of the project will provide short-term employment opportunities. Positive economic impacts from construction related employment will result from the proposed project. The Children's Center will generate a few long-term jobs to staff the new office.

4.2.7 Economic Factors/Government Revenues

Currently the project site generates no income but it requires little in the way of government services.

Potential Impacts and Mitigative Measures

The Queen Lili'uokalani Trust, as the landowner, will commit 2.5 acres toward the project and expend internal funds to construct the project. Sales taxes on building materials will be generated during construction. Also, those employed during construction will generate income taxes. In addition, the proposed uses supplement and enhance social services provided by the State government.

4.2.8 Character of the Community

Established in the late 1800's, Hale'iwa Town retains a commercial setting typical of a rural plantation town, and is therefore an integral and important part of Hawai'i's history. Hale'iwa's designation as a Special District on May 1, 1984 was intended to perpetuate and enhance the rural character of the existing community, by ensuring that all new development be compatible in design.

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Community efforts to maintain this character are evidenced by remodeling and new construction which retains the early period building heights and design features, as well as the creation of the Hale'iwa Main Street Program in 1989.

Potential Impacts and Mitigative Measures

The Children's Center is designed to conform to the character of the community.

4.2.9 Infrastructure

Infrastructure improvements necessary for the project will be provided by connecting to existing easements.

4.2.9.1 Roadways

There are no improved roadways on the subject property. The project site is accessed directly from Lokoea Place which connects to Kamehameha Highway.

On-site driveways will be designed to accommodate refuse and fire vehicles and will be in accordance with the City's Subdivision Rules and Regulations. Roadways will be designed according to the Americans with Disabilities Act accessibility guidelines. Traffic impacts have been described in Section 4.2.2.

4.2.9.2 Water System

The property does not currently receive water service, however, a Board of Water Supply waterline is present within Lokoea Place. A fire hydrant is available at the corner of Kamehameha Highway and Lokoea Place, approximately 85 feet to the west of the project.

Potential Impacts and Mitigative Measures

The estimated average daily demand for water for the project is anticipated to be similar to a single family dwelling unit. A request for a lateral connection for domestic service will be made to the Board of Water Supply's main which is located along Lokoea Place. Water meters and a backflow preventer as required by the City & County of Honolulu will also be installed.

4.2.9.3 Wastewater Treatment and Disposal

The property is located in an unsewered area with no municipal sewer service available. The subject property was formerly utilized as residential lots until the early 1990's. Approximately seven homes are known to have previously occupied those lots. The cess pools associated with the homes have been capped and will not be utilized.

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Potential Impacts and Mitigative Measures

The plans for the proposed septic tank system will conform to the applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". These plans will be provided to the Department of Health's Wastewater Branch for review and approval.

The septic system is composed of a 1,500 gallon septic tank and 1,000 square feet (sf) leach field. The leach field will be constructed using a series of interconnected perforated pipes within a bed of porous gravel. The proposed location of the septic system is shown on the site plan shown on Figure 3A, 3B and 3C.

The estimated sewage flow for the site is 1,210 gallons per day. This flow assumes that the facility has a capacity for six staff members and 40 patrons during the day and another 46 patrons for night activities. The design flow used in sizing the septic system is 1,452 gpd. This flow accounts for an additional 20 percent of capacity for kitchen wastes as recommended under the Manual for Septic Tank Practice.

Percolation test results at the proposed leach field location range in rates from 5 to 6.7 minutes per inch. The minimum percolation rate recommended under Chapter 10 is 60 minutes per inch. In addition to the favorable percolation rate, the site plan reserves an area for future expansion or replacement of the leach field.

4.2.9.4 Drainage Facilities

There are no existing drainage facilities within the project site or Lokoea Place. Runoff within the project area presently percolates into the ground and surface drains to the stream or pond.

Potential Impacts and Mitigative Measures

The proposed development will increase runoff to surrounding areas because impermeable surfaces will be increased by the construction of buildings and the paved parking lot. Additional drainage runoff will be directed to landscaped areas within the project area.

4.2.9.5 Utilities

Overhead electrical and other communications utilities services for the project are available from the utility distribution system along Lokoea Place. Electric power is available to the site by Hawaiian Electric Company (HECO) overhead utility lines along Lokoea Place. Hook-ups to the water are available at stub-out connectors in Lokoea Place.

Potential Impacts and Mitigative Measures

Schematic design plans include energy conservation measures such as thermal insulation to reduce heat from the sun and daylighting to reduce dependency on electrical lighting.

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Electrical and other communication utilities services will be provided to the project by overhead service. Pole mounted site lighting approximately 12 feet high will be installed around the parking lot, outdoor walkways, and yards. The light fixtures will be shielded and controlled by timer to go off at 10:00 PM.

4.2.10 Solid Waste Disposal

It is anticipated that most of the solid waste generated from the proposed facility will consist of general office products (i.e., paper, paper products, plastic, etc.). Solid waste which is generated during the operation of the project will be separated. Recyclable waste will be separated and taken to appropriate facilities, the remainder will be disposed through the City and County Refuse Division.

The subject property consists primarily of open space lawn areas, therefore, construction of the project will require minimal vegetation removal. Should any vegetation be removed from the property during construction, it will be taken to a permitted greenwaste recycling facility. In addition, the developer will ensure that all solid waste generated during the project's construction will be directed to permitted solid waste disposal, processing, or recycling facilities.

4.2.11 Public Services

4.2.11.1 Fire Protection

Fire protection is provided by the Waiialua Fire Station located at 6642 Hale'iwa Road approximately 0.8 mile from the project site. There is an existing fire hydrant at the corner of Kamehameha Highway and Lokoea Place within the vicinity of the project.

Access for emergency vehicles from Kamehameha Highway onto Lokoea Place to the project site consists of all-weather roadway surface and meets the Department of Transportation Services standards.

Potential Impacts and Mitigative Measures

There will be an occasional and unavoidable demand for fire protection services associated with the project. The applicant will coordinate with the Fire Department and the Board of Water Supply prior to project implementation and phasing to permit adequate planning and advance notice of project completion. In addition new improvements including a private water system and hydrant and adequate roadway improvements will be constructed, as warranted.

4.2.11.2 Police Protection

Police protection is provided by the Wahiawa Police Station located at 330 N. Cane Road.

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Potential Impacts and Mitigative Measures

There may be an occasional and unavoidable demand for police protection services associated with the project, however, it is anticipated that the existing police service will not be adversely affected by the proposed development.

4.2.11.3 Health Care Services

Various health care services in Hale'iwa provide primary patient care to adults, women, and children. All facilities currently provide out-patient care. The nearest hospital is Wahiawa General Hospital in Wahiawa approximately 10 to 15 minutes from the project location by ambulance service. Ambulance service is available from the Hale'iwa-Waiialua Fire Station.

Potential Impacts and Mitigative Measures

There will be an unavoidable and occasional need for emergency health care services. However, the proposed project will not have a long-term adverse impact on emergency medical services.

4.2.11.4 Schools

Schools which serve the project area include Hale'iwa Elementary School, Waiialua High and Intermediate School.

Potential Impacts and Mitigative Measures

The proposed projects will not generate new residents or introduce new school-aged children to the area. Therefore, no demands will be placed on area DOE facilities.

4.2.11.5 Recreational Facilities

The project site is within walking distance to the Hale'iwa Alii Beach Park and Hale'iwa Beach Park.

Potential Impacts and Mitigative Measures

The proposed projects will not generate new residents to the area. Therefore, no additional demand will be placed on area parks. The proposed Children's Center programs will provide some recreational opportunities for children and their families.

4.2.11.6 Public Transit

Fixed route bus service is provided through the City Department of Transportation Services, which currently contracts with O'ahu Transit Services (OTS) for operation of TheBus. The OTS also operates the Handi-Van system, which is a demand responsive paratransit service for semi-ambulatory and non-ambulatory persons with disabilities. The North Shore is serviced by four bus routes. A covered bus stop is located on Kamehameha Highway near the project site.

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4.2.11.7 Proximity of Commercial and Other Services

Hale'iwa is the North Shore's major visitor attraction and commercial center and includes retail shops, and recreational, financial, and other professional service providers.

Potential Impacts and Mitigative Measures

The addition of a permanent Children's Center facility in Hale'iwa to serve Hawaiian children and their families in accordance with the mission of the Queen Lili'uokalani Trust will greatly enhance this currently under-served community.

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5.0 ALTERNATIVES TO THE PROPOSED ACTION

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), *the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts.* As such, several alternatives have been evaluated.

5.1 NO ACTION ALTERNATIVE

The no action alternative will not accomplish the desired goal of optimally serving the beneficiaries of the Children's Center, Hawaiian children and their families. At its current temporary location the satellite office programs would be curtailed and the development of new programs would be impaired. As the number of beneficiaries continues to grow in Hale'iwa, existing programs would be strained by a lack of adequate space.

This alternative would also dash QLT's long term plan of establishing a Children's Center at this historic location, where Queen Lili'uokalani is said to have spent time.

5.2 OTHER QLT LANDS

The majority of trust properties are located in the vicinity of Kapi'olani Park in Waikiki. This area is unsuitable for the child welfare function of providing service to North Shore Hawaiian children due to location and relationship to the Hale'iwa region.

5.3 ALTERNATIVE NORTH SHORE/HALE'IWA SITES

Other sites of a comparable size in the Hale'iwa area were examined. All alternate sites were found to be inferior in qualities essential to a successful long-term Children's Center operation, including the temporary location at Waialua.

While any location within QLT lands is a possible alternative site, it is felt that the proposed project is centrally located to the North Shore residents from Sunset Beach to Ka'ena Point and to Kamehameha Highway, facilitating access by public transportation, car, walking or bicycling.

5.4 THE PREFERRED SITE

The selection of the Lokoea Place site is believed to be the most suitable site for the following reasons:

- The residential quality of the area is conducive to child therapy activities.
- The proposal would not result in the loss of housing or lease income to the trust.
- The distances to the neighboring residential areas and business are far enough to avoid causing disturbances, yet conveniently located for efficiency purposes.
- The site is easily accessible by both private and public transportation.

6.0 DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING DETERMINATION

To determine whether the proposed action may have a significant impact on the environment, every phase and expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the studies performed and research evaluated, a finding of no significant impact has been found as summarized in this section.

6.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

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

The area of the project may have been used for agricultural activities (e.g. taro cultivation, fish cultivation) in the past due to its proximity to Anahulu Stream and Lokoea Pond. However, maps dated as early as the 1940's and 1988 show at least seven homes in the area. Today only one home remains. The proposed project will be built on the existing grade which includes fill material which was placed to create buildable areas during the earlier period when the initial homes along Lokoea Place were constructed.

As such, the project should have "no effect" on historic resources. However, should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phases of development, their treatment will be conducted in compliance with the requirements of the Department of Land and Natural Resources.

The site plan is designed with adequate buffers from the natural resources in the vicinity of the project. The parking lot will be approximately 85 feet from Anahulu Stream and the Children's Center building will be approximately 55 feet from Lokoea Pond. Furthermore, the activities which are planned as part of the QLCC program are low impact and will include a small group of people.

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

The project site is a 2.5-acre property. The construction of these three permanent facilities will foreclose other uses, however, the proposed uses will be beneficial to the social environment of the North Shore communities in the area from Sunset Beach to Ka'ena Point. The provision of the planned services at this location could be determined to be the best use of the property.

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

The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

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

The new facilities and programs and services that will be provided as part of the project will positively affect the economic and social welfare of Hawaiians in the target area.

- (5) **Substantially affects public health;**

Impacts to public health may be temporarily affected by air, noise, and water quality impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive economic, social, and quality of life benefits associated with the project.

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

The projects are not anticipated to impact the population; however, it is anticipated that many families with young children who reside in the target area from Sunset Beach to Ka'ena Point will benefit from the new Children's Center.

The infrastructure demands on roads, water, and sewer drainage systems are minimal and can be accommodated by the existing systems.

In addition, the construction and operation of the Children's Center will generate new sources of direct and indirect revenue for individuals, the City and County of Honolulu, and the State of Hawai'i by providing construction employment opportunities, and new jobs. Indirect employment in a wide range of service-related industries will also be created from construction during project development.

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

The proposed development will utilize disturbed vacant land and is not expected to degrade environmental quality on-site or in the surrounding neighborhood. The property was previously extensively modified and today lacks any significant natural resources. With development of the proposed project, plant communities are expected to improve through a program of landscaping which will utilize native plantings in greater abundance on the site. Appropriate best management practices will provide safeguards for protection of water quality during the short-term construction period. The project is not expected to affect the waterbirds which are known to inhabit Lokoea Pond.

QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment

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

The low impact design and operations of the Children's Center will have minimal effect on the environment and its long term impact will be improved due to the commitment of stewardship to the resources in the immediate environment. The provision of social services will include cultural and educational programs which will teach stewardship of the resources, which will have ultimate benefit to the environment.

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

Native waterbirds, including, but not limited to, the endangered stilt and gallinule inhabit the adjacent Lokoea Pond and may also utilize Anahulu Stream. However, the US Fish and Wildlife Service has not classified Lokoea Pond as a major waterbird habitat in the Hawaiian Waterbirds Recovery Plan (1997). The City and County of Honolulu *North Shore Sustainable Communities Plan* recommends for Lokoea Pond "the development of an aquaculture center and nature reserve that would serve as an attraction for visitors and residents". The development of the Children's Center on the QLT properties will not substantially affect the native waterbird species in the vicinity of the project. The QLCC objectives of utilizing cultural and educational programs in its social service programs for Hawaiian children and their families will teach stewardship of the natural resources in its programs.

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

Any possible impact to the adjacent Anahulu Stream or Lokoea Pond will be minimized and mitigated by the establishment of on-site detention of runoff during the construction phases of development. After development, detention areas will serve the same function to encourage recharge of the groundwater. BMPs will be implemented for water quality protection to the extent practicable. Minimal impacts on air quality and noise are anticipated during construction, but will be limited by appropriate construction practices (i.e., mufflers, water wagons, construction during daylight hours only, etc.).

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

The proposed project is a low intensity development similar to the construction of one single-family home. While it is located in the flood plain and is in close proximity to Anahulu Stream and Lokoea Pond, the natural physical character of the subject site has been previously disturbed by grading and construction of several homes on the subject property. As such, the project area no longer reflects a "natural environment." Recognizing the surrounding natural resources, the project is designed as a low impact development. The office building will be constructed with the finished floor above the flood level as defined on the federal FIRM. Ancillary Hawaiian style pavilions (e.g. hula hālau and canoe shed) are exempt structures; however, their design will comply with the appropriate City regulations. Shoreline, valleys, or ridges will not be impacted by the development.

QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment

- (12) **Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

The proposed structures are designed as one-story buildings and will not impact scenic views of the ocean or any ridge lines in the area. The project site is not visible from Kamehameha Highway and is only visible from Lokoea Place, a private road which serves these and a few other properties owned by Kamehameha Schools. The visual character of the area will remain residential.

The *Coastal View Study* (Chu 1987) recognizes the mauka views along Kamehameha Highway of Anahulu Stream and Lokoea Pond as significant. Since the project site does not front the highway it is not visible from public roadways. The low-rise single story design of the new Children's Center is therefore not expected to impede these views.

- (13) **Requires substantial energy consumption.**

Construction of the proposed project will not require substantial energy consumption relative to other similar projects. Design of the project will investigate energy saving design measures. Once completed the new buildings are expected to consume energy (i.e., electricity and gas) similar to other developments.

6.2 DETERMINATION

On the basis of the above criteria, and the discussion of impacts and mitigative measures contained in this document, it is anticipated that the proposed projects will not have a significant effect on the environment.

QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment

7.0 COMMENTS AND RESPONSES

Responses which were received during the review of the Draft EA resulted in the following responses from governmental agencies. The comment letters and the applicant's responses are included in this section.

7.1 COMMENTS RECEIVED

City and County of Honolulu

Board of Water Supply
Fire Department
Department of Parks and Recreation
Department of Planning and Permitting
Police Department

State of Hawaii

Department of Business and Economic Development and Tourism
Department of Health
Department of Land and Natural Resources Historic Preservation Division
State Department of Transportation
Office of Environmental Quality Control

7.2 DRAFT EA COMMENT LETTERS AND THE APPLICANT'S RESPONSES

The comment letters responding to the Draft EA and the Applicant's responses follow below.

BOARD OF WATER SUPPLY

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



January 4, 2000

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
CHARLES A. STED, Vice Chairman
JAN M.L.Y. AMII
HERBERT S.K. KAOPUA, SR
BARBARA KIM STANTON

KAZU HAYASHIDA, Ex-Officio
ROSS S SASAMURA, Ex-Officio

CLIFFORD S JAMILE
Manager and Chief Engineer

TO: MR. RANDALL FUJIKI, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING
Clifford S. Jamile
FROM: CLIFFORD S. JAMILE
SUBJECT: YOUR MEMORANDUM OF NOVEMBER 29, 1999 REGARDING
THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE
QUEEN LILIUOKALANI CHILDREN'S CENTER, HALEIWA,
OAHU TMK: 6-2-03: 02, 06, 08, 09, 31

00 JAN -5 AM 9:53
DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed children's center project.

We have the following comments:

1. The existing water system is presently adequate to accommodate the proposed children's center.
2. There are existing water services to the following TMKs:

<u>TMK:</u>	<u>PREM-ID #</u>	<u>ORDERED-OFF DATE</u>
6-2-3: 6	1098710	April 26, 1991
	1098711	November 20, 1992
	1098712	August 27, 1991
	1098713	August 19, 1983
6-2-3: 8	109814	active
6-2-3: 9	1098759	June 18, 1992
6-2-3: por. 31	1098715	June 23, 1992

3. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

Mr. Randal Fujiki
Page 2
January 4, 2000

5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
6. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required to be installed after all domestic water meters serving the project site.

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



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit-
Haleiwa Office Draft Environmental Assessment (EA)
TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr. Jamile:

We have reviewed your comments dated January 4, 2000 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office.

1. We acknowledge your statement that the existing water system is presently adequate to accommodate the proposed Children's Center.
2. We acknowledge the information provided regarding the existing water services to the various TMK parcels within the project area.
3. We understand that the availability of water will be confirmed when the building permit applications are submitted for your review and that when water is made available, the applicants will be required to pay your Water System Facilities Charges for resource development, transmission, and daily storage.
4. The construction drawings showing the installation of any three-inch or larger meter will be submitted for your review and approval.
5. The on-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

100 BISHOP STREET, PACIFIC TOWER, SUITE 630, HONOLULU, HAWAII 96813-3129
TELEPHONE: (808) 521-7631 FAX: (808) 523-1102 E-MAIL: pdr@aol.com

WAILUKU OFFICE

2123 KAOHU STREET, WAILUKU, HAWAII 96791-2201
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 ALPINE STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-1880

Mr. Clifford S. Jamile
Page 2

6. We acknowledge that Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required to be installed after domestic water meters installation at the project site.

Thank you for your participation in the environmental review process.

Sincerely yours,

PBR HAWAII

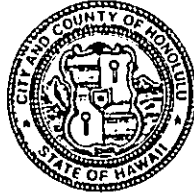


Yukie Ohashi
Project Manager

LIT...

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869



JEREMY HARRIS
MAYOR

ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
DEPUTY FIRE CHIEF

December 21, 1999

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
DRAFT ENVIRONMENTAL ASSESSMENT (EA)
OWNER/APPLICANT: QUEEN LILIUOKALANI TRUST
LOCATION: LOKOEA PLACE, HALEIWA, OAHU
TAX MAP KEYS: 6-2-3: 2 (POR.), 6, 8, 9, AND 31 (POR.)
STAFF PLANNER: ARDIS SHAW-KIM PHONE: 527-5349

RECEIVED
FIRE DEPARTMENT
HONOLULU
DEC 23 1999

99 DEC 23 AM 9:54

We received your memorandum dated November 29, 1999, regarding the Special Management Area Ordinance, Chapter 25, ROH, Draft Environmental Assessment for Queen Liliuokalani Trust.

The Honolulu Fire Department requests that the following be complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation (DTS) standards, capable of supporting the minimum 60,000 pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.

Jan Naoe Sullivan, Director
Page 2
December 21, 1999

3. Submit construction plans to the Honolulu Fire Department and the Department of Planning and Permitting.

Should you have any questions, please call Acting Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778.



ATTILIO K. LEONARDI
Fire Chief

AKL/LR:jo



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. Attilio K. Leonardi, Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit-
Haleiwa Office Draft Environmental Assessment (EA)
TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr Leonardi:

We have reviewed your comments dated December 21, 1999 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office.

1. Fire protection measures including a private water system and appurtenances will be provided and will meet the fire flow requirements and standards of the Board of Water Supply.
2. Any necessary access roadway improvements such as a turnaround radius which complies with Department of Transportation Services standards will be provided.
3. Construction plans will be provided to you during the overall coordination with the Department of Planning and Permitting for your review.

Thank you for your participation in the environmental review process.

Sincerely yours,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Yukie Ohashi', written over the typed name.

Yukie Ohashi
Project Manager

Wm. Frank Blandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3129
TELEPHONE: (808) 521-3631 FAX: (808) 521-1102 E-MAIL: pluh@pbr.com

WAIKUKU OFFICE

2123 KAOHI STREET, WAIKUKU, HAWAII 96791-2201
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 MUPUN STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-1989

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4182 • FAX: 523-4054

JEREMY HARRIS
MAYOR



WILLIAM D. BALFOUR, JR.
DIRECTOR

MICHAEL T. AMII
DEPUTY DIRECTOR

January 13, 2000

DEPT. OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU
00 JAN 19 AM 8:53

TO: RANDALL K. FUJIKI, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

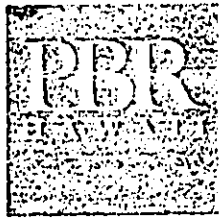
SUBJECT: SPECIAL MANAGEMENT AREA ORDINANCE, CHAPTER 25, ROH
DRAFT ENVIRONMENTAL ASSESSMENT
LOKOE A PLACE, HALEIWA, OAHU, HAWAII

We have reviewed the above-referenced document (1999/SMA-87 (ASK)) and find that the proposed project will have no significant impact on City recreation programs or facilities.

Thank you for the opportunity to review the draft environmental assessment. Should you have any questions, please contact Mr. John Eveland, Executive Assistant, at 527-6038.

W.D. Balfour Jr.
WILLIAM D. BALFOUR, JR.
Director

WDB:cu
(99-3318GT)



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. William D. Balfour, Jr., Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, Hawaii 96813

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office Draft Environmental Assessment (EA), TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr. Balfour:

We have reviewed your comments of January 13, 2000 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office. We note that you find that the proposed project will have no significant impact on City recreation programs or facilities.

Thank you for your participation in the environmental review process.

Sincerely yours,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Yukie Ohashi'.

Yukie Ohashi
Project Manager

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-4129
TELEPHONE: (808) 521-5634 FAX: (808) 523-4302 EMAIL: pbrho@aloha.net

WAILUKU OFFICE

2123 KAOHUA STREET, WAILUKU, HAWAII 96791-2201
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

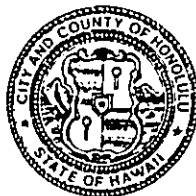
HILO OFFICE

101 ALPINE STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-4333 FAX: (808) 961-4989

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 522-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



RANDALL K. FUJIKI, AIA
ACTING DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

January 7, 2000

1999/SMA-78 (ASK)

Ms. Yukie Ohashi
PBR Hawaii
1001 Bishop Street, Ste. 650
Honolulu, Hawaii 96813-3429

Dear Ms. Ohashi:

Draft Environmental Assessment
Queen Liliuokalani Children's Center
Tax Map Keys 6-2-3: 6, 8, 9, and 31

We are forwarding our comments and copies of comments received relating to the Draft Environmental Assessment (EA) for the above-referenced project.

In accordance with the procedural provisions of Chapter 343, Hawaii Revised Statutes, you must respond in writing to these and any other comments which were received during the 30-day public comment period which began with the publication of a notice of availability of the Draft EA in The Environmental Notice on December 8, 1999. The final EA must include these comments and response, as well as revised text, if appropriate.

Our comments are as follows:

Project Area and Lots

1. Our records indicate that the project site consists of 4 lots identified by Tax Map Keys 6-2-3: 6, 8, 9 and 31. A consolidation or joint development will be required so that the 20,000 square foot minimum lot area requirement for meeting facilities can be met.
2. A portion of Parcel 2 has been subdivided out of the larger Loko Ea Pond lot and consolidated with Parcel 31. Although identified on page 1 and 2 of the Draft Environmental Assessment (EA), we don't believe that Parcel 2 will be included in the project area. The Final EA should clarify this.

Land Use Ordinance (LUO) Requirements

3. We note that the design of the proposed multi-use building does not comply with LUO setback requirements. Figure 3 of the Draft EA shows a 10 foot front yard setback and 5 foot side and rear yard setback as allowed for dwellings, instead of the 30 feet and 15 foot setbacks that apply to other uses such as meeting facilities.

The Final EA should include an alternate site plan showing how the required yard setbacks can be met.

4. The summary section of the Final EA should note that a Conditional Use Permit-Minor for off-site parking, a Haleiwa Special District Permit and a Flood Hazard Variance are also required.

Haleiwa Special District

5. Proposed conceptual landscaping screening should be shown on the site plan or as a separate exhibit.
6. The statement in Section 4.2.5 that "The project site is not visible from Kamehameha Highway..." may need to be clarified. It apparently refers to the main building site instead of the entire site. The Final EA should discuss whether the makai part of the whole project site is in fact visible from the highway if one looks: (1) across the Food Mart lot, (2) down Lokoea Place, or (3) upstream from the Anahulu Bridge, which is only about 50 feet from the corner of the property.
7. Additional photos from the Anahulu Bridge should be provided so that we can better determine if the proposal will qualify for a minor Special District Permit.

Waste Water

8. Describe the proposed septic system and it's location on the property. What is the estimated volume of wastewater that will be generated by the proposal?

Traffic

9. Our Traffic Review Branch recommends street improvements along the Lokoea Place frontage to provide better pedestrian access to the site and to demarcate the sidewalk from the vehicular travelway.

Ms. Yukie Ohashi
Page 3
January 7, 2000

10. Driveways should be constructed as standard City Dropped driveways. The driveway grade should not exceed 5 percent for a minimum distance of 25 feet from the property line on the lots fronting Lokoea Place. Adequate vehicular sight to pedestrians and other vehicles should be provided and maintained at all driveway locations. The width of the driveways should accommodate the anticipated types of vehicles expected to use the parking areas.

Activities

11. Page 9 of the Draft EA indicates that the facility's outdoor play areas will provide spaces for more vigorous activities. The Final EA should describe or give examples of anticipated outdoor activities.
12. Page 9 of the Draft EA indicates that the facilities will be used for holiday celebrations involving larger groups. The Final EA should describe these holiday celebrations. Frequency, size, duration and activities should be disclosed.

Building Height

13. The Final EA should clarify if the proposed 22 foot building height is above existing or proposed grades. Will the structure need to be elevated to comply with flood hazard requirements?

Parking

14. The proposed parking should comply with Article 6 of the Land Use Ordinance related to development standards, such as required landscaping. The Final EA should include a site plan showing conceptual landscaping for the proposed parking lot.
15. Page 17 of the Draft EA indicates that the parking lot will be illuminated. The Final EA should describe the type of lighting, sheilding, and the lighting times.

Historic Resources

16. Page 25 of the Draft EA states that a 350-foot long historic rock wall will be restored. The Final EA should describe the significance of the 350-foot long rock (if known), the proposed restoration work, and the appearance of the wall once the work is completed.

Ms. Yukie Ohashi
Page 4
January 7, 2000

17. The Final EA should disclose the probability of subsurface historic resources on the property. Will excavation for irrigation, utilities and the septic system impact subsurface resources, if they exist? What mitigation measures will be undertaken in the event subsurface historical resources are encountered during project development?

Drainage and Flood Hazards

18. The Final EA should disclose the approximate volumes of fill material to be used for the proposed earth mounds.
19. Parcel 6 is located within the flood way. Construction of the canoe shed and hula pavilion and earth platform will require a flood hazard variance. Because compliance with the Federal Flood Insurance program is a specific objective of the State Coastal Zone Management Statute, this approval should be obtained prior to submittal of the Special Management Area Use Permit Application.
20. The Final EA should describe proposed mitigation for construction in the flood way.


General Plan and North Shore Development Plan

21. Section 3.2.2 describing the City Charter provisions related to the Development Plans is out dated. Refer to Section 5-408 of the current Charter, enclosed, for current language.
22. The low-density character of the proposal is consistent with the General Plan and the North Shore Development Plan, which seek to maintain the rural open space lifestyle of the area.
23. The North Shore Sustainable Communities Plan dated May 1999 (NSSCP), is currently under City Council review and, upon adoption, will supersede the existing North Shore Development Plan. As indicated on Exhibit 3.5 of the NSSCP, the project site involves land within the proposed Country Town District. The County Town designation indicates the general area where appropriate mixtures of commercial, industrial, and residential uses, as well as public services should be concentrated. The proposed Children's Center is consistent with the intent of this district.
24. We recommend that the third paragraph in Section 4.1.9, which summarizes proposed NSSCP policies on Lokoea Pond be

Ms. Yukie Ohashi
Page 5
January 7, 2000

Should you have any questions regarding the above, you may contact Ardis Shaw-Kim of our staff at 527-5349.

Sincerely yours,


RANDALL K. FUJIKI, AIA
Acting Director of Planning and
Permitting

RKF:lg
DN 21494

- (d) Prepare and submit to the council on at least a biennial basis a report on the condition of the city in terms of the general plan and development plans. In addition, the chief planning officer shall prepare and submit to the council an annual report on the current status of land use and other data pertaining to the development plans.
- (e) Undertake studies and prepare plans for special planning areas and issues.
- (f) Perform other functions that will promote comprehensive planning, public participation and an efficient planning process. (1992 General Election Charter Amendment Question No. 5)

Section 5-404. Planning Commission --

There shall be a planning commission which shall consist of nine members. The commission shall be governed by the provisions of Section 13-103 of this charter. The planning department shall provide staff support to assist the commission in carrying out its duties. (1992 General Election Charter Amendment Question No. 5)

Section 5-405. Powers, Duties and Functions --

The planning commission shall:

- (a) Advise the mayor, council and chief planning officer on matters concerning the planning programs.
- (b) Hold public hearings and make recommendations on all proposals to adopt or amend the general plan, development plans, and zoning ordinances. The commission shall complete its review and transmit its recommendations through the mayor to the council for consideration and action in a timely manner.
- (c) Perform such other related duties as may be necessary to fulfill its responsibilities under this charter or as may be assigned by the mayor or the council. (1992 General Election Charter Amendment Question No. 5)

Section 5-406. General and Development Plans --

The purposes of preparing a general plan and development plans are to recognize and anticipate the major problems and opportunities concerning the social, economic and environmental needs and future development of the city; and to set forth a desired direction and patterns of future growth and development.

April 4, 1994 Revision

-32-

The chief planning officer shall prepare a general plan for the entire city and development plans for particular areas of the city. (1992 General Election Charter Amendment Question No. 5)

Section 5-407. General Plan --

The general plan shall set forth the city's objectives and broad policies for the long range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern. (1992 General Election Charter Amendment Question No. 5)

Section 5-408. Development Plans --

"Development plans" shall consist of conceptual schemes for implementing and accomplishing the development objectives and policies of the general plan within the city. A development plan shall include a map, statements of standards and principles with respect to land uses, statements of urban design principles and controls, and priorities as necessary to facilitate coordination of major development activities.

The development plans and maps (which shall not be detailed in the manner of zoning maps) shall describe the desired urban character and the significant natural, scenic and cultural resources for the several parts of the city to a degree which is sufficient to serve as a policy guide for more detailed zoning maps and regulations and public and private sector investment decisions. (1992 General Election Charter Amendment Question No. 5)

Section 5-409. Preparation and Review of the General Plan and Development Plans --

1. The chief planning officer shall prepare the general plan and development plans. In preparing such plans, the chief planning officer shall consult with all agencies of the executive branch. The chief planning officer, with the approval of the mayor, may assign any relevant study to any agency. Any agency may undertake the study of any matters relating to such plans which are within the scope of its duties. The chief

-33-

April 4, 1994 Revision



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. Randall K. Fujiki, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit-
Haleiwa Office Draft Environmental Assessment (EA)
TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr. Fujiki:

We have reviewed your comments dated January 7, 2000 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office.

Project Area and Lots

1. A consolidation of Tax Map Keys 6-2-3: 6, 8, 9 and 31 is currently in process by Control Point Inc. The subdivision/reconsolidation (to create a 20,000 square foot lot) and land ownership transfer was recorded with the Bureau of Conveyances on November 26, 1999.
2. A portion of parcel 2 (1,674 square feet) was consolidated with parcel 31 with a transfer of ownership to Queen Liliuokalani Trust from Kamehameha Schools. The larger remaining portion of parcel 2 (lot with pond on it) belonging to Kamehameha Schools will not be included in the project area.

Land Use Ordinance (LUO) Requirements

3. The proposed QLCC Haleiwa office building does not comply with the setbacks of an R-5 lot for "non-residential uses". The building was designed in accordance with the setbacks for "residential use."

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE
100 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3129
TELEPHONE: (808) 521-5631 FAX: (808) 521-1102 E-MAIL: plh@plh.hawaii.gov

WAIKUKU OFFICE
2123 KAOHOLE STREET, WAIKUKU, HAWAII 96795-2201
TELEPHONE: (808) 212-2878 FAX: (808) 212-2902

HILO OFFICE
101 AUPUNANI STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-1276
TELEPHONE: (808) 961-3333 FAX: (808) 961-1989

An alternate site plan, shown as Figure 3A in the Final EA, shows how the required yard setbacks (30 ft. front and 15 ft. side and rear) can be met but we are requesting an exemption from the required setbacks for the following reasons:

- a. The proposed Haleiwa office building with the residential setbacks does not adversely impact the surrounding properties;
 - b. More open space can be preserved as well as those views of Lokoea Pond if the building with the residential setbacks (as proposed) are allowed.
 - c. The required R-5 non-residential yard setback (30 front, 15 side and rear) creates a hardship by reducing the buildable area of the property to about 3,500 square feet with the widest depth of buildable area at approximately 40 feet and the narrowest depth of approximately 18 feet.
4. We have included the requirement of the additional permits in the Section 1 summary and in Section 3 of the Final EA.

Haleiwa Special District

5. See revised site plan for landscape screening.
6. We would like to emphasize that the proposed project is being designed by Kauahikaua & Chun Architects in a style that is compatible with the Haleiwa Special District. Although, the main building will not be visible from Kamehameha Highway, it is expected to be a visual asset to the community.

The makai portions of the site will remain in open space. Within the open space area (on Parcel 6), a hula pa, halau, and canoe shed are planned to be constructed in the future. Plans are conceptual only at this time.

The edge of Parcel 6 bordering Anahulu Stream is planted with a continuous row of trees and shrubs, thus forming a dense screen which generally blocks offsite views of the project site. The hula pa will be an earth mound approximately two to three feet above the existing grade, and will therefore, not be visible except from Lokoea Place and from within the project site. The canoe shed will be a simple A-frame structure and the halau will be an open sided halau. Views from the following locations are expected to be minimal:

- 1) *Across the Food Mart site.* The mass of the Food Mart building and the landscape screen between the two properties will block the view from the highway.

2) *Down Lokoea Place.* All structures will be setback from Lokoea Place, therefore, the view from the Kamehameha Highway/Lokoea Place intersection will be unchanged from the existing condition.

3) *Upstream from Anahulu Bridge.* The dense row of trees and shrubs along Anahulu Stream and adjacent neighboring properties, including commercial retail and residential properties, will block any views of the office building and the pavilion and canoe shed from the Anahulu Stream Bridge.

7. Views of the project site from the Anahulu Bridge are incorporated into the Final EA as Figure 18D.

Waste Water

8. The septic system is composed of a 1,500 gallon septic tank and 1,000 square foot leach field. The leach field will be constructed using a series of interconnected perforated pipes within a bed of porous gravel. The septic system can process a maximum sewage flow of 1,452 gallons per day (gpd). This capacity includes the 20% additional capacity for kitchen wastes recommended under the Manual of Septic Tank Practice adopted by the State Department of Health. The proposed location of the septic system is shown on the revised site plan.

Traffic

9. Traffic on Lokoea Place is limited to the about four residential properties and six dwellings it serves. There are no existing sidewalks on this rural roadway. In keeping with the rural quality of Lokoea Place sidewalks are not planned in front of the office building.
10. All driveways will be designed and constructed to comply with the standard dropped driveway as required by the City and County of Honolulu.

Activities

11. The anticipated outdoor activities include hula practices and supervised play activities. Children are involved in supervised play activities during parental counseling sessions.
12. The celebrations include Halloween parties, Christmas parties, and Queen Lili'uokalani's birthday (in early September). The size of the groups range from 12 to 60 individuals. The duration of the events is from 4 to 8 hours.

Building Height

13. The proposed 22-foot building height of the Office building is above proposed grades. The structure will be elevated above the existing grade so that the finish floor of the building will be above the regulatory flood elevation.

Parking

14. The proposed parking will comply with Article 6 of the Land Use Ordinance related to the development standards, such as required landscaping (as shown on the revised site plan.)
15. Parking lot lighting will consist of two (2) 20-foot metal poles, each with a single 150-watt high pressure sodium fixture. The two poles will be located along the western (toward Kamehameha Highway) boundary of the parking lot. Shielding on each fixture will minimize light transmission to the rear of the fixtures toward any nearby residences. An automatic timer will turn lights on and off at designated times for each day of the week. An override switch will disable the lighting circuit on those evenings when no activities are scheduled.

Historic Resources

16. and 17.

The applicant has contracted SCS Archaeology to perform an inventory survey of the site as required by the State Historic Preservation Division. This survey will document the presence or absence of subsurface resources and recover any data contained therein.

The inventory survey will also describe the existing 350-foot long rock wall and any attributable significance. Mitigation measures, including guidelines for the rock wall restoration, would be described, as warranted.

Drainage and Flood Hazards

18. The hula pa earth mound will be approximately 30 ft. x 50 ft. x 2 ft. and will require approximately 110 cubic yards of fill.

19. and 20.

The proposed canoe shed (halau wa'a), pavilion (halau), and earth platform (pa) are conceptually described in the environmental assessment to disclose the total project as required by Chapter 343, *Hawaii Revised Statutes*. However, these components of the

Mr. Randall K. Fujiki, Acting Director
Page 5

project will be constructed in the future. QLCC's priority is to construct the main structure (meeting facility) to begin to serve it's beneficiaries in the target area.

Portions of Parcel 6 which are planned for the hula pa, halau (pavilion), and the halau wa'a (canoe shed or boat house) are in the flood hazard district. It is our understanding of the Land Use Ordinance Section 21-9.10-13 Exemptions. (a) (12) that "open park pavilions" and "boathouses" are exempt from the requirement of a flood hazard variance.

All structures in the flood hazard district will be designed in accordance with all City and County of Honolulu requirements. Should our interpretation of the LUO be in error, a flood hazard variance application will be submitted and mitigation for construction impacts will be specified. The construction will be scheduled in the future when the hula and canoe programs are developed.

At the present Queen Liliuokalani Trust desires to proceed with the main building and the parking move to allow the Children's Center to provide services to its beneficiaries in the target area.

General Plan and North Shore Development Plan

21., 22., 23., 24

Appropriate revisions to the Final EA have been made regarding the General Plan, North Shore Development Plan, and the proposed North Shore Sustainable Communities Plan.

Thank you for your comments and participation in the environmental review process.

Sincerely yours,

PBR HAWAII



Yukie Ohashi
Project Manager

DPPFUJIKI

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
<http://www.honolulu.police.org>



JEREMY HARRIS
MAYOR

LEE D. DONOHUE
CHIEF

~~XXXXXXXXXXXXXXXXXXXX~~
MICHAEL CARVALHO
DEPUTY CHIEFS

OUR REFERENCE CS-TL

December 30, 1999

00 JAN -5 PM 1:28
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: LEE D. DONOHUE, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT


SUBJECT: SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
DRAFT ENVIRONMENTAL ASSESSMENT (EA)

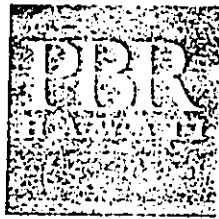
Thank you for the opportunity to review the subject document. We believe that there will be minimal impact on police services both during and after the construction of this project.

If there are any questions, please call me at 529-3255 or Lieutenant Dave Kajihiro of District 2 at 621-8442.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
EUGENE UEMURA
Assistant Chief
Support Services Bureau



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. Lee D. Donohue, Chief of Police
Honolulu Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

ATTN: Mr. Eugene Uemura, Assistant Chief

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office Draft Environmental Assessment (EA), TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr. Donohue:

We have reviewed your comments of December 30, 1999 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office. We note that you believe that there will be minimal impact on police services during and after construction of the Queen Liliuokalani Children's Center project.

Thank you for your participation in the environmental review process.

Sincerely yours,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Yukie Ohashi', written over a horizontal line.

Yukie Ohashi
Project Manager

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3129
TELEPHONE: (808) 521-5631 FAX: (808) 523-1102 E-MAIL: pbrh@aloha.net

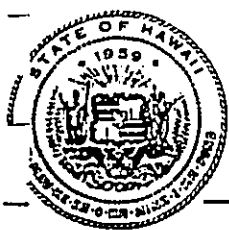
WAIKUKU OFFICE

2123 KAOHUA STREET, WAIKUKU, HAWAII 96793-2204
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 LAUPUNI STREET, HILO LAGOON CENTER, SUITE 300, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-4989

1999/EI06-8314



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA, Ph.D.
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
DAVID W. BLANE
DIRECTOR, OFFICE OF PLANNING

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

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-8343

December 23, 1999

99 DEC 27 PM 1:25
OFFICE OF PLANNING

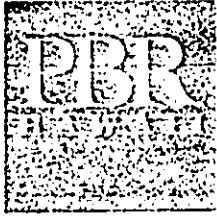
Dear Project Manager:

Subject: Environmental Assessment and Environmental Impact Statement Reviews

For your information, the Hawaii Coastal Zone Management (CZM) Program is no longer routinely reviewing environmental assessment and environmental impact statement reports. If there are any questions, please call John Nakagawa of our CZM Program at (808) 587-2878.

Sincerely,

David W. Blane
Director
Office of Planning



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. David Blane, Director
Office of Planning
Department of Business, Economic Development & Tourism
State of Hawaii
235 South Beretania Street, 6th Floor
Honolulu, Hawaii 96813

OP Reference No.: P-8343

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit-
Haleiwa Office Draft Environmental Assessment (EA)
TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr. Blane:

We have reviewed your comments dated December 23, 1999 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office.

We note your comment that the Hawaii Coastal Zone Management (CZM) Program is no longer routinely reviewing environmental assessments and environmental impact statement reports.

Thank you for your letter.

Sincerely yours,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Yukie Ohashi', written over a horizontal line.

Yukie Ohashi
Project Manager

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell V. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3429
TELEPHONE: (808) 521-5631 FAX: (808) 521-4102 EMAIL: phil@pbrhawaii.net

WAILUKU OFFICE

2123 KAOHU STREET, WAILUKU, HAWAII 96791-2201
TELEPHONE: (808) 212-2878 FAX: (808) 212-2902

HILO OFFICE

101 AUPUNUI STREET, THE COLAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-1989

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

00 JAN 13 PM 1:03

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



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

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to
File:

January 7, 2000

99-251/epo

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (DEA)
Queen Liliuokalani Children's Center
Lokoea Place
Haleiwa, Oahu
TMK: 6-2-03: por. 2

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Wastewater

As there is no existing sewer service system in the area and none will be constructed in the near future, the Department of Health (DOH) concurs with the proposal to construct an on-site, treatment individual wastewater system, such as a septic tank system. Plans for such a system must be reviewed and approved by our Wastewater Branch. However, please see the remarks made by Mr. Chauncey Hew of the Underground Injection Control Section of the Safe Drinking Water Branch. Should sewer connection become available in the future, connection will be required.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

Should you have any questions on these comments, please contact the Planning/Design Section of the Wastewater Branch at 586-4294.

Safe Drinking Water Branch, Underground Injection Control Section

1. The project site is situated above the Underground Injection Control line. Thus, sewage injection wells cannot be constructed for the project. Alternative methods of wastewater disposal will be necessary.
2. The anticipated volume of wastewater for the project was not stated in the DEA, but it was implied as equivalent to a single family residence. The anticipated volume of wastewater per day should be stated in the Final EA as a numeric value.
3. The success of a leaching system for wastewater disposal is highly dependent on soil type, available area (system size), and depth to groundwater. Of these three factors soil type and depth to groundwater appear critical for this project. Low permeability soils and shallow groundwater depths should be expected, and careful field investigations should be made to allow for proper design and sizing of a leaching system.
4. The size of the project, in terms of people and their associated amount of wastewater, will be directly influenced by the site's ability to drain wastewater safely and continuously. This constraining factor must be an important consideration in determining the size of development. The DEA has not shown that the anticipated wastewater volume would be safely compatible with the size and environmental conditions of the site. A measure to insure that development size would be compatible to its environmental setting, regarding wastewater disposal, could be a condition of an appropriate use permit for this project.

Questions about these remarks may be directed to Mr. Chauncey Hew of the Safe Drinking Water Branch at 586-4258.

Solid Waste

We encourage the project developer to develop a solid waste management plan incorporating the principles of waste reduction and diversion as embodied in the State Integrated Solid Waste Management Plan. The plan should cover both the construction and operational phases of the project and should seek to minimize waste generation and maximize reuse and recycling opportunities.

Specifically, the DOH urges the applicant to direct any vegetation removed from the property during construction to a permitted greenwaste recycling facility, instead of the landfill or incinerator. Aside from the benefits of recycling the material, this would also avoid a possible conflict with the City and County of Honolulu's greenwaste restrictions at both the Waimanalo Gulch Landfill and H-POWER facility.

Ms. Jan Naoe Sullivan
January 7, 2000
Page 3

99-251/epo

In addition, the developer shall ensure that all solid waste generated during the project's construction shall be directed to permitted solid waste disposal, processing or recycling facilities.

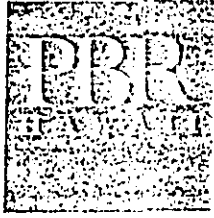
Please contact Mr. Lane Otsu of the Office of Solid Waste Management at 586-4240 with any questions regarding these comments.

Sincerely,



GARY GILL
Deputy Director for
Environmental Health

c: WWB
OSWM
SDWB
OEQC



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. Gary Gill
Deputy Director for Environmental Health
Department of Health
PO Box 3378
Honolulu, Hawaii 96801

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit-
Haleiwa Office Draft Environmental Assessment (EA)
TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr. Gill:

We have reviewed your comments dated January 7, 2000 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office.

Wastewater

The plans for the proposed septic tank system will conform to the applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". These plans will be provided to the Department of Health's Wastewater Branch for review and approval.

Safe Drinking Water Branch, Underground Injection Control Section

1. The subject property was formerly utilized as residential lots until the early 1990's. Approximately seven homes are known to have previously occupied those lots. As noted above, the plans for the proposed septic tank system will be submitted for review and approval prior to its construction. A leach field system is planned.

The septic system is composed of a 1,500 gallon septic tank and 1,000 square feet (sf) leach field. The leach field will be constructed using a series of interconnected perforated pipes within a bed of porous gravel. The proposed location of the septic system is shown on the revised site plan in the Final Environmental Assessment.

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-1129
TELEPHONE: (808) 527-5631 FAX: (808) 523-1102 EMAIL: phd@doh.hawaii.gov

WAILUKU OFFICE

2123 KAOHUA STREET, WAILUKU, HAWAII 96793-2201
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 ALPINE STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-1276
TELEPHONE: (808) 961-3333 FAX: (808) 961-1989

Mr. Gary Gill
Page 2

2. & 4. The estimated sewage flow for the site is 1,210 gallons per day. This flow assumes that the facility has a capacity for six staff members and 40 patrons during the day and another 46 patrons for night activities.

The design flow used in sizing the septic system is 1,452 gpd. This flow accounts for an additional 20 percent of capacity for kitchen wastes as recommended under the Manual for Septic Tank Practice.

3. Results of the percolation tests at the proposed leach field location are favorable. The percolation rates on site ranges from 5 to 6.7 minutes per inch. The minimum percolation rate recommended under Chapter 10 is 60 minutes per inch. In addition to the favorable percolation rate, the site plan reserves an area for future expansion or replacement of the leach field.

Solid Waste

The subject property consists primarily of open space lawn areas, therefore, construction of the project will require minimal vegetation removal. Should any vegetation be removed from the property during construction, it will be taken to a permitted greenwaste recycling facility. In addition, the developer will ensure that all solid waste generated during the project's construction will be directed to permitted solid waste disposal, processing, or recycling facilities.

Solid waste which is generated during the operation of the project will be separated. Recyclable waste will be separated and taken to appropriate facilities, the remainder will be disposed through the City and County Refuse Division.

Thank you for your comments and participation in the environmental review process.

Sincerely yours,

PBR HAWAII



Yukie Ohashi
Project Manager

1890.03\DO11

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWALO
LINNEL NISHIOKA

00 JAN -5 AM 8:17

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kekuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

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

December 21, 1999

Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

LOG NO: 24581 ✓
DOC NO: 9912EJ11

Dear Ms. Sullivan:

**SUBJECT: Chapter 6E-42 Historic Preservation Review -- Special Management Area Draft Environmental Assessment for the Queen Lili'uokalani Trust: Queen Lili'uokalani Children's Center, Windward Unit - Hale'iwa Office
Hale'iwa, Waialua, O'ahu
TMK: 6-2-3:2 por. 6,8,9,31 por.**

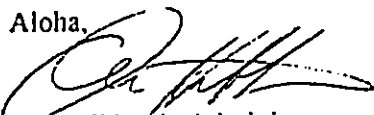
Thank you for the opportunity to review the DEA for this project to construct an office/meeting building, parking lot, a hula *halau* pavilion, canoe shed and lawns to be used as a permanent home for the Children's Center; a recreational, social and multipurpose facility. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division. In addition, Elaine Jourdane and Sara Collins of our office made a brief field inspection of the project area in the company of a PBR representative.

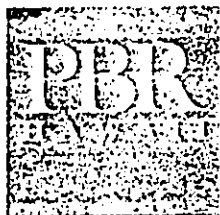
Historic maps and reports indicate that a number of LCA's are known for this area making it likely that buried archaeological deposits could be found on these parcels. One historic rock wall was noted on the property by our archaeologists during a site inspection of the parcel. During the field visit, our staff recommended that archaeological inventory survey with subsurface testing be conducted to determine if significant historic sites are present. If significant historic sites are found during the survey, a mitigation plan may need to be developed and executed.

A commitment to the archeological survey is provided in Section 4.2.1 of the DEA. Therefore, we look forward to reviewing the archaeological report in order to determine the effect of this project on any identified historic sites.

If you have any questions please call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,


Don Hibbard, Administrator
State Historic Preservation Division



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit-
Haleiwa Office Draft Environmental Assessment (EA)
TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Mr. Hibbard:

We have reviewed your comments dated December 21, 1999 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office.

An archaeological inventory survey is being undertaken by Scientific Consultant Services and will include subsurface testing to determine if significant historic sites are present and recordation of the stacked rock wall. The archaeological report will be provided to you for review upon its completion.

Thank you for your participation in the environmental review process.

Sincerely yours,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Yukie Ohashi', written over a horizontal line.

Yukie Ohashi
Project Manager

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

100 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3429
TELEPHONE: (808) 525-5631 FAX: (808) 523-1102 EMAIL: phbr@aloha.net

WAILUKU OFFICE

2125 KAOHUA STREET, WAILUKU, HAWAII 96793-2201
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 AUPUNANI STREET, THE LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 964-3333 FAX: (808) 964-4989

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
December 16, 1999

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:
STP 8.9353

Ms. Jan Naoe Sullivan
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

99 DEC 20 PM 1:57
CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING

Dear Ms. Sullivan:

Subject: Queen Lili'uokalani Children's Center
Special Management Area Ordinance, Chapter 25, ROH
Draft Environmental Assessment (DEA)
TMK: 6-2-3: 2 (por.), 6, 8, 9, and 31 (por.)

Thank you for your transmittal requesting our review of the subject project.

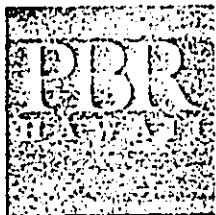
It is not anticipated that the subject development will have an adverse impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

Mr. Kazu Hayashida, Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

DOT Reference No.: STP 8.9353

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit-
Haleiwa Office Draft Environmental Assessment (EA)
TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.). Haleiwa, Oahu, Hawaii

Dear Mr. Hayashida:

We have reviewed your letter of December 16, 1999 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office. We note that you do not anticipate that the proposed facility will have an adverse impact on State transportation facilities.

Thank you for your participation in the environmental review process.

Sincerely yours,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Yukie Ohashi', written over a horizontal line.

Yukie Ohashi
Project Manager

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

100 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3429
TELEPHONE (808) 523-5631 FAX (808) 523-1102 E-MAIL: phh@pbr.com

WAILUKU OFFICE

2123 KAOHUA STREET, WAILUKU, HAWAII 96793-2294
TELEPHONE (808) 242-2878 FAX (808) 242-2992

HILO OFFICE

101 AUPUNANI STREET, THE LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE (808) 961-3131 FAX (808) 961-1989

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

December 15, 1999

Jan Sullivan, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Ardis Shaw-Kim

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (EA) for Queen Liliuokalani Children's
Center, Haleiwa

We have the following comments to offer:

1. **Cumulative Impacts:** The Environmental Impact Statement law requires that full disclosure of cumulative impacts be made on geographically-related projects. Puaena Ecocamp, a recently accepted project, is in the very near vicinity. What will be the cumulative impacts of the two projects, especially in terms of traffic and use of the near-shore area?
2. **Contacts:** In addition to those on your draft EA receipt list, please also notify the Friends of Puaena Point and the City & County's Department of Parks & Recreation, allowing them sufficient time to review the draft EA and submit comments. Document all contacts in the final EA and include copies of any correspondence.
3. **Demonstration work projects:** Sections 2.4.2.3 (Hula Halau and Pa) and 2.4.2.4 (Canoe Shed) note that these will be demonstration work projects. Does this mean they will be constructed with volunteer labor? If so, how will impacts to Anahulu Stream be prevented? Will a licensed contractor oversee the construction?

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

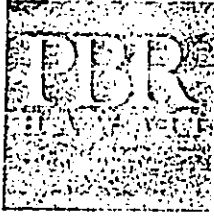
Sincerely,


GENEVIEVE SALMONSON
Director

c: Yukie Ohashi
Dwight Kauahikaua, QLT

DEC 15 1999
CITY & COUNTY OF HONOLULU

99 DEC 17 AM 9:32



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

January 24, 2000

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

Subject: Response to Comments on the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office Draft Environmental Assessment (EA), TMK# 6-2-03: 02 (por.), 06, 08, 09, 31 (por.), Haleiwa, Oahu, Hawaii

Dear Ms. Salmonson:

We have reviewed your comments of December 15, 1999 regarding the Draft EA for the Queen Liliuokalani Children's Center Windward Unit - Haleiwa Office. We offer the following responses to your comments.

1. Cumulative Impacts: Puaena Point is separated from the proposed QLCC project site by over a half mile, and is therefore, not geographically-related.

Traffic. As noted in the Draft EA, this project is expected to generate approximately 4 trips onto and off of Kamehameha Highway and Lokoea Place during the morning and the afternoon peak hours. Therefore, this project's contribution towards the cumulative traffic impact is insignificant. This conclusion is corroborated by the comments of the State Department of Transportation in its letter dated December 16, 1999. The letter states, "[i]t is not anticipated that the subject development will have an adverse impact on our State transportation facilities."

Use of near-shore area. QLCC provides social services to qualified native Hawaiian children and their families. The programs are land based and not expected to impact the near-shore area. While a canoe shed is planned, the use of the near shore areas will be intermittent and minimal when compared to the overall recreational use of the near-shore waters of Haleiwa.

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1090 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3429
TELEPHONE: (808) 521-7631 FAX: (808) 523-4192 E-MAIL: phb@aloha.net

WAILUKU OFFICE

2123 KAOHU STREET, WAILUKU, HAWAII 96793-2291
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 ALUPUNI STREET, HILO LAGOON CENTER, SUITE 319, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-1133 FAX: (808) 961-1969

Ms. Genevieve Salmonson

Page 2

2. Community Contacts: Copies of the Draft EA for the subject project have been transmitted to Mr. Warren Scoville of the Friends of Puaena Point and to the City and County Department of Parks and Recreation.
3. Demonstration work projects: The hula halau pa and canoe shed will be designed in accordance with all City and County of Honolulu requirements. As demonstration work projects, volunteers (e.g. QLCC beneficiaries and community members) will participate in the construction of these structures under the supervision of a qualified manager following the receipt of all required permits. Best Management Practices (BMP) will be incorporated into the building plans, hence, impacts to Anahulu Stream will be minimized.

Thank you for your participation in the environmental review process.

Sincerely yours,

PBR HAWAII



Yukie Ohashi
Project Manager

QUEEN LILI'UOKALANI CHILDREN'S CENTER
WINDWARD UNIT - HALE'IWA OFFICE
Final Environmental Assessment

8.0 REFERENCES

- Baker, H.L. et al., 1965. *Detailed Land Classification, Island of Hawai'i*. L.S. Land Study Bureau, University of Hawai'i.
- Char, W.P., 1999. *Botanical Resources Assessment: Queen Lili'uokalani Children's Center - Windward Unit, Hale'iwa, O'ahu*. Honolulu, Hawai'i.
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- Hawai'i State Department of Agriculture, 1977. *Agricultural Lands of Importance to the State of Hawai'i*. Honolulu, Hawai'i.
- Juvik, S. & J. Juvik, eds., 1998. *Atlas of Hawai'i*. 2nd edition. Honolulu: University of Hawai'i Press.
- Ohashi, T.J., 1999. *Wildlife Survey: Queen Liliuokalani Children's Center - Windward Unit, Hale'iwa, O'ahu, Hawai'i*. Kailua, Hawai'i.
- United States Department of Agriculture Soil Conservation Service, 1972. *Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i*.
- United States Fish and Wildlife Service, 1985. *Recovery Plan for the Hawaiian Waterbirds*. U.S. Fish and Wildlife Service, Portland, 99 pp.

Appendix A

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CHAR & ASSOCIATES

Botanical/Environmental Consultants

4471 Puu Panini Ave.
Honolulu, Hawaii 96816
(808) 734-7828

22 October 1999

Mr. Dwight Kauahikaua
Kauahikaua & Chun/Architects
Kawaiahao Plaza, Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

SUBJECT: Botanical Resources Assessment
Queen Lili'uokalani Children's Center - Windward Unit
Hale'iwa, O'ahu

Dear Mr. Kauahikaua:

Field studies to assess the botanical resources found on the approximately 2.5-acre study site were made on 18 October 1999. The property is located in Hale'iwa Town between Lokoea Pond and Anahulu Stream. Lokoea Road runs down the middle of the site. An office building and a parking lot are proposed for the site.

Description of the vegetation

The plant names used in the following discussion follow Wagner *et al.* (1990) for the naturalized species and St. John (1973) for the ornamental plants.

All of the parcels which make up the ±2.5-acre project site have been disturbed in the past. The topography is level and there is evidence of old fill material in places. Remnant landscape plantings are found on all the parcels and the parcels are periodically mowed. An existing house on TMK 6-2-03: 08 will remain; this is the caretaker's residence.

An open lawn area with scattered patches of Bermuda grass or manienie (Cynodon dactylon) and patches of bare soil is found on the parcel (TMK 6-2-03: 09) proposed for the new building. Along Lokoea Road, there is a hedge of red hibiscus (Hibiscus sinensis cultivar) and star jasmine (Jasminum multiflorum). A large clump of hau (Hibiscus tiliaceus) is found along the fence bordering the KSBE property which contains Lokoea Pond. Other remnant plantings include an orange tree (Citrus sinensis), Surinam cherry (Eugenia uniflora), ti leaf (Cordyline terminalis), bamboo (Bambusa sp.), and royal palm (Roystonea sp.). Weedy shrubs of koa haole (Leucaena leucocephala) and Christmas berry (Schinus terebinthifolius) are also found along the perimeter of the parcel.

The largest parcel (TMK 6-2-03: 06), which will contain the proposed parking lot, supports an open, grassy lawn with trees and shrubs located mostly along the perimeter. Bermuda grass covers slightly more than than one-half of the lawn area, while low clumps of Guinea grass (Panicum maximum) and patches of Chinese violet (Asystasia gangetica) and virgate mimosa (Desmanthus virgatus) make up the rest of the lawn. A few trees of coconut (Cocos nucifera), date palm (Phoenix sp.), and Chinese banyan (Ficus microcarpa) are found in the grassy area. Along the banks of the Anahulu River, there is a row of tall trees and shrubs which include several very large trees of monkeypod (Samanea saman) and Chinese banyan, date palm, coconut, Indian pluchea (Pluchea indica), and milo (Thespesia populnea). Small to large trees, 10 to 45 ft. tall, of oriental mangrove or kukuna-okala (Bruguiera gymnorhiza) are found along the river; the orange to yellowish-red flowers from this plant are used in lei.

The other two parcels (TMK 6-2-03: 31 and a portion of TMK 6-2-03:

02) support low clumps of Guinea grass and patches of bare soil. Scattered here and there are low clumps of koa haole and Indian pluchea shrubs, and other weedy plants such as Chinese violet and red-flowered boerhavia (Boerhavia coccinea). Remnant plantings include trees of star fruit (Averrhoa carambola), Otaheite gooseberry (Phyllanthus acidus), coconut, and mango (Mangifera indica), and shrubs of panax (Polyscias guilfoylei) and money plant (Pleomele marginata).

Discussion

The ±2.5-acre site proposed for the Queen Lili'uokalani Children's Center Windward Unit at Hale'iwa supports open, grassy lawn areas and remnant landscape plantings. The site appears to have been disturbed for a long time and there is evidence of old fill material throughout the site. No threatened and endangered species or species of concern (U.S. Fish and Wildlife Service 1999) were found on the site.

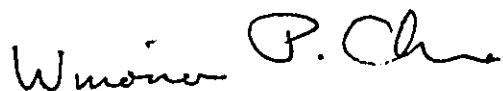
No wetlands occur on the proposed project site. The banks of the Anahulu River are well-defined along the property with no low lying, overflow areas and wetland vegetation. A wide strip of mowed California grass (Brachiaria mutica) and coconut plantings on fill land is found between the project site and the Lokoea Pond. The hau thicket found along the fence bordering the KSBE property with Lokoea Pond sits on well-drained soil and is slightly higher in elevation than the KSBE property.

Given the findings above, the proposed development of the site should not have a negative impact on the botanical resources. There are no botanical reasons to impose any restrictions,

conditions, or impediments to the proposed use of the site.

Please do not hesitate to contact me should you have any questions regarding the report.

Sincerely,



Winona P. Char

References

- St. John, H. 1973. List and summary of the flowering plants in the Hawaiian Islands. Pacific Tropical Botanical Garden Memoir No. 1, Lawai, Kauai, Hawaii.
- U.S. Fish and Wildlife Service. 1999. U.S. Fish and Wildlife Service species list, plants. March 23, 1999. Pacific Islands Ecoregion Office, Honolulu, HI.
- Wagner, W.L., D.R. Herbst, and S.H. Sohmer. 1990. Manual of the flowering plants of Hawai'i. 2 vols. University of Hawai'i Press and Bishop Museum Press, Honolulu. Bishop Museum Special Publication 83.

*A*ppendix B

Wildlife Survey
Queen Liliuokalani Children's Center - Windward Unit
Haleiwa, Oahu, Hawaii

Prepared for:
Kauahikaua & Chun / Architects
Kawaihao Plaza - Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Prepared by:
Tim J. Ohashi
Wildlife Consultant
333 Aoloa Street, Unit 329
Kailua, Hawaii 96734

October 18, 1999

1.0 Introduction

Field surveys were conducted on October 14-15, 1999 to assess the wildlife resources found on 2.5 acres of land located between Lokoea Pond and Anahulu Stream in Haleiwa, Oahu. The Queen Liliuokalani Trust is proposing to build a Children's Center to serve the north shore communities on Oahu. The objectives of the survey were to provide a record of wildlife on the parcel of land and determine whether the project would adversely impact any native species.

2.0 Site and Habitat Description

The 2.5 acre project site is situated between Anahulu Stream and Lokoea Pond. Lokoea Place is a paved road that divides the property, which is in an urban/residential area. The property on the south side of the road is an open lot and includes the embankment of Anahulu Stream. Heavy trucks are parked in the adjacent property to the west. The north side is adjacent to a gas station and includes a house, its yard, and two small open lots. These open lots and the house lot do not enter the wetland area of Lokoea Pond. There is a fenced upland buffer at least 30 feet wide between the north side property and Lokoea Pond. On the east side of the property are residential lots.

No native vegetation occurs on the proposed project site. The open lot on the south side is covered with wayside plants of introduced weeds. A variety of introduced trees and shrubs occur in a narrow strip along Anahulu Stream. The most dominant were Java plum (*Syzygium cumini*), coconut (*Cocos nucifera*), Chinese banyan (*Ficus microcarpa*) and monkeypod (*Samanea saman*). India pluchea (*Pluchea indica*) was the dominant shrub in this area. Hau (*Hibiscus tiliaceus*) was present on the north side property in a dense stand along the lot between the existing house and the gas station. Mango (*Mangifera indica*) and kukui (*Aleurites moluccana*) were some of the trees present in the house lot.

3.0 Method

A site visit was made between 1530 and 1700 hrs on October 14, 1999 for orientation purposes. A bird census was made on October 15, 1999 from 0630 to 0705 hrs to assess the avifauna on the project site. Two count stations were established, one in the empty lot on the south side of Lokoea Road and one in the lot

between the gas station and house on the north side of the road. Counts were made for eight minutes at each station. All birds seen and heard were recorded. Incidental observations of wildlife were also made through both visits to the site.

4.0 Results and Discussions

The usual complement of introduced birds common to the lowlands of Oahu were found on the property. The morning counts picked up many birds as they flew over or stopped temporarily on their way to foraging sites off the property. The cluster of banyan trees on site and in adjacent properties provided excellent roosting habitat for a number of species and its fruit provided forage for doves. The most numerous species encountered during the station counts was the house finch (*Carpodacus mexicanus*) which roosted in the banyan trees. Java sparrows (*Padda oryzivora*) which ranked fourth in abundance on the property were also using the banyans to roost. Japanese white-eyes (*Zosterops japonica*) were the second most numerous. They were found foraging in the variety of trees and shrubs on the property. Zebra doves (*Geopelia striata*) and spotted doves (*Streptopelia chinensis*) were found foraging on the ground under the banyan trees and along Lokoea Road feeding on banyan seeds and the seeds of wayside plants. Red-vented bulbuls (*Pycnonotus cafer*) were the fourth most numerous species encountered. They are ubiquitous throughout Oahu and are very conspicuous in their behavior. At least five peafowl (*Pavo critata*) were observed on the site. The following is a list of introduced birds encountered during the station counts. They are ranked in order of abundance.

Rank Species

- 1 House finch (*Carpodacus mexicanus*)
- 2 Japanese white-eye (*Zosterops japonica*)
- 3 Zebra dove (*Geopelia striata*)
- 4 Java sparrow (*Padda oryzivora*)
- 4 Red-vented bulbul (*Pycnonotus cafer*)
- 5 Spotted dove (*Streptopelia chinensis*)
- 6 Red-crested cardinal (*Paroaria coronata*)
- 6 Red avadavat (*Amandava amandava*)
- 6 Common myna (*Acridotheres tristis*)
- 7 White-rumped shama (*Copsychus malabaricus*)

7 Common peacock (*Pavo critata*)

One Pacific golden plover (*Pluvialis dominica*) had established a territory on the site and was observed during the count period. A large portion of the open lot on the southside supported a patch of Guinea grass (*Panicum maximum*) that made a large portion of the lot usable by the plover.

Endangered Hawaiian stilts and coots were observed in Lokoea Pond to the north. Two Hawaiian stilt (*Himantopus himantopus knudseni*) flew over the property from Lokoea Pond toward the direction of the boat harbor during the October 15, 1999 site visit, however, there was no wetland habitat on the property to support waterbird usage.

The endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) is often associated with lowland exotic vegetation near water, and may be active at dawn (Kepler and Scott, 1990) but no bats were observed during the survey.

A house cat (*Felis catus*) was seen on site. Although not encountered, the small Indian mongoose (*Herpestes auro-punctatus*), Norway rat (*Rattus norvegicus*), roof rat (*Rattus rattus*), house mouse (*Mus musculus*) are probably on site, especially within the hau thicket and along the stream.

5.0 Conclusion and Summary

The habitat is not suitable for native birds with the exception of the migratory Pacific golden plover that used portions of the open lot on the south side and the road. The proposed development calls for a parking lot on the south side. This feature would not reduce the size of the plover's territory if the portion of the lot with the patch of Guinea grass is replaced with a lawn. There is enough upland buffer between the subject property and Lokoea Pond, to allow the proposed development without adverse impacts to the endangered waterbirds that use the pond.

6.0 Bibliography

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Wildlife Survey of Queen Liliuokalani Children's Center - Windward Unit Site, Haleiwa, Oahu.

Hawaii Audubon Society. 1996. Hawaii's birds. 4th Ed., 2nd. Rev. Honolulu, HI

Kepler, C.B. and J.M. Scott. 1990. Notes on distribution and behavior of the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), 1964-1983.

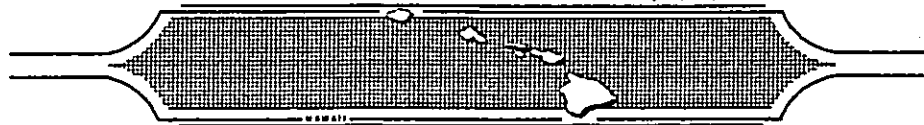
7.0 Appendix

Results of bird census, October 15, 1999. Queen Liliuokalani Children's Center - Windward Unit. Haleiwa, Oahu.

Species	Station 1 0630 hrs to 0638 hrs	Station 2 0657 hrs to 0705 hrs	Total	Average	Rank
House finch	25	2	27	13.5	1
Japanese white-eye	7	12	19	9.5	2
Zebra dove	6	9	15	7.5	3
Java sparrow	9	0	9	4.5	4
Red-vented bulbul	6	3	9	4.5	4
Spotted dove	6	1	7	3.5	5
Red-crested cardinal	2	0	2	1	6
Red avadavat	2	0	2	1	6
Common myna	1	1	2	1	6
Pacific golden plover	0	1	1	.5	7
White-rumped shama	0	1	1	.5	7
Common peacock	0	1	1	.5	7

Appendix C

SCIENTIFIC CONSULTANT SERVICES, Inc.



711 Kapiolani Blvd., Suite 777 Honolulu, Hawai'i 96813

Dwight Kauahikaua
c/o Kauahikaua & Chun/Architects
Kawaiahao Plaza Hale Mauka
567 So. King Street Suite 108
Honolulu, Hawai'i 96813

1-26-00

Dear Mr. Kauahikaua,

This is to inform you of the results of the archaeological inventory survey conducted on TMK: 6-2-3:2 por.6 and 9, Kawailoa Ahupua'a, Waialua District on January 24 and 25, 2000. The survey covered land sections to be impacted by proposed future construction an office building, parking lot, canoe shed, septic tank and a leach field. A wall bordering the north side of portion 6 was to be mapped.

Six stratigraphic trenches (ST) were excavated by mechanical means (backhoe) throughout the project area. No cultural deposits were identified in ST-1,2,4,5,7 except for an occasional charcoal fleck. ST-3, however contained several sub-surface features or lens containing charcoal. These were sampled and one will be submitted to Beta Analytic for radiocarbon dating.

Based on the results of the testing, no further work will be recommended for the project. Based on archival material suggesting activities involving the monarchy period of Hawaiian history and the recording of bricks and pieces of cement construction in close proximity to the northwest peg of the house (peg no.313), it is suggested that arrangements are made to have a monitor on call for the placement of the house footings.

Sincerely,

Leann McGerty
Senior Archaeologist
Scientific Consultant Services, Inc.

PH. 808-597-1182

SCS... SERVING ALL YOUR ARCHAEOLOGICAL NEEDS

FAX. 808-597-1193

ALSO ON MAUI • P.O. BOX 1074 • PUUNENE, HAWAII 96784 • 808-244-1134