

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
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JEREMY HARRIS
MAYOR



January 29, 2003

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

MICHAEL T. AMII
DIRECTOR

JOHN R. SABAS
DEPUTY DIRECTOR

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

**Subject: Final Environmental Assessment (FEA) Boys and Girls Club 89-980
Nanakuli Avenue-Waianae TMK 8-9-7:009**

The City and County of Honolulu, Department of Community Services has reviewed the comments received during the 30-day public comment period which began on December 8, 2002. The agency has determined that this project will not have significant environmental effects and has issued a Notice of Finding of No Significant Impact (FONSI). Please publish this notice in the February 23, 2003 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. If you have any questions, please call Mr. Pablo Venenciano from the department's Office of Special Projects at 523-4073.

Sincerely,

A handwritten signature in black ink that reads "Michael T. Amii".

MICHAEL T. AMII
Director

MTA:pv

cc: Konia Freitas, Townscape, Inc.
OSP Project File

2003-02-23-0A-FEA

FEB 23 2003

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT
(24 CFR 58.36 and
Chapter 343, HRS)

BOYS AND GIRLS CLUB

Proposed Temporary Boys and Girls Club Facility at
89-980 Nānākuli Avenue
Wai'anae, HI 96792

February 5, 2003

For:
Boys and Girls Club of Hawaii

By:
Townscape, Inc.
900 Fort Street Mall
Honolulu, HI 96813

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Prepared For:
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SUMMARY OF PROPOSED ACTION

<u>Project</u>	Boys and Girls Club Temporary Facility
<u>Applicant</u>	Department of Community Services City and County of Honolulu
<u>Accepting Authority/ Responsible Entity</u>	Department of Community Services City and County of Honolulu
<u>EA Prepared By</u>	Townscape, Inc. 900 Fort Street Mall, Ste. 1160 Honolulu, HI 96813
<u>Location</u>	89-980 Nānākuli Avenue, Wai‘anae, HI 96792.
<u>Tax Map Key</u>	8-9-07:009
<u>Proposed Action</u>	Construct temporary facility at Nānākuli High School
<u>Land Area for Proposed Activity</u>	44,000 sf
<u>Present Use</u>	Undeveloped area
<u>State Land Use District Development Plan Land</u>	Urban District
<u>Use Designation</u>	Rural Residential
<u>Present Zoning</u>	R-5, Residential District
<u>Special Management Area</u>	No
<u>Determination</u>	A Finding of No Significant Impact (FONSI) has been given by the Department of Community Service

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1. PURPOSE AND SUMMARY

1.1 OVERVIEW

The Boys and Girls Club (BGC) is proposing to construct a temporary facility at Nānākuli High School (NHS) located at the Nānākuli Multi School Complex. The temporary facility is expected to serve between 80 – 100 children daily. The program will serve a total of 300 children during the course of 1 year. The BGC and Nānākuli High School have a Memorandum of Agreement whereby the BGC is allowed use of undeveloped land until such time that Nānākuli High School proceeds with its own plans for the area. The estimated duration of the temporary use of the High School land is 10 years. At that time the temporary buildings will be moved to another location. See Appendix B. Memorandum of Agreement.

1.2 PROJECT LOCATION

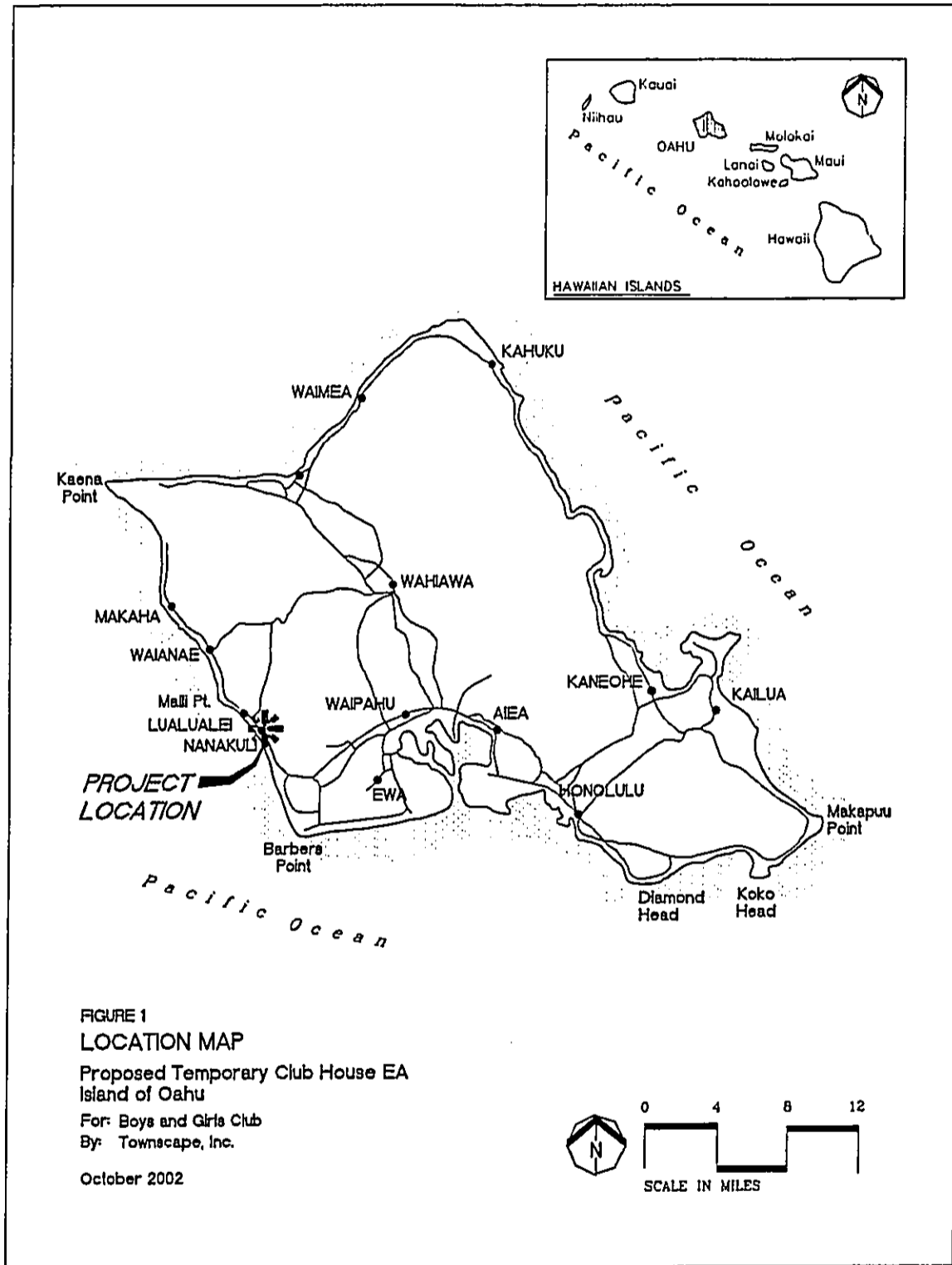
The site for the proposed activity is the east portion of Nānākuli High School, which is located at 89-980 Nānākuli Avenue, Wai‘anae, HI 96792. The property is identified as TMK: 8-9-07:009. The State land use district is “Urban” and the zoning is “Residential (R-5)”. The entire property is 65 acres and is currently under public use as the Nānākuli Multi School Complex. Nānākuli is located on the west end of Oahu Island. See Figure 1. Location Map and Figure 2. Vicinity Map.

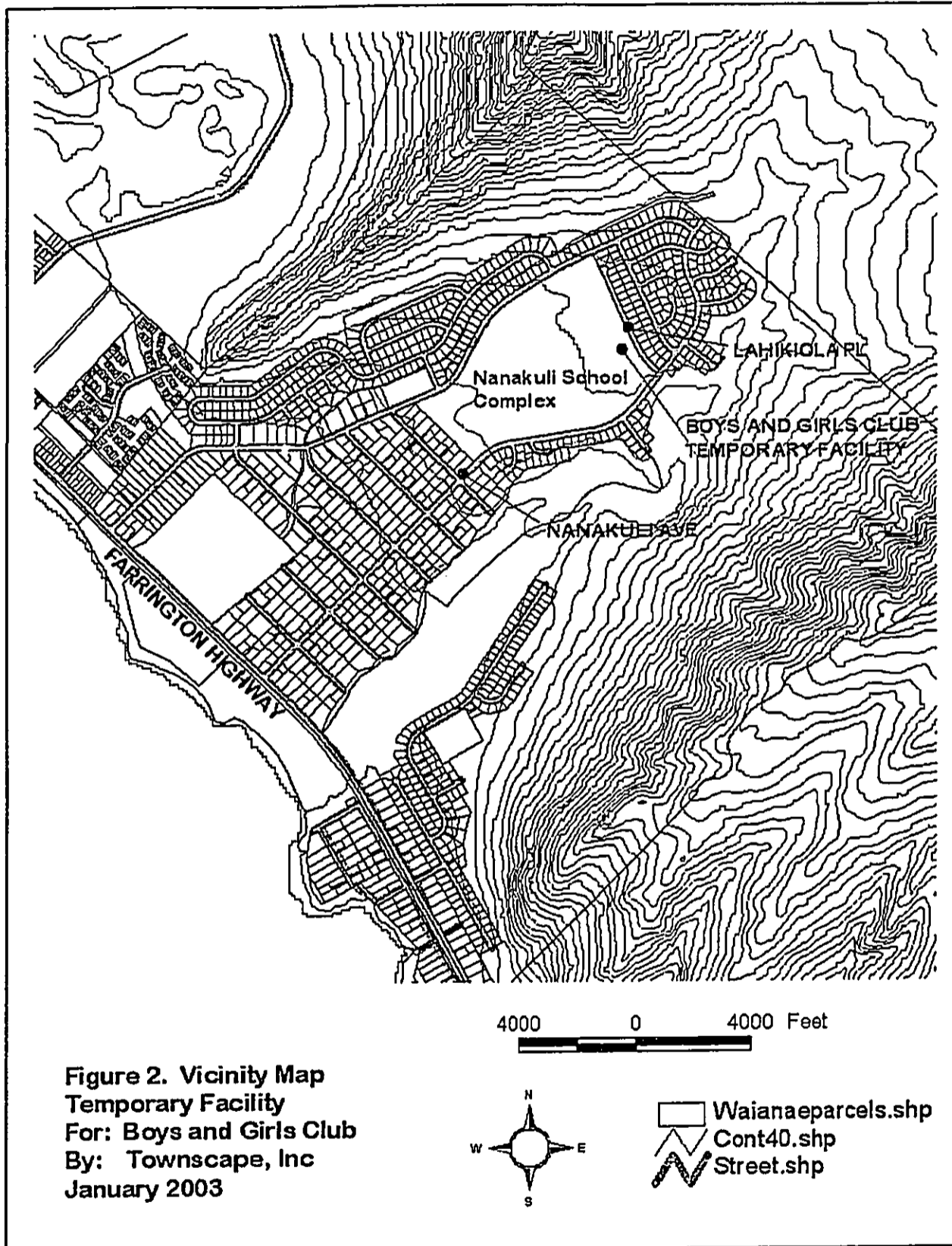
1.3 PURPOSE OF THE EA

The Boys and Girls Club received an Economic Development Initiative Special Purpose grant from the U.S. Department of Housing and Urban Development (HUD). Accordingly, this Draft EA has been prepared pursuant to the Federal HUD regulations, 24 CFR Part 58, concerning environmental reviews, and the Hawaii Revised Statutes, Chapter 343. This project does not involve State or County funds nor does it involve the administration of federal funds by a State or County agency.

This EA is intended to meet two separate federal requirements—Finding of No Significant Impact (FONSI) and Notice of Intent to Request Release of Funds (NOI/RROF). Public comments must specify which “notice” their comments address.

The information presented in this report has been drawn from site visits, planning documents and other available sources regarding the environmental and historical characteristics of the project site and surrounding areas.





1.4 PURPOSE AND NEED FOR THE PROJECT

The Boys and Girls Club temporary facility is intended to fulfill the after school care needs of the adolescent population of Nānākuli. The location of the temporary facility at Nānākuli High School will serve a predominantly Native Hawaiian school aged population. The facility will serve the programmatic needs of the Boys and Girls Club through the provision of adequate space for administrative and storage needs as well as outdoor-based activities.

1.5 ALTERNATIVES INCLUDING THE PROPOSED ACTION

1.5.1 Proposed Action

The Boys and Girls Club proposes to construct a temporary facility at the upper east side of the Nānākuli High School property. The total land area for the facility is approximately 44,000sf. The facility will serve 80 to 100 children daily. The program will serve approximately 300 children during the course of 1 year's operation. The facility will consist of: 1 administrative office trailer and 1 storage trailer with covered deck, 2 volleyball courts, 1 basketball court and a parking lot. Nānākuli High School will grass the property up to the BGC facility. The BGC in turn, will grass the remaining area used for their facilities. See Figure 3. BGC Site Plan.

The administrative office and storage facility will be comprised of two trailers approximately 550' sf each, connected by a covered deck. The administrative office and storage facility with deck will be approximately 2,000' sf in total. The trailer is the preferred building type due to its reusability and mobility. The basketball court is approximately 50' x 84' sf and will be located to the west of the parking lot and is approximately 4,200 sf. The proposed volleyball court is approximately 30' X 60'. A future volleyball court will be located to the east of the parking lot.

The BGC facility will be accessed via Lahikiola Place. A total of 12 on-site parking stalls will be provided. The parking lot will be located north of the administrative office. The parking lot will be approximately 4,000 sf. Currently, fencing exists along Lahikiola Place and Nānākuli Avenue. Fencing along both streets will serve as a safety measure to prevent users of the BGC facility from making unexpected entries into Lahikiola Place and Nānākuli Avenue.

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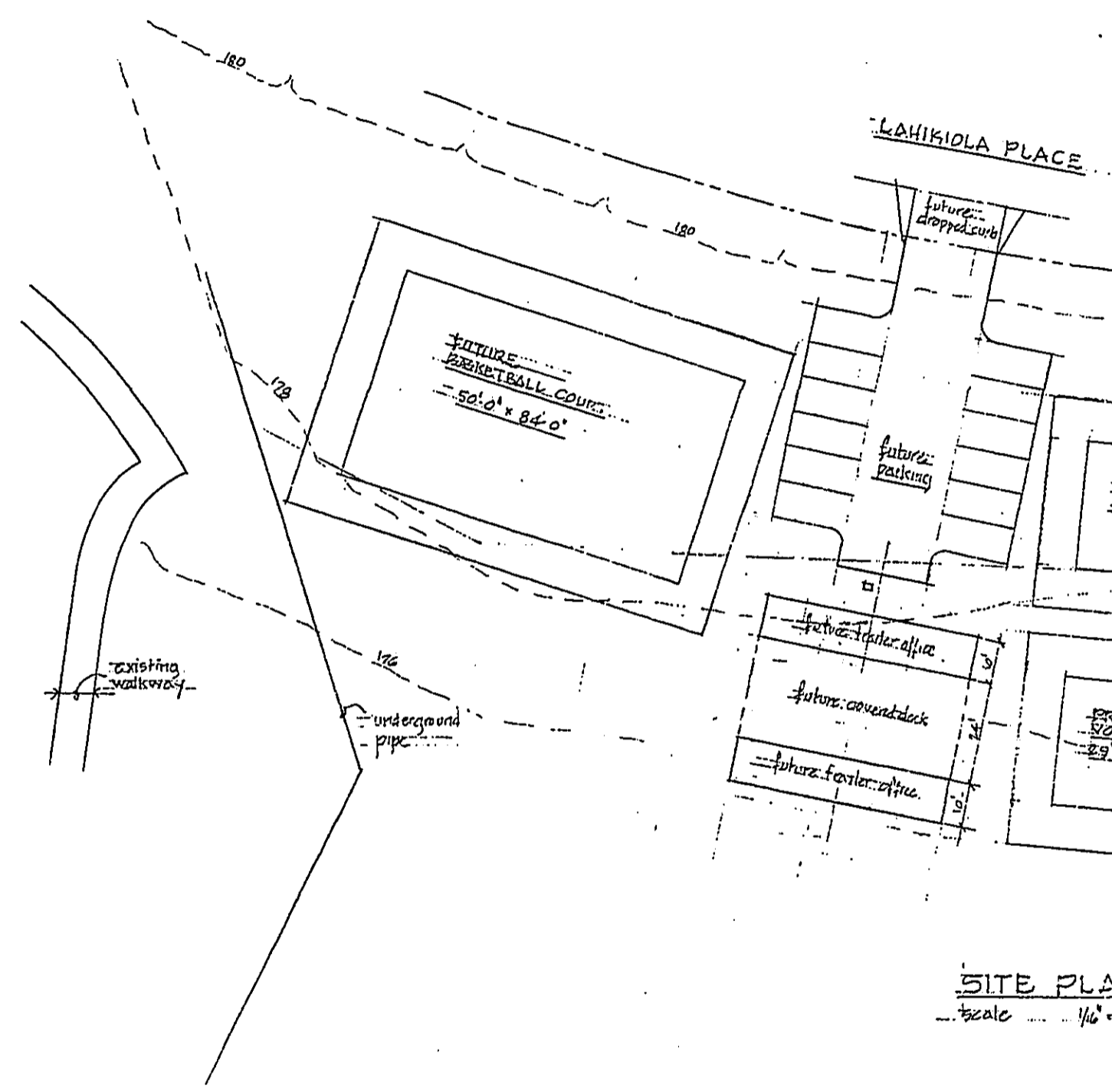
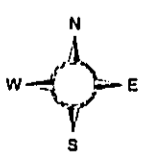
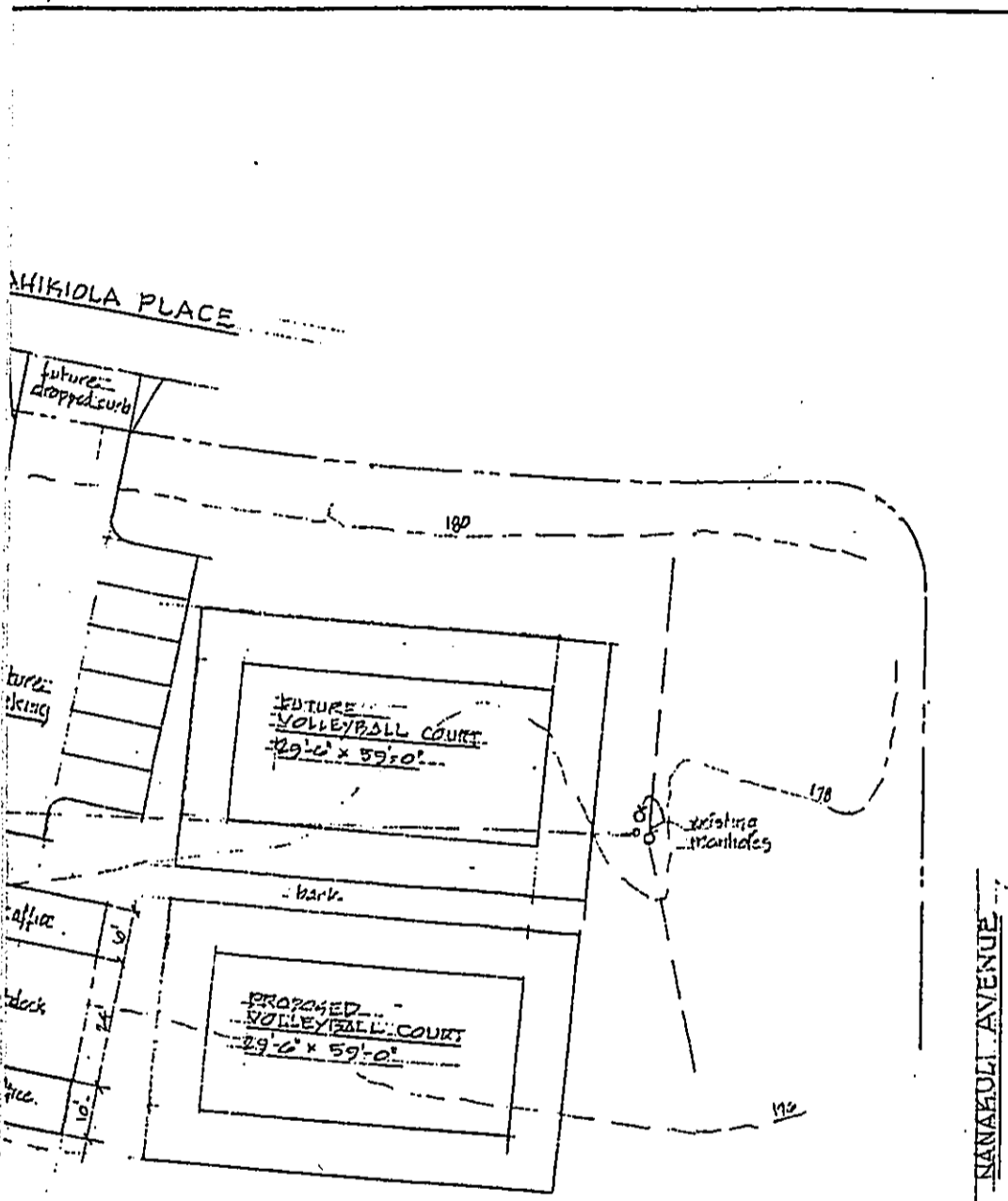


Figure 3. Boys and Girls Club Site Plan
Temporary Facility
For: Boys and Girls Club
By: Townscape, Inc.
February 2003
Not to Scale



DOCUMENT CAPTURED AS RECEIVED



SITE PLAN
scale 1/16" = 1'-0"

This work was prepared by me or under my supervision and consideration of this project was not made by a professional engineer.

NO.	DATE	DESCRIPTION

Geoffrey G. Paterson & Assoc., Inc. A.I.A. Architect
137 MOOKUA ST. • KAILUA, HAWAII 96734 • PHONE (808) 256-4713 • FAX (808) 261-9420

PROPOSED FACILITIES FOR
2025 GOLF CLUB AT HAWAII
AT NANAKOLI HILLS, P.O.
89-980 NANAKOLI AVE. NANAKOLI

DATE 12-24-01
DESIGNER
DRAWN
CHECK

MASTER PLAN



1.5.2 Alternatives

Other than a No Action Alternative, there are no alternatives to the proposed action being considered. The Boys and Girls Club currently provides services at Nānākuli High School. Nānākuli High School is temporarily providing space to the BGC until such time that it proceeds with its own plans. The estimated duration of use of the High School land is 10 years. The Boys and Girls Club has been allowed use of this area with the intent that the facility be temporary.

1.5.3 No Action Alternative

Under the No Action Alternative the subject area would remain undeveloped. Taking no action would not accomplish the stated purpose of the proposed action, which is to provide the existing program a temporary facility for after school activities.

1.6 ESTIMATED CONSTRUCTION COSTS AND TIMEFRAME

The total estimated construction cost is \$250,000. The BGC proposes to finish construction in the Spring of 2003.

1.7 NECESSARY PERMITS AND APPROVALS

The project will require a Conditional Use Permit-Minor. The current zoning is R-5. Residential 5 zoning will allow the use of the property for the Boys and Girls Club structure under the classification of a meeting place under the social and civic service heading of the Table 21-3 Master Use Table, Land Use Ordinance (LUO) No. 99-12, May 10, 1999. The Conditional Use Permit-minor is subject to standards in Article 5. No public hearing is required however, the Planning Director may hold a public hearing on the application.

1.8 ARCHAEOLOGICAL, HISTORICAL AND CULTURAL RESOURCES

The subject area was extensively altered during the construction of Nānākuli High School. There are no visible remains of any historic or archaeological artifacts on the property. Based on a site visit and discussions with the Nānākuli High School personnel no cultural practices are known to occur on the site. A public meeting held with the Wai'anae Neighborhood Board on December 3, 2002 did not indicate any concerns regarding impacts to cultural practices at or surrounding the project site. No cultural practices are known to occur on the site. During the

course of construction, should any historic or archaeological or human remains be found, the State Historic Preservation Division will be notified.

1.9 SCENIC AND VISUAL RESOURCES

The trailers will be single story structures no higher than 14 feet. Traveling north on Nānākuli Avenue the building will be located to the west. Land use policies and guidelines presented in the Wai'anae Sustainable Communities Plan call for the preservation and protection of open space and scenic beauty. Existing homes along Lahikiola Place obstruct the lower mauka views. The trailers are 14' in height and at a lower elevation than the homes located on Lahikiola Place, therefore, the facilities are not expected to obstruct any mauka views. Only partial views of the outer reaches of the ocean are visible from the project area as the existing school buildings obstruct most of the makai view. The temporary facilities are sited behind the school complex i.e. Building D. The facilities are lower in height compared to the school complex building, therefore, no makai views will be affected by the proposed project. The office and storage structures will not obstruct any significant views.

1.10 AIR AND NOISE QUALITY

Air quality may be affected by increased dust emissions generated during the construction phase of the proposed action. Department of Health and City and County regulations will be followed. Best management practices for fugitive dust and air pollution control will be followed. A dust control management will be prepared as required prior to start of construction.

Potential noise impacts may be realized during the construction phase and site preparation stages of the proposed action. Mitigation measures of the City and County of Honolulu and Department of Health will be followed to minimize noise generated from equipment by limiting construction work to daylight hours. Some long-term ambient noise impacts will result from the project. Ambient noise issues have been discussed with residents and they continue to support the project.

1.11 OWNERSHIP

According to real property records, the recorded fee owner of the site is the State of Hawaii. The Nānākuli School Complex is comprised of 65.246 acres of unimproved residential lands that are in public use. The Boys and Girls Club will own the administrative office and storage trailer. The temporary facilities including outdoor courts will occupy approximately 44,000sf of land area.

2. AFFECTED ENVIRONMENT AND CONSEQUENCES

2.1 REGIONAL ENVIRONMENTAL SETTING

The Wai'anae District on O'ahu Island is an area of unique physical beauty. The overall landscape consists of white sand beaches along the coast, a narrow coastal plain, and large valleys that extend from 3 to 5 miles inland. The climate is generally hot and dry along the coastal areas and in the mid and lower sections of the valleys. Cooler, wetter conditions exist in the upper Wai'ane mountain areas. Average rainfall ranges from less than 20 inches at the coast to 75 inches near the summit of Mount Ka'ala, the highest peak on O'ahu island.

Nānākuli constitutes one of the five major valleys found along the Wai'anae coast. Nānākuli has a broad valley with a relatively flat valley floor and with steep ridges rising from the valley floor. Nānākuli Stream, a deeply cut drainage that flows intermittently today, passes along the east side of the valley along the course of residential housing.

2.2 EXISTING CONDITIONS

The upper campus of Nānākuli High School is comprised of a parking area (160 stalls), 1 athletic field, 1 cafetorium, 1 administrative building, 4 classroom buildings and 1 volleyball court (not shown on site plan). See Figure 5. Nānākuli High School Site Plan.

With the exception of a volleyball court, the project area is devoid of structures. Small scrub brush and kiawe trees are located along the fence line of Nānākuli Avenue and Lahikiola Place. The project area is dry, with little or no grass.

Previously, the proposed site was used as a truck turn around and storage area during the construction of Building D. Primary access to the High School property is via Nānākuli Avenue. A fire road is located behind Building D.

2.3 TOPOGRAPHY AND SOIL

Nānākuli has a broad valley with a relatively flat valley floor and with steep ridges rising from the valley floor. Topographic elevations, based on the U.S. Geological Survey 7.5 minute quadrangle map for Schofield Barracks, Hawaii (1983), indicate ranges from 80 to 120 feet above mean sea level.

According to the U.S. Department of Agriculture, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii (1972), the site is composed of silty clay loam of 3 to

6% slope. Permeability is moderate. Runoff is slow, and the erosion hazard is slight. The available surface layer water capacity is 1.3 inches per foot and 1.4 in the subsoil. This soil is more than 60 inches deep, roots may penetrate to 5 feet deep or more in certain places. Some grading is anticipated during the construction phase of the project. However, no adverse impacts resulting from earthmoving are expected.

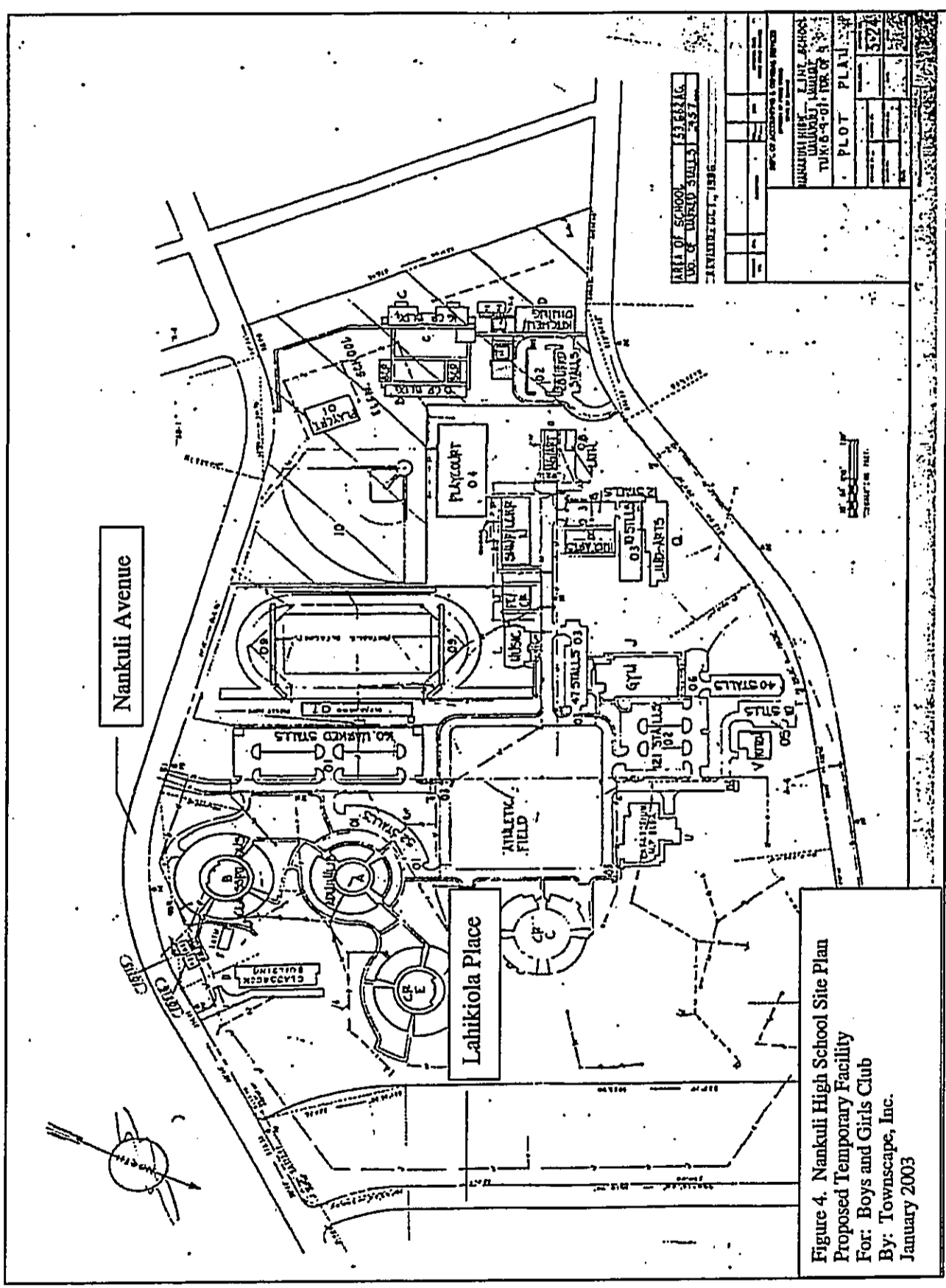
Mitigation: No mitigation is anticipated.

2.4 ARCHAEOLOGICAL, HISTORICAL AND CULTURAL RESOURCES

Archaeological information suggests that prior to western contact, Nānākuli had permanent houses along shoreline trails and in the upper valley. The upper valley was estimated to have had over 100 people with approximately the same amount of people living near the shoreline. The upper valley was farmed, with sweet potato being the primary crop and upland kalo and banana also present. From 1850 to 1900 disease and emigration greatly reduced the rural populations of Oahu and Nānākuli was undoubtedly affected. In the second half of the 19th century, cattle ranching became an important industry though perhaps not as important as sugar. In 1895 the Oahu Railway and Land Company extended railroad lines to the west coast, which moved people and products to and from areas in a consistent and efficient manner. In the 20th century Nānākuli was the site of various types of government developments including Hawaiian homesteading and the Camp Andrews military reservation.

Based on archaeological investigations and the historic record, the valley's upper archaeological record is beyond the site of the proposed activity, thus no visible remains of any historic or archaeological artifacts are anticipated at the project site. The historical and archaeological record implies cultural practices in the upper valley of Nānākuli. Based on a site visit and discussions with the Nānākuli High School personnel no cultural practices are known to occur on the site. A public meeting held with the Wai'anae Neighborhood Board on December 3, 2002 did not reveal any concerns with regard to impacts on cultural practices at or surrounding the project site. No adverse impacts to cultural practices are expected as a result of the proposed project.

Mitigation: No mitigation is expected, however, if historic or cultural features are encountered during the construction, work will cease and the State Historic Preservation Division will be notified.



2.5 SCENIC AND VISUAL RESOURCES

The trailers will be single story structures no higher than 14 feet. Traveling north on Nānākuli Avenue the building will be located to the west. Land use policies and guidelines presented in the Wai'anae Sustainable Communities Plan call for the preservation and protection of open space and scenic beauty. Existing homes along Lahikiola Place obstruct the lower mauka views. The trailers are 14' in height and at a lower elevation than the homes located on Lahikiola Place, therefore, the facilities are not expected to obstruct any mauka views. Only partial views of the outer reaches of the ocean are visible from the project area as the existing school buildings obstruct most of the makai view. The temporary facilities are sited behind of the school complex i.e. Building D. The facilities are considerable lower in height compared to the school complex building, therefore, no makai views will be affected by the proposed project. The office and storage structures will not obstruct any significant views.

Mitigation: No mitigation is anticipated.

2.6 AIR QUALITY

Short-term impacts on air quality are expected during the site preparation and construction phase of the project. Department of Health regulations will be followed. Best management practices will be used for fugitive dust and air pollution control. A dust control mitigation plan will be prepared as required prior to construction.

Vehicular access to the site will be by staff and occasional visitors. Students are not expected to drive to the facility since the Boys and Girls Club program is located at the Nānākuli Multi School Complex. Motor vehicle emissions are not expected to impact air quality. No long-term air quality impacts are expected.

Mitigation: Best management practices will be used for fugitive dust and air pollution control. A dust control mitigation plan would be prepared as required prior to construction.

2.7 NOISE QUALITY

The site for the temporary facilities is located approximately 2,000 linear feet from Farrington Highway, the major arterial for the Nānākuli coast. Due to its distance from the facility, no noise impacts are expected from the highway. Potential noise impacts will be realized during the construction phase of the project. Standards and guidelines of the City and County of Honolulu

and State Department of Health will be followed to mitigate potential impacts on noise generated during construction. Work will be limited to daylight hours.

Because the Boys and Girls Club hours of operations are 2:30 pm to 8:00 pm, long-term ambient noise impacts will result from the project. The Boys and Girls Club grant administrator consulted with residents and they continue to support the project. The BGC may consider plant screening and hedge lines along the existing fence line fronting the residential area to mitigate some ambient noise.

Mitigation: Standards and guidelines of the City and County of Honolulu and State Department of Health will be followed to mitigate potential impacts on noise generated during construction. Planting is recommended along the existing fence line fronting Lahikiola Place.

2.8 FLORA AND FAUNA

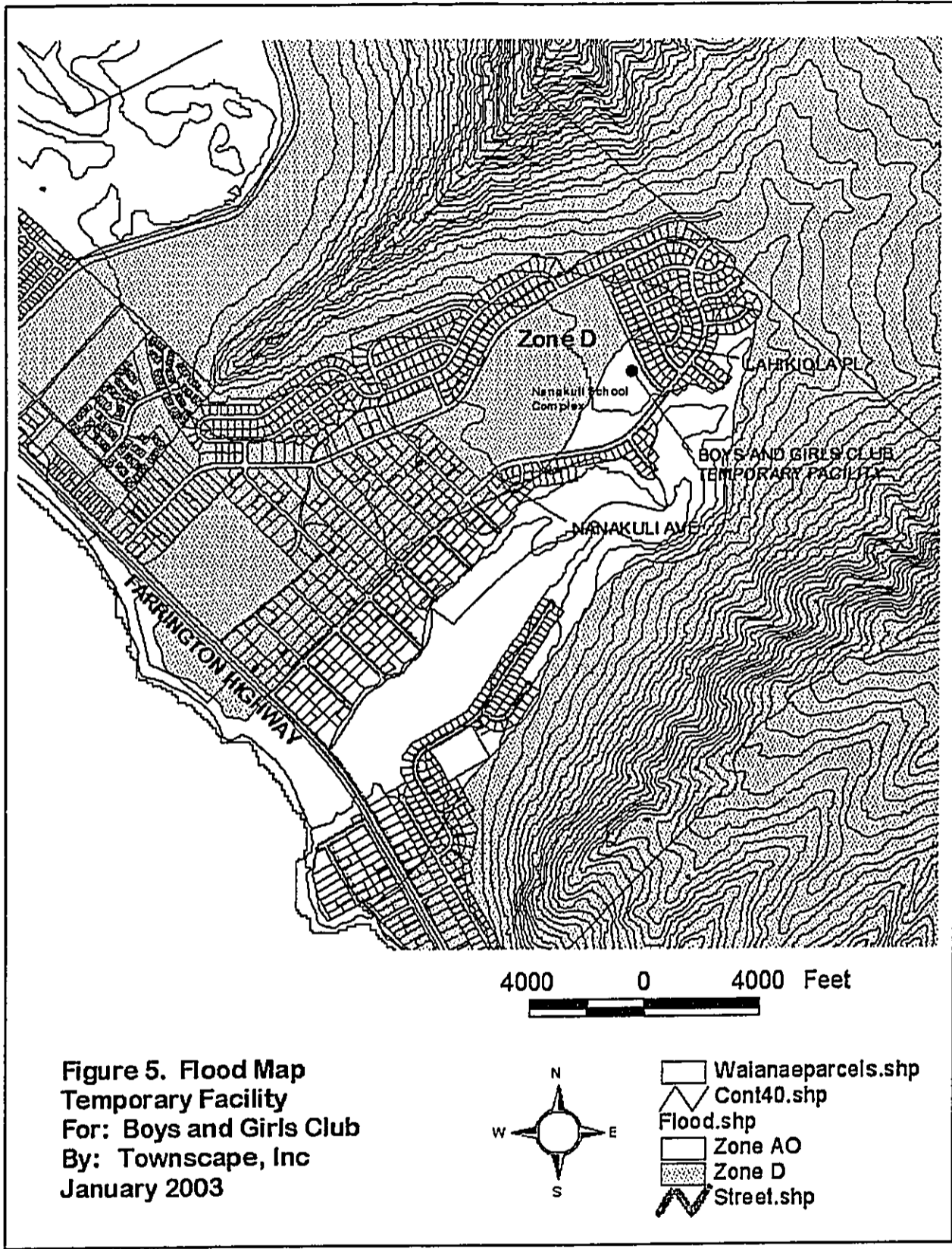
The site has been extensively altered and is bare with little vegetation. No animals of rare, threatened or endangered classifications are known to inhabit the site. No adverse impacts on the botanical and faunal resources are expected.

Mitigation: No mitigation is anticipated.

2.9 FLOOD AND TSUNAMI ZONE

According to the 1990 National Flood Insurance Rate Map, Community Panel No. 150001-0100 C, the subject site is designated "Zone D" which means there is an undetermined flood hazard zone. Impervious surfaces at the subject site will total approximately 9,000 sf. Storm water generated from the site will be collected by street-level drainage systems. See Figure 5. Flood Zone Map.

Mitigation: No mitigation is anticipated.



2.10 POTABLE WATER SYSTEM

The Honolulu City and County Board of Water Supply provides the water service to the Nānākuli area. According to BWS personnel in the project review branch, there is enough water and water supply network to service the proposed activity. Water allocation for the fixtures would be required. There is an existing waterline in Nānākuli Avenue where water service would be available to the temporary facility. Existing fire hydrants are located along Lahikiola Place for fire protection.

Mitigation: No mitigation is anticipated.

2.11 WASTEWATER DISPOSAL

The City and County of Honolulu, Department of Environmental Services, Sewer Division Sewer provides sewer service to the Nānākuli area. Major sewer lines follow Farrington Highway and the major valley roads including Nānākuli Avenue. Sewer mains are located on Lahikiola Place. In accordance with the Memorandum of Agreement, the proposed activity will not hook-up to the Nānākuli High School infrastructure. The proposed project is expected to connect to the City and County of Honolulu wastewater system. Should this sewer hook-up not be acceptable, a wastewater holding tank would be constructed on site and be periodically pumped of wastewater. Due to the scale of the proposed activity and limited hours of operation, the City and County sewer system should not be adversely impacted by the proposed activity. The same reasoning would hold should a holding tank be installed. All appropriate permits will be filed with the appropriate agencies when detailed plans are finalized.

Mitigation: None anticipated.

2.12 SOLID AND HAZARDOUS WASTE

The City and County of Honolulu provides a refuse collection service for the Nānākuli area. Solid wastes accumulated as a result of the proposed project will be collected and disposed of via private collection service. The contractor will be responsible for the removal and disposal of excess construction waste. The project is not expected to generate any hazardous wastes. The project is not anticipated to have any significant impact on solid waste disposal capacity in the Wai'anae District.

Mitigation: None anticipated.

2.13 STORM DRAINAGE

City and County of Honolulu provides street level inlets that convey storm runoff via drain pipes. Runoff from the subject site will be directed into the street level inlets. It is expected that a minimal increase of runoff from impervious surfaces would result from the proposed project. Once detailed plans are finalized, appropriate permits will be filed with City and State agencies.

Mitigation: None anticipated.

2.14 POWER AND COMMUNICATIONS

Along Nānākuli Avenue and Lahikiola Avenue are overhead electrical and telephone poles. The surrounding area is serviced by the Hawaiian Electric Company for electricity and Verizon Hawaii for telephone. Electrical and telephone service will be installed overhead in conformance with existing facilities.

Mitigation: None anticipated.

2.15 TRAFFIC

Farrington Highway in Wai‘anae is the major roadway on the West Coast of Oahu. It also links the West coast to ‘Ewa and to Honolulu and beyond. During peak traffic Farrington Highway is heavily congested, especially between Wai‘anae Town Center and Nānākuli. According to a traffic study conducted for the Wai‘anae Coast Emergency Access Road Environmental Assessment (August 2001), peak morning commuter periods occur between 7:00am and 8:00am and afternoon peak hours between 4:00pm and 5:00pm. The BGC facility will operate during off peak traffic hours between 2:00pm and 8:00pm and is not expected to detrimentally impact traffic on Farrington Highway.

Vehicular access to the proposed site will be via Lahikiola Place. The BGC site plan for the proposed project indicates 12 on site parking stalls. The proposed activity is not expected to detrimentally increase existing traffic flow on Farrington Highway. Students are not expected to drive to the site since the Boys and Girls Club program is located at the Nānākuli Multi School Complex. The program is located within the Nānākuli Homestead thus, program participants are not expected to be picked-up. There will be approximately 5 staff positions for the Club House. It is anticipated that staff and occasional visitors will access the proposed site by car during hours of operation especially prior to and closing of a business day. For these reasons a traffic study

was not conducted. Loading and unloading will be conducted off City streets within the parking area. The appropriate City agency will be consulted prior to submittal of the CUPm application. The proposed activity is not anticipated to detrimentally increase traffic flows in the area.

Traffic Mitigation: None anticipated.

2.16 SOCIO-ECONOMIC ENVIRONMENT

Within the Nānākuli community, there are approximately 2,000 homes on Hawaiian Home Lands. Nānākuli Multi School Complex represents the major non-residential land use in the area. There are a few small commercial businesses located along Farrington Highway.

According to Census Tract information, in 1990 the population of Nānākuli was 7,980. The 2020 population forecast, based on the City and County of Honolulu Development Plan figures, estimates a population of 11,080. This represents a net change of 5,106.

Approximately 58.4% of the population is Native Hawaiian compared to the Wai‘anae District average of 40.7%. The median age is 25.5. There are 4.74 persons per household and 71% of those persons lived in the same household 5 years ago. The median family income is \$37,468 and the median value of homes owned is \$104,000. Sixty-eight percent have graduate high school or have higher educational degrees. The unemployment rate is 7.2% compared to a district rate of 8%. Seventeen percent are below the poverty level.

Based on the above information Nānākuli has a larger than average percentage of Hawaiians and large average family size, 4.74, compared to the district average of 3.93. Nānākuli families also appear to move less often than other families in the District and have somewhat higher average incomes. House values are lower than the Oahu average. This is probably due to the fact that many of the homes are located on Hawaiian Homestead Lands, therefore home values probably do not include the value of the improved lots. The Boys and Girls Club temporary facility will provide a positive socio-economic contribution to a predominantly Native Hawaiian community. A letter of support from the Wai‘anae Neighborhood Board #24 demonstrates the community's support and anticipation for this project.

Mitigation: No mitigation is anticipated.

2.17 RECREATION AND EDUCATION

Nānākuli Beach Park consists of 39.63 acres, with the following facilities; 1 medium recreation building, 2 comfort stations, 1 bathhouse, 2 basketball courts, 1 volleyball court, 1 softball/football field, 1 football practice field, 19 campsites, 4 trailer campsites, 1 lifeguard tower, picnic facilities, children's play apparatus, 38 parking stalls, 2 handicap stalls.

The Nānākuli Multi School Complex is comprised of a high school, intermediate and two elementary schools. The 2000-2001 enrollments totaled 2,652. Approximately 73.6% of the student body received lunch subsidies and nearly 13% of the student body was special education tracked.

The proposed activity will have a positive impact on the school-aged population of the Nānākuli community. The Boys and Girls Club temporary facility will provide additional social and educational activities.

Mitigation: None anticipated.

2.18 POLICE, FIRE AND EMERGENCY SERVICES AND OTHER PUBLIC FACILITIES

The Honolulu Police Department provides police services to the Wai'anae District through the Wai'anae Police Substation and the Barbers Point Substation. Between 14 to 17 police officers are normally on duty to service the area. The Wai'anae Police Station handles a large number of 911 calls and a large number of arrests, about 5,000 to 6,000 calls to 911 and 500 to 600 arrests (average) monthly.

The Honolulu Fire Department has two fire stations in the Wai'anae District—one in Nānākuli and the other in Wai'anae Valley. The Nānākuli Fire Station is equipped with a 5-person engine, a 1-person tanker truck, and an inflatable rescue boat. The Wai'anae Fire Station is equipped with a 5 person engine, 5 person combination pumper/ladder truck), and a 1 person tanker. Back up service is provided by fire stations located in Kapolei, Makakilo, Ewa and Waipahu. The firefighters respond to a large number of brushfires each year, especially during dry months.

The Wai'anae Satellite City Hall is located along Farrington Highway, south of Wai'anae Intermediate School. This office is open Monday through Friday and offers an array of services including a driver license renewal and road testing office, which is available on Monday and Wednesdays.

There is a vast array of health care services in the Wai'anae District—these programs include mental health, family violence counseling, substance abuse counseling and health support groups (Alzheimer, cancer, diabetes, AIDS, etc.). Kaiser Permanente in Ma'ili, and the Wai'anae Coast Comprehensive Health Center in Wai'anae provide health care services. Kaiser emergency services in Moanalua provide services the Wai'anae area with ambulance services provided by the Leeward Clinic in Waipahu. Saint Francis West located in Waipahu is the nearest hospital. Severe cases are dispatched from the Wai'anae Coast to Queens Medical Center via helicopter.

The BGC temporary facilities will create additional social and educational opportunities for the youthful population of Nānākuli. No adverse impacts on police, fire, or emergency medical facilities are anticipated as a result of this project.

Mitigation: None anticipated.

2.19 ENVIRONMENTAL JUSTICE AND PROTECTION OF CHILDREN

Consistent with Title VI of the 1964 Civil Rights Act and Executive Order 12898 on Environmental Justice, each federal agency must identify and address, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority and low-income populations.

Executive Order 13045, *Protection of Children from Environmental Health Risks and Safety Risks* (April 21, 1997) recognizes a growing body of scientific knowledge demonstrating that children may suffer disproportionately from environmental health risks and safety risks. The executive order directed each federal agency to identify and assess environmental health and safety risks that may disproportionately affect children and ensure that each agency's policies, programs, activities, and standards address any of these risks.

The proposed activity represents a positive contribution to the health and well being of the Nānākuli community. No environmental health risks or safety risks are anticipated from the proposed project.

Mitigation: None anticipated.

3. AGENCIES AND ORGANIZATIONS CONSULTED

The following section provides a list of agencies and organizations contacted during the preparation of the Draft EA.

3.1 PUBLIC MEETINGS

A Wai'anae Neighborhood Board No. 24 meeting was held on December 3, 2002 in which the BGC temporary facility was on the agenda. Community members were provided an overview of the proposed project. The Neighborhood Board supported the temporary facility because youth focused programs were long overdue in the district. They support the long term goal of a permanent facility to be located in Nānākuli at a later date as well as using the Nanakuli High School site in the short term. A letter of support for the project is included in the Correspondence section.

3.2 FEDERAL

Department of Housing and Urban Development Area Office

3.3 STATE

Department of Education
Department of Hawaiian Home Lands
Department of Health, Environmental Planning Office
Department of Transportation
Office of Environmental Quality Control

3.4 COUNTY

Board of Water Supply
Department of Planning and Permitting
Department of Design and Construction
Department of Transportation Services
Office of Special Projects, Department of Community Services

3.5 OTHERS

George Bailey, Construction Manager
David Nakata, Boys and Girls Club Director
Mike Kahikina, Boys and Girls Club Grants Administrator
Hawaiian Electric Company
Howard Kamaka, Lahikiola Street Resident
Mae K. Carreira, Lahikiola Street Resident
Garfrey Jury, Lahikiola Street Resident
Chester Kahapea, Lahikiola Street Resident
Annette I. Golis, Lahikiola Street Resident
Shawnee K. Salazar, Lahikiola Street Resident
Arlene Correa, Lahikiola Street Resident
Verizon Hawaii

4. NECESSARY PERMITS AND APPROVALS

- Conditional Use Permit –Minor

5. DETERMINATION OF SIGNIFICANCE AND FINDINGS

5.1 CRITERIA

Based on significance criteria set forth in the Department of Health Rules (11-200-12), the proposed project is not expected to have a significant impact on the environment. As such, the determination for the proposed project is a Finding of No Significant Impact (FONSI). A discussion of this finding and reasons supporting this determination is provided below.

5.1.1 Involves irrevocable commitment or loss or destruction of any natural or cultural resource.

The proposed project will not result in a loss of natural or cultural resources. The project area is barren and devoid of vegetation. Grassing of the area will be a joint effort between NHS and BGC. No threatened or endangered species of plants or wildlife are known to inhabit the site. The proposed activity will not obstruct any significant mauka or makai views.

There are no archaeological sites, historic sites or cultural practices known to exist or occur on the subject property. If historic or cultural features are encountered during the construction, work will cease and the State Historic Preservation Division will be notified.

5.1.2 Curtails the range of beneficial uses of the environment.

Presently, the project area is barren and devoid of vegetation. The surrounding area is either in residential or public facility uses. The proposed activity does not curtail beneficial uses of the environment.

5.1.3 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 action is consistent with the Environmental Policies, goals and guidelines established in Chapter 344, HRS, as well as the National Environmental Policy Act.

5.1.4 Substantially affects the economic and social welfare of the community or state.

The proposed project is a positive contribution to the Native Hawaiian adolescent population of the Nānākuli district. The proposed activity is designed to support the social welfare of the community as a whole via programmatic support to its youth.

The proposed project is small in scale and will not negatively or significantly alter the existing residential areas or public facility in the surrounding area.

5.1.5 Substantially affects public health.

Factors related to public health, including air, noise and water quality, are expected to be temporary and minimally affected or unaffected by the construction of the temporary structure. Department of Health and City and County regulations will be followed to mitigate any potential public health impacts.

5.1.6 Involves substantial secondary impact, such as population changes or effects on public facilities.

The proposed project will not in itself generate new population growth but will provide needed support for the area's present and future adolescent population. This in turn will contribute in a positive way to the health and well being of the residents of the West coast.

5.1.7 Involves a substantial degradation of environmental quality.

The proposed project's impacts on air and water quality, noise levels, natural resources and land use associated with the construction of the temporary facility are anticipated to be minimal. The proposed activity will use lands that are currently dry, barren and devoid of structures or greenery. Mitigation measures will be employed as practicable to further minimize potentially detrimental effects to the environment resulting from project activities.

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

Given the scale of the proposed project no cumulative effect on the environment is anticipated. The building and program will be self-sustaining and no commitment for larger actions is anticipated.

5.1.9 Substantially affects a rare, threatened or endangered species.

No rare, threatened or endangered species are known to exist on the site.

5.1.10 Detrimentially affects air or water quality or ambient noise levels.

During construction and thereafter, the use of the existing drainage system will produce no negative impacts to the near shore water ecosystem. Air quality will decrease during construction but this impact will be temporary. Ambient noise levels will increase during construction but this impact will be temporary. Ambient noise will increase due to program activities at the site. While this impact is not considered detrimental, residents on Lahikiola Avenue have been consulted during the early stages of program conception in which ambient noise was considered, and the community continues to recognize the need for such a project in Nānākuli and maintains its support this project.

5.1.11 Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters.

The proposed activity will not affect nor is it located in any environmentally sensitive areas such as those listed above.

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

The Wai'anae Sustainable Communities Plan (1999) policy advocates preservation and protection of open space and scenic beauty. Existing school buildings obstruct the makai view, thus the remaining view is limited in scope. The proposed project will not substantially alter the makai view. The upper reaches of the mauka view will be preserved.

5.1.13 Requires substantial energy consumption.

Construction and daily activities are not expected to require a substantial amount of electrical energy.

APPENDIX A

CORRESPONDENCE

Draft EA Comment Letters and Responses



WALANAE COAST NEIGHBORHOOD BOARD NO. 24

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET, ROOM 400 • HONOLULU, HAWAII 96813
PHONE: (808) 527-5749 • FAX: (808) 527-5780 • INTERNET: www.co.honolulu.hi.us

December 4, 2002

Department of Community Services, Office of Special Projects
715 South King Street, Suite 311
Honolulu, Hawaii 96813
Mr. Pablo Veneciano

Townscape, Inc.
900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813
Ms. Konia Freitas

Subject: Boys and Girls Club Temporary Facility Tax Map Key: 8-9-07:009
Nanakuli, O'ahu

At the regularly scheduled Wai'anac Coast Neighborhood Board No. 24 meeting, held on December 3, 2002, the Board entertained a motion to support the Boys and Girls to construct a temporary facility at Nanakuli High School, located at the Nanakuli Multi School Complex, and support the Environmental Impact Statement (EIS), that is required through the process.

The motion supported by a unanimous vote, which recommended a full support of it's program and the intend that this facility at Nanakuli High School will serve a predominantly Native Hawaiian school aged population. The board supports the project to move forward and appreciated the presentation provided by Representative Michael Kahikina.

If you have any questions please contact me at 527-5749.

Sincerely,

Patty A.K. Teruya
Board Secretary

Albert Silva
Chair

Cc: Councilmember Mike Gabbard
Senator Colleen Hanabusa
Representative Michael Kahikina
Representative Maile Shimabukuro



Oahu's Neighborhood Board System - Established 1973

TOWNSCAPE, INC.

Environmental and Community Planning

900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Phone: (808) 536-6999 * Fax: (808) 524-4998
e-mail address: townscap@java.net

January 15, 2003

Albert Silva, Chair
Wai'anae Coast Neighborhood Board No. 24
C/o Neighborhood Commission
530 South King Street, Room 400
Honolulu, HI 96813

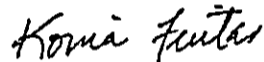
Dear Mr. Silva:

**Subject: Draft Environmental Assessment (DEA) Boys and Girls Club
Nanakuli Avenue - Wai'anae TMK 8-9-7:009**

Thank you for your comment letter dated December 4, 2002, in response to your Board's review of the Draft Environmental Assessment (DEA) for the above-referenced project. We appreciate the Neighborhood Board No. 24's your participation in the environmental review process. Your letter will be included in the Final EA document.

Should you have any further questions, please contact me at 536-6999.

Sincerely,



Konia Freitas
Staff Planner

Cc: Mike Amii, Office of Community Services

Linda Lingg
GOVERNOR

PATRICIA HAMAMOTO
SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF BUSINESS SERVICES

December 13, 2002

Mr. Pablo Venenciano, Project Manager
Office of Special Projects
Department of Community Service
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Mr. Venenciano:

Subject: Boys and Girls Club Temporary Facility
Draft Supplemental Environmental Assessment (DEA)
Nanakuli, Oahu, TMK: 8-9-07:009

The Department of Education (DOE) has reviewed the Draft Supplemental Environmental Assessment (DEA) for the temporary facilities of the Boys and Girls Club on the campus of Nanakuli High School. The facilities will include two trailers connected by a covered deck that will serve as office and storage space. There will also be two playing courts and a parking lot. Total land area for the facility will be 15,547 square feet.

The DOE has no comment on the DEA for either of the two federal requirements Finding of No Significant Impact or Notice of Intent to Request Release of Funds.

Thank you for the opportunity to review and comment on the plans.

Should you have any questions, please call Ms. Heidi Mecker of our branch at 733-4862.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Raynor M. Minami".

Raynor M. Minami, Director
Facilities and Support Services Branch

RMM:hy (HM)

cc: A. Suga, OBS
K. Freitas, Townscape, Inc. ✓

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

TOWNSCAPE, INC.

Environmental and Community Planning

900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Phone: (808) 536-6999 • Fax: (808) 524-4998
e-mail address: townscape@lava.net

January 15, 2003

Raynor M. Minami, Director
Facilities and Support Services Branch
Department of Education
P.O. Box 2360
Honolulu, HI 96804

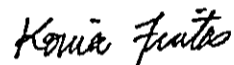
Dear Mr. Minami:

**Subject: Draft Environmental Assessment (DEA) Boys and Girls Club
Nanakuli Avenue – Waiānae TMK 8-9-7:009**

Thank you for your comment letter dated December 13, 2002, in response to your Board's review of the Draft Environmental Assessment (DEA) for the above-referenced project. We appreciate your participation in the environmental review process. Your letter will be included in the Final EA document.

Should you have any further questions, please contact me at 536-6999.

Sincerely,



Konia Freitas
Staff Planner

Cc: Mike Amii, Office of Community Services

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 • INTERNET: www.cc.honolulu.hi.us

JEREMY HARRIS
MAYOR



ERIC Q. CRISPIN, AIA
Acting Director

LORETTA K.C. CHEE
DEPUTY DIRECTOR

2002/ELOG-3352 (1k)

December 17, 2002

Mr. Pablo Venenciano
Department of Community Services
Office of Special Projects
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Mr. Venenciano:

Draft Environmental Assessment (DEA)
Boys and Girls Club
89-980 Nanakuli Avenue - Waianae
Tax Map Key 8-9-7: 9

We have reviewed the DEA submitted on November 20, 2002 for the proposed Boys and Girls Club at Nanakuli High School and offer the following comments:

Section 1.7 - Regulatory Approvals Required

The proposed facility is considered a meeting facility and a Conditional Use Permit-Minor (CUPM) is required. The Director can hold a public hearing on the application.

We have enclosed the Application Instructions for a CUPM and a Master Application Form for your use. In addition to the information requested in the application instructions please be informed of the following:

1. Pre-Application Requirements

- a. The facility/site must meet all specific use development standards for meeting facilities (LUO Section 21-5.450) including:

- 1) A minimum lot size of 20,000 square feet.

Mr. Pablo Venenciano
Page 2
December 17, 2002

The application states that the total land area occupied by the facility is 15,547 square feet. The proposal should be revised to provide a metes and bounds description showing a minimum land area of 20,000 square feet designated for the meeting facility.

2) A minimum street frontage of 75 feet.

3) Located with access to a street or right-of-way of minimum access width as determined by the appropriate agency (Traffic Review Branch). The pavement width of Nanakuli Avenue and Lahikiola Place should be provided.

b. The applicant must present the project to the neighborhood board of the district where the site is located. The applicant must provide written notice of the presentation to all adjoining property owners.

2. Application Requirements

a. Real property records show that the recorded fee owner of the site is the State of Hawaii. If the applicant for the CUPM is a lessee, they must be holding a lease for the property, the unexpired term of which is more than five years from the date of filing of the application.

If the applicant is not able to meet any of the specific use development standards or the application requirements, a zoning variance will be required.

Section 2.9 - Flood and Tsunami Zone

The Community Panel No. and the project location should be identified on the Flood Insurance Rate Map.

Section 2.11 - Wastewater Disposal

1. The applicant should file a "Site Development Division Master Application Form for Sewer Connection" with the Wastewater Branch of the DPP to confirm the availability and adequacy of the municipal wastewater system.

Mr. Pablo Venenciano
Page 3
December 17, 2002

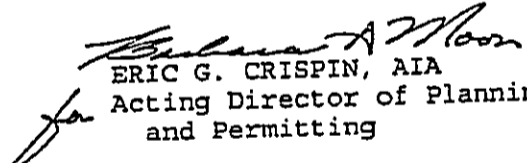
2. A wastewater holding tank would require the review and approval by the State Department of Health (DOT).

Section 2.15 - Traffic

1. This section should be expanded to discuss why the proposed facility is not expected to significantly impact traffic. What are the peak traffic hours on Farrington Highway?
2. What are the anticipated times and number of cars entering and exiting the site?
3. How many staff will be employed by the facility?
4. The Traffic Review Branch should be consulted for their recommendations and comments when plans for the facility are finalized and prior to submittal of the CUPm application.

Should you have any questions, please call Lynne Kauer of our staff at 527-6278.

Sincerely yours,


ERIC G. CRISPIN, AIA
Acting Director of Planning
and Permitting

EGC:cs
Enclosures
cc: Office of Environmental Quality Control
Townscape, Inc.

DN 194118

TOWNSCAPE, INC.

Environmental and Community Planning

900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Phone: (808) 536-6999 * Fax: (808) 524-4998
e-mail address: townscap@lava.net

January 15, 2003

Mr. Eric Crispin, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street
Honolulu, HI 96813

Dr. Mr. Crispin:

**Subject: Draft Environmental Assessment (DEA) Boys and Girls Club 89-980
Nanakuli Avenue - Waianae TMK 8-9-7:009**

Thank you for your comment letter dated December 17, 2002 in response to your Department's review of the above referenced project. The following is in response to your letter:

1. The statements regarding regulatory approvals associated with the project are noted. The required applications for permits will be submitted to the appropriate City Departments and agencies for review.
2. The Flood Insurance Rate Map has been annotated to show the project location and indicates the Community Panel Number.
3. The information concerning traffic (section 2.15) will be included in the Final Environmental Assessment.

A copy of your comment letter and this response letter will be included in the Final Environmental Assessment. Should you have any further questions, please contact me at 536-6999.

Sincerely,



Konia Freitas
Staff Planner

Cc:
Mike Amii, Office of Community Services

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
731 SOUTH BERETANIA STREET
STATE 102
HONOLULU, HAWAII 96813
Telephone: (808) 586-4186
Facsimile: (808) 586-4186
Email: oeq@hawaii.gov

December 26, 2002

Michael Amii
Department of Community Services
715 South King Street, Suite 205
Honolulu, Hawaii 96813

Attn: Pablo Venenciano

Dear Mr. Amii:

Subject: Draft Environmental Assessment (EA)
Boys & Girls Club at Nanakuli High School

We have the following comments to offer:

Two-sided pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.

Acronyms: Section 1.3 lists the term "ED1-SP" grant. What does this acronym stand for?

Cultural impacts assessment:

Act 50 was passed by the Legislature in April of 2000. This mandates an assessment of impacts to local cultural practices by the proposed project. In the final EA include such an assessment.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*.

Contact our office for a paper copy or go to our homepage at <http://www.state.hi.us/health/oeq/guidance/index.html>. You will also find the text of Act 50 linked to this section of our homepage.

If you have already done the assessment, describe in the final EA the steps taken that lead to your conclusion of "no cultural practices ... on this site."

Dec 27 02 08:41a 808 586 4186
Dept. of Health (DEDC) (808) 586-4186 P.1

Michael Anii
December 26, 2002
Page 2

Community and agency contacts:

Have you pre-consulted with any members of the local community? Those especially in the immediate neighborhood should have an opportunity for input into this process. Section 2.7 mentions consultation with residents. If you have not, send them copies of the draft EA as soon as possible, allowing them sufficient time to review the draft EA and submit comments. If you already have completed this consultation, include your contacts in section 3, *Agencies and Organizations Consulted*. If you have given any community presentations, document this in the final EA and list topics discussed.

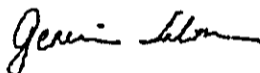
Also send copies of the draft EA to the following: Department of Health, the Department of Transportation Services and the state Department of Transportation.

Paving; landscaping: Hawaii Revised Statutes 103D-407 requires the use of recycled glass in paving materials whenever possible, and HRS 103D-408 requires the use of native Hawaiian flora whenever and wherever possible. For the text of these sections of HRS contact our office for a paper copy or go to our website at <http://www.state.hi.us/health/oeqc/guidance/index.html>.

Visual impacts: Include drawings of the proposed buildings and any proposed landscaping that show the final appearance of the project.

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

Sincerely,



GENEVIEVE SALMONSON
Director

c: Konia Freitas, Townscape

Dec 27 02 08:41a Dept. of Health (OEQC) (808) 586-4186 P.2

TOWNSCAPE, INC.

Environmental and Community Planning

900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Phone: (808) 536-6999 * Fax: (808) 524-4998
e-mail address: townscape@lava.net

January 27, 2003

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street
Honolulu, HI 96813

Dear Ms. Salmonson:

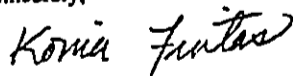
Subject: Draft Environmental Assessment (DEA) Boys and Girls Club 89-980 Nanakuli Avenue - Waianae TMK 8-9-7:009

Thank you for your comment letter dated December 26, 2002 in response to your Office's review of the above referenced project. The following is in response to your letter:

1. The Final Environmental Assessment will be prepared on double-sided copy.
2. The acronym EDI-SP refers to Economic Development Initiative Special Purpose grant. This information will be provided in the Final Environmental Assessment.
3. The Final Environmental Assessment will elaborate on the steps taken to determine that no cultural practices occur on site.
4. The Final EA will outline contacts and community presentations made to date. Per your request, Draft Environmental Assessments have been sent to the Department of Health, Department of Transportation and Department of Transportation Services.
5. The selection of paving materials and landscaping materials will be addressed during the design phase.
6. The draft EA on page 12, states that the existing homes on Lahikiola Place obstruct the lower mauka views due to their height. Please note further that the homes along Lahikiola Place are at a higher elevation and are taller than the proposed trailers. The trailers are 14' in height and at a lower elevation than the homes on Lahikiola Place, therefore, the trailers are not expected to obstruct any mauka views. Nanakuli School Complex obstructs a large portion of the makai view, especially Building D. The BGC trailers are sited behind of Building D near Lahikiola Place road and are significantly smaller in height compared to Building D, therefore, no makai views will be affected by this proposal. For these reasons no pictures or renderings are provided in the EA.

A copy of your comment letter and this response letter will be included in the Final Environmental Assessment. Should you have any further questions, please contact me at 536-6999.

Sincerely,



Konia Freitas
Staff Planner

Cc: Mike Amii, Department of Community Services

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
670 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
TELEPHONE 1-800-523-4529 • FAX 1-800-523-4720 • INTERNET www.cc.hawaii.gov

JEREMY HARRIS
MAYOR



CHIENYL D. SOON
DIRECTOR

GEORGE "KEOH" MIYAMOTO
DEPUTY DIRECTOR

January 16, 2003

TPD12/02-19876R

Ms. Konia Freitas, Staff Planner
Townscape, Inc.
900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Dear Ms. Freitas:

Subject: Boys and Girls Club at Nanakuli High School

In response to your December 30, 2002 letter, we reviewed the draft environmental assessment (EA) for the subject project and have the following comments:

Page 1, Paragraph 1 – The number of children using the facility should be clarified; the daily usage and total usage for one year should be explained. The estimated duration of the temporary use of the Nanakuli High School land should be noted. The memorandum of agreement should be included in Appendix A.

Page 3, Figure 2 – A North arrow and scale should be included. This same comment applies to Page 5, Figure 3 and Page 14, Figure 6.

Page 4, Paragraph 2 – The boundary of the Boys and Girls Club (BGC) temporary facility should be noted on all figures. On Page 5, Figure 3, the facilities identified as "future" and "proposed" should be clarified. The facilities should conform to that listed in Table 1 on Page 6. The BGC should consider security measures, such as a fence along both streets. This will also serve as a safety measure to prevent the users of the BGC facility from making unexpected entries into Lahikiola Place and Nanakuli Avenue.

Page 6, Table 1 – The 5000 square feet identified for "Circulation" should be shown in the draft EA.

Page 7, Last Paragraph – Figure 4 does not show the 15,547 square feet of land area for the temporary facilities.

Ms. Konia Greitas
January 16, 2003
Page 2

Page 8, Figure 4 – The appropriate scale should be noted.

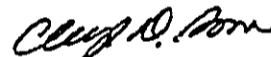
Page 11, Figure 5 – The street names should be identified in this figure.

Page 12, Last Paragraph – The BGC should present the proposed action to the neighborhood board and include any of their concerns in the document. A fence is mentioned in this section, but not in Section 1.5.1 – Proposed Action.

Page 16, Paragraph 3 – Although only 12 parking stalls are proposed for the project, there will be 80 – 100 children at the facility daily. There are no provisions for pick up of the children and no indication of how or where the pickup will be done. Specifically, the proposed project should be designed to accommodate all parking and loading/unloading needs off of the City's roadway right-of-way. A traffic impact study should be conducted and if required, appropriate measures proposed to mitigate the impact on Lahikiola Place and Nanakuli Avenue.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,



CHERYL D. SOON
Director

TOWNSCAPE, INC.

Environmental and Community Planning

900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Phone: (808) 536-6999 • Fax: (808) 524-4998
e-mail address: townscape@lava.net

January 27, 2003

Cheryl D. Soon, Director
Department of Transportation Services
City and County of Honolulu
650 S. King Street, 3rd Floor
Honolulu, HI 96813

Dear Ms. Soon,

Subject: Draft Environmental Assessment (DEA) Boys and Girls Club at Nanakuli High School

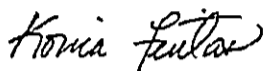
Thank you for your comment letter dated January 16, 2003 in response to your Department's review of the above referenced project. The following is in response to your letter:

1. Page 1 of the Draft EA does explain that 80 to 100 children will use the facility and program services daily. During the course of 1 year, the program is expected to serve a total of 300 children. The estimated duration of the temporary use of the Nanakuli High School land is 10 years. The executed MOA is provided in Appendix A.
2. North arrows, scales and street names will be provided on all figures where appropriate. Note that not all of the figures are to scale.
3. Distinctions between the facilities identified as 'future' and 'proposed' will be clarified. We concur that fencing will serve as a safety measure to prevent users of the facility from making unexpected entries to Lahikiola Place and Nanakuli Avenue. Note, however, that fencing currently exists along both streets listed above.
4. Details concerning circulation and exact land area for the temporary facilities will be completed during the design and engineering phase of the project.
5. The proposed action has been presented to the Wai'anae Neighborhood Board No. 24. The community members raised no concerns over this project. The fence mentioned in this section currently exists along Lahikiola Place and Nanakuli Avenue.
6. The proposed project is designed to accommodate parking as well as loading/unloading off City streets, within the proposed parking lot. The temporary facility is located at the Nanakuli School Complex and is within walking distance of the residential homesteads.
7. A traffic impact study was not conducted because children are expected to walk from school to the program and from the program home.

Cheryl Soon
January 27, 2003
Page 2

A copy of your comment letter and this response letter will be included in the Final Environmental Assessment. Should you have any further questions, please contact me at 536-6999.

Sincerely,



Konia Freitas
Staff Planner

Cc: Mike Amii, Department of Community Services

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

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

In Reply, please refer to:
File:

03-013/epo

January 29, 2003

Ms. Konia Freitas, Staff Planner
Townscape Inc.
900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Dear Ms. Freitas:

Subject: Draft Environmental Assessment (DEA) and Special Management
Boys and Girls Club at Nanakuli High School
Waianne, Nanakuli, Oahu
Tax Map Key: 7-8-010:035 & 093 (por)

Thank you for the opportunity to review and comment on the subject proposal. The DEA was routed to the various branches of the Environmental Health Administration. We have the following comments:

Clean Water Branch (CWB)

1. The Army Corps of Engineers should be contacted to identify whether a Federal permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters...."
2. A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:
 - a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi);

(Note: After March 10, 2003, an NPDES permit will be required for construction activities, including clearing, grading, and excavation that result in the disturbance of one (1) acre or more.)

Ms. Konia Freitas, Staff Planner
January 29, 2003
Page 2

- b. Construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than five (5) acres of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities.
- c. Discharge of treated effluent from leaking underground storage tank remedial activities;
 - a. Discharge of once through cooling water less than one (1) million gallons per day;
 - b. Discharge of hydrotesting water;
 - c. Discharge of construction dewatering effluent;
 - d. Discharge of treated effluent from petroleum bulk stations and terminals;
 - e. Discharge of treated effluent from well drilling activities;
 - f. Discharges of treated effluent from recycled water distribution systems;
 - g. Discharges of storm water from a small municipal separate storm sewer system; and
 - h. Discharge of circulation water from decorative ponds or tanks.

The CWB requires that a Notice of Intent (NOI) to be covered by a NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/genl-index.html>.

- 3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters, and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible. An application for the NPDES permit is to be submitted at least 180 days before the commencement of the activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/indiv-index.html>.
- 4. Hawaii Administrative Rules, Section 11-55-38, also requires the owner to either submit a copy of the NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD.

Ms. Konia Freitas, Staff Planner
January 29, 2003
Page 3

If you have any questions, please contact the CWB at (808) 586-4309.

Clean Air Branch (CAB)

Control of Fugitive Dust

There is a significant potential for fugitive dust emissions during all phases of construction. Proposed construction activities will occur on school grounds and in close proximity to existing residences and major thoroughfares, thereby exacerbating potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. Implementation of adequate dust control measures during all phases of development and construction activities is warranted.

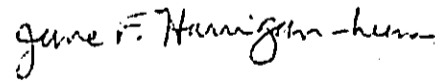
Construction activities must comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust.

The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to:

- a. Planning the different phases of construction, focusing on minimizing the amount of dust generating materials and activities, centralizing on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
- b. Providing an adequate water source at the site prior to start up of construction activities;
- c. Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. Controlling of dust from shoulders and access roads;
- e. Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f. Controlling of dust from debris being hauled away from project site.

If you have any questions regarding these issues on fugitive dust, please contact the CAB at (808) 586-4200.

Sincerely,



JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

c: CWB
CAB

Townscape, Inc.
Environmental and Community Planning

900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Phone: (808) 536-6999 * Fax: (808) 524-4998

February 4, 2003

June Harrigan-Lum
Environmental Planning Office
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Dear Ms. Harrigan-Lum,

**Subject: Draft Environmental Assessment (DEA) Boys and Girls Club Temporary
Facility at Naanakuli High School
TMK: 8-9-07:009**

Thank you for your comment letter dated January 29, 2003, in response to your Department's review of the above referenced project. The following is in response to your letter:

1. Please note that this project is concerned with TMK 8-9-07:009 and it does not involve a special management area. Your letter indicates an incorrect TMK and Special Management reference.
2. Thank you for informing us of the potential application of the 401 Water Quality Certification and the National Pollutant Discharge Elimination System permit. The proper permits and approvals will be acquired prior to construction and the necessary State agencies will be notified.
3. As noted in the Draft Environmental Assessment the project is expected to impact air quality. The contractor will comply with the Department of Health regulations you cite in your letter. Furthermore, best management practices for fugitive dust and air pollution control will be followed. A dust control management plan will be prepared as required prior to the start of construction activities.

A copy of your comment letter and this response letter will be included in the Final Environmental Assessment. Should you have any further questions, please contact me at 536-6999 ext. 105.

Sincerely,



Konia Freitas
Staff Planner

Cc: Mike Amii, Office of Community Services

LINDA LINGLE
GOVERNOR



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

RODNEY K. HARAGA
DIRECTOR

Acting Deputy Director
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-PS
2.9243

FEB - 3 2003

Ms. Konia Freitas
Townscape, Inc.
900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Dear Ms. Freitas:

Subject: Draft Environmental Assessment, Boy and Girls Club of Nanakuli High School,
Nanakuli, TMK: 8-9-07:09

Thank you for requesting our review of the draft environmental assessment for the temporary Boys and Girls Club of Nanakuli High School.

The proposed after-school temporary facility is not anticipated to have a significant impact on Farrington Highway, our State facility.

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830. Please reference file review number: 03-007.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rodney K. Haraga".

for
RODNEY K. HARAGA
Director of Transportation

Townscape, Inc.
Environmental and Community Planning

900 Fort Street Mall, Suite 1160
Honolulu, Hawaii 96813

Phone: (808) 536-6999 • Fax: (808) 524-4998

February 4, 2003

Rodney K. Haraga
State Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

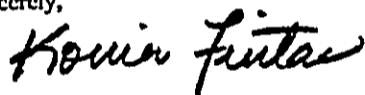
Dear Mr. Haraga:

**Subject: Draft Environmental Assessment, Boys and Girls Club Temporary
Facility Nanakuli, TMK 8-9-07:09**

Thank you for your comment letter dated February 3, 2003, in response to your Department's review of the Draft Environmental Assessment (DEA) for the above referenced project. We appreciate your Department's participation in the environmental review process. Your letter will be included in the Final Environmental Assessment document.

Should you have any further questions, please contact me at 536-6999.

Sincerely,



Konia Freitas
Staff Planner

Cc: Mike Amii, Office of Community Services

APPENDIX B

AMENDMENT TO
Memorandum of Agreement
Between the Department of Education and The Boys and Girls Club
of Hawai'i Regarding A Facility for Youth Services Center
At Nanakuli High and Intermediate School

This Amendment to the June 6, 2000 Memorandum of Agreement between the Department of Education and the Boys and Girls Club of Hawai'i Regarding a Facility for Youth Services Center at Nanakuli High and Intermediate School is entered this 27th day of September, 2002 by and between the Boys and Girls Club of Hawai'i, located at 1523 Kalakua Avenue, Suite 202, Honolulu, Hawai'i 96826, hereafter called the "CLUB," and the Department of Education, State of Hawai'i, hereafter called the "DEPARTMENT," for Nanakuli High and Intermediate School, located at 89-980 Nanakuli Avenue, Waianae, Hawai'i 96792.

This amendment replaces item number ten (10) with the following:

- 10. This Agreement is in effect from June 16, 2000 until such time that the CLUB or the DEPARTMENT opts to terminate per the provisions of item number nine (9).

DEPARTMENT OF EDUCATION

BOYS AND GIRLS CLUB
OF HAWAII

By Raynor M. Minami
Raynor M. Minami
Director
Facilities and Support Services Branch

By Suzy Churchill
Suzy Churchill
President

9-11-02
Date

Sept. 27, 2002
Date

By Karen Moriyama
Karen Moriyama
Complex Area Superintendent

By David Nakada
David Nakada
Executive Director

09/27/02
Date

Sept. 27, 2002
Date

By Levi Chang
Levi Chang
Principal
Nanakuli High and Intermediate School

9.27.02
Date

REFERENCES

- City and County of Honolulu. Geographical Information Service.
- City and County. Land Use Ordinance. May 1999.
- City and County of Honolulu. Wai'anae Sustainable Communities Plan Background Report. August 1999.
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- Wai'anae Cost Emergency Access Road Final Environmental Assessment. April 2002. Prepared for Department of Transportation Services, City and County of Honolulu. By Townscape, Inc..