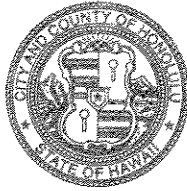


DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813
TELEPHONE: (808) 527-5311 • FAX: (808) 527-5498 • INTERNET: www.co.honolulu.hi.us



JEREMY HARRIS
MAYOR

MICHAEL T. AMII
DIRECTOR

JOHN R. SABAS
DEPUTY DIRECTOR

October 11, 2004

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

Dear Ms. Salmonson:

Chapter 343, HRS and NEPA
Final Environmental Assessment (FEA)
Palolo Chinese Home Redevelopment

Applicant: Palolo Chinese Home
Landowner: Palolo Chinese Home
Agent: Wilson Okamoto Corporation
Location: 2459 10th Avenue – Palolo
Tax Map Key: 3-4-13: 001 and 3-4-26: 037
Request: Use of federal and county funds (Community Development Block Grant)
Proposal: Redevelopment of existing Palolo Chinese Home campus

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Enclosed, please find four (4) copies of the above-referenced Final Environmental Assessment, which is prepared pursuant to Chapter 343, HRS and NEPA (24 CFR 58 for U. S. Housing and Urban Development – funded proposals). We accept the Final EA as adequate documentation for a Finding of No Significant Impact (FONSI). Also enclosed are a completed OEQC Bulletin Publication Form for the document, and its related project summary on both disk (WORD) and hard copy.

We request publication of a notice of this document in The Environmental Notice.

Questions regarding this matter may be directed to Mr. Keith Ishida at 527-5092.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael T. Amii", written over a circular stamp.

MICHAEL T. AMII
Director

Attachments

2004-10-23 FONSI

PALOLO CHINESE HOME REDEVELOPMENT

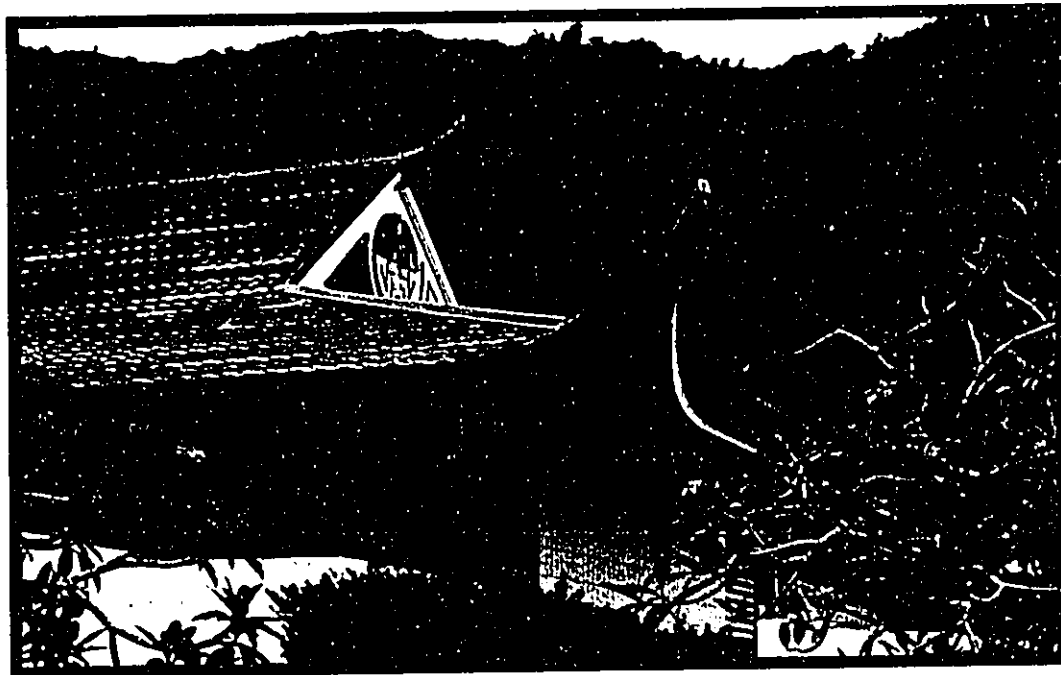
FILE COPY

OCT 23 2004

Final Environmental Assessment

Pālolo Chinese Home Redevelopment

Pālolo, O'ahu, Hawai'i



Prepared for:



Pālolo Chinese Home
2459 10th Avenue
Honolulu, Hawai'i 96816

Prepared by:



Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawai'i 96826

October 2004

**Final Environmental Assessment /
Finding of No Significant Impact**

**Pālolo Chinese Home Redevelopment
Pālolo, O'ahu, Hawai'i**

**Prepared for:
Pālolo Chinese Home
2459 10th Avenue
Honolulu, Hawai'i 96816**

**Prepared by:
Wilson Okamoto Corporation
Engineers and Planners
1907 South Beretania Street, Suite 400
Honolulu, Hawai'i 96826**

October 2004

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LIST OF ATTACHMENTS

- Attachment A Agency Letters Commenting on the Conditional Use Permit (CUP) Major Application for the Proposed PCH Campus Redevelopment
- Attachment B Traffic Impact Report for the Proposed Renovation and Expansion of Pālolo Chinese Home
- Attachment C Approval Letter for Conditional Use Permit (CUP) Major and Zoning Variance
- Attachment D Draft Environmental Assessment Public Review Comment and Response Letters

PREFACE

This Final Environmental Assessment (EA) / Finding of No Significant Impact (FONSI) has been prepared pursuant to Chapter 343, Hawai'i Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawai'i, and 24 Code of Federal Regulations Part 58 regarding the U.S. Housing and Urban Development's environmental review procedures for Community Development Block Grant (CDBG) programs. Pālolo Chinese Home (PCH) proposes to redevelop its existing campus, which presently includes an Adult Residential Care Home and Nursing Level Care facility serving up to 60 residents. Redevelopment will expand the PCH to include an 88-unit Assisted Living residential facility and a 42-bed intermediate/skilled nursing care facility. Proposed improvements include renovating the existing Lani Booth Hall, demolishing the existing Farm Memorial Hall and Victoria Ward Hall, restoring a previously used driveway, and providing additional parking areas. The accepting agency is the City and County of Honolulu Department of Community Services in conjunction with the use of federal and city funds for portions of the proposed project.

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SUMMARY

Applicant:	Pālolo Chinese Home
Approving Agency:	City and County of Honolulu, Department of Community Services
Project Location:	Pālolo, O'ahu, Hawai'i
Tax Map Keys:	3-4-13: 001 and 3-4-26: 037
Area:	14.9 acres
Recorded Fee Owner:	Pālolo Chinese Home
Existing Use:	Elderly care facility
State Land Use Classification:	Urban
Development Plan Designation:	Public Facility
County Zoning Designation:	R-5 Residential
Proposed Action:	Construction of various improvements including renovating the existing Lani Booth Hall, demolishing the existing T.F. Farm Memorial Hall and Victoria Ward Hall, constructing a new Food Service/Administration Building, a new Skilled Nursing Building and a new 88-unit Assisted Living Apartment Complex, restoring a previously used driveway, and providing additional parking areas, and landscaping.
Impacts:	No significant impacts are anticipated during the construction and subsequent occupation of the proposed project. Construction activities are anticipated to have short-term noise, traffic and air-quality impacts in the surrounding area. Construction noise and air quality impacts will be minimized by compliance with applicable State Department of Health rules. No significant long-term environmental or community impacts in the vicinity of the project site are anticipated. Traffic noise along the restored driveway will be attenuated by providing a landscaped buffer and a solid wall where it passes the existing adjacent residences.

Determination: Finding of No Significant Impact

Pre-Assessment Consultation: State of Hawai'i
Department of Land and Natural Resources (DLNR)
State Historic Preservation Division

City and County of Honolulu
Department of Planning and Permitting

Organizations
Pālolo Neighborhood Board (No. 6)

**Parties Consulted
During The Draft EA
Public Review:**

State of Hawai'i
Department of Business, Economic Development and
Tourism (DBEDT)
Office of Planning
Land Use Commission
Department of Health (DOH)
Environmental Planning Office
Office of Environmental Quality Control
Environmental Management Division
Department of Land and Natural Resources (DLNR)
State Historic Preservation Division
Land Division
Office of Hawaiian Affairs

City and County of Honolulu
Board of Water Supply
Department of Design and Construction
Department of Planning and Permitting
Department of Parks and Recreation
Department of Facility Maintenance

1. PROJECT SITE

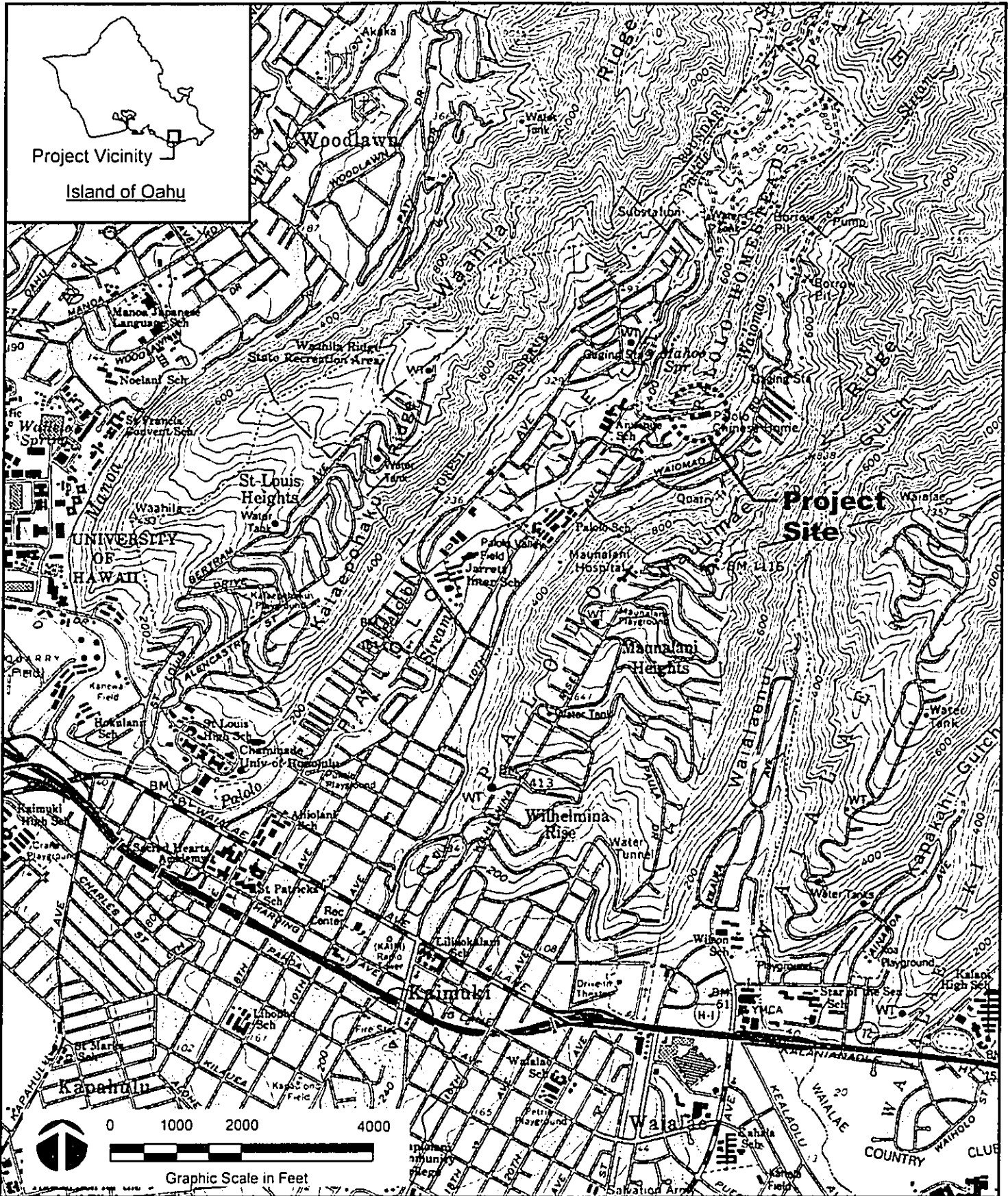
1.1 Project Background and Location

Pālolo Chinese Home (PCH), a not-for-profit organization was established in 1917 and serves as a care facility for the elderly. PCH is located on an approximately 14.97-acre parcel identified as TMK 3-4-13:001 and a 4,930 square foot parcel identified as TMK 3-4-26:37 in Pālolo Valley on O'ahu (Figures 1 and 2). Presently, PCH is licensed by the State of Hawai'i as an ARCH (Adult Residential Care Home) with extended care. The Home can provide services for up to 60 residents with 24-hour care, including Expanded Care (Intermediate Care). The Home offers the services and programs normally associated with an adult residential care home in a pastoral and personalized setting. The current staff consists of six in administrative positions, 12 kitchen workers, five maintenance, two program personnel, 23 nurse's aides and six nurses scheduled for three shifts during the 24-hour period (8am-4pm, 4pm-12 midnight and 12 midnight-8am) for a total of 54 employees.

PCH's existing ARCH facility is comprised of three buildings as shown in Figure 3 and Photographs 1 through 4:

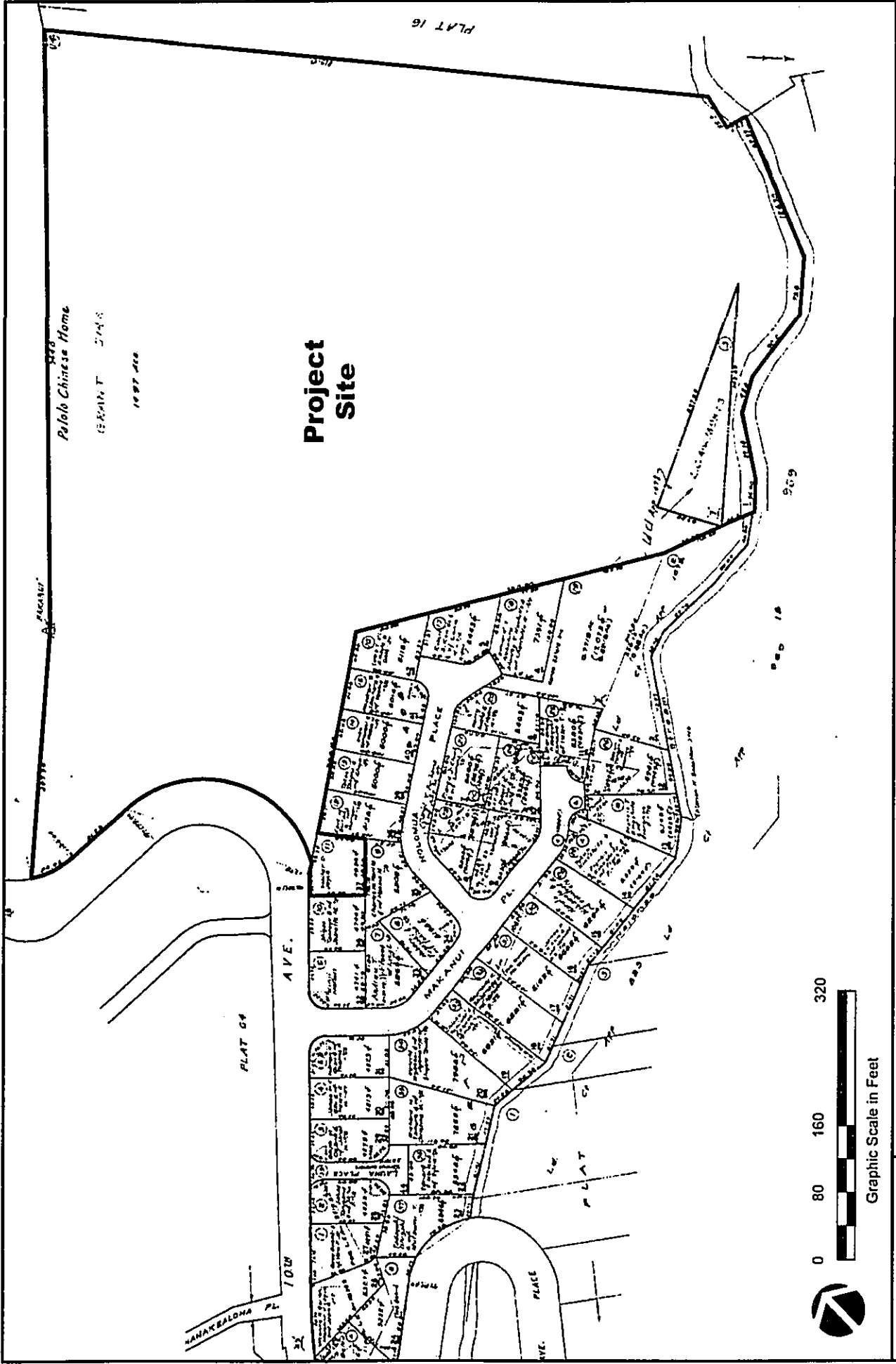
- o T.F. Farm Memorial Hall is a single-story building with approximately 2,610 square feet of floor area constructed in the 1950's. In 1957 it was reconstructed as a kitchen and dining facility.
- o Victoria Ward Hall is a single-story building with approximately 8,260 square feet of floor area constructed in 1967. It has a 50-bed capacity with a single main bath/restroom area, common living room and a multi-purpose area.
- o Lani Booth Hall is a two-story building with approximately 10,800 square feet of floor area constructed in 1971. Presently, Lani Booth Hall is being renovated. Interior renovations on the first floor will provide a large multi-purpose/activity area, quiet rooms, program offices, accessible bath/restrooms and food service areas. These renovations will allow PCH to incorporate daycare at the facility and administer the HiNOA program. The second floor of Lani Booth will be renovated to house a 14-bed Skilled Nursing/Intermediate Care facility and administrative offices. Exterior repair and renovations will be done, as needed, to complement the architectural theme of the Master Plan for PCH. The on-going renovations are exempt from federal and state environmental review procedures since no significant building expansion or change in its use is involved.


PCH's administrative offices are located in a former two-story five-bedroom residence. An adjoining parcel (TMK 3-4-26:37) with a single-family residence has also been acquired for planned use as a hospice facility for residents.



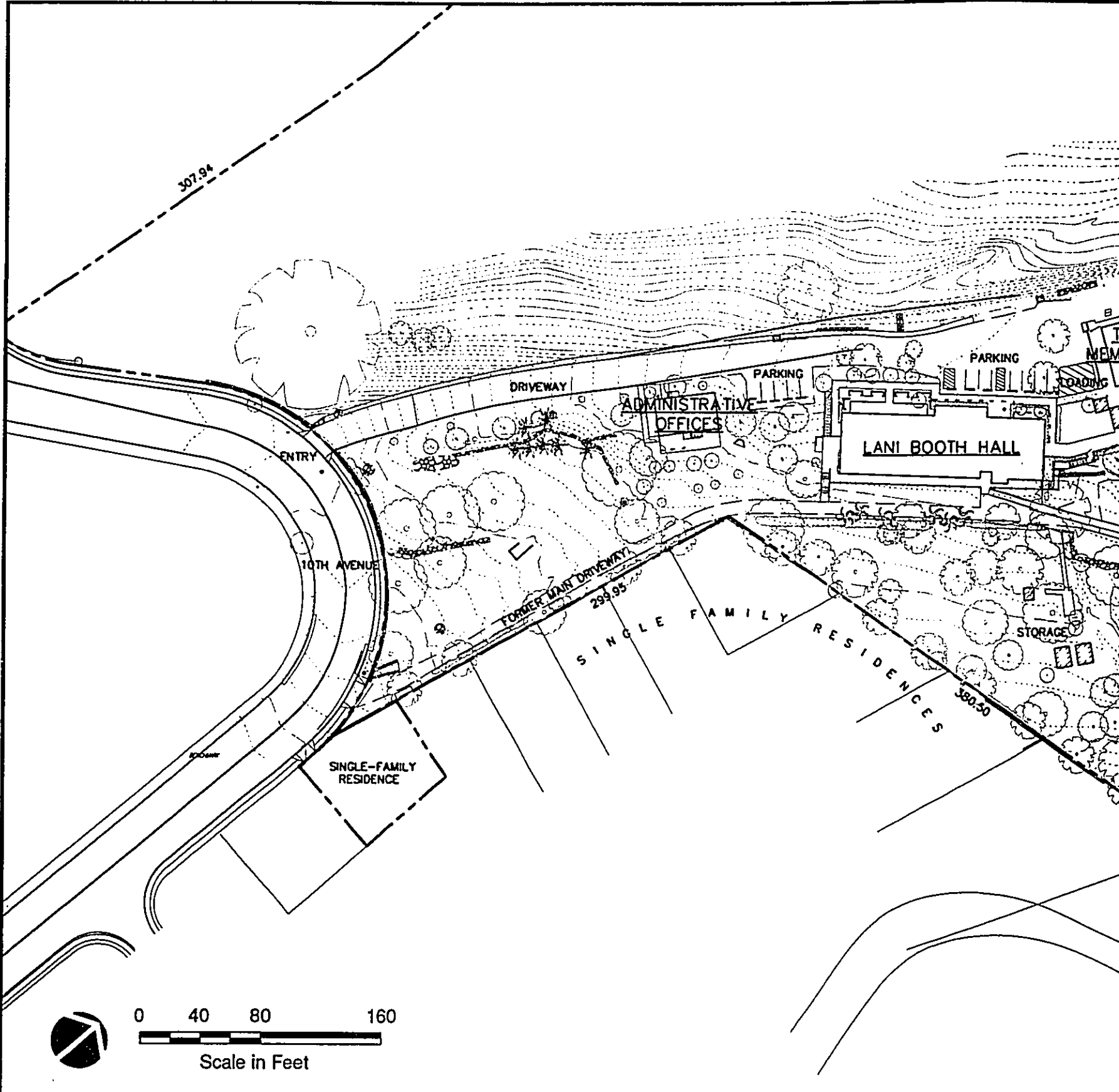
 <p>WILSON OKAMOTO CORPORATION. ENGINEERS - PLANNERS</p>	<p>Pālolo Chinese Home Redevelopment</p> <p>Location Map</p>	<p>FIGURE</p> <p>1</p>
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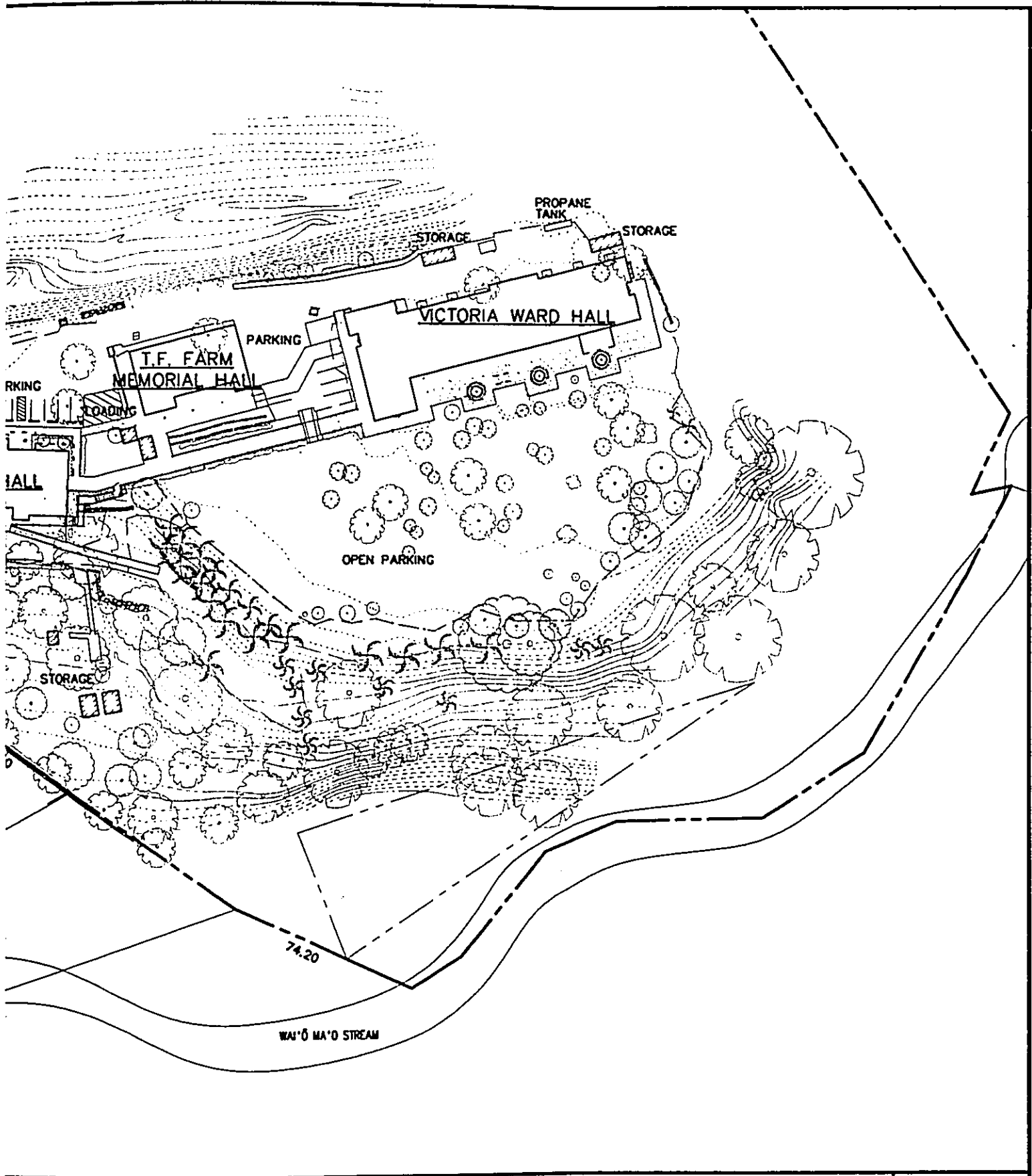
 <p>WILSON OKAMOTO CORPORATION ENGINEERS - PLANNERS</p>	<p>Pālolo Chinese Home Redevelopment</p> <p>Tax Map Keys 3-4-13: 01 and 3-4-26:37</p>	<p>FIGURE 2</p>
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Palolo Chinese Home Redevelopment

EXISTING SITE PLAN



Redevelopment
 SITE PLAN

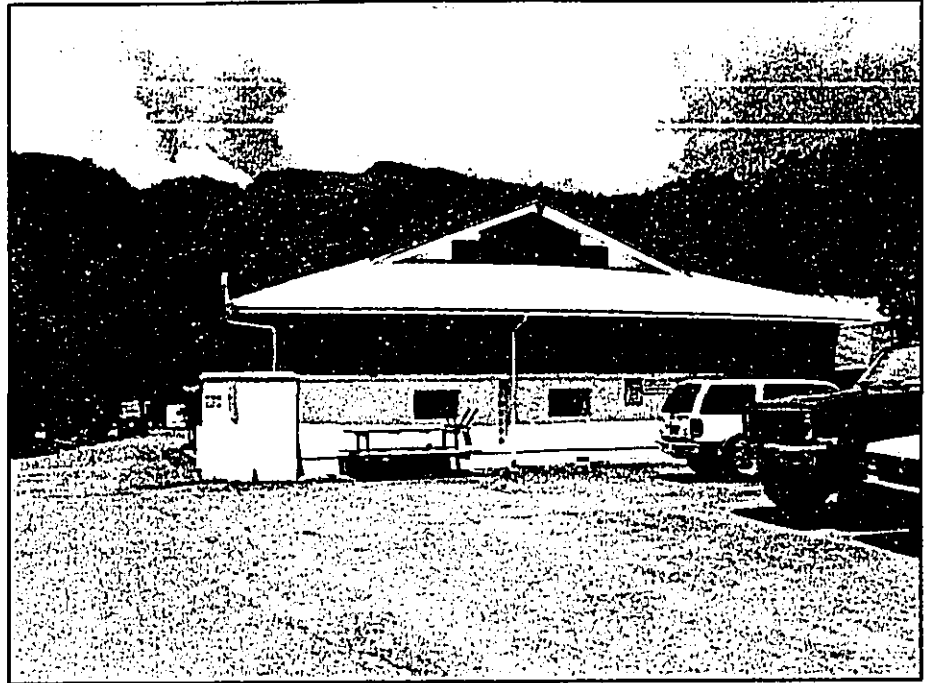
FIGURE
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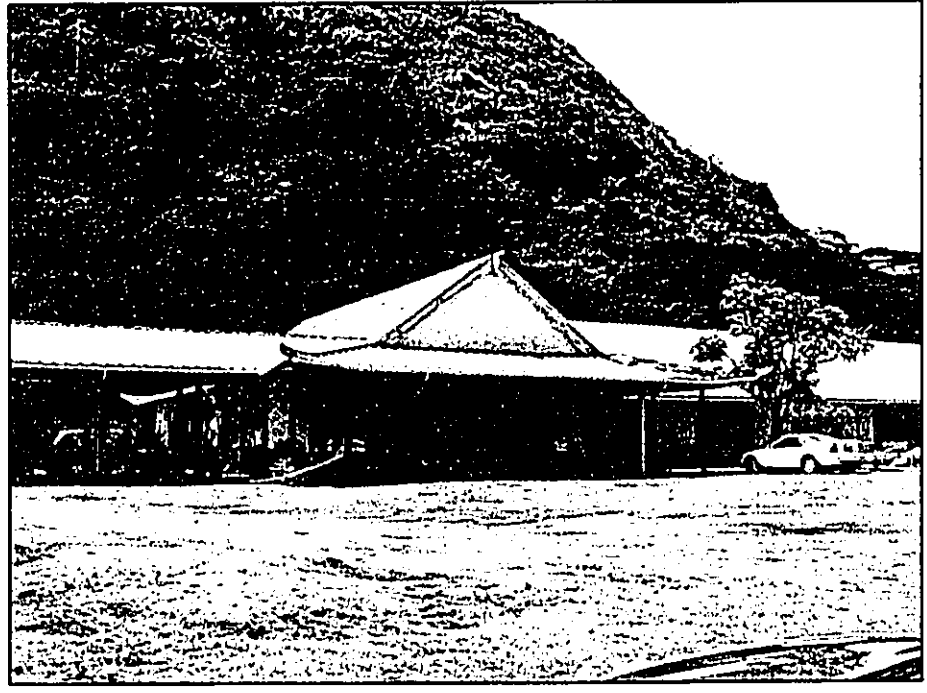
Photograph 1: Former two-story residence presently housing the PCH administrative offices.



Photograph 2: Lani Booth Hall, presently under renovation.



Photograph 3: T.F. Farm Memorial Hall, to be demolished.



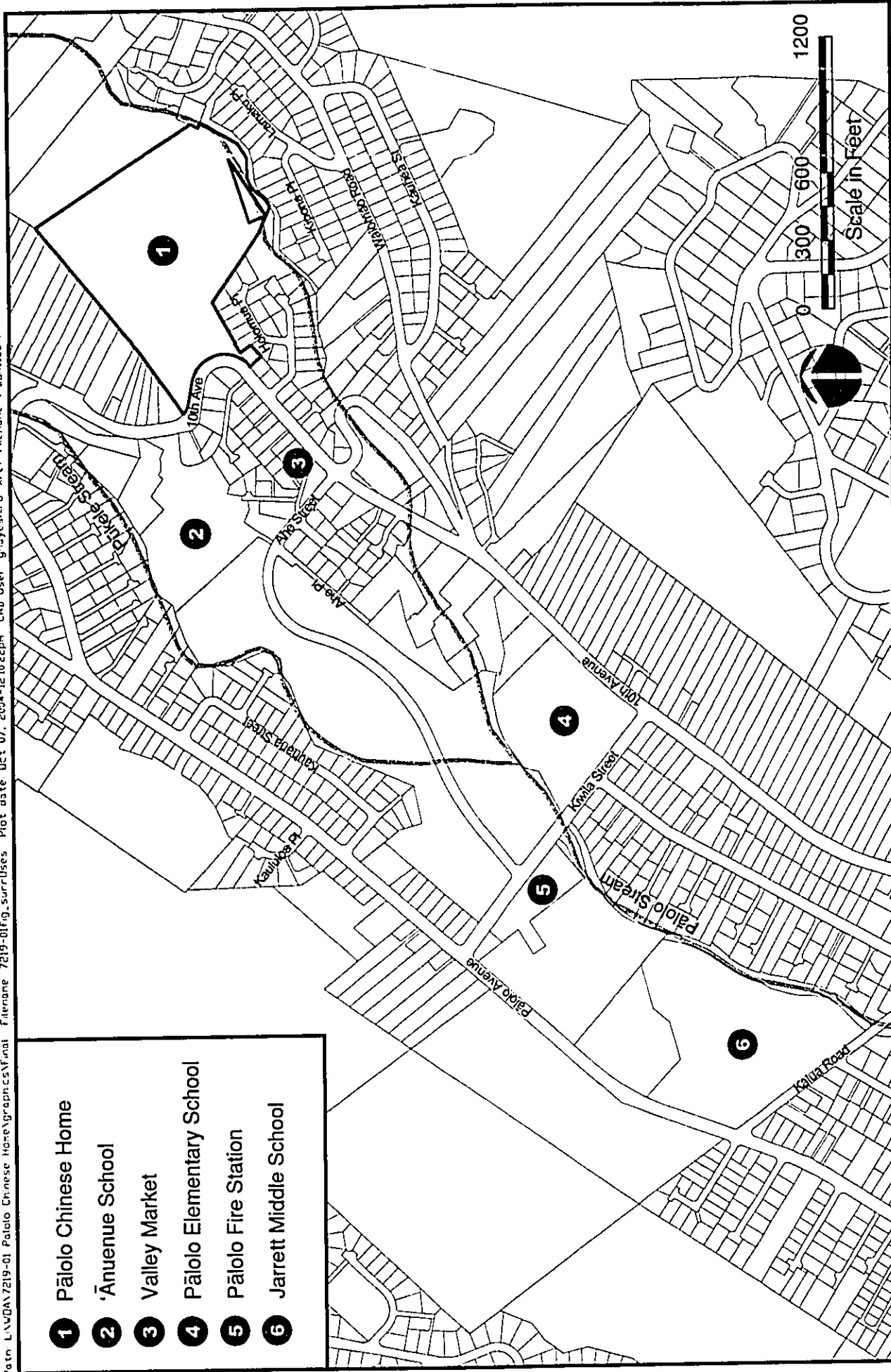
Photograph 4: Victoria Ward Hall, to be demolished.

Parking is provided in approximately 20 marked stalls, of which four are designated accessible stalls, and in unmarked areas throughout the campus. A loading zone is located near T.F. Farm Memorial Hall and is used for pick-up and drop-off of residents and by delivery vehicles.

1.2 Existing and Surrounding Uses

The PCH campus lies between Mau'umae Ridge on the south and an unnamed ridge referred to as "Dinosaur Mountain" to the north. The PCH property includes a portion of the steep undeveloped side of the unnamed ridge. Wai'ōma'o Stream flows along the base of Mau'umae Ridge and forms a portion of the property's southern boundary. Most of the area surrounding the PCH campus is steep undeveloped land. The western edge of the property adjoins a section of 10th Avenue where an existing driveway provides access to the campus along its northern edge. A second driveway, previously serving as the main driveway from 1919 to 1960, but which has not been used since 1992, is currently being improved to restore access along the southern boundary. Nine residential parcels are adjacent to the PCH campus along a portion of its southern boundary, extending *mauka* from 10th Avenue. Ranging in size from 5,000-7,000 square feet, the lots are developed with single-family detached dwellings. Of these nine parcels, the one adjoining 10th Avenue has been acquired by PCH and is part of the project site. 'Ānuenu Elementary School is also on 10th Avenue approximately 400 feet away (See Figure 4). Throughout Pālolo Valley, and especially along 10th Avenue and Pālolo Avenue, are neighborhood stores, takeout dining and convenience stores, hula studio, churches and temples, housing complexes and apartments. Initially established in 1917, the PCH predates the majority of other uses and structures in the neighborhood.

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WILSON OKAMOTO CORPORATION ENGINEERS & PLANNERS

PaloLo Chinese Home Redevelopment

Surrounding Uses

FIGURE 4

2. PROJECT NEED

The proposed redevelopment of the PCH campus will implement a Master Plan for the facility, which will provide care comparable to that currently being provided, but will conform to current regulations and allow PCH to better serve the elderly population. Notably, the PCH is located in a community with a significant elderly population that could benefit from improved services to be provided by PCH. According to a demographic profile of various O'ahu neighborhoods prepared by the City's Department of Planning and Permitting using the 2000 U.S. Census data, persons over 65 years old comprised 22.1 percent of the population in Neighborhood Area 6: Pālolo. By comparison, this age group comprised 13.1 percent of the population of O'ahu.

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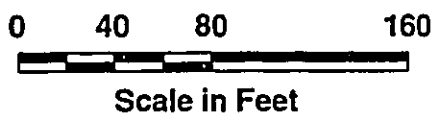
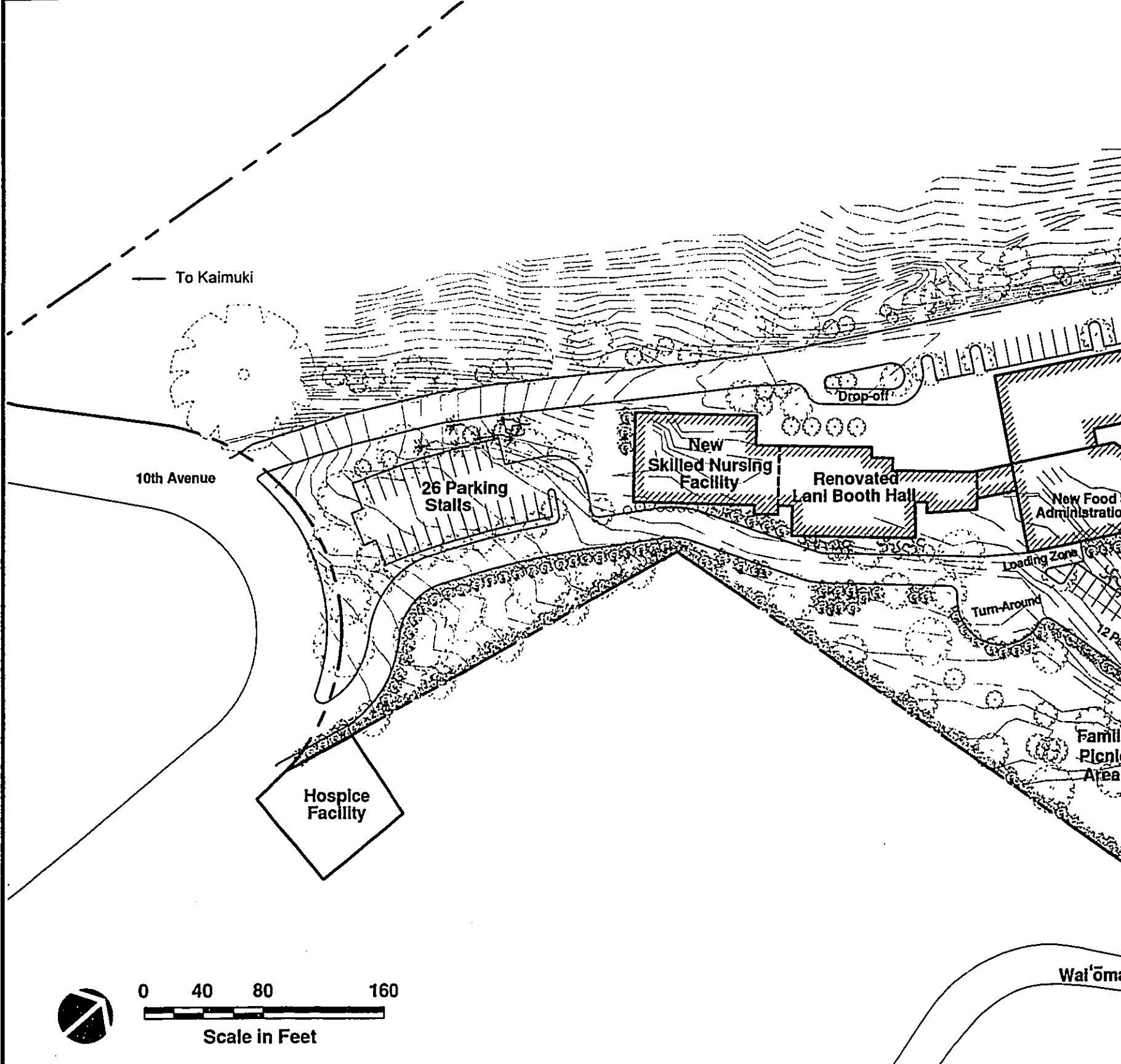
3. PROJECT DESCRIPTION

The proposed redevelopment of the PCH campus will increase the existing 60,000 square feet of floor area to 95,000 square feet (See Figure 5). Notably, this increase would regain approximately the same total floor area at PCH prior to 1992 when Hemmingway Hall was demolished. The redeveloped campus will increase the clientele served from the present 60 residents to approximately 130 residents. Eighty-eight Assisted Living apartments and residences for up to 42 intermediate/skilled nursing care beds will be built.

The redeveloped campus will expand services for the elderly population, including:

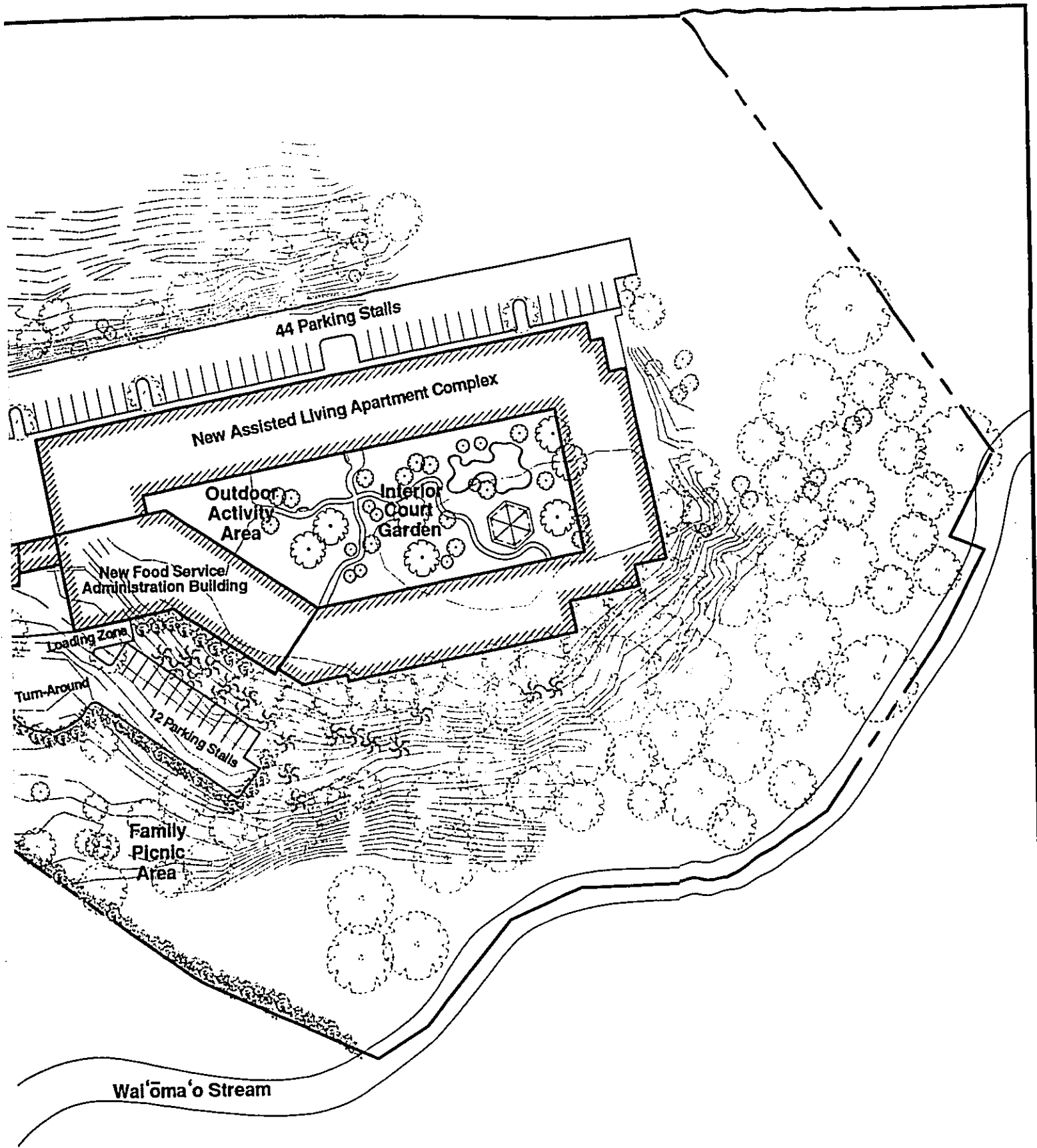
- o Conversion of PCH's licensing by the State Department of Health (DOH) from an Adult Residential Care Home (ARCH) to an Assisted Living Facility with 88 apartments and a 42-bed Skilled Nursing Care and Intermediate Care facility.
- o Short-term overnight respite care for approximately eight frail elderly residing in the community.
- o Increasing PCH's licensing by the DOH for senior day care services from the present 14 elderly clients to 30. Day care is provided from 7:00 am to 5:30 pm, with clients transported to and from PCH by family members.
- o Coordinating accessory services to the elderly in the greater neighborhood through the Hawai'i Neighborhood Outreach to the Aged (HiNOA) Program. Services to be coordinated include arranging for emergency calls, care/case management, therapy at home, home visiting for care/case management, therapy at home, home visits for such services as (1) assisting with hygiene and light housekeeping, (2) home delivery of meals prepared at PCH and, (3) providing access to the on-site health and wellness room for residents. These programs will be a consortium effort with the University of Hawai'i Schools of Medicine and Social Work, Hawai'i Meals on Wheels, City and State Offices on Aging and the Hawai'i Long Term Care Association.
- o Expanding the on-site health and wellness program to allow non-residents to participate in health screening, socialization, and education, which will include hosting of twice-per-month lectures or other health related events.
- o Providing hospice accommodations for up to five residents.
- o Providing sufficient on-site parking to accommodate employees, visitors, residents and associated service providers.

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Pālolo Chinese Home Redevelopment

MASTER PLAN



Redevelopment

PLAN

FIGURE

5

Redevelopment of the PCH campus will include the following components:

- On-going renovation of the existing Lani Booth Hall – The on-going renovation of Lani Booth Hall, as described previously in Section 1.1, is the first redevelopment component. Since the renovations do not involve significant building expansion or change in its use, they are exempt from federal and state environmental review procedures addressed by this environmental assessment.
- New Food Service/Administration Building – A new two-story building adjacent to the *mauka* side of the renovated Lani Booth Hall will be constructed to house a kitchen and dining facility as well as administrative offices. The building will subsequently be incorporated into the New Assisted Living Apartment Complex described below.
- New Assisted Living Apartment Complex - The existing T. F. Farm Memorial Hall and Victoria Ward Hall will be demolished to construct a new 88-unit Assisted Living Apartment Complex. The apartment complex will include 68 one-bedroom apartments and 20 studio apartments, each with a private bath and *lānai*. There will be a landscaped courtyard around a Chinese garden and koi pond with entertainment area, recreational areas, health and wellness center with a therapy pool and exercise equipment. Landscaped outdoor areas will provide gathering places and a safe walking area for seniors and their families. A new paved parking area along the north side of the Complex will be constructed with access from the existing driveway to 10th Avenue.
- New Skilled Nursing Building – An existing two-story residence presently houses the administrative offices, and will be demolished to make way for the New Skilled Nursing Building. The new building will be constructed adjacent to the *makai* side of the renovated Lani Booth Hall. The two-story structure will house the 28 bed Skilled Nursing/Intermediate Care and Dementia Residence
- The existing driveway will be improved to provide a passenger drop-off loop fronting the renovated Lani Booth Hall, 44 paved, perpendicular parking stalls fronting the new Assisted Living Apartment Complex.
- The former driveway from 10th Avenue, approximately 124 feet east of the present driveway, is being restored to provide access on the southern side of the campus. The driveway will serve two new paved parking areas, including a 26-stall lot near the entrance and an 12-stall lot, passenger drop-off area and a loading zone for kitchen and campus deliveries at the Food/Service Administration Building, which will subsequently be incorporated into the Assisted Living Apartment Complex.
- An existing single-family residence acquired by PCH will be used as a hospice or

other special needs senior facility, accommodating up to five residents. PCH is in discussion with Hospice Hawaii to establish and operate a hospice facility that would serve the community independent of PCH.

3.1 Project Schedule and Cost

Redevelopment of the PCH campus will proceed in phases and its timing will be determined by the ability to secure required financing through fundraising activities and grant awards, among other activities. The general sequence of construction projects has been initiated by the on-going renovation of Lani Booth Hall. Development of the Food Service/Administration Building will follow, including demolition of T. F. Farm Memorial Hall and Victoria Ward Hall. The Skilled Nursing Building will complete the first phase of construction. The Assisted Living Apartment Complex will be constructed in a second phase, which is anticipated to be completed in 2008. Space for a future parking lot opposite the driveway fronting the Assisted Living Apartment Complex is designated, but its construction will depend upon future need.

The total cost of construction for both phases is estimated at \$20 million.

4. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The following is a description of the existing environment, assessment of potential project impacts and proposed mitigation measures.

4.1 Climate

The climate of the Honolulu area is typical of the leeward coastal lowlands of O'ahu. The area is characterized by abundant sunshine, persistent tradewinds, relatively constant temperatures, moderate humidity, and the infrequent severe storms.

Northeasterly tradewinds prevail throughout the year although their frequency varies from more than 50 percent during the summer months to 90 percent in January. The average annual wind velocity is approximately 10 miles per hour.

The mean temperature measured at Honolulu International Airport ranges from 70 degrees Fahrenheit (°F) in the winter to 84°F in the summer. The average annual precipitation in the vicinity of the project site is approximately 24 inches, with most of the rainfall occurring between November and April. Relative humidity ranges between 56 and 72 percent.

Impacts

The proposed project will not affect regional climate conditions.

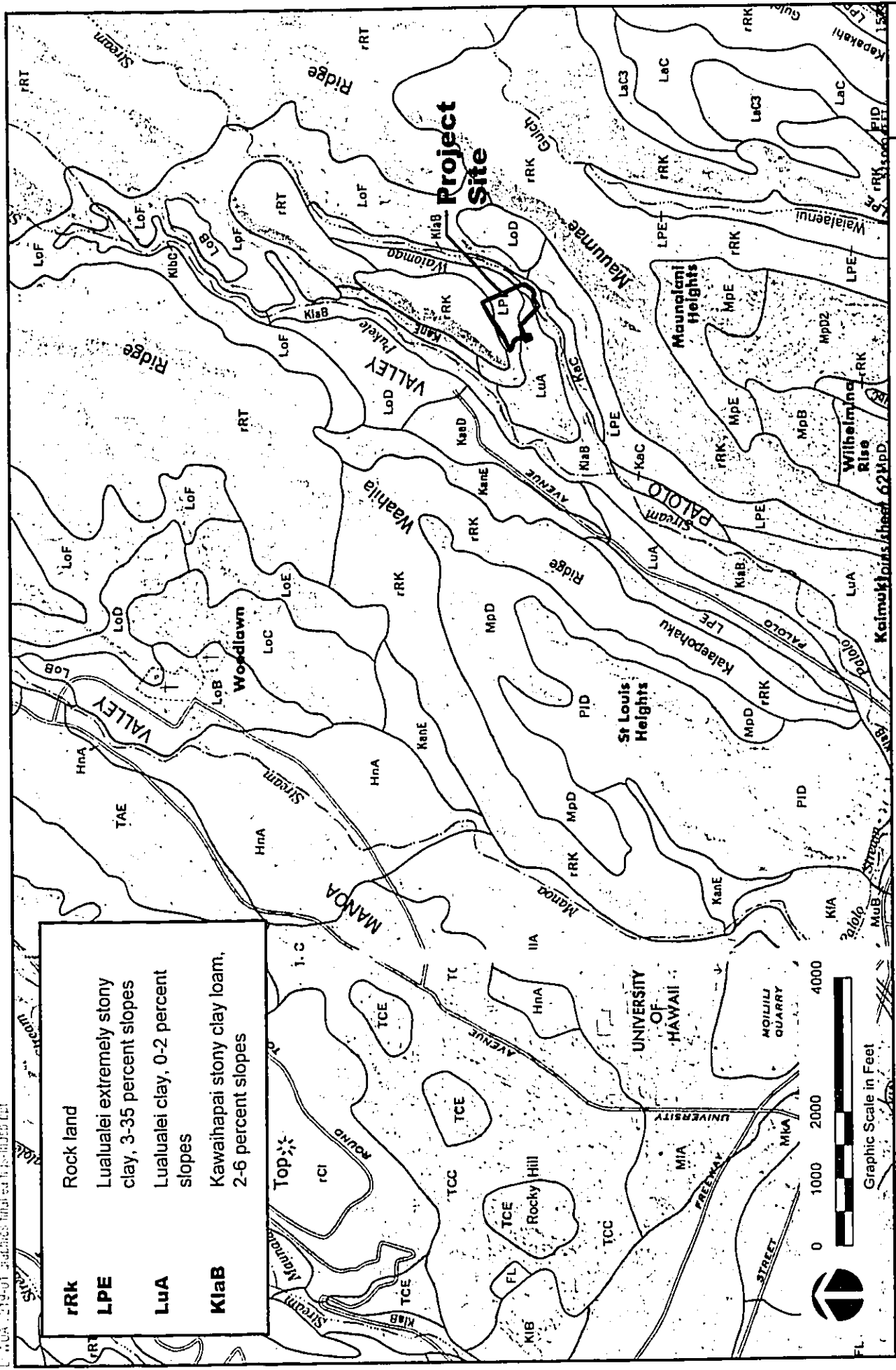
4.2 Topography and Soils

Topography: The project site has a moderately undulating slope toward Wai'ōma'o Stream and *makai* toward 10th Avenue. The steep slopes of "Dinosaur Mountain" rise along the northern border of the campus. Elevations at the site range from approximately 320 to 380 feet above Mean Sea Level (MSL).


Soils: According to the U.S. Department of Agriculture Soil Conservation Service, the soils underlying the project site are classified as Kawaihapai (KlaB), Lualualei (LuA, LPE), and Rock land (rRk) (See Figure 6). Lualualei clay (LuA) soil is found on alluvial fans and has slow permeability, slow runoff, and the erosion hazard is no more than slight. Lualualei extremely stony clay (LPE) is similar to LuA except that there are many stones on the surface and in the profile, making it impractical to cultivate unless the stones are removed. The Kawaihapai soil type consists of well-drained soils in drainage ways and on alluvial fans on coastal plains. Rock land soils are areas where exposed rock covers 25 to 90 percent of the surface.

The *Detailed Land Classification - Island of Oahu* published by the University of Hawai'i Land Study Bureau (LSB), evaluates the quality or productive capacity of certain lands on O'ahu for selected crops and overall suitability in agricultural use. A five-class

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rRk	Rock land
LPE	Lualualei extremely stony clay, 3-35 percent slopes
LuA	Lualualei clay, 0-2 percent slopes
KIaB	Kawaihapai stony clay loam, 2-6 percent slopes


WILSON OKAMOTO CORPORATION
 ENGINEERS - PLANNERS

Pālolo Chinese Home Redevelopment

Soils Map

FIGURE 6

productivity rating system was established with "A" representing the highest productivity and "E" the lowest. The project site appears to straddle two classifications, "U" or Urban and E114. Urban zones are not rated for agricultural productivity and land type E114 is rough broken land with a slope greater than 80%. Neither classification is suitable for high agricultural productivity. The project site is not used for agricultural production.

Impacts and Mitigation Measures

The area of soil disturbance within the project site will exceed one acre, although construction will be phased. Depending upon the phasing schedule, if each phase exposes less than one acre and is completed before the next phase begins, a National Pollutant Discharge Elimination System (NPDES) permit for Construction Storm Water Activities may not be required from the State of Hawai'i Department of Health (DOH). Storm runoff from the project site during site preparation will be controlled in compliance with the City's "Rules Relating to Storm Drainage Standards." Typical mitigation measures include: appropriately stockpiling materials on-site to prevent runoff; building over, or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

4.3 Hydrology

Groundwater: The project site overlies the Pālolo Aquifer, which extends from the Ala Wai Boat Harbor along the coastline to Diamond Head, and *mauka* to the Ko'olau Mountain Range. Rainfall data indicates that rainfall gradients are fairly strong in this area. For example, the Rainfall Atlas of Hawai'i recorded an average rainfall of 80 inches per year at the back of Pālolo Valley, while the National Oceanic and Atmospheric Association has recorded an average annual rainfall of 40 inches at the Pālolo Fire Station. Rain soaks into the slopes of the Ko'olau Mountains, slowly making its way through the porous volcanic rock, ending deep within the basal aquifers of O'ahu. It is estimated that it takes an average of 25 years for rainfall to reach aquifers serving as water sources. The estimated sustainable yield for the island of O'ahu is 446 million gallons per day (mgd), of which, the Pālolo Aquifer provides an estimated sustainable yield of 5 mgd.

According to the map available at the Environmental Protection Agency's (EPA) website, the project site is not located within the EPA-designated O'ahu Sole Source Aquifer area (also referred to as the Southern O'ahu Basal sole source aquifer area). The eastern boundary of the designated area follows Mānoa Stream which flows through Mānoa Valley, the watershed adjacent to the west of Pālolo Valley.

Surface Water: Wai'ōma'o Stream flows along a portion of the southern boundary of the project site and Pūkele Stream flows along the west side of the ridge know as "Dinosaur Mountain". Their confluence near Pālolo Elementary School forms Pālolo Stream. Pālolo Stream is considered a perennial stream that historically flowed into

Waikīkī. Today, both Pālolo Stream and Mānoa Stream are intercepted by the Mānoa-Pālolo Drainage Canal, which discharges into the Ala Wai Canal. Pālolo Stream has been modified and the Ala Wai Canal is a man made drainage system. According to the Wild and Scenic Rivers Act (P.L. 90-542, as amended) (16 U.S.C. 1271-1287) found at the National Park Service website, no rivers in Hawai'i have been designated as components of the National Wild and Scenic Rivers System.

Ka'au Crater, a high elevation wetland at the head of Pālolo Valley, is located approximately two miles *mauka* of the project site at an elevation of approximately 1,600 feet MSL.

Impacts and Mitigation Measures

No adverse impact on groundwater is anticipated. Due to the elevation of the project site, construction earthwork will not extend to the depth of the water table. No dewatering activities will be required.

No significant short-term impacts on surface waters are anticipated as a result of construction. The area of soil disturbance within the project site will exceed one acre, although construction will be phased. Depending upon the phasing schedule, if each phase exposes less than one acre and is completed before the next phase begins, a National Pollutant Discharge Elimination System (NPDES) permit for Construction Storm Water Activities may not be required from the State of Hawai'i Department of Health (DOH). Storm runoff from the project site during site preparation will be controlled in compliance with the City's "Rules Relating to Storm Drainage Standards." Typical mitigation measures include: appropriately stockpiling materials on-site to prevent runoff; building over, or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

No significant long-term impacts on surface water quality are anticipated as a result of the proposed project. No additional surface runoff will be discharged into streams and existing drainageways. Areas disturbed during construction will be built over, paved or landscaped to minimize erosion and sedimentation.

Ka'au Crater, the nearest significant wetland resource will not be impacted due to its distance and higher elevation relative to the project site.

4.4 Hazardous Materials

A Phase I Environmental Site Assessment will be prepared for the project site prior to demolishing T.F. Farm Memorial Hall and Victoria Ward Hall and mitigation measures will be implemented as required.

4.5 Flood Hazard

Based on the Flood Insurance Rate Map ("FIRM"), Number 15003C0370E effective November 20, 2000, prepared by the Federal Emergency Management Agency ("FEMA"), the project site is designated Zone "X", Areas determined to be outside 500-year flood plain". (See Figure 7) According to FEMA's Map Service Center website, its Coastal Barrier Resource Area (CBRA) Q3 map, Hawai'i has no areas within the Coastal Barrier Resources System.

Impacts and Mitigation Measures

No impacts related to flooding are anticipated since the project site is outside of the 500-year flood plain.

4.6 Flora and Fauna

Higher rainfall toward the *mauka* end of Pālolo Valley supports the lush vegetation growing within and around the project site. Throughout the PCH campus a variety of mature trees planted over its history create a lush setting. These include large specimens of Mango, Avocado, Banana, Plumeria, Coconut, Monkey Pod, Plum, Gunpowder Tree, Silk Oak, African Tulip, Purple Strawberry Guava, Yellow Guava, Jack fruit, Octopus Tree, Autograph Tree, Indian Sandalwood, Shaddock Pomelo, and Rainbow Shower trees.

Other plant species growing in the project site include landscape shrubs and grassy lawns, as well as weed species commonly found in urbanized areas, such as Spanish needle, dandelion, crabgrass, morning glory, haole koa, spiny amaranth, swollen finger grass and Guinea grass.

Faunal species, including domestic and feral cats, as well as rats and mice, which are common to urbanized areas are probably present. Avifaunal species identified at the project site include exotic species also common to urban areas such as the barred and ring-neck doves, mynah, sparrow, Brazilian cardinal, and finches.

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project site. According to the maps contained in the Critical Habitat Updates available at the U.S. Fish & Wildlife Service's (USFWS) website, the project site is not located within the nearby USFWS-designated Southern Ko'olau Mountains Unit of the Critical Habitat for the O'ahu 'Elepaio bird. The project site is also beyond the boundary of the USFWS-proposed O'ahu L Unit of the Critical Habitat for 99 threatened and endangered plant species.

Impacts and Mitigation Measures

Site preparation for new structures, driveways and parking lots will remove vegetation serving as habitats for the various avian, mammal and insect species inhabiting the project site. Comparable habitats in adjoining areas will continue

to be available to these species during construction and project landscaping will subsequently restore some of the displaced habitats.

To the extent possible, existing trees will be left in place as part of the campus landscape. As appropriate, some of the trees displaced by construction may be transplanted within the campus or offered for transplantation elsewhere. All other displaced trees will be removed.

The proposed project will not jeopardize any endangered species.

4.7 Noise

The project site is located at the edge of a residential neighborhood and is bordered mostly by undeveloped land. The primary noise-sensitive uses relative to the project site are the nine residential lots bordering a portion of the PCH campus' southern boundary. Although no noise measurements were taken, the project site is located at the border between a predominantly single-family and an undeveloped State conservation district. Except for noise generated by on-going construction activity at the project site, normally light traffic along 10th Avenue and vehicular traffic within the project site would be the primary sources of noise in the vicinity. Estimated ambient noise levels in such a setting would typically be in 55 Ldn range. Ldn is a noise descriptor for Day-Night Average Sound Level used by federal agencies such as HUD to assess environmental noise. According to HUD's "The Noise Guidebook" for Community Planning and Development, 55Ldn is well below the maximum acceptable threshold for Site Acceptability Standards found at Section 51.103 in Chapter 2, The Noise Regulation.

Impacts and Mitigation Measures

Construction noise will be unavoidable as reconstruction of the PCH campus progresses. The largest construction component will be the Assisted Living Apartment Complex, which will also include demolition of T. F. Farm Memorial Hall and Victoria Ward Hall. Since construction activity will occur in different locations of the campus at different times, the intensity and duration of exposure to construction noise at any receptor location will vary.

Residential uses on properties adjacent to the project site will experience the highest noise levels during construction activities due to their close proximity. Adverse impacts from construction noise, however, are not expected to be in the range affecting "public health and welfare" due to the temporary nature of the work, and regulations governing construction noise. Instead, these noises will be perceived as temporary nuisances during periods of construction activity.

Construction noise will comply with State Department of Health (DOH) rules for "Community Noise Control" (Chapter 1-46, Hawai'i Administrative Rules). Mitigation of construction noise to inaudible levels will not be practical due to the

anticipated intensity of noise sources (80 to 90+ dB at 50 FT distance), and due to the exterior nature of the work (excavation, grading, trenching, concrete pouring, hammering, etc.). The use of properly muffled construction equipment will be required on the job site.

The DOH rules limit construction activities to the hours between 6:30 am to 6:00 pm on weekdays, except holidays, and 8:30 am to 6:00 pm on Saturday.

Long-term impacts related to PCH operations will be similar to current operations. Most noise-related impacts will be associated with traffic along the restored second driveway adjacent to the nine residential lots. While most PCH traffic will use the existing primary driveway on the opposite side of the campus, the second driveway will also be used by delivery vehicles accessing the loading zone for the Assisted Living Apartment Complex. To reduce traffic noise to adjacent residences, the restored second driveway will be aligned to provide a landscaped buffer between it and the closest residential lots. A solid wall along the boundary with these residences will be constructed to attenuate traffic noise. Any increase in noise levels that may result would not be anticipated to reach 65 Ldn in the vicinity of the project site.

4.8 Air Quality

According to the State Department of Health's (DOH) 2002 Annual Summary Hawai'i Air Quality Data, "Air quality in the State of Hawai'i continues to be one of the best in the nation and criteria pollutant levels remain well below state and federal ambient air quality standards." The report contains five-year trends based on annual averages for particulates, sulfur dioxide and nitrogen dioxide and annual averages of daily maximum 1-hour values recorded for ozone and carbon monoxide from 1998 to 2002. During this period, the averages were well below federal standards, as well more stringent State standards for carbon monoxide and nitrogen dioxide.

The project site is located deep in Pālolo Valley, away from major roadways and streets carrying high volumes of traffic where vehicular emissions can affect air quality in their immediate vicinity. Traffic along the portion of 10th Avenue fronting the project site is relatively light, minimizing vehicular emissions, while the surrounding terrain, and low-rise development facilitates air movement dissipating any pollutants. These conditions are more favorable for promoting good air quality than the locations of the DOH monitoring stations, which were selected based on representative conditions associated with specific types of air pollutants.

Impacts and Mitigation Measures

The proposed project will have short-term construction-related impacts on air quality, including the generation of dust and emissions from construction vehicles, equipment and commuting construction workers. The construction contractor is responsible for complying with State Department of Health

Administrative Rules, Title 11, Chapter 60-11.1 regarding "Air Pollution Control, specifically Section 11-60.1-33 regarding fugitive dust and the prohibition of visible dust emissions at property boundaries.

Mitigation measures to address short-term impacts include:

- Minimizing the movement of construction vehicles during peak traffic periods to avoid traffic congestion and associated increase in vehicular emissions; and,
- Controlling the generation of fugitive dust through frequent watering of unpaved vehicular access routes and areas of disturbed soil within the project site and building over or landscaping disturbed soils as soon as possible to minimize the length of exposure.

In the long-term, the proposed project will not generate significant additional traffic, as discussed in Section 3.13. Hence, any increase in traffic-related emissions will also not be significant.

No air pollutants that may be generated at the project site are anticipated to exceed federal or State ambient air quality standards in the vicinity.

4.9 Archaeological, Historic, and Cultural Resources

In a letter dated June 20, 2003 commenting on a Conditional Use Permit (CUP) Major Application for the proposed PCH campus redevelopment, the State Historic Preservation Division confirmed that none of the buildings on the project site meet the criteria for historic preservation and that there are no known archaeological sites at this location (Attachment A).

There are no known native cultural resources or on-going cultural practices associated with the project site. According to Leigh-Wai Doo, Chief Executive Officer of the Pālolo Chinese Home, the project site was previously occupied by the Gospel Mission for Unwed Mothers. The site had been extensively graded and more than five cottages had been built by the Mission. Development of the PCH in 1917 included demolishing all of the existing structures. Mr. Doo recalls no mention in the documented history of PCH he has reviewed or in anecdotal information passed onto him by long-time PCH staff and residents of any native cultural practices occurring within the project site during its occupation by the Mission or the PCH. Cultural practices at the PCH since its establishment include traditional American celebrations such as New Year, Independence Day, Thanksgiving and Christmas as well as Chinese celebrations such as the lunar New Year and Buddha's birthday. Fruit trees planted at the PCH campus include mango and pomelo, which were harvested in the past by the residents for consumption. Due to their age, the mango trees are no longer productive. Other fruit

trees are not actively tended for productivity. In the past, livestock kept at the PCH included pigs, chickens and goats. These livestock have since been phased out.

Impacts and Mitigation Measures

As stated in the aforementioned letter from SHPD, this project will have "no effect" on significant archaeological sites.

No impacts on native cultural resources or practices are anticipated since none are associated with the project site. Cultural practices related to the present operation of PCH, and which include a blend of traditional American and Chinese cultures, will continue to be promoted.

4.10 Views

The PCH campus is located in a scenic setting with the ridges of the Ko'olau Mountain Range providing a verdant, undeveloped backdrop. There are no identified public views in the vicinity of PCH.

Impacts and Mitigation Measures

The proposed redevelopment is based on a Master Plan that incorporates the scenic setting of the campus as an asset to the programs offered by PCH. None of the proposed structures will exceed two stories in height and their architectural theme will reflect a style reminiscent of traditional Chinese forms such as the upward curving eaves. The campus is generously landscaped and additional landscaping will be provided to screen parking areas and buildings.

4.11 Socio-Economic Characteristics

Population and Housing: The 2000 Census reported the population of O'ahu at 876,156. According to a demographic profile of various O'ahu neighborhoods prepared by the City's Department of Planning and Permitting using the 2000 Census data, Neighborhood Area 6: Pālolo had a population of 13,091. In comparison to O'ahu as a whole, the Pālolo population is generally older; has a racial mix with proportionately more Asians and slightly less Native Hawaiian or Pacific Islanders; a fairly even proportion of family households and a lower proportion of households with children under 18; higher homeownership rates; and, lower vacancy rates. (See Table 1).

Economy: As updated information from the 2000 Census regarding economic trends by census tracts in Hawai'i is not yet available, data from the 1990 Census was reviewed. According to the 1990 Census data, median household income for Neighborhood Area 6: Pālolo was \$40,844, which is slightly higher than the median household income of \$40,581 for O'ahu.

Impacts and Mitigation Measures

Population and Housing: Marginal impacts on the population and the housing inventory in Pālolo are anticipated to result from the construction and subsequent

Table 1: DEMOGRAPHIC CHARACTERISTICS: 2000				
Subject	Neighborhood Area #6		O'ahu	
	Number	Percent	Number	Percent
Total population	19,720	100	876,156	100
AGE				
Under 5 Years	576	4.4	56,849	6.5
5 – 17 years	2,088	15.9	151,909	17.3
18 – 64 years	7,535	57.6	549,661	62.7
65 years and over	2,892	22.1	117,737	13.4
Median age (years)	41.7	--	35.7	--
RACE (alone or in combination with other races)				
White	3,210	24.5	308,838	35.2
Black or African American	103	0.8	29,764	3.4
American Indian and Alaska Native	192	1.5	15,921	1.8
Asian	9,799	74.9	539,384	61.6
Native Hawaiian and other Pacific Islander	2,704	20.7	189,292	21.6
Other	247	1.9	32,003	3.7
HOUSEHOLD (BY TYPE)				
Total Households	4,373	100	286,450	100
Family households (families)	3,222	73.7	205,672	71.8
With own children under 18 years	1,061	24.3	91,022	31.8
Married-couple family	2,179	49.8	156,195	54.5
With own children under 18 years	738	16.9	70,442	24.6
Female householder, no husband present	752	17.2	35,138	12.3
With own children under 18 years	248	5.7	15,235	5.3
Non – families	1,151	26.3	80,778	28.2
Living with nonrelatives	312	7.1	18,815	6.6
Living alone and 65 years and over	396	9.1	20,021	7.0
Average persons per household	2.97	--	2.95	--
HOUSING OCCUPANCY AND TENURE				
Total Housing Units	4,583	100	315,988	100
Occupied units	4,373	95.4	286,450	90.7
By owner	2,489	54.3	156,290	49.5
By renter	1,884	41.1	130,160	41.2
Vacant units	210	4.6	29,538	9.3
Available housing vacancy rate (%)	3.1		4.9	--
Homeownership rate (%)	56.9		54.6	--

Source: 2001 Census File, City & County of Honolulu, Department of Planning & Permitting

occupancy of the proposed project. The proposed project will expand the PCH to include an 88-unit Assisted Living residential facility and a 42-bed intermediate/skilled nursing care facility.

Clientele will increase from 60 to about 130 residential care recipients. This is an increase of less than 0.1 percent for the overall population of Pālolo, assuming that all additional residents relocate from areas outside of Pālolo.

The proposed project will continue an existing use that predates most development in the surrounding community and will not result in adverse environmental impacts affecting the community. Therefore, no disproportionate adverse impact on any group of people identifiable by factors such as race, ethnicity or socio-economic is anticipated.

Economy: In the short term, the construction expenditures will confer some positive benefits to the local economy. This would include creation of some construction and construction support jobs, and State and County Tax revenue associated with construction expenditures.

In the long-term, the proposed redevelopment will house new and expanded services creating job opportunities by increasing staff from the present 54 positions to approximately 90 positions. Public Services

4.11.1 Police Services

Pālolo is located within the Honolulu Police Department's District 7, and is patrolled by officers stationed at the main police station located on Beretania Street.

Impacts and Mitigation Measures

In the short-term, the proposed project will have construction-related impacts such as dust emissions, noise, and construction-related traffic that may elicit complaints received by the Police Department. In a letter dated July 1, 2003 commenting on the CUP Major Application for the proposed PCH campus redevelopment, the Police Department stated that they believe "this project will have negligible impact on the facilities and services of the Honolulu Police Department" (See Attachment A).

4.11.2 Fire Services

Pālolo is located within the Honolulu Fire Department's Battalion Two. The Pālolo Fire Station is located on Kiwila Street approximately 3,000 feet from the PCH.

Impacts and Mitigation Measures

By installing a fire sprinkler system in the proposed new construction, designing new structures to meet current building codes, and providing a fire department access road within 150 feet of the first floor of the most remote structure, the

project is anticipated to improve fire protection within the campus and reduce potential demand for fire fighting services.

4.11.3 Medical Services

The project site is located approximately six miles away from four of the state's major hospitals, including Straub Hospital, Queen's Hospital, Kapi'olani Hospital for Women and Children, and the Kaiser Permanente Honolulu Clinic. These hospitals offer a full range of emergency and acute-care services. Physicians' offices are also located throughout the Honolulu area.

Impacts and Mitigation Measures

No significant impacts to medical services are anticipated as a result of the project. The proposed project will be able to meet the immediate medical needs of the residents as it will house an assisted living facility, a skilled nursing care facility and an intermediate care facility. Additional services will be provided to the broader community through the expanded on-site health and wellness program; non-residents will be allowed to participate in health screening, socialization, and education, which will include hosting of twice-per-month lectures or other health related events.

4.11.4 Public Educational Services

The project is located in the State Department of Education's Honolulu District, and is serviced by Pālolo Elementary School, Jarrett Middle School, and Kaimukī High School.

Impacts and Mitigation Measures

The proposed project is not anticipated to increase demand for public school services as the residents of PCH are elderly adults.

4.11.5 Recreation

Various public recreational opportunities are provided throughout Pālolo. These include the Pālolo Valley Field at Jarrett Middle School and the Mau'umae Hiking Trail.

Impacts and Mitigation Measures

The proposed development will increase the number of elderly residents at PCH from 60 to 130. The recreational needs of these residents, which are generally not dependent on public park facilities, will be met within the PCH campus through recreational programs and facilities specifically for the elderly population.

4.12 Traffic & Parking

The roadway network in Pālolo Valley is generally comprised of roadways forming a grid system. 10th Avenue is a local collector that originates at Alohea Avenue near Kapahulu, continues north through Kaimukī into Pālolo Valley, and terminates at Pālolo

Place and Pālolo Way. In recent years, development in Pālolo Valley has been minimal and, as such, traffic volumes have not increased significantly.

In the vicinity of the project site, 10th Avenue is generally a two-lane, two-way north-south roadway. The existing access/egress point for PCH is the driveway from 10th Avenue.

Field investigations were conducted on May 26, 2004 and consisted of manual turning movement counts and a 24-hour mechanical count survey along 10th Avenue, north of the intersection with 10th Avenue Place and Ahe Street. The manual turning movement count surveys were conducted between the morning peak hours of 6:30 AM and 8:30 AM, and the afternoon peak hours of 3:00 PM and 5:00 PM at the following intersections:

- 10th Avenue and Wai'ōma'o Road
- 10th Avenue, 10th Avenue Place and Ahe Street

The highway capacity analysis was performed based upon procedures presented in the "Highway Capacity Manual", Transportation Research Board, 2000, and the "Highway Capacity Software", developed by the Federal Highway Administration. The analysis is based on the concept of Level of Service (LOS). LOS is a quantitative and qualitative assessment of traffic operations. Levels of Service are defined by LOS "A" through "F"; LOS "A" representing ideal or free-flow traffic operating conditions and LOS "F" unacceptable or potentially congested traffic operating conditions.

Existing operating conditions at the intersections surveyed are range from LOS "A" to LOS "C" during morning and afternoon peak hour traffic, as summarized in Table 2.

Existing off-street parking within PCH includes a total of 20 marked stalls and unmarked areas within the campus used for parking. Presently, it is estimated that about 29% of PCH's current 54-person staff carpool or walk to work and that available off-street parking is sufficient.

Impacts

The proposed redevelopment of the PCH campus includes restoring use of a former driveway to provide two vehicular access/egress points serving the project. Both driveway connections are located on 10th Avenue. While most PCH traffic will use the existing primary driveway on the northern side of the campus, the second driveway will also be used by delivery vehicles accessing the loading zone for the proposed Assisted Living Apartment Complex.

Table 2: Comparison of Existing and Projected (With and Without Project) Overall Intersection LOS Traffic Operating Conditions

Intersection	Approach/ Movement	AM			PM		
		Existing	Year 2008 without Project	Year 2008 with Project	Existing	Year 2008 without Project	Year 2008 with Project
10 th Avenue, Ahe Street, and 10 th Avenue Place	Westbound	B	B	B	B	B	B
	Eastbound	A	A	A	A	A	A
	Northbound	A	A	A	A	A	A
	Southbound	A	A	A	A	A	A
10 th Avenue and Wai'ōma'o Road	Westbound	C	C	C	B	B	B
	Northbound	A	A	A	A	A	A
	Southbound	A	A	A	A	A	A

The proposed renovations and expansion of the Pālolo Chinese Home are expected to be complete by the Year 2008. Within the project vicinity, traffic operations in the year 2008 are expected to remain similar to existing conditions, as shown in Table 2, which compares existing operating conditions to future operating conditions with and without the project.

Based on the analysis of traffic impacts attributable to the proposed renovations and expansion of the Pālolo Chinese Home, the following recommendations should be incorporated in the project design:

1. Maintain sufficient sight distances for motorists to safely enter and exit the project access driveways.
2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.
3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project property. Avoid vehicle-reversing maneuvers onto City and County streets.

4. Provide sufficient driveway width and storage to accommodate safe vehicle ingress and egress.
5. Provide sufficient turning radii at driveways for vehicular ingress and egress clearances.
6. Prepare a Traffic Management Plan to be used as a reference to identify alternatives to address traffic generations should the need arises.

The proposed project will provide a total of 82 off-street parking stalls, a loading zone and a passenger drop-off area. According to the Conditional Use Permit, a total of 59 parking spaces are required, including 22 for the Assisted Living Complex, 11 for the Skilled Nursing/Intermediate Care facility, 11 for the Adult Day-Care and 15 for office use. In addition, three loading spaces are required. Loading space requirements will be met with the stall in the loading zone and two nearby parking stalls, leaving a balance of 80 parking stalls to meet the 59-stall requirement. It is anticipated that the same proportion of the staff that presently carpool or walk to work (29% of 54 persons) will do so in the future (29% of 90 persons). Although the entire staff will not be at PCH at the same time the estimated 64 staff members commuting by car can be accommodated along with visitors. The residents at the Assisted Living Complex and those receiving Intermediate Care would generally not include persons capable of driving.

4.13 Utilities

Water: The water system in the project vicinity includes an 8-inch waterline along 10th Avenue that serves the PCH.

Wastewater: The PCH is served by the municipal wastewater collection system that conveys flows to the Sand Island Wastewater Treatment Plant for treatment and disposal. The City and County of Honolulu's Geographical Information System (GIS) data shows an 8-inch sewer line in 10th Avenue with a 4-inch lateral connection to the project site.

Drainage: Stormwater runoff from the PCH campus sheet flows toward Wai'ōma'o Stream and toward 10th Avenue. Curbside drainage inlets along 10th Avenue collect flows entering the municipal storm drain system serving the area.

Impacts and Mitigation Measures

Water: In a letter dated June 19, 2003 commenting on the CUP Major Application for the proposed PCH campus redevelopment, the Honolulu Board of Water Supply confirmed that "the existing water system is presently adequate to accommodate the proposed Chinese Home Campus" (Attachment A). The

project is subject to Water System Facility Charges for resource development, transmission, and storage.

Wastewater: According to comments offered by the Department of Planning and Permitting on the CUP Major Application for the proposed PCH campus redevelopment, the municipal sewer system is adequate. The project is subject to a Wastewater System Facility Charge.

Drainage: The proposed buildings, roofed areas, paved parking areas, driveways, sidewalks and walkways will increase the impermeable surface area within the project site, and unless the resulting increase in storm runoff from such areas can be accommodated by percolation in the remaining permeable areas, the total volume of storm runoff from the project site will increase. The City and County of Honolulu's Department of Planning and Permitting's (DPP) current policy on storm run-off requires that there be "no increase" in storm runoff from the site. This can be accomplished by designing drainage facilities and paved areas to facilitate percolation within the project site. Directing flows to landscaped areas and, if necessary, providing landscaped swales to retain flows, can reduce storm runoff. The proposed renovation will be required to comply with the City's "Rules Relating to Storm Drainage Standards." Drainage plans and a report addressing the impacts of changes in runoff will be required for construction plan approval.

5. RELATIONSHIP TO LAND USE, POLICIES AND CONTROLS

This section discusses State and City and County of Honolulu land use controls, plans and policies relating to the proposed project.

5.1 State Land Use District

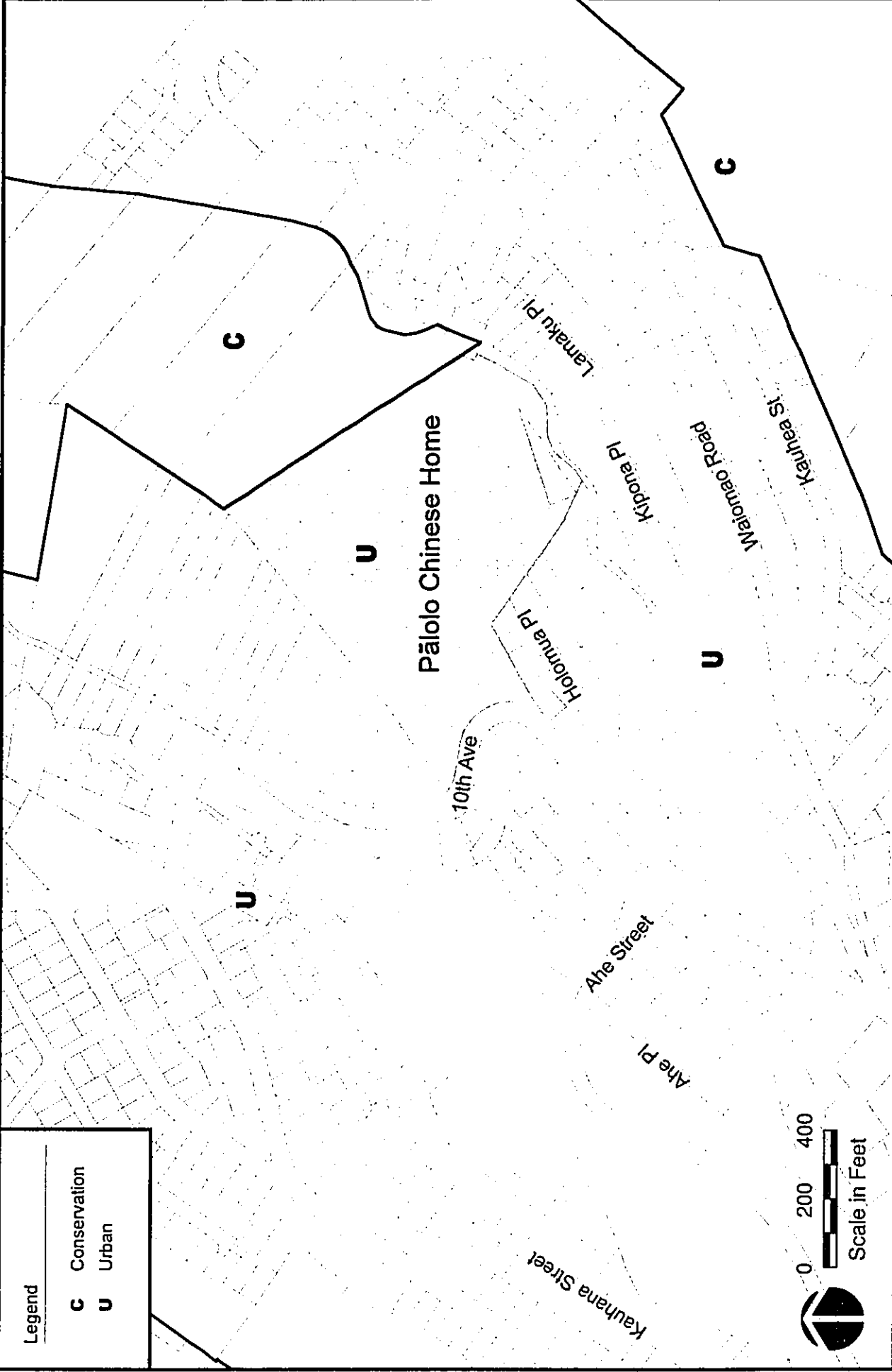
The Hawai'i Land Use Law of Chapter 205, Hawai'i Revised Statutes, classifies all land in the State into four land use districts: Urban, Agricultural, Conservation, and Rural. The PCH campus is located in the Urban District, which includes "*lands characterized by city-like concentrations of people, structures, streets, urban level of services and other related land uses.*" The proposed project is consistent with the Urban classification (See Figure 8).


5.1.1 Land Use Ordinance

The project site is zoned R-5 Residential District, where several of the various functions of the PCH are conditional or non-permitted uses under the current Land Use Ordinance (See Figure 9). Because it was established 1917, however, the existing functions of the PCH are regarded as non-conforming uses. The proposed redevelopment of PCH required that the following approvals be obtained with regard to conditional and non-permitted uses (See Attachment C):

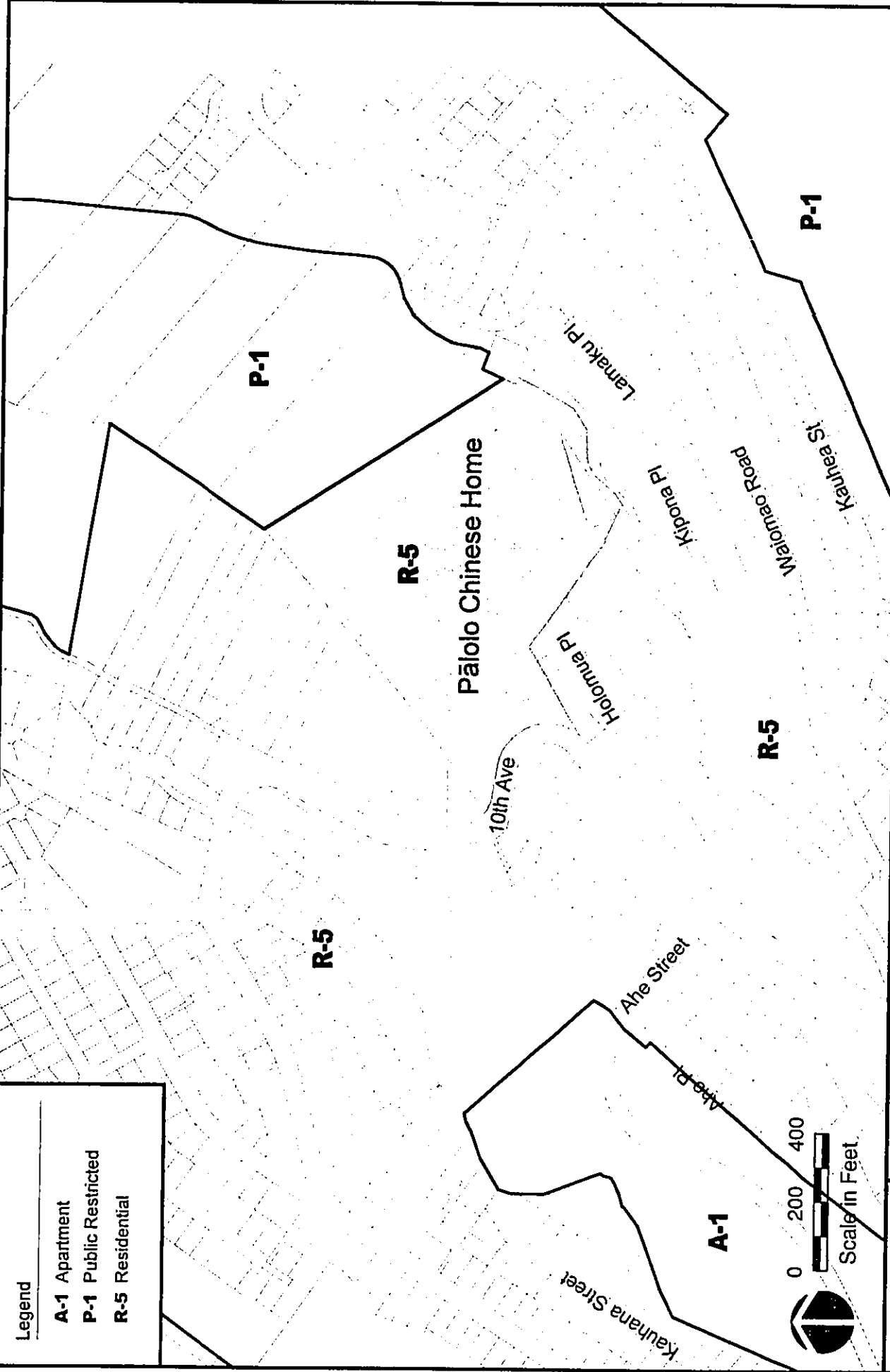
- Conditional Use Permit (Major) for a group-living facility (approved with conditions October 20, 2003);
- Conditional Use Permit (Minor) for an adult day care (approved with conditions October 20, 2003);
- Zoning Variance to allow a catering establishment for the Hawai'i "Meals on Wheels" service of the Hawai'i Neighborhood Outreach to the Aged (HiNOA) Program (approved with conditions October 20, 2003);
- Zoning Variance to allow a medical clinic for the wellness center within the proposed Assisted Living Apartment Complex. The wellness center will provide health screening, socialization and educational activities for the residents and will also be open to senior citizens from the community. (approved with conditions October 20, 2003);
- Zoning Variance to allow a commercial office within the renovated Lani Booth Hall to administer the HiNOA Program. (approved with conditions October 20, 2003);

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 WILSON OKAMOTO CORPORATION ENGINEERS • PLANNERS	Pālolo Chinese Home Redevelopment	FIGURE 8
State Land Use		

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FIGURE 9

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6. DETERMINATION AND COMPLIANCE

6.1 State – Finding of No Significant Impact (Chapter 343, HRS and Title 11, Chapter 200, HAR)

A. *Applicant*

Pālolo Chinese Home

B. *Accepting Authority*

City and County of Honolulu, Department of Community Services

C. *Description of the Proposed Action*

Redevelopment of the PCH campus will increase the existing 60,000 square feet of floor area to 95,000 square feet. The redeveloped campus will increase the clientele served from the present 60 residents to approximately 130 residents. Eighty-eight assisted living apartments and residences for 42 intermediate/skilled nursing care beds will be built. Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. Discussion of the project's conformance to the criteria is presented as follows:

D. *Determination and Reasons Supporting Determination*

Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. In general, the proposed project will not:

(1) *Involve an irrevocable commitment to loss or destruction of any natural or cultural resource;*

No significant natural resources or habitats have been identified on the project site.

(2) *Curtail the range of beneficial uses of the environment;*

The proposed project will not curtail the beneficial uses of the environment. The proposed project involves the redevelopment of a site within an urban area.

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

The proposed project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawai'i. As presented in this EA, the project's potential temporary adverse impacts are associated with short-term construction-related activities and can be mitigated through adherence to standard construction mitigation practices.

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

The proposed project would provide short-term economic benefits in the form of construction jobs as well as employment associated with the operation of the project. The proposed project would also positively impact the social welfare of the region by providing additional elderly housing that will complement the residential character of the surrounding area.

- (5) *Substantially affect public health;*

The proposed project is anticipated to have a positive impact on public health by providing additional service to the elderly population.

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

The proposed project will have a secondary effect of creating 70 additional residences, assuming that all additional residents relocate from areas outside of Pālolo Valley. This secondary impact is not considered to be significant. Likewise, the marginal increase in elderly population will not create significant demand for public facilities, services, or infrastructure supporting the project.

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

Construction activities associated with the proposed project are anticipated to result in short-term impacts to noise, air quality, water quality and traffic in the immediate project vicinity. With the incorporation of mitigation measures during the construction period, the project will not result in long-term degradation to the environmental quality.

- (8) *Individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

No cumulative effects are anticipated, inasmuch as the proposed project involves the development of residential uses within an urban area that are consistent with land use plans and designations.

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

There are no known rare, threatened or endangered species of flora or fauna or associated habitat that have been identified on the project site that could be adversely affected by the construction and occupation of the proposed project.

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

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Occupation of the proposed project will have no significant long-term impact on air or water quality or ambient noise levels in the vicinity.

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

According to the Flood Insurance Rate Map (FIRM), Number 15003C0370E effective November 20, 2000, prepared by the Federal Emergency Management Agency (FEMA), the entire project site is designated as Zone "X", Areas determined to be outside 500-year flood plain"

No impacts related to flooding are anticipated since the project site is outside of the 500-year flood plain.

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

The proposed redevelopment is based on a Master Plan that incorporates the scenic setting of the campus as an asset to the programs offered by PCH. None of the proposed structures will exceed two stories in height and their architectural theme will reflect a style reminiscent of traditional Chinese forms such as the upward curving eaves. The campus is generously landscaped and additional landscaping will be provided to screen parking areas and buildings.

- (13) *Require substantial energy consumption.*

Construction and occupation of the project will not require substantial increases in energy consumption.

6.2 Federal – Determination and Compliance (24 CFR Part 58)

Historic Preservation (36 CFR 800) – In a letter dated June 20, 2003 commenting on a Conditional Use Permit (CUP) Major Application for the proposed PCH campus

redevelopment, the State Historic Preservation Division confirmed that none of the buildings on the project site meet the criteria for historic preservation and that there are no known archaeological sites at the project site.

Floodplain Management (24 CFR 55, Executive Order 11988) – Based on the Flood Insurance Rate Map ("FIRM"), Number 15003C0370E effective November 20, 2000, prepared by the Federal Emergency Management Agency ("FEMA"), the project site is designated Zone "X", Areas determined to be outside 500-year flood plain".

Wetlands Protection (Executive Order 11990) – Kaau Crater, the nearest significant wetland resource will not be impacted due to its distance and higher elevation relative to the project site.

Coastal Zone Management (Sections 307(c).(d)) – According to a letter dated June 24, 2004 from the Department of Business, Economic Development & Tourism, Office of Planning to HUD's Hawai'i State Field Office, the Hawai'i CZM Program list of federal assistance programs that require CZM federal consistency review has been revised to exclude HUD assistance programs, including Community Development Block Grants.

Sole Source Aquifers (40 CFR 149) - According to the map available at the Environmental Protection Agency's (EPA) website, the project site is not located within the EPA-designated Oahu Sole Source Aquifer area (also referred to as the Southern Oahu Basal sole source aquifer area).

Endangered Species Act (50 CFR 402) - No federally protected, threatened or endangered species of plants or animals are known to inhabit the project site. According to the maps contained in the Critical Habitat Updates available at the U.S. Fish & Wildlife Service's (USFWS) website, the project site is not located within the nearby USFWS-designated Southern Ko'olau Mountains Unit of the Critical Habitat for the O'ahu 'Elepaio bird. The project site is also beyond the boundary of the USFWS-proposed Oahu L Unit of the Critical Habitat for 99 threatened and endangered plant species.

Wild and Scenic Rivers Act (Sections 7 (b), (c)) - According to the Wild and Scenic Rivers Act (P.L. 90-542, as amended) (16 U.S.C. 1271-1287) found at the National Park Service website, no rivers in Hawai'i have been designated as components of the National Wild and Scenic Rivers System.

Air Quality (Clean Air Act, Section 176 (c) and (d), and 40 CFR 6,51, 93) - According to the State Department of Health's (DOH) 2002 Annual Summary Hawai'i Air Quality Data, "Air quality in the State of Hawai'i continues to be one of the best in the nation and criteria pollutant levels remain well below state and federal ambient air quality standards." No air pollutants that may be generated at the project site are anticipated to exceed federal or State ambient air quality standards in the vicinity.

Farmland Protection Policy Act (7 CFR 658) - The project site is not used for agricultural production.

Environmental Justice (Executive Order 12898) - The proposed project will continue an existing use that predates most development in the surrounding community and will not result in adverse environmental impacts affecting the community. Therefore, no disproportionate adverse impact on any group of people identifiable by factors such as race, ethnicity or socio-economic is anticipated.

Coastal Barrier Resources Act/Coastal Barrier Improvement Act (§58.6 (c)) - According to FEMA's Map Service Center website, its Coastal Barrier Resource Area (CBRA) Q3 map, Hawai'i has no areas within the Coastal Barrier Resources System.

Airport Runway Clear Zone of Clear Zone Disclosure (§58.6(d)) – The project site is not within an airport runway Clear Zone, as defined by Section 151.9, Federal Aviation Regulations.

HUD Environmental Assessment Checklist (HUD 782, 24 CFR 58.40; Ref 40 CFR 1508.8 & 1508.27)

- Conformance with Comprehensive Plans and Zoning – Requires mitigation pursuant to conditions of Conditional Use Permit (See Chapter 8).
- Compatibility and Urban Impact – No impact anticipated (See Chapter 5)
- Slope – No impact anticipated (See Section 4.2)
- Erosion – Requires mitigation pursuant to permits (See Sections 4.2 and 4.3)
- Soil Suitability – No impacts anticipated (See Section 4.2)
- Hazards and Nuisances, including Site Safety – No impacts anticipated (See Section 4.4)
- Energy Consumption – No impacts anticipated (Continues an existing use)
- Contribution to Community Noise Levels – No impacts anticipated (See Section 4.7)
- Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels – No impacts anticipated (See Section 4.8)

- Visual Quality – Coherence, Diversity, Compatible Use and Scale – No impacts anticipated (See Section 4.10)
- Demographic Character Change – No impacts anticipated (See Section 4.11)
- Displacement – No impacts anticipated (No displacement proposed)
- Employment and Income Patterns – Potentially beneficial (See Section 4.11)
- Educational Facilities – No impacts anticipated (See Section 4.12.4)

7. ALTERNATIVES TO THE PROPOSED ACTION

7.1 No Action Alternative

In the no action alternative, no further redevelopment of the PCH campus would be pursued. The no action alternative would preclude short- and long-term beneficial and adverse impacts described in this EA. The objective of providing expanded and improved care for O'ahu's growing senior citizen population through modern facilities meeting current standards for residential care, nursing care and community services would be unachievable. Fire protection, drainage and other building improvements would not be provided. Facilities required to provide services for frail elderly care during crisis would not be constructed.

7.2 Alternative Site

Although comparable elderly care services could be provided by developing new facilities at a different location, there is no clear indication that a different location would provide significant advantages in meeting project objectives or minimizing environmental and social impacts. The existing PCH campus is an ideal pastoral setting away from urban congestion but close enough to serve a large urban population. Since 1917, PCH has been an integral part of the Pālolo community, which has largely developed around it, including all adjacent residences.

7.3 Alternative Development Concepts

A range of alternative development concepts could achieve the objective of better serving the elderly in the community. The Master Plan for the proposed PCH campus redevelopment was also intended to retain its unique character and setting. Low-rise structures, traditional Chinese architectural features and extensive landscaping retain the historic character and setting of the institution while providing modern facilities to significantly improve and expand services to the elderly. Alternative development concepts based on achieving maximum allowable zoning design standards for the R-5 district could accommodate more elderly residents and services to the elderly community; however, the desired setting of PCH for its residents and its character within the neighborhood would be compromised.

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8. PERMITS AND APPROVALS

The following is a list of permits, approvals and reviews, which may be required prior to construction of the proposed project:

State of Hawai'i

Department of Health

- Noise Variance Permit
- Permit for Air Emissions
- National Pollutant Discharge Elimination System Permit

Disabilities Communication and Access Board (DCAB)

- Review pursuant to the Americans with Disabilities Act Accessibility Guidelines (ADAAG)

City and County of Honolulu

Department of Planning and Permitting

- Conditional Use Permit (Major) for Group Living Facilities or approval to allow the existing single-family residence to be used as a Hospice Facility under the existing Conditional Use Permit.
- Zoning Variance or approval to allow additional administrative offices within the Food Service/Administration Building under the existing Zoning Variance.
- Grading Permit
- Building Permit

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9. CONSULTATION

9.1 Parties Consulted During The Pre-Ea Consultation Period

The following agencies commented on the Conditional Use Permit (CUP) Major Application for the proposed PCH campus renovation in conjunction with permit processing prior to the preparation of the Draft EA. Some of the comment letters are reproduced in Attachment A.

State of Hawai'i

Department of Land and Natural Resources (DLNR)

State Historic Preservation Division

Department of Transportation

Department of Health

Environmental Management Division

Clean Water Branch

City and County of Honolulu

Department of Planning and Permitting

Wastewater Branch

Civil Engineering Branch

Urban Design Branch

Policy Planning Branch

Honolulu Board of Water Supply

Honolulu Police Department

Honolulu Fire Department

Organizations

Pālolo Neighborhood Board (No. 6)

9.2 Parties Consulted During The Draft EA Review Period

The following parties were consulted during the public review period of the Draft EA. Of the 13 parties that formally replied, some had no comments while others provided substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments and responses are reproduced in Attachment D.

Federal Agencies

- U.S. Army Corps of Engineers
- U.S. Department of Agriculture, Natural Resource Conservation Service
- U.S. Department of the Interior, Fish and Wildlife Service
- U.S. Department of the Interior, Geological Survey
- U.S. Environmental Protection Agency

State of Hawai'i

- Department of Business, Economic Development and Tourism (DBEDT)
 - Office of Planning
 - Land Use Commission
- Department of Health (DOH)
 - Environmental Planning Office
 - ✓✓ Office of Environmental Quality Control
 - Environmental Management Division
- Department of Land and Natural Resources (DLNR)
 - State Historic Preservation Division
 - ✓ Land Division
 - ✓ Division of Forestry and Wildlife
 - ✓✓ Engineering Division
 - ✓ Division of State Parks
 - Office of Conservation and Coastal Lands
 - ✓✓ Commission on Water Resource Management
 - ✓ Land – O'ahu District Land Office
- ✓✓ Office of Hawaiian Affairs

City and County of Honolulu

- ✓✓ Board of Water Supply
- ✓ Department of Design and Construction
- ✓✓ Department of Planning and Permitting
- ✓ Department of Parks and Recreation
- ✓ Department of Facility Maintenance

Organizations

- Pālolo Neighborhood Board (No. 6)

Attachment A

Final Environmental Assessment



**Pālolo Chinese Home
Redevelopment**
Pālolo, O'ahu, Hawai'i

Agency Letters Commenting
on the Conditional Use
Permit (CUP) Major
Application for the Proposed
PCH Campus Redevelopment



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAAHAKUHEWA BUILDING, ROOM 655
601 KAAHAKULA BOULEVARD
KAPOLEI, HAWAII 96707

June 20, 2003

Eric G. Crispin, Acting Director
Department of Planning and Permitting
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

SUBJECT: Chapter 6E-42 Historic Preservation Review - Conditional Use Permit
Major for Palolo Chinese Home, (Application No. 2003/CUP-18)
Palolo, Kona, O'ahu
TMK: (1)3-4-013:001

LOG NO: 2003.0879
DOC NO: 0306EJ18

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAAHAKUHEWA BUILDING, ROOM 655
601 KAAHAKULA BOULEVARD
KAPOLEI, HAWAII 96707

ADULT SERVICES
COMMUNITY DEVELOPMENT
COURT REPORTING
DEVELOPMENTAL SERVICES
DISABILITY SERVICES
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
FAMILY SERVICES
HEALTH SERVICES
HUMAN SERVICES
INFORMATION SERVICES
JUVENILE SERVICES
LABOR RELATIONS
LAW ENFORCEMENT
MENTAL HEALTH SERVICES
NATURAL RESOURCES
PLANNING AND PERMITTING
RECREATION SERVICES
SOCIAL SERVICES
TECHNICAL SERVICES
TRAINING SERVICES
WELFARE SERVICES
WORKERS' COMPENSATION

Eric G. Crispin, Acting Director
Page Two

Should you have any questions about archaeology, please feel free to call Sara Collins at 692-8026 or Elaine Jourdan at 692-8027. Should you have any questions about architectural matters, please feel free to contact Susan Tasaki at 692-8032.

Aloha,

P. Holly McEldowney

P. Holly McEldowney, Acting Administrator
State Historic Preservation Division

Eljck

c: David Scott, Executive Director, Historic Hawaii Foundation

Thank you for the opportunity to comment on the Conditional Use Permit (Major) Group Living Facility and (Minor) Senior Day Care. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project areas. We received the CUP application for comment on June 12, 2003.

The application proposes to expand an existing group living facility through redevelopment of the campus. The applicant proposes to demolish two existing buildings, Farm Memorial Hall and Victoria Ward Hall, in order to construct a new Assisted Living Apartment Complex. A two-storey skilled nursing building will also be constructed adjacent to the existing Lani Booth which will also be renovated.

Architectural Concerns

We have no comment on the proposed project since the buildings, being originally built less than 50 years ago, do not meet the criteria for historic registration.

Archaeological Concerns

A review of our records shows that there are no known archaeological sites at this location. The proposed actions will take place in areas previously disturbed by the existing facilities making it unlikely that no archaeological sites are likely to remain. Therefore, we believe that this project will have "no effect" on significant archaeological sites.

DEPARTMENT OF WATER SUPPLY



COUNTY OF HONOLULU
1 BERETANIA STREET
HONOLULU, HI 96813

JEREMY HARRIS, Mayor
EDDIE FLORES, Jr., Chairman
CHARLES A. STEA, Vice-Chairman
JAMILL Y. AMI
HERBERT S.K. MAOPUA, Jr.
DAROLDYN H. LEUNG

June 19, 2003

ROSEY K. HARAGA, Esq., Clerk
LARRY J. LEONARD, Esq., Clerk
CLIFFORD S. JAMBLE
Manager and Chief Engineer
DONNA FAY K. RITOSANO
Deputy Manager and Chief Engineer

TO: ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *K. Swick* for CLIFFORD S. JAMBLE, MANAGER AND CHIEF ENGINEER

SUBJECT: MEMORANDUM DATED JUNE 10, 2003 REGARDING THE
CONDITIONAL USE PERMIT - MAJOR APPLICATION
NOS. 2003/CUP-18, PALOLO CHINESE HOME. JMK: 3-4-13: J

The existing water system is presently adequate to accommodate the proposed redevelopment of the Palolo Chinese Home campus.

The availability of water will be confirmed when the building permit is approved. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

If you have any questions, please contact Merle Leong at 527-6122.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Attachment B

Final Environmental Assessment



**Pālolo Chinese Home
Redevelopment**
Pālolo, O'ahu, Hawai'i

Traffic Impact Report
For The Proposed Renovation
And Expansion Of
Pālolo Chinese Home

June 2004

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**TRAFFIC IMPACT REPORT
FOR THE PROPOSED RENOVATION AND EXPANSION OF
PALOLO CHINESE HOME**

Prepared for:

Palolo Chinese Home
2459 10th Avenue
Honolulu, HI 96816

Prepared by:

Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

June 2004

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I. INTRODUCTION

A. Purpose of Study

The purpose of this study is to identify and assess the traffic impacts resulting from the proposed renovations and expansion of the Palolo Chinese Home (PCH). PCH was established in 1917 and serves as a care facility for the elderly. PCH is located on an approximately 14.97-acre parcel identified as TMK 3-4-13:01 and a 4,930 square foot parcel identified as TMK 3-4-26:37 in Palolo Valley on Oahu. Presently, PCH is licensed by the State of Hawaii as an ARCH (Adult Residential Care Home) with extended care. The Home can provide services for up to 60 residents with 24-hour care, including 12 in Nursing Level Care. The Home offers the services and programs normally associated with an adult residential care home in a pastoral and personalized setting.

B. Scope of Study

This report presents the findings and conclusions of the traffic study, the scope of which includes:

1. Description of the proposed project.
2. Evaluation of existing roadway and intersection traffic operations in the vicinity.
3. Analysis of future roadway and traffic conditions without the proposed project.
4. Analysis and development of trip generation characteristics for the proposed project.
5. Superimposition of proposed project-generated traffic over future traffic conditions.
6. Identification and analysis of traffic impacts resulting from the proposed project.
7. Formulation of recommendations for improvements, if appropriate, to mitigate traffic impacts resulting from the proposed project.

Traffic Impact Report for the Proposed Renovation and Expansion of Palolo Chinese Home

II. PROJECT DESCRIPTION

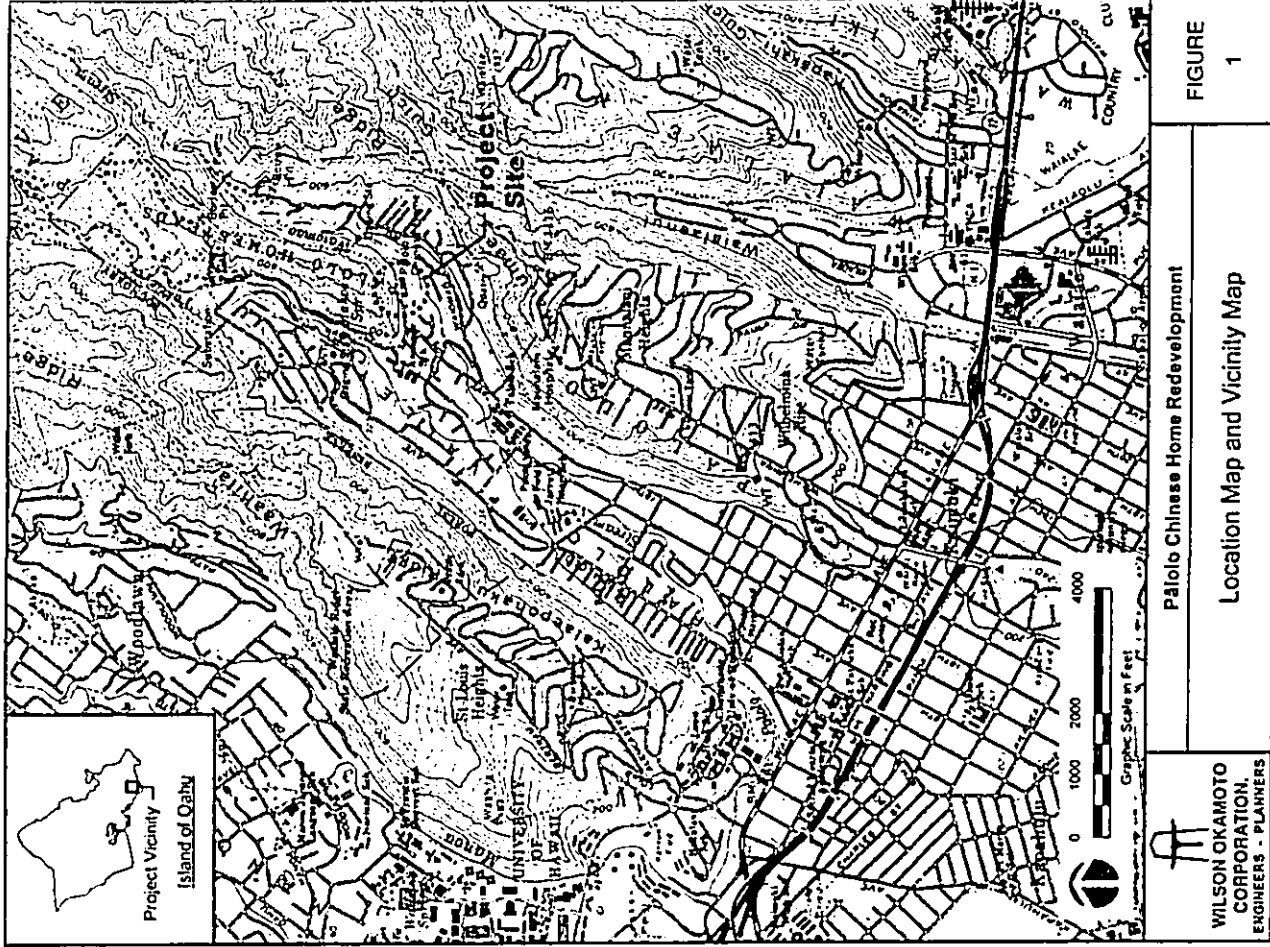
A. Location

The project site is located in Honolulu on the island of Oahu (See Figure 1). It occupies 15 acres and is bounded by 10th Avenue to the south and Waiomao Stream to the east. The project site is further identified as Tax Map Key (TMK): 3-4-13-01. Access to the proposed project will be via driveways off of 10th Avenue.

B. Project Characteristics

The proposed redevelopment of the PCH campus will increase the existing 60,000 square feet of floor area to 95,000 square feet. The redeveloped campus will increase the clientele served from the present 60 residents to approximately 130 residents. Eighty-eight Assisted Living apartments and residences for 42 intermediate/skilled nursing care beds will be built. The redeveloped campus will expand services for the elderly population, including:

- Conversion of PCH's licensing by the State Department of Health (DOH) from an Adult Residential Care Home (ARCH) to an Assisted Living Facility with 88 apartments and a 42-bed Skilled Nursing Care and Intermediate Care facility.
- Short-term overnight respite care for up to eight frail elderly residing in the community.
- Increasing PCH's licensing by the DOH for senior day care services from the present 14 elderly clients to 30. Day care is provided from 7:00 am to 5:30 pm, with clients transported to and from PCH by family members.
- Coordinating accessory services to the elderly in the greater neighborhood through the Hawaii Neighborhood Outreach to the Aged (HNOA) Program. Services to be coordinated include arranging for emergency calls, care/case management, therapy at home, home visiting for care/case management, home visits for such services as (1) assisting with hygiene and light housekeeping, (2) home delivery of meals prepared at PCH and, (3) providing access to the on-site health and wellness center for residents. These programs will be a consortium effort with the University of Hawaii Schools of Medicine and Social Work, Hawaii Meals on Wheels, City and State Offices of Aging and the Hawaii Long Term Care Association.



- Expanding the on-site health and wellness program to allow non-residents to participate in health screening, socialization, and education, which will include hosting of twice-per-month lectures or other health related events.
- Providing hospice accommodations for up to five residents.

Redevelopment of the PCH campus will include the following components:

- Renovation of Lani Booth Hall will provide a large multi-purpose/activity area, quiet rooms, program offices, accessible bathrooms and food service areas. These renovations will allow PCH to incorporate daycare and overnight respite at the facility and administer the HiNOA program. The second floor of Lani Booth will be renovated to house a 15-bed Skilled Nursing/Intermediate Care facility. Exterior repair and renovations will be done, as needed, to complement the architectural theme of the Proposed Site Plan. A drop-off loop from the existing driveway will be provided.

- The existing T.F. Farm Memorial Hall and Victoria Ward Hall will be demolished to construct a new 88-unit Assisted Living Apartment Complex. The apartment complex will include 68 one-bedroom apartments and 20 studio apartments, each with a kitchenette, private bath and lanai. There will be a landscaped courtyard around a Chinese garden and koi pond with entertainment area, dining rooms, recreational areas, health and wellness center with a therapy pool and exercise equipment. The kitchen/storage area will be on the ground floor with the dining and activity rooms above. Landscaped outdoor area will provide gathering places and a safe walking area for seniors and their families. A new paved area along the north side of the Complex will be constructed with access from the existing driveway to 10th Avenue.

- An existing two-story residence presently houses the administrative offices, and will be demolished to make way for the New Skilled Nursing Building. The new building will be constructed adjacent to the makai side of the renovated Lani Booth Hall. The two-story structure will house the 27-bed Skilled Nursing/Intermediate Care and Dementia Residence.

- The existing driveway will be improved to provide 44 paved, perpendicular parking stalls fronting the new Assisted Living Apartment Complex and extend access to a new 38-stall parking lot at the mauka-end of the campus. A parking lot opposite the Assisted Living Apartment Complex may also be constructed in the future.
- The former driveway from 10th Avenue, approximately 124 feet east of the present driveway, is being restored to provide access on the southern side of the campus. The driveway will serve two new paved parking areas, including a 26-stall lot near the entrance and an 8-stall lot, passenger drop-off area and a loading zone for the new Assisted Living Apartment Complex.
- An existing single-family residence acquired by PCH will be used as a hospice facility, accommodating up to five residents.

III. EXISTING TRAFFIC CONDITIONS

A. General

The roadway network in Palolo Valley is generally comprised of roadways forming a grid system. 10th Avenue is a local collector that originates at Aloha Avenue, continues north through Kaimuki into Palolo Valley, and terminates at Palolo Place and Palolo Way. In recent years, development in Palolo Valley has been minimal and, as such, traffic volumes have not increased significantly.

B. Area Roadway System

In the vicinity of the project site, 10th Avenue is generally a two-lane, two-way north-south County of Honolulu roadway. Approximately 400 feet south of the project site, 10th Avenue intersects with Ahe Street and 10th Avenue Place. Ahe Street is a two-lane, two-way County of Honolulu roadway. 10th Avenue Place is also a two-lane, two-way County of Honolulu roadway. At this unsignalized intersection, the Ahe Street and 10th Avenue Place approaches are stop sign controlled.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

Both the northbound and southbound approaches of 10th Avenue have one lane that services left-turn, through, and right-turn traffic movements. The Ahe Street approach of this intersection serves left-turn, through, and right-turn traffic movements. The 10th Avenue Place approach of this intersection also serves left-turn, through, and right-turn traffic movements.

Approximately 500 feet south of the intersection with Ahe Street and 10th Avenue Place, 10th Avenue intersects with Waiomao Road, a two-lane, two-way County of Honolulu roadway. At this unsignalized T-intersection, the northbound approach of 10th Avenue has one lane that serves through and right-turn traffic movements while the southbound approach has one lane that serves left-turn and through traffic movements. The Waiomao Road approach of this intersection has one lane that serves left-turn and right-turn traffic movements.

C. Traffic Volumes and Conditions

1. General

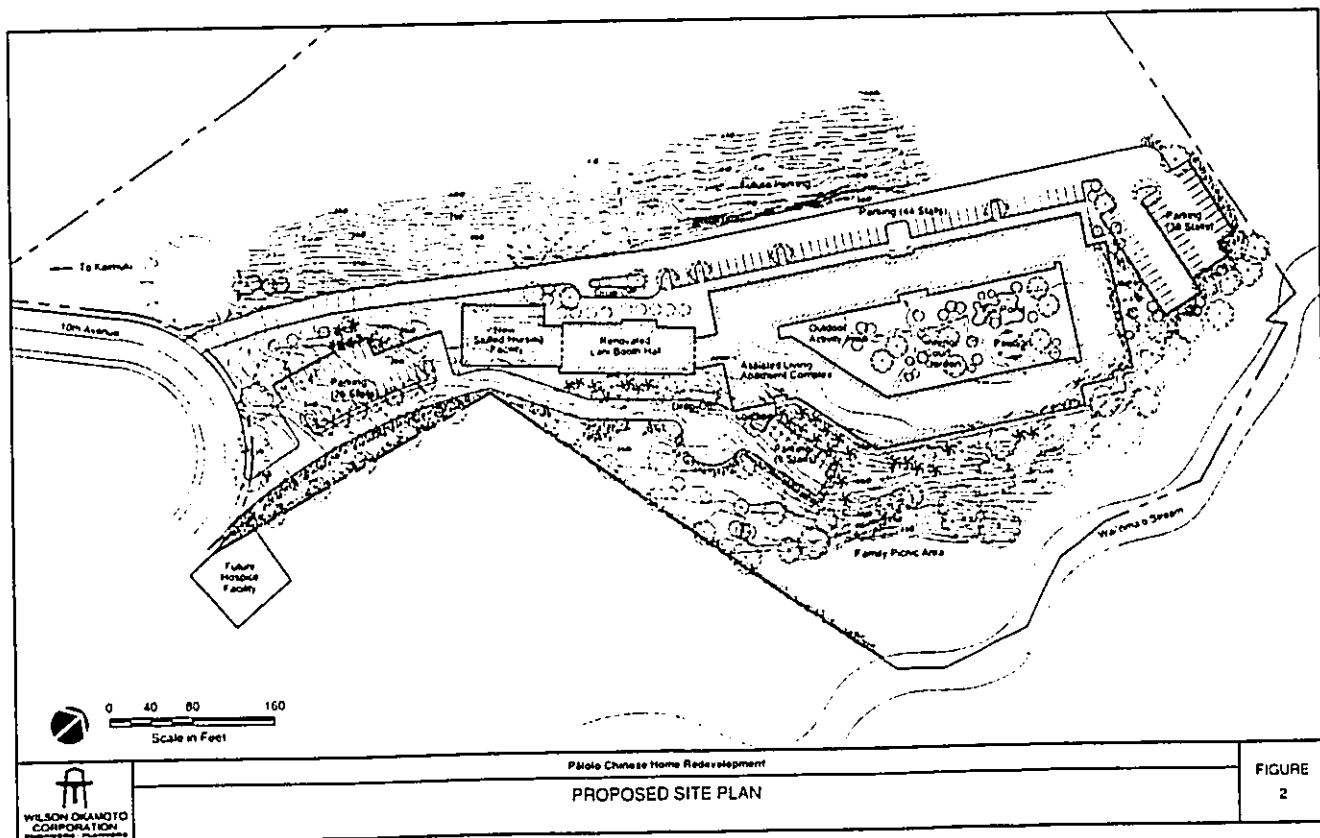
a. Field Investigation

Field investigations were conducted on May 26, 2004 and consisted of manual turning movement counts and a 24-hour mechanical count survey along 10th Avenue, north of the intersection with 10th Avenue Place and Ahe Street. The manual turning movement count surveys were conducted between the morning peak hours of 6:30 AM and 8:30 AM, and the afternoon peak hours of 3:00 PM and 5:00 PM at the following intersections:

- 10th Avenue and Waiomao Road
 - 10th Avenue, 10th Avenue Place and Ahe Street
- Appendix A includes the existing traffic count data.

b. Capacity Analysis Methodology

The highway capacity analysis performed in this study is based upon procedures presented in the "Highway Capacity Manual", Transportation Research Board, 2000, and the "Highway Capacity Software", developed by the Federal Highway Administration. The analysis is based on the concept of Level of Service (LOS).



Traffic Impact Report for the Proposed Renovation and Expansion of Palolo Chinese Home

LOS is a quantitative and qualitative assessment of traffic operations. Levels of Service are defined by LOS "A" through "F"; LOS "A" representing ideal or free-flow traffic operating conditions and LOS "F" unacceptable or potentially congested traffic operating conditions. The LOS definitions are included in Appendix B.

"Volume-to-Capacity" (v/c) ratio is another measure indicating the relative traffic demand to the road carrying capacity. A v/c ratio of one (1.00) indicates that the roadway is operating at capacity. A v/c ratio of greater than 1.00 indicates that the traffic demand exceeds the road's carrying capacity.

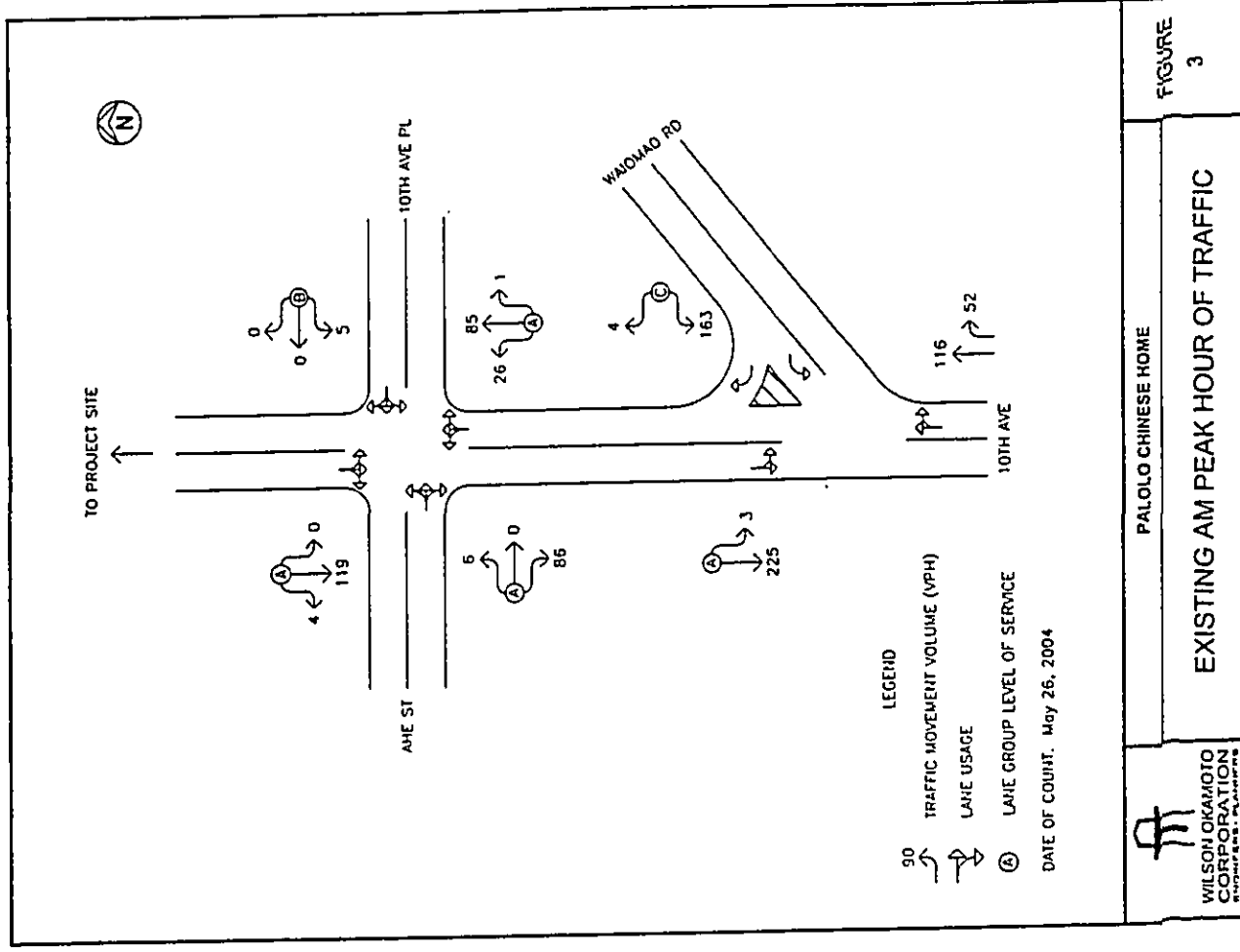
2. Existing Peak Hour Traffic

a. General

Figures 3 and 4 show the existing AM and PM peak hour traffic volumes and operating traffic conditions. The AM peak hour of traffic generally occurs between 7:00 AM and 8:00 AM in the vicinity of the proposed project. In the afternoon, the PM peak hour of traffic generally occurs between the hours of 3:30 PM and 4:30 PM. The analysis is based on these peak hour time periods to identify the traffic impacts resulting from the proposed project. LOS calculations are included in Appendix C.

b. 10th Avenue, Ahe Street, and 10th Avenue Place

On the west side of the intersection of 10th Avenue, Ahe Street, and 10th Avenue Place, Ahe Street carries 122 vehicles during the AM peak hour of traffic, 92 vehicles traveling eastbound and 30 vehicles traveling westbound. During the PM peak hour of traffic, Ahe Street carries less traffic at 73 vehicles, 40 traveling eastbound and 33 vehicles traveling westbound. The Ahe Street approach operates well at LOS "A" during both the AM and PM peak hours of traffic. The 10th Avenue Place approach of the intersection operates fairly well at LOS "B" during both peak hours of traffic.



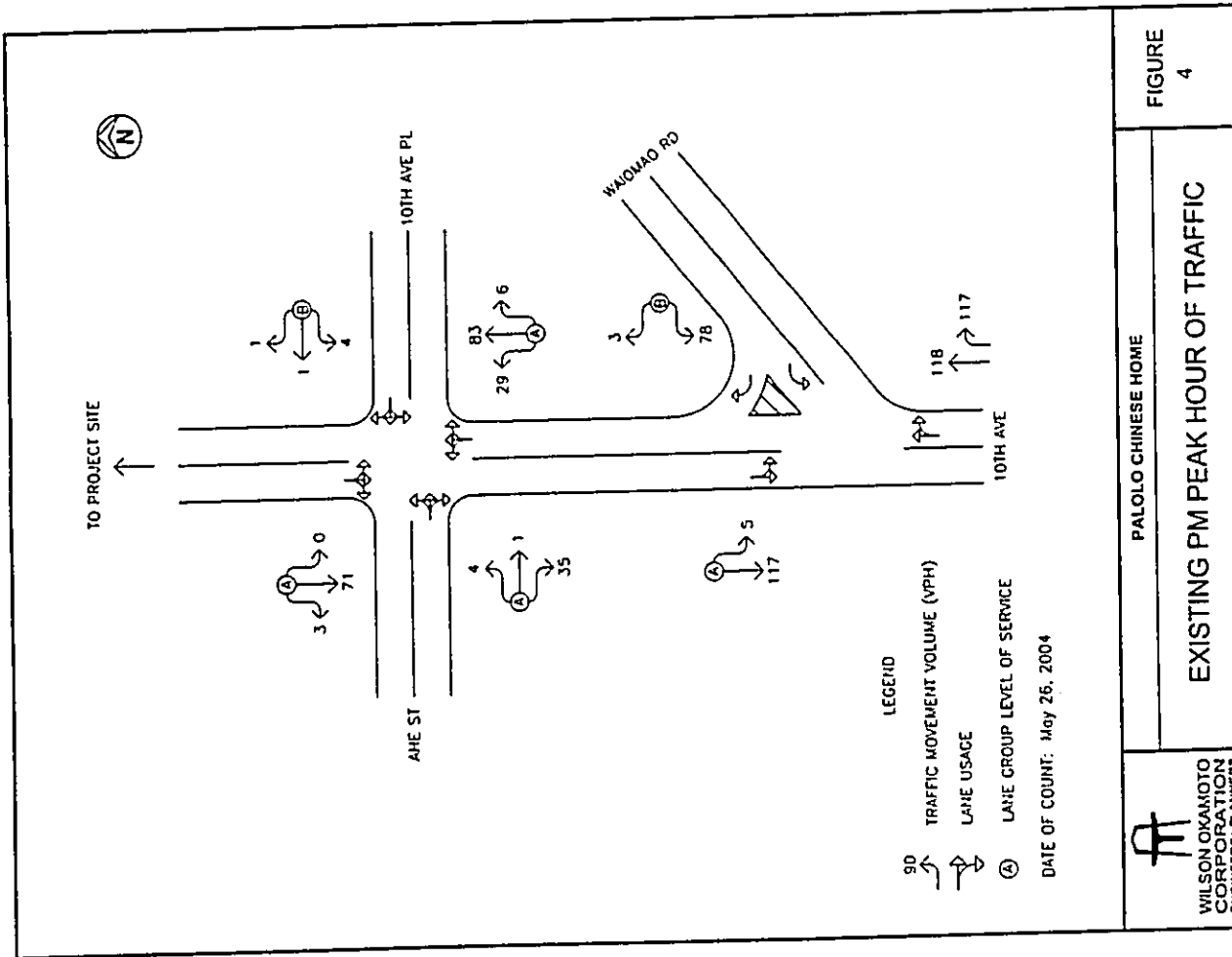
- c. 10th Avenue and Waiohio Road
 At the intersection of 10th Avenue and Waiohio Road, Waiohio Road carries 222 vehicles during the AM peak hour of traffic, 167 vehicles traveling westbound and 55 vehicles traveling eastbound. During the PM peak hour of traffic, Waiohio Road carries slightly fewer at 203 vehicles, with 81 traveling westbound and 122 vehicles traveling eastbound. The Waiohio Road approach operates at LOS "C" and LOS "B" during the AM and PM peak hours, respectively.

IV. PROJECTED TRAFFIC CONDITIONS

A. Site-Generated Traffic

i. Trip Generation Methodology

The trip generation methodology used in this study is based upon generally accepted techniques and procedures developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation, 7th Edition," 2003. The ITE trip rates are developed empirically by correlating the trip generation data with various land use characteristics, such as the number of beds or floor areas of the development. The project is not expected to generate a significant amount of traffic during the morning and afternoon commuter traffic peak hours. To validate ITE's generation rate, the trip generation characteristics of two other similar types of developments established in Hawaii were evaluated. The results of the evaluation concluded that trip generation from elderly apartments in Hawaii did mirror ITE's empirical generation rate. Therefore, the trip generation rate used in this study is based on the ITE rate. Table 1 summarizes the project site trip generation characteristics applied to the AM and PM peak hours of traffic to measure the impact resulting from the proposed renovations and expansion of the Palolo Chinese Home.



WILSON OKAMOTO CORPORATION ENGINEERS ARCHITECTS

PALOLO CHINESE HOME

EXISTING PM PEAK HOUR OF TRAFFIC

FIGURE 4

Table 1: Peak Hour Trip Generation

NURSING HOME Independent Variable: 178 Beds		PROJECTED TRIP ENDS	
AM PEAK	ENTER	19	
	EXIT	12	
	TOTAL	31	
PM PEAK	ENTER	11	
	EXIT	16	
	TOTAL	27	

2. Trip Distribution

The directional distribution and traffic assignment of site-generated trips were based on the prevailing traffic patterns of 10th Avenue. The 31 and 27 trips generated by the proposed project in the morning and afternoon peak hours, respectively, were assumed to represent a new increase in traffic on the area street system. All trips entering and exiting the project site were assumed to pass through the intersection of 10th Avenue, Ahe Street, and 10th Avenue Place to represent a worse-case scenario in terms of project traffic impacts. The directional distribution of all site-generated vehicular trips was based on the directional distribution of existing traffic along 10th Avenue, south of the project site.

B. Through Traffic Forecasting Methodology

For the purpose of this study, a 2% per year growth was conservatively assumed to account for the potential of traffic increases in the vicinity. A growth factor of 1.082 was applied to the existing traffic movements on 10th Avenue to achieve the projected Year 2008 traffic demands.

C. Other Considerations

The Palolo Chinese Home also provides deliveries associated with the "Meals on Wheels" meal program. However, these deliveries occur during non-peak periods of traffic. These trips are therefore excluded from the peak hour traffic analysis.

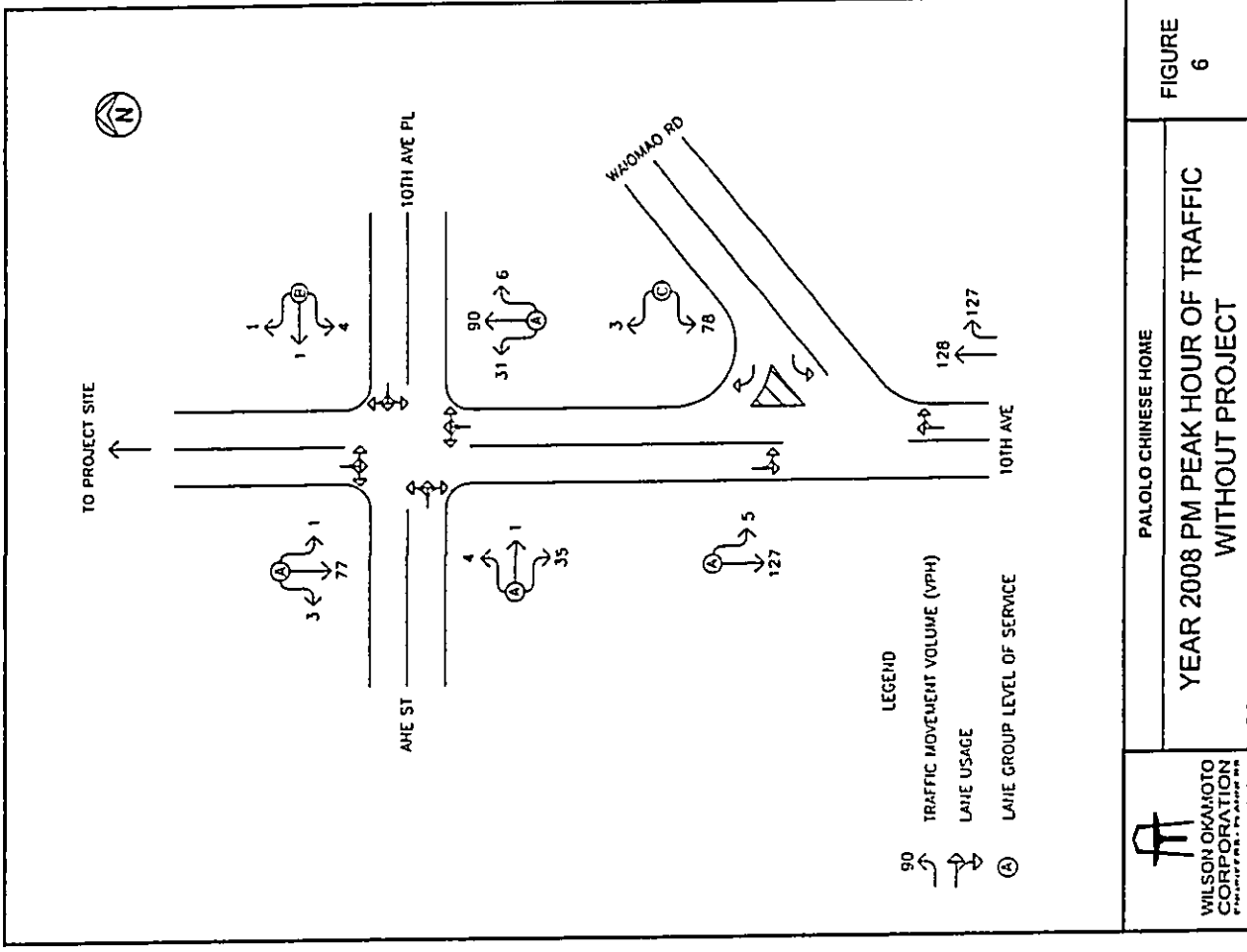
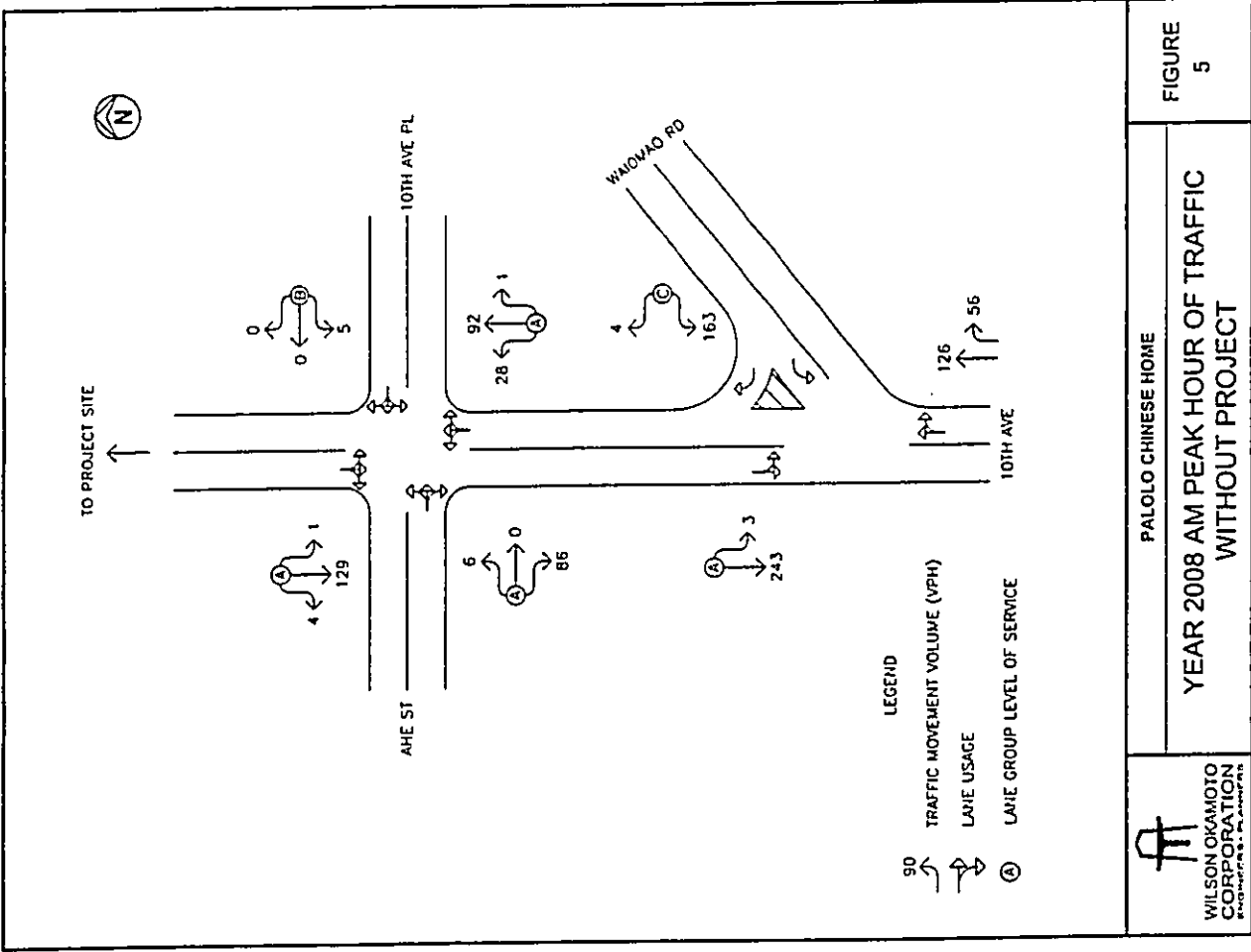
D. Total Traffic Volumes Without Project

Figures 5 and 6 show the projected Year 2008 AM and PM peak hour traffic volumes and operating conditions within the project vicinity without the development of the proposed Palolo Chinese Home project. Comparisons of the existing and projected (without project) levels of service are included in Table 2.

Table 2: Comparison of Existing and Projected (Without Project) Overall Intersection LOS Traffic Operating Conditions

Intersection	Approach/ Movement	AM		PM	
		Existing	Year 2008 w/out Project	Existing	Year 2008 w/out Project
10 th Avenue, Ahe Street, and 10 th Avenue Place	Westbound	B	B	B	B
	Eastbound	A	A	A	A
	Northbound	A	A	A	A
	Southbound	A	A	A	A
10 th Avenue and Waiomao Road	Westbound	C	C	B	B
	Northbound	A	A	A	A
	Southbound	A	A	A	A

Traffic operations under Year 2008 without project conditions are expected to remain similar to existing conditions along 10th Avenue in the project vicinity. At the intersection of 10th Avenue, Ahe Street, and 10th Avenue Place, both 10th Avenue and the Ahe Street approaches are expected to continue to operate at LOS "A" during the projected AM and PM peak hours of traffic. The 10th Avenue Place approach at this intersection would also be expected to continue to operate at LOS "B" during both peak hours of traffic. Similarly, at the intersection of 10th Avenue and Waiomao Road, all approaches are expected to operate similar to existing conditions with no



Traffic Impact Report for the Proposed Renovation and Expansion of Palolo Chinese Home

changes to the operating levels of service during both the projected Year 2008 AM and PM peak hours without the proposed project.

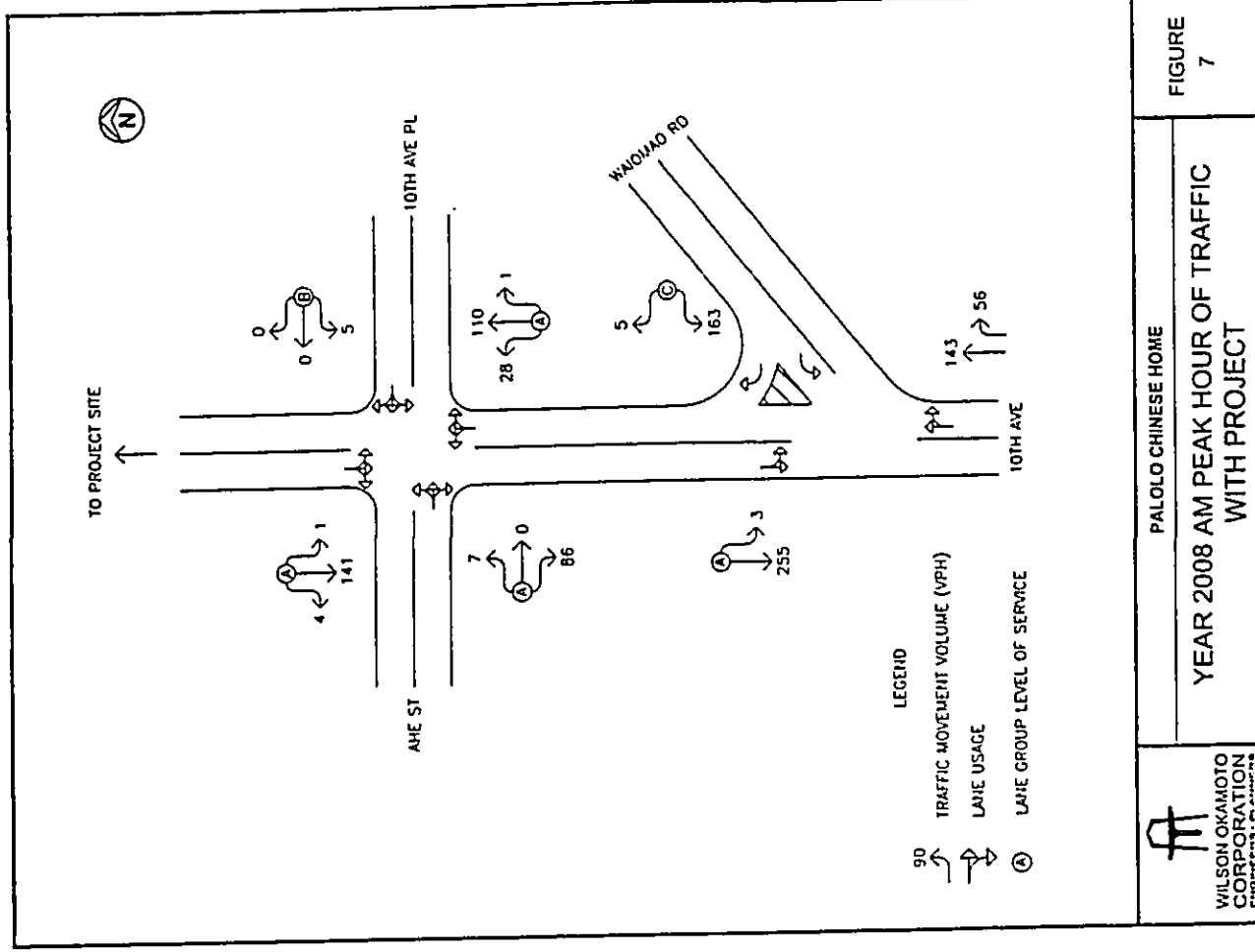
E. Total Traffic Volumes With Project

Figures 7 and 8 show the cumulative AM and PM peak hour traffic conditions resulting from the projected ambient traffic and the development of the proposed Palolo Chinese Home project. The cumulative volumes consist of site-generated traffic superimposed over Year 2008 projected traffic demands. The traffic impacts, if any, resulting from the proposed project are addressed in the following section.

V. TRAFFIC IMPACT ANALYSIS

The Year 2008 cumulative AM and PM peak hour traffic conditions with the proposed renovations and expansion of the Palolo Chinese Home are summarized in Table 3. The existing and projected Year 2008 operating conditions without the proposed project are provided for comparison purposes.

Within the project vicinity, traffic operations under Year 2008 with project conditions are expected to remain similar to existing as well as Year 2008 without project conditions. At the intersection of 10th Avenue, Ahe Street, and 10th Avenue Place, both 10th Avenue and the Ahe Street approaches are expected to continue to operate at LOS "A". The 10th Avenue Place approach at this intersection would also be expected to continue to operate at LOS "B". Similarly, at the intersection of 10th Avenue and Waioman Road, all approaches are expected to operate at levels of service similar to the projected without project conditions.



WILSON OKAMOTO CORPORATION
PALO LO CHINESE HOME
YEAR 2008 AM PEAK HOUR OF TRAFFIC WITH PROJECT
FIGURE 7

5. Provide sufficient turning radii at driveways for vehicular ingress and egress clearances.
6. Prepare a Traffic Management Plan to be used as a reference to identify alternatives to address traffic generations should the need arise.

VIII. CONCLUSION

The proposed renovations and expansion of the Palolo Chinese Home will not have a significant impact on traffic operations in the vicinity of the project site. The recommendations provided above are presented to improve the overall traffic conditions in the area and should be considered to maintain the quality of the project. The trip generating characteristics of the project indicate low traffic flow from the project. Notably, the assumptions used in this traffic study were conservative regarding growth in external or ambient traffic unrelated to the proposed project. Moreover, the use of public or private transportation services would reduce the trip generating characteristics of the project but not incorporated so as to represent a worst-case scenario. Even with the conservative projected peak generation volumes superimposed over projected AM and PM peak periods, the project is not expected to significantly impact traffic operations within the vicinity.

APPENDIX A

EXISTING TRAFFIC COUNT DATA

Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, HI 96826

Counter: D1-0768
Counted By: IQ
Weather: CLEAR

File Name : 10twaia
Site Code : 00000002
Start Date : 05/26/2004
Page No : 1

Groups Printed: Unshifted

Start Time	Southbound				Westbound				Northbound				Eastbound				Int Total
	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
06:30 AM	0	36	0	36	37	0	0	37	0	17	10	27	0	0	0	0	
06:45 AM	1	38	0	39	48	0	0	48	0	21	10	31	0	0	0	0	
Total	1	74	0	75	85	0	0	85	0	38	20	58	0	0	0	0	
07:00 AM	0	57	0	57	41	0	1	42	0	22	14	36	0	0	0	0	
07:15 AM	1	59	0	60	36	0	1	37	0	27	9	36	0	0	0	0	
07:30 AM	0	59	0	59	60	0	0	60	0	27	13	40	0	0	0	0	
07:45 AM	2	50	0	52	26	0	2	28	0	40	16	56	0	0	0	0	
Total	3	225	0	228	163	0	4	167	0	116	52	168	0	0	0	0	
08:00 AM	0	24	0	24	22	0	1	23	0	17	14	31	0	0	0	0	
08:15 AM	1	32	0	33	26	0	1	27	0	16	15	31	0	0	0	0	
Grand Total	5	355	0	360	296	0	6	302	0	187	101	288	0	0	0	0	
Apprch %	1.4	98.6	0.0		98.0	0.0	2.0		0.0	64.9	35.1		0.0	0.0	0.0		
Total %	0.5	37.4	0.0	37.9	31.2	0.0	0.6	31.8	0.0	19.7	10.6	30.3	0.0	0.0	0.0	0.0	

Start Time	Southbound				Westbound				Northbound				Eastbound				Int Total
	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	
Peak Hour From 06:30 AM to 08:15 AM - Peak 1 of 1																	
07:00 AM																	
Intersection	3	225	0	228	163	0	4	167	0	116	52	168	0	0	0	0	
Volume	3	225	0	228	163	0	4	167	0	116	52	168	0	0	0	0	
Percent	1.3	98.7	0.0		97.6	0.0	2.4		0.0	69.0	31.0		0.0	0.0	0.0		
07:30 Volume	0	59	0	59	60	0	0	60	0	27	13	40	0	0	0	0	
Peak Factor																	
High Int	07:15 AM				07:30 AM				07:45 AM				6:15:00 AM				
Volume	1	59	0	60	60	0	0	60	0	40	16	56					
Peak Factor				0.950				0.696				0.750					

Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, HI 96826

Counter: D1-0768
Counted By: IQ
Weather: CLEAR

File Name : 10twaip
Site Code : 00000002
Start Date : 05/26/2004
Page No : 1

Groups Printed: Unshifted

Start Time	Southbound				Westbound				Northbound				Eastbound				Int Total
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Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	1	27	0	28	16	0	1	17	0	28	21	49	0	0	0	0	
03:15 PM	1	25	0	26	21	0	2	23	0	31	19	50	0	0	0	0	
03:30 PM	1	39	0	40	16	0	2	18	0	20	27	47	0	0	0	0	
03:45 PM	2	23	0	25	21	0	1	22	0	37	26	63	0	0	0	0	
Total	5	114	0	119	74	0	6	80	0	116	93	209	0	0	0	0	
04:00 PM	1	28	0	29	21	0	0	21	0	29	28	57	0	0	0	0	
04:15 PM	1	27	0	28	20	0	0	20	0	32	36	68	0	0	0	0	
04:30 PM	0	30	0	30	16	0	0	16	0	26	29	55	0	0	0	0	
04:45 PM	0	23	0	23	16	0	0	16	0	20	19	39	0	0	0	0	
Total	2	108	0	110	73	0	0	73	0	107	112	219	0	0	0	0	
Grand Total	7	222	0	229	147	0	6	153	0	223	205	428	0	0	0	0	
Apprch %	3.1	96.9	0.0		96.1	0.0	3.9		0.0	52.1	47.9		0.0	0.0	0.0		
Total %	0.9	27.4	0.0	28.3	18.1	0.0	0.7	18.9	0.0	27.5	25.3	52.8	0.0	0.0	0.0	0.0	

Start Time	Southbound				Westbound				Northbound				Eastbound				Int Total
	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	
Peak Hour From 03:00 PM to 04:45 PM - Peak 1 of 1																	
03:30 PM																	
Intersection	5	117	0	122	78	0	3	81	0	118	117	235	0	0	0	0	
Volume	5	117	0	122	78	0	3	81	0	118	117	235	0	0	0	0	
Percent	4.1	95.9	0.0		96.3	0.0	3.7		0.0	50.2	49.8		0.0	0.0	0.0		
04:15 Volume	1	27	0	28	20	0	0	20	0	32	36	68	0	0	0	0	
Peak Factor																	
High Int	03:30 PM				03:45 PM				04:15 PM				2:45:00 PM				
Volume	1	39	0	40	21	0	1	22	0	32	36	68					
Peak Factor				0.783				0.920				0.664					

Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, HI 96826

Counter: D1-0769
Counted By: GMT
Weather: CLEAR

File Name : ahe10ia
Site Code : 00000045
Start Date : 05/26/2004
Page No : 1

Groups Printed: Unshifted

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06:45 AM	0	21	0	21	1	0	0	1	3	17	0	20	0	0	17	17	
Total	0	42	0	42	4	0	0	4	8	28	1	37	0	0	26	26	
07:00 AM	0	27	0	27	0	0	0	0	8	14	0	22	1	0	21	22	
07:15 AM	0	28	1	29	2	0	0	2	6	19	0	25	1	0	28	29	
07:30 AM	0	33	1	34	1	0	0	1	6	18	0	24	1	0	21	22	
07:45 AM	0	31	2	33	2	0	0	2	6	34	1	41	3	0	16	19	
Total	0	119	4	123	5	0	0	5	28	85	1	112	6	0	86	92	
08:00 AM	0	15	1	16	1	0	0	1	1	14	3	18	1	0	8	9	
08:15 AM	0	26	1	27	0	0	0	0	2	11	2	15	1	0	5	6	
Grand Total	0	202	6	208	10	0	0	10	37	138	7	182	8	0	125	133	
Approch %	0.0	97.1	2.9		100.0	0.0	0.0		20.3	75.8	3.8		6.0	0.0	94.0		
Total %	0.0	37.9	1.1	39.0	1.9	0.0	0.0	1.9	6.9	25.9	1.3	34.1	1.5	0.0	23.5	25.0	

Start Time	Southbound				Westbound				Northbound				Eastbound				Int Total
	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	
Peak Hour From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Intersection	07:00 AM																
Volume	0	119	4	123	5	0	0	5	26	85	1	112	6	0	86	92	
Percent	0.0	96.7	3.3		100.0	0.0	0.0		23.2	75.9	0.9		6.5	0.0	93.5		
07:45 Volume	0	31	2	33	2	0	0	2	6	34	1	41	3	0	16	19	
Peak Factor																0.874	
High Int	07:30 AM				07:15 AM				07:45 AM				07:15 AM				
Volume	0	33	1	34	2	0	0	2	6	34	1	41	1	0	28	29	
Peak Factor				0.904				0.625				0.653				0.793	

Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, HI 96826

Counter: D1-0769
Counted By: GMT
Weather: CLEAR

File Name : ahe10thp
Site Code : 00000045
Start Date : 05/26/2004
Page No : 1

Groups Printed: Unshifted

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03:00 PM	0	12	1	13	2	0	0	2	7	20	1	28	0	0	12	12	
03:15 PM	0	16	1	17	1	0	0	1	7	21	1	29	0	1	6	7	
03:30 PM	0	29	0	29	2	1	0	3	4	18	2	24	1	1	8	10	
03:45 PM	0	15	1	16	0	0	1	1	14	21	2	37	2	0	8	10	
Total	0	72	3	75	5	1	1	7	32	80	6	118	3	2	34	39	
04:00 PM	0	10	2	12	0	0	0	0	6	21	0	27	0	0	10	10	
04:15 PM	0	17	0	17	2	0	0	2	5	23	2	30	1	0	9	10	
04:30 PM	0	16	0	16	0	0	0	0	8	17	1	26	1	0	11	12	
04:45 PM	0	12	1	13	0	0	0	0	7	20	1	28	0	0	6	6	
Total	0	55	3	58	2	0	0	2	26	81	4	111	2	0	36	38	
Grand Total	0	127	6	133	7	1	1	9	58	161	10	229	5	2	70	77	
Approch %	0.0	95.5	4.5		77.8	11.1	11.1		25.3	70.3	4.4		6.5	2.6	90.9		
Total %	0.0	28.3	1.3	29.7	1.6	0.2	0.2	2.0	12.9	35.9	2.2	51.1	1.1	0.4	15.0	17.2	

Start Time	Southbound				Westbound				Northbound				Eastbound				Int Total
	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	
Peak Hour From 03:00 PM to 04:45 PM - Peak 1 of 1																	
Intersection	03:00 PM																
Volume	0	72	3	75	5	1	1	7	32	80	6	118	3	2	34	39	
Percent	0.0	96.0	4.0		71.4	14.3	14.3		27.1	67.8	5.1		7.7	5.1	87.2		
03:30 Volume	0	29	0	29	2	1	0	3	4	18	2	24	1	1	8	10	
Peak Factor																0.905	
High Int	03:30 PM				03:30 PM				03:45 PM				03:00 PM				
Volume	0	29	0	29	2	1	0	3	14	21	2	37	0	0	12	12	
Peak Factor				0.647				0.583				0.797				0.813	

Wilson Okamoto Corporation
1907 S Beretania St. #100
Honolulu, HI 96826

Wilson Okamoto Corporation
1907 S Beretania St. #100
Honolulu, HI 96826

Title1	Wilson Okamoto Corporation		Title2	Wilson Okamoto Corporation		Title3	Wilson Okamoto Corporation		Site Date	Day	Site Date	Day
	1907 S Beretania St. #100	Honolulu, HI 96826		1907 S Beretania St. #100	Honolulu, HI 96826		1907 S Beretania St. #100	Honolulu, HI 96826				
11:00	AM	0234	11:00	AM	0234	11:00	AM	0234	05/23/04	Tuesday	05/24/04	Wednesday
12:15	PM	0234	12:15	PM	0234	12:15	PM	0234				
12:30	PM	0234	12:30	PM	0234	12:30	PM	0234				
13:45	PM	0234	13:45	PM	0234	13:45	PM	0234				
07:00	AM	0234	07:00	AM	0234	07:00	AM	0234				
01:15	PM	0234	01:15	PM	0234	01:15	PM	0234				
01:30	PM	0234	01:30	PM	0234	01:30	PM	0234				
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02:00	PM	0234	02:00	PM	0234	02:00	PM	0234				
02:15	PM	0234	02:15	PM	0234	02:15	PM	0234				
02:30	PM	0234	02:30	PM	0234	02:30	PM	0234				
02:45	PM	0234	02:45	PM	0234	02:45	PM	0234				
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03:45	PM	0234	03:45	PM	0234	03:45	PM	0234				
04:00	PM	0234	04:00	PM	0234	04:00	PM	0234				
04:15	PM	0234	04:15	PM	0234	04:15	PM	0234				
04:30	PM	0234	04:30	PM	0234	04:30	PM	0234				
04:45	PM	0234	04:45	PM	0234	04:45	PM	0234				
05:00	PM	0234	05:00	PM	0234	05:00	PM	0234				
05:15	PM	0234	05:15	PM	0234	05:15	PM	0234				
05:30	PM	0234	05:30	PM	0234	05:30	PM	0234				
05:45	PM	0234	05:45	PM	0234	05:45	PM	0234				
06:00	PM	0234	06:00	PM	0234	06:00	PM	0234				
06:15	PM	0234	06:15	PM	0234	06:15	PM	0234				
06:30	PM	0234	06:30	PM	0234	06:30	PM	0234				
06:45	PM	0234	06:45	PM	0234	06:45	PM	0234				
07:00	PM	0234	07:00	PM	0234	07:00	PM	0234				
07:15	PM	0234	07:15	PM	0234	07:15	PM	0234				
07:30	PM	0234	07:30	PM	0234	07:30	PM	0234				
07:45	PM	0234	07:45	PM	0234	07:45	PM	0234				
08:00	PM	0234	08:00	PM	0234	08:00	PM	0234				
08:15	PM	0234	08:15	PM	0234	08:15	PM	0234				
08:30	PM	0234	08:30	PM	0234	08:30	PM	0234				
08:45	PM	0234	08:45	PM	0234	08:45	PM	0234				
09:00	PM	0234	09:00	PM	0234	09:00	PM	0234				
09:15	PM	0234	09:15	PM	0234	09:15	PM	0234				
09:30	PM	0234	09:30	PM	0234	09:30	PM	0234				
09:45	PM	0234	09:45	PM	0234	09:45	PM	0234				
10:00	PM	0234	10:00	PM	0234	10:00	PM	0234				
10:15	PM	0234	10:15	PM	0234	10:15	PM	0234				
10:30	PM	0234	10:30	PM	0234	10:30	PM	0234				
10:45	PM	0234	10:45	PM	0234	10:45	PM	0234				
11:00	PM	0234	11:00	PM	0234	11:00	PM	0234				
11:15	PM	0234	11:15	PM	0234	11:15	PM	0234				
11:30	PM	0234	11:30	PM	0234	11:30	PM	0234				
11:45	PM	0234	11:45	PM	0234	11:45	PM	0234				
Totals			338		397	460		540				664
Day Totals			338		397	460		540				664
Day Splice			460		540			664				1,460
Peak Hour			04:10		05:00			07:15				07:15
Volume			36		104			80				157
Factor			0.74		0.96			0.83				0.77

APPENDIX B

LEVEL OF SERVICE DEFINITIONS

LEVEL OF SERVICE DEFINITIONS

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) criteria are given in Table 1. As used here, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue to the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position, including deceleration of vehicles from free-flow speed to the speed of vehicles in the queue.

The average total delay for any particular minor movement is a function of the service rate or capacity of the approach and the degree of saturation. If the degree of saturation is greater than about 0.9, average control delay is significantly affected by the length of the analysis period.

Table 1: Level-of-Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay (Sec/Veh)
A	≤10.0
B	>10.0 and ≤15.0
C	>15.0 and ≤25.0
D	>25.0 and ≤35.0
E	>35.0 and ≤50.0
F	>50.0

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GNT
 Agency/Co.:
 Date Performed: 6/7/04
 Analysis Time Period: AM Peak
 Intersection:
 Jurisdiction:
 Units: U. S. Customary Existing
 Analysis Year:
 Project ID:
 East/West Street: Maicmao Road
 North/South Street: 10th Avenue
 Intersection Orientation: NS Study period (hrs): 1.00

Major Street: Approach Northbound Southbound

Approach	1	2	3	4	5	6
Movement	L	T	R	L	T	R
Volume	116	52	3	225		
Peak-Hour Factor, PHF	0.75	0.75	0.95	0.95		
Hourly Flow Rate, HFR	154	69	3	236		
Percent Heavy Vehicles	--	--	2	--		
Median Type/Storage	Undivided /					
RT Channelized?						
Lanes	1	0	0	1		
Configuration	TR LT					
Upstream Signal?	No					

Minor Street: Approach Westbound Eastbound

Approach	7	8	9	10	11	12
Movement	L	T	R	L	T	R
Volume	163		4			
Peak Hour Factor, PHF	0.70		0.70			
Hourly Flow Rate, HFR	232		5			
Percent Heavy Vehicles	2		2			
Percent Grade (%)	0		0			
Flared Approach: Exists?/Storage	/ /					
Lanes	1		1			
Configuration	L R					

Delay, Queue Length, and Level of Service

Approach	10	11	12	10	11	12
Movement	L	T	R	L	T	R
Delay (s)	4	7	8	9	10	12
Queue Length (ft)	3	232	5	5		
Level of Service	A	C	C	A		

APPENDIX C
 CAPACITY ANALYSIS CALCULATIONS
 EXISTING PEAK HOUR TRAFFIC ANALYSIS

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GHT
 Agency/Co.:
 Date Performed: 6/7/04
 Analysis Time Period: PM Peak
 Intersection:
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: Existing
 Project ID:
 East/West Street: Waiomao Road
 North/South Street: 10th Avenue
 Intersection Orientation: NS

Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Approach			Southbound		
	Movement	L	T	R	L	T
Volume	118	117	5	117		
Peak-Hour Factor, PHF	0.86	0.86	0.76	0.76		
Hourly Flow Rate, HFR	137	136	6	153		
Percent Heavy Vehicles	--	--	2	--		
Median Type/Storage	Undivided /					
RT Channelized?						
Lanes	1	0	0	1	LT	RB
Configuration	TR					
Upstream Signal?	NS					

Minor Street: Approach Movement L T R L T R

Volume 76 0 0 0 10 11 12

Peak Hour Factor, PHF 0.97 0.92

Hourly Flow Rate, HFR 84 3

Percent Heavy Vehicles 2 2

Percent Grade (%) 0 0

Flared Approach: Exists?/Storage 1 / 1

Lanes 1 L R

Configuration

Delay, Queue Length, and Level of Service

Approach Movement 1 4 1 7 8 9 1 10 11 12

Lane Config LT L L LT L L R R R R

v (vph) 6 84 3

C(m) (vph) 1290 627 836

v/c 0.00 0.13 0.00

95% queue length 0.01 0.46 0.01

Control Delay 7.8 11.6 9.3

LOS A B A

Approach Delay 11.5

Approach LOS B

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GHT
 Agency/Co.:
 Date Performed: 6/7/04
 Analysis Time Period: AM Peak
 Intersection:
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: Existing
 Project ID:
 East/West Street: 10th Avenue Place/Ahe Street
 North/South Street: 10th Avenue
 Intersection Orientation: NS

Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Approach			Southbound		
	Movement	L	T	R	L	T
Volume	26	85	1	0	119	4
Peak-Hour Factor, PHF	0.68	0.68	0.68	0.90	0.90	0.90
Hourly Flow Rate, HFR	38	124	1	0	132	4
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type/Storage	Undivided /					
RT Channelized?						
Lanes	0	1	0	0	1	0
Configuration	LTR					
Upstream Signal?	No					

Minor Street: Approach Movement L T R L T R

Volume 7 8 9 1 10 11 12

Peak Hour Factor, PHF 0.63 0.63 0.63 0.79 0.79 0.79

Hourly Flow Rate, HFR 7 0 0 7 0 108

Percent Heavy Vehicles 2 2 2 2 2 2

Percent Grade (%) 0 0 0 0 0 0

Flared Approach: Exists?/Storage 0 / 0

Lanes 0 1 0 0 1 0

Configuration LTR

Delay, Queue Length, and Level of Service

Approach Movement 1 4 1 7 8 9 1 10 11 12

Lane Config LTR L LTR LTR LTR LTR

v (vph) 38 0 7 115

C(m) (vph) 1448 1462 493

v/c 0.03 0.00 0.01

95% queue length 0.09 0.00 0.04

Control Delay 7.6 7.5 12.4

LOS A A B

Approach Delay 12.4

Approach LOS B

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GHT
 Agency/Co.:
 Date Performed: 6/7/04
 Analysis Time Period: PM Peak
 Intersection:
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: Existing
 Project ID:
 East/West Street: 10th Avenue Place/Albe Street
 North/South Street: 10th Avenue
 Intersection Orientation: NS Study Period (Hrs): 1.00

Vehicle Volumes and Adjustments

Major Street	Approach		Northbound		Southbound	
	Movement	L	T	R	L	T
Volume		29	83	6	0	71
Peak-Hour Factor, PHF		0.80	0.90	0.90	0.64	0.64
Hourly Flow Rate, HFR		36	103	7	0	110
Percent Heavy Vehicles		2	--	--	2	--
Median Type/Storage		Undivided /				
RT Channelized?						

Lanes: 0 1 0 0 1 0
 Configuration: LTR LTR LTR
 Upstream Signal? No No No

Minor Street: Approach

Movement	Westbound		Eastbound	
	L	T	L	T
Volume	4	1	4	15
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00
Hourly Flow Rate, HFR	8	2	4	15
Percent Heavy Vehicles	2	2	2	2
Percent Grade (%)	0	0	0	0
Flared Approach: Exists?/Storage	0	0	0	0
Lanes	0	1	0	0
Configuration	LTR	LTR	LTR	LTR

Delay, Queue Length, and Level of Service

Approach	Movement	Lane Config	Westbound		Eastbound	
			LTR	LTR	LTR	LTR
v (vph)		36	0	12	40	40
Cfm (vph)		1475	1480	645	884	884
v/c		0.02	0.00	0.02	0.05	0.05
95% queue length		0.08	0.00	0.06	0.11	0.11
Control Delay		7.5	7.4	10.7	9.2	9.2
LOS		A	A	B	A	A
Approach Delay				10.7	9.2	9.2
Approach LOS				B	A	A

APPENDIX D
 CAPACITY ANALYSIS CALCULATIONS
 PROJECTED YEAR 2008 PEAK HOUR TRAFFIC
 ANALYSIS WITHOUT PROJECT

HCS2000: Unsignalized Intersections Release 4.1d
TWO-WAY STOP CONTROL SUMMARY

Analyst: GMT
Agency/Co.:
Date Performed: 6/29/04
Analysis Time Period: PM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary Year 2008 Without Project
Project ID:
East/West Street: Waiolana Road
North/South Street: 10th Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Major Street:	Vehicle Volumes and Adjustments					
	Approach		Northbound		Southbound	
Movement	L	T	R	L	T	R
Volume	128	127	5	127	5	127
Peak-Hour Factor, PHF	0.86	0.86	0.76	0.76	0.76	0.76
Hourly Flow Rate, HFR	148	147	6	167	6	167
Percent Heavy Vehicles	--	--	2	--	--	--
Median Type/Storage	Undivided /					
RT Channelized?	No					
Lanes	1		0		0	
Configuration	TR		LT		RB	
Upstream Signal?	No					

Minor Street:	Vehicle Volumes and Adjustments					
	Approach		Westbound		Eastbound	
Movement	L	T	R	L	T	R
Volume	79	3	3	10	11	12
Peak Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR	94	3	3	10	11	12
Percent Heavy Vehicles	2	2	2	0	0	0
Percent Grade (%)	/					
Flared Approach: Exists?/Storage	1 /					
Lanes	1		1		1	
Configuration	L		R		R	

Approach	Delay, Queue Length, and Level of Service					
	NB		SB		Eastbound	
Movement	L	T	R	L	T	R
Delay	1	7	9	10	11	12
Queue Length	4	1	7	9	10	11
Level of Service	A	B	B	A	A	A

HCS2000: Unsignalized Intersections Release 4.1d
TWO-WAY STOP CONTROL SUMMARY

Analyst: GHI
Agency/Co.:
Date Performed: 6/29/04
Analysis Time Period: AM Peak
Intersection:
Jurisdiction:
Units: U. S. Customary Year 2008 Without Project
Project ID:
East/West Street: Waiolana Road
North/South Street: 10th Avenue
Intersection Orientation: NS Study period (hrs): 1.00

Major Street:	Vehicle Volumes and Adjustments					
	Approach		Northbound		Southbound	
Movement	L	T	R	L	T	R
Volume	126	56	3	243	3	243
Peak-Hour Factor, PHF	0.75	0.75	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	168	74	3	255	3	255
Percent Heavy Vehicles	--	--	2	--	--	--
Median Type/Storage	Undivided /					
RT Channelized?	No					
Lanes	1		0		0	
Configuration	TR		LT		No	
Upstream Signal?	No					

Minor Street:	Vehicle Volumes and Adjustments					
	Approach		Westbound		Eastbound	
Movement	L	T	R	L	T	R
Volume	163	4	4	10	11	12
Peak Hour Factor, PHF	0.70	0.70	0.70	0.70	0.70	0.70
Hourly Flow Rate, HFR	232	5	5	10	11	12
Percent Heavy Vehicles	2	2	2	0	0	0
Percent Grade (%)	/					
Flared Approach: Exists?/Storage	1 /					
Lanes	1		1		1	
Configuration	L		R		R	

Approach	Delay, Queue Length, and Level of Service					
	NB		SB		Eastbound	
Movement	L	T	R	L	T	R
Delay	1	8	9	10	11	12
Queue Length	4	1	8	9	10	11
Level of Service	A	C	C	A	A	A

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GHT

Agency/Co.: GHT

Date Performed: 6/29/04

Analysis Time Period: AM Peak

Intersection:

Jurisdiction:

Units: U. S. Customary

Analysis Year: Year 2008 Without Project

Project ID:

East/West Street: 10th Avenue Place/Ahe Street

North/South Street: 10th Avenue

Intersection Orientation: NS

Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Approach			Southbound		
	Northbound	Eastbound	Westbound	L	T	R
Volume	28	92	1	1	129	4
Peak-Hour Factor, PHF	0.68	0.68	0.68	0.90	0.90	0.90
Hourly Flow Rate, HFR	41	135	1	1	143	4
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type/Storage	Undivided /					
RT Channelized?	No					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No
Upstream Signal?	No					

Minor Street:	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	5	0	0	6	0	0
Peak Hour Factor, PHF	0.63	0.63	0.63	0.79	0.79	0.79
Hourly Flow Rate, HFR	7	0	0	7	0	0
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	7	9	9	10	11	12
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	10	13	13	14	15	16
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	7	9	9	10	11	12
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	10	13	13	14	15	16
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GHT

Agency/Co.: GHT

Date Performed: 6/29/04

Analysis Time Period: PM Peak

Intersection:

Jurisdiction:

Units: U. S. Customary

Analysis Year: Year 2008 Without Project

Project ID:

East/West Street: 10th Avenue Place/Ahe Street

North/South Street: 10th Avenue

Intersection Orientation: NS

Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Approach			Southbound		
	Northbound	Eastbound	Westbound	L	T	R
Volume	31	90	6	1	77	3
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.64	0.64	0.64
Hourly Flow Rate, HFR	38	112	7	1	120	4
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type/Storage	Undivided /					
RT Channelized?	No					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No
Upstream Signal?	No					

Minor Street:	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	7	9	9	10	11	12
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	10	13	13	14	15	16
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	2	2	4	1	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0	0	0	0	0	0
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR	No	LTR	No	LTR	No

Approach	Westbound			Eastbound		
	L	T	R	L	T	R
Volume	4	1	1	4	1	1
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GHT
 Agency/Co.:
 Date Performed: 6/29/04
 Analysis Time Period: AM Peak
 Intersection:
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: Year 2008 With Project
 Project ID:
 East/West Street: Waiwaho Road
 North/South Street: 10th Avenue
 Intersection Orientation: NS
 Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Approach		Northbound		Southbound	
	Movement	L	T	R	L	T
Volume		143	56	3	255	
Peak-Hour Factor, PHF		0.75	0.75	0.95	0.95	
Hourly Flow Rate, HFR		190	74	3	268	
Percent Heavy Vehicles		--	--	2	--	--
Median Type/Storage		Undivided /				
RT Channelized?						
Lanes		1	0	0	1	
Configuration		TR LT Ro				
Upstream Signal?		No				

Minor Street:	Approach		Westbound		Eastbound	
	Movement	L	T	R	L	T
Volume		163	5			
Peak Hour Factor, PHF		0.70	0.70			
Hourly Flow Rate, HFR		232	7			
Percent Heavy Vehicles		2	2			
Percent Grade (%)		0	0	0	0	0
Flared Approach: Exists?/Storage		1	1	/	/	/
Lanes		1	1			
Configuration		L R				

Approach	Delay, Queue Length, and Level of Service		Westbound		Eastbound	
	RB	SB	L	T	L	T
Movement	1	4	7	R	9	10
Lane Config	LT	L	L	R	L	11
v (vph)	3	232	7			
C (m) (vph)	1300	529	112			
v/c	0.00	0.44	0.01			
25th queue length	0.01	2.31	0.03			
control Delay	7.8	17.1	9.5			
LOS	A	C	A			
Approach Delay		16.9				
Approach LOS		C				

APPENDIX E
 CAPACITY ANALYSIS CALCULATIONS
 PROJECTED YEAR 2008 PEAK HOUR TRAFFIC
 ANALYSIS WITH PROJECT

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GMT
 Agency/Co.: GMT
 Date Performed: 6/29/04
 Analysis Time Period: PM Peak
 Intersection: /
 Jurisdiction: /
 Units: U. S. Customary
 Analysis Year: Year 2008 With Project
 Project ID: /
 East/West Street: Waiomao Road
 North/South Street: 10th Avenue
 Intersection Orientation: NS
 Study Period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Northbound			Southbound		
	Approach	1	2	3	4	5
Movement	L	T	R	L	T	R
Volume	139	127	6	141		
Peak-Hour Factor, PHF	0.86	0.86	0.76	0.76		
Hourly Flow Rate, HFR	161	147	7	185		
Percent Heavy Vehicles	--	--	2	--		
Median Type/Storage	Undivided /					
RT Channelized?	/					
Lanes	1	0	0	1		
Configuration	TR LT No					
Upstream Signal?	No					

Minor Street: Approach Movement

Minor Street:	Westbound			Eastbound		
	Approach	7	8	9	10	11
Movement	L	T	R	L	T	R
Volume	74	3				
Peak Hour Factor, PHF	0.92	0.92				
Hourly Flow Rate, HFR	81	3				
Percent Heavy Vehicles	2					
Percent Grade (%)	0					
Flared Approach: Exists?/Storage	1 /					
Lanes	1	1				
Configuration	L R					

Delay, Queue Length, and Level of Service

Approach	Movement	Westbound			Eastbound		
		7	8	9	10	11	12
Lane Config	L	L	R	R	L	T	R
v (vph)		84		3			
C/m (vph)		1253	577	805			
v/c		0.01	0.15	0.00			
95th queue length		0.02	0.51	0.01			
Control Delay		7.9	12.3	9.5			
LOS		A	B	A			
Approach Delay		12.2					
Approach LOS		R					

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GMT
 Agency/Co.: GMT
 Date Performed: 6/29/04
 Analysis Time Period: AM Peak
 Intersection: /
 Jurisdiction: /
 Units: U. S. Customary
 Analysis Year: Year 2008 With Project
 Project ID: /
 East/West Street: 10th Avenue Place/Ahe Street
 North/South Street: 10th Avenue
 Intersection Orientation: NS
 Study Period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Northbound			Southbound		
	Approach	1	2	3	4	5
Movement	L	T	R	L	T	R
Volume	28	110	1	141		
Peak-Hour Factor, PHF	0.68	0.68	0.68	0.90		
Hourly Flow Rate, HFR	41	161	1	156		
Percent Heavy Vehicles	2	--	--	2		
Median Type/Storage	Undivided /					
RT Channelized?	/					
Lanes	0	1	0	0	1	0
Configuration	LTR LTR No					
Upstream Signal?	No					

Minor Street: Approach Movement

Minor Street:	Westbound			Eastbound		
	Approach	7	8	9	10	11
Movement	L	T	R	L	T	R
Volume	5	0	0	7	0	86
Peak Hour Factor, PHF	0.63	0.63	0.63	0.79	0.79	0.79
Hourly Flow Rate, HFR	7	0	0	8	0	108
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0					
Flared Approach: Exists?/Storage	0 /					
Lanes	0	1	0	0	1	0
Configuration	LTR LTR					

Delay, Queue Length, and Level of Service

Approach	Movement	Westbound			Eastbound		
		7	8	9	10	11	12
Lane Config	L	L	R	R	L	T	R
v (vph)		11		7			
C/m (vph)		1419	1417	439			
v/c		0.03	0.00	0.02			
95th queue length		0.09	0.00	0.05			
Control Delay		7.6	7.5	13.3			
LOS		A	A	B			
Approach Delay		13.3					
Approach LOS		B					

HCS2000: Unsignalized Intersections Release 4.1d

TWO-WAY STOP CONTROL SUMMARY

Analyst: GHT
 Agency/Co.:
 Date Performed: 6/29/04
 Analysis Time Period: PM Peak
 Intersection:
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: Year 2008 With Project
 Project ID:
 East/West Street: 10th Avenue Place/Ahe Street
 North/South Street: 10th Avenue
 Intersection Orientation: NS Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street:	Approach		Northbound		Southbound	
	Movement	L	T	R	L	T
Volume	31	101	6	1	92	4
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.64	0.64	0.64
Hourly Flow Rate, HFR	38	126	7	1	143	6
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type/Storage	Undivided /					
RT Channelized?	/					
Lanes	0	1	0	0	1	0
Configuration	LTR		LTR		LTR	
Upstream Signal?	No					

Minor Street:	Approach		Westbound		Eastbound	
	Movement	L	T	R	L	T
Volume	4	1	1	4	1	35
Peak Hour Factor, PHF	0.50	0.50	0.50	1.00	1.00	1.00
Hourly Flow Rate, HFR	8	2	2	4	1	35
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)	0					
Flared Approach: Exists?/Storage	No /					
Lanes	0	1	0	0	1	0
Configuration	LTR		LTR		LTR	

Delay, Queue Length, and Level of Service

Approach Movement	Westbound		Eastbound	
	LTR	LTR	LTR	LTR
v (vph)	38	12	40	40
C(m) (vph)	1432	1452	589	842
v/c	0.03	0.00	0.02	0.05
95% queue length	0.08	0.00	0.06	0.15
Control Delay	7.6	7.5	11.2	9.5
LOS	A	A	B	A
Approach Delay	11.2		9.5	
Approach LOS	B		A	

Attachment C

Final Environmental Assessment



**Pālolo Chinese Home
Redevelopment**
Pālolo, O'ahu, Hawai'i

Approval Letter for
Conditional Use Permit
(CUP) Major and Zoning
Variance

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET - HONOLULU, HAWAII 96813
TELEPHONE (808) 523-4516 - FAX (808) 527-5743 - TDD (808) 527-5743



JEREMIAH'S
SIGN

ERIC CRISPIN, AIA
DIRECTOR
BARBARA HUNTER
DEPUTY DIRECTOR

2003/CUP-18(j1)
2003/CUP-19(j1)

October 20, 2003

Mr. Donald Clegg
Analytical Planning Consultants, Inc.
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Conditional Use Permit Nos. 2003/CUP-18 & 19
Group Living Facility and Day-Care Facility
Palolo Chinese Home
2459 10th Avenue - Palolo
Tax Map Key 3-4-13:1

Based on the attached Findings of Fact, Conclusions of Law and Decision and Order, your request for a Conditional Use Permit, Major, for a group living facility, and a Conditional Use Permit, Minor, for a day-care facility, is hereby APPROVED WITH CONDITIONS.

Pursuant to Section 1.40 of the Land Use Ordinance, an Order may be appealed to the Zoning Board of Appeals (ZBA) as provided by the ZBA Appeals Rules Relating to Administrative Procedure, Rule 22-2. Appeals shall be filed within 30 days after the date of mailing or delivery of this Order. Please note that an appeal to the ZBA shall not stay any provision of this Order. The filing fee for appeals to the ZBA is \$200 (payable to the City and County of Honolulu).

Mr. Donald Clegg
Page 2
October 20, 2003

If you have any questions, please contact Jeff Lee of our staff at 527-6274.

Sincerely yours,

ERIC G. CRISPIN, AIA
Director of Planning
and Permitting

EGC:cs
Attachment
(encl)

cc: Palolo Chinese Home

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
OF)
PALOLO CHINESE HOME) CASE NO. 2003/CUP-18
FOR A CONDITIONAL USE PERMIT, MAJOR) 2003/CUP-19
AND)
CONDITIONAL USE PERMIT, MINOR)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
DECISION AND ORDER

I. APPLICATION

A. Basic Information

APPLICANT/
LANDOWNER : Palolo Chinese Home
AGENT : Donald Clegg
LOCATION : 2459 10th Avenue - Palolo
(Exhibit 1)
TAX MAP KEY : 3-4-13: 1
LAND AREA : 14.97 Acres
STATE LAND USE DISTRICT : Urban District
DEVELOPMENT PLAN
LAND USE MAP : Residential
(Exhibit 2)
EXISTING ZONING : R-5 Residential District
(Exhibit 3)
SURROUNDING LAND USE : Single-Family Dwellings,
Elementary School

REQUEST

Conditional Use Permit, Major,
to expand an existing group
living facility.

Conditional Use Permit, Minor,
for a day-care facility.

B. PROPOSAL

The applicant proposes to redevelop and expand its existing
adult residential care home facility as follows:

- Lani Booth Hall will be renovated to provide larger
program activity areas and bed space. Farm Memorial
Hall and Victoria Ward Hall will be demolished and
replaced with a new assisted living building complex
with 68 one-bedroom and 20-studio units, and interior
and exterior amenities. A two-story skilled nursing
building will be built adjacent to Lani Booth Hall to
house an additional 27 beds for clients requiring
skilled nursing/intermediate care and clients with
dementia. Total floor area will be increased from
60,000 square feet to 95,000 square feet.

- Clientele will increase from 60 to about 130
residential care recipients.
- Short-term overnight care will be provided for up to
eight frail elderly clients residing in the community
who need temporary respite services.
- A senior day-care program serving 30 clients will be
operated daily from 7 a.m. to 5:30 p.m.
- Hawaii Neighborhood Outreach to the Aged (HINOA), a
neighborhood outreach program will be operated on-site.
The program will provide home-based services to elderly
clients living in the community, including arrangements
for emergency calls, care/case management, therapy,
visits for such services as assisting with hygiene and
light housekeeping, and delivery of meals prepared at
the facility. Clients will have access to the on-site
health and wellness center operated principally for
Palolo Chinese Home (PCH) residents. Staffing for the
program will consist of 2-3 people working 9 a.m. to 5
p.m., Monday through Friday. According to the
applicant, the program will use the same computer

systems and software programs, office space and personnel as that which would be used for the existing group living facility.

The on-site health and wellness program currently serving PCH residents will be expanded to allow non-residents to participate in health screening, socialization, and education, which will include hosting of twice-per-month lectures or other health related events. It is estimated that 5-6 people per week will come for the screening services, and 15-30 people will attend the special events. Like the HINOA program the wellness center will use existing PCH office space and staff.

The HINOA program, meal delivery and wellness center program are subject to approval of a use variance.

The redevelopment program will be completed in four phases, with completion projected for 2007.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Uses

The site is irregularly shaped. The north property boundary runs along the ridge of "Dinosaur Mountain" and the southeast boundary runs through the middle of Waionao Stream. The developed portion of the site slopes down towards 10th Avenue and Waionao Stream. Access to the site is from 10th Avenue.

The site is developed with the following structures:

BUILDING	STORIES	AREA	HEIGHT	YEAR BUILT
T.F. Farm Memorial Hall	1	2,610 s.f.	21 ft.	1957
Victoria Ward Hall	1	8,260 s.f.	22 ft.	1967
Lani Booth Hall	2	10,800 s.f.	35 ft.	1971
Dwelling	2	Unknown	Unknown	1971

The surrounding area is predominantly in single-family residential use. Anuenue Elementary School is nearby to the west.

B. Uses and Schedule of Operations

The uses and schedule of operations are as follows:

USE*	HOURS OF OPERATION	ATTENDANCE
Assisted Living	24 hours/day	Max. 103
Skilled/Intermediate Care	24 hours/day	27
Senior Respite Care	24 hours/day (Temporary occupancy)	8
Senior Day-Care	7:00 a.m. - 5:30 p.m. Daily	30
Outreach Program Office	9:00 a.m. - 5:00 p.m. Monday - Friday	3
Wellness Center	9:00 a.m. - 5:00 p.m. Monday - Friday	5-6/week
Meals-on-Wheels	Lunchtime Monday - Friday	15-30 twice/mo.

*The facility will employ a staff of 90, working in three shifts, including nurses, aides, social workers, kitchen staff, administrative staff, grounds and maintenance staff.

C. Other Permits

The applicant submitted a variance application to allow a catering establishment (Meals-on-Wheels), medical clinic (health and wellness center), and commercial office (supports the outreach program) which are not permitted uses in residential districts. The variance application (2003/VAR-46) was processed concurrently with this permit. The variance was approved by the Director on October 20, 2003. Conditions of approval included limitations on the scale of the variance uses (i.e., staffing, floor area and operations) intended to ensure that the uses approved under the variance function as adjuncts to the principal group living facility use.

D. Public Agencies' Review and Comment

Public agencies evaluated the impact of the project on their facilities and services. Their comments are attached in their entirety as Exhibit 4.

E. Community Concerns

Informational notices informing the public of the DPP's review of this land use permit application were sent to

various community organizations, public officials, and the Palolo Neighborhood Board No. 6 (Board).

A copy of a letter to the Board from a nearby Palolo Valley resident was received expressing support for the project.

The following concerns were identified in letters and a petition to the DPP:

- Density. The number of units and variety of uses cannot be supported by the 5-acre portion of the site to be redeveloped.
- Traffic. A traffic impact assessment is needed to evaluate traffic impacts caused by the various uses and increase in clients.
- Adequacy of the wastewater system.
- Increase in noise from vehicular traffic and delivery vehicles.
- Impact of parking lot lighting on the abutting residences.
- Loss of privacy due to the proposed 2-story building.
- Insufficient landscape buffer between the facility and the surrounding area.

On July 10, 2003, a fax, addressed to the Planning Commission from the Board, was received supporting the redevelopment of the Palolo Chinese Home, provided the Palolo Chinese Home can address the concerns of the abutting residents.

On August 18, 2003, another letter was received from the Board stating that at its August 13, 2003 meeting, the Board voted to neither support nor oppose the proposal.

As of August 26, 2003, petitions, letters, and postcards with over 1,200 signatures supporting the proposal have been received.

Pursuant to Section 21-2.40-2(c) (6) of the Land Use Ordinance, a public hearing was conducted by the DPP on August 19, 2003 at the Human Resources Conference Room, City Hall Annex. There were approximately 36 in attendance

including the applicant, agent and applicant's consultants. Supporters, including current PCH residents and relatives of clients, described their positive experiences as direct care recipients or observers of services received by family members. Opponents reiterated the concerns described above regarding the proposed expansion.

F. Chapter 343, Hawaii Revised Statutes (HRS)

The proposed project is not subject to the provisions of Chapter 343, Hawaii Revised Statutes, the State Environmental Impact Statement Law.

III. ANALYSIS

A. Compliance with Land Use Ordinance (LZO) Requirements

1. Conditional Use Permit, Major, minimum development standards for Group Living Facilities - LZO Section 21-5.290:

REQUIREMENT	PROJECT SITE
Another group living facility shall not be located within 1,000 feet.	The site is not within 1,000 feet of another group living facility.
Within agricultural districts, activities associated with group living facilities shall be of an agricultural nature.	The site is not within an agricultural district.

The proposed project meets the minimum development standards for group living facilities.

2. Conditional Use Permit, Minor, minimum development standards for Day-Care Facilities - LZO Section 21-5.180:

STANDARD	LUO PROVISIONS	PROJECT SIZE
Minimum Setback	All common activity areas shall be set back a minimum of 15 feet from adjoining lots in Country, Residential, Apartment or Apartment Mixed Use Districts.	Minimum 30 feet from adjoining lots.
Travelway	Access width determined by appropriate agencies.	60' (10 th Avenue)
Pick up/drop-off Area	>25 care recipients: On-site pick up and drop-off area equivalent to 4 standard-sized parking spaces.	Drop-off area provided.

The site meets the minimum development standards for day-care facilities.

3. R-5 Residential District Standards (LUO Section 21-3.70-1):

STANDARD	LUO PROVISION	PROJECT SIZE
MINIMUM LOT AREA	5,000 sq. ft.	14.97 Acres
DEPTH/WIDTH	50 ft.	812 ft./455 ft.
YARDS (for other uses) FRONT SIDE/REAR	30 ft. 15 ft.	195 ft. 25 ft./120 ft.
MAXIMUM BUILDING AREA	50% of zoning lot (7.49 acres)	8.71 (56,576 sq. ft.)
MAXIMUM HEIGHT	25 ft.	35 ft.

As noted in Section II. A of this report, all buildings have valid building permits or there is evidence of their existence prior to the enactment of the LUO. Therefore, height overages are considered nonconforming standards. However, reconstruction and future additions or alterations to existing structures must comply with current zoning regulations.

The revised floor plans (time-stamped August 25, 2003) do not show kitchens in the assisted living or skilled nursing units (independent living units). With the addition of kitchens, these units would be considered dwelling units and the facility would exceed the

maximum density allowed under current zoning (i.e., one dwelling unit per 5,000 square feet). To ensure that this does not occur and to address neighbors' concerns, a condition restricting the conversion of the units to independent living units will be made a condition of this approval.

4. Traffic/Off-street Parking

There are two accesses to the site. One is to the north of the project and will handle the majority of the traffic and off-street parking. A second access is provided south of the project near the Holomua Place residences and will be used by service vehicles and as a turnaround area. Some parking will also be provided in this area.

There is concern that the proposed expansion and use of the lower road will increase traffic impacts on the abutting Holomua Place residences and increase the demand for off-street parking. To address these concerns, the applicant proposes to: (1) set back this road from the residences farther than the existing service road; (2) limit delivery days and times; and (3) install a landscape buffer between the facility and the Holomua Place residences. In addition, the Traffic Review Branch of DPP recommends that a traffic management plan (TMP) be prepared to assess and identify possible traffic strategies to mitigate potential traffic impacts resulting from the expansion. This will be a condition of approval.

Section 21-6.30 of the LUO allows the Director to impose special parking requirements in connection with conditional use permits.

Parking requirements for the project are:

USE	LUO REQUIREMENT	PARKING REQUIRED
Assisted Living @ 88 Units	1 Stall per 4 Units	22
Intermediate/Skilled @ 42 Units	1 Stall per 4 Units	10.5
Adult Day-Care Facility @ 5,400 s.f.	1 for each 10 care recipients of design capacity.	10.8

Senior Respite Care (8 clients)	Accessory	0
Offices @ 6,250 s.f.	1 per 400 sq. ft.	15.6
Wellness Center (clinic)	*Accessory for residents and adult day-care clients.	0
Catering Establishment (Meals-on-Wheels)	*1 per 400 sq. ft.	0
	TOTAL	59.9

*The care home kitchen staff prepares the meals for Meals-on-Wheels pick-up and delivery. Therefore, no additional parking will be assessed. The applicant estimates that 5-6 non-resident people per week will use the screening services (medical clinic) and 15-30 will come twice a month to attend a lecture or other related event. Because of the relatively small number of users and the infrequency of visits additional parking will not be required at this time.

A total of 59 parking spaces are required. Under the Revised Master Plan time-stamped August 19, 2003, eighty-five stalls, including accessible stalls, will be provided. The applicant estimates that about 29% of the facility's current 54-person staff carpool or walk to work, and with the proposed expansion in place, staffing will increase to 90 persons. Assuming that a comparable proportion of staff will continue to carpool or walk to work, the 85 stalls proposed by the applicant appears to be sufficient to accommodate peak-hour staffing requirements for both the group living facility and day-care facility. However, parking requirements may be reassessed if circumstances warrant an increase.

5. Off-street loading

Floor area of the facility will be 95,000 square feet at full build-out. LVO Section 21-6.100 specifies 3 loading spaces as the off-street loading requirement for hospitals or similar institutions with a floor area of 50,001-100,000 square feet. Three loading stalls will be provided by the applicant.

6. Dust, Noise, Odor and Fumes

a. Short-term impacts.

During renovation of the Lani Booth building and construction of the assisted living apartments and skilled nursing building, dust, noise, odors, or

fumes from construction equipment and activities will be generated. To minimize the impact, the construction contractor will be required to comply with the appropriate State Department of Health regulations relating to air quality and noise.

b. Long-term impacts.

The project will generate noise and emissions of carbon monoxide by passenger vehicles and delivery trucks going to and from the site along the lower service road, which is a concern of the abutting property owners.

To minimize noise impacts to the surrounding residents, the applicant proposes to reroute and set back the service road to be further away from the Holomua Place residences. A landscaped buffer along the south boundary that abuts neighboring residences is also proposed.

The current number of delivery trucks servicing the facility consists of food trucks (maximum of 5 per week), supply trucks (1 every other week), laundry trucks (1 per week) and beverage trucks (once a month). The applicant does not expect deliveries to increase significantly with the redevelopment of the facility. To minimize noise impacts from delivery vehicles, the applicant proposes to restrict deliveries to between the hours of 8:30 a.m. and 4:00 p.m. Abutting property owners suggested that Sunday deliveries be excluded. Since deliveries are most likely to occur during weekdays, this is a reasonable request. These will be made conditions of approval.

There are potential noise impacts associated with dinner and evening activities. The applicant states that attempts are made to control or mitigate this type of noise, and to minimize scheduling activities after 8:00 p.m. In addition, the new wing of the Lani Booth Building which will house the skilled nursing facility will be equipped with air conditioning. Nevertheless, to insure quiet hours are implemented, as a condition of approval, activities and/or uses which may generate significant noise impacts to the surrounding residents will not be permitted.

7. Visual impacts

a. Views

No public views will be affected by the project. The new structures will comply with all underlying development standards for the R-5 district, including height. Nevertheless, some residents of the area expressed concerns that their views of the existing heavily-landscaped area and mountain on the north side of the site will be disrupted by the proposed new two story assisted living building. The LVO does not regulate private views. However, the applicant will be required to submit revised plans showing landscape buffering around the building to address visual impacts associated with the size (bulk) of the new structure. In addition, the applicant proposes to break up the roof line to give the new buildings a less massive appearance. This is consistent with the recommendation of DPP's Urban Design Branch.

LVO Section 21-4-70-1 (d) requires that group living facilities in residential districts be screened from any adjacent zoning lot. The applicant proposes a continuous hedge along the south boundary; this will be made a condition of approval.

b. Lighting

No plans for exterior lighting were submitted. Exterior lighting not shielded to prevent direct illumination could have negative impacts on adjoining properties and rights-of-way. Therefore, as a condition of approval, all proposed exterior lighting will be required to be shielded and directed away from adjoining lots and rights-of-way.

c. Landscaping

The site is heavily landscaped. However, during construction of the new structures and parking areas, existing landscape material will be removed. The applicant intends to retain large trees and to replant the area. A landscape plan showing the landscape material to be retained and the proposed landscaping was not submitted.

Therefore, a landscape plan showing the type, size and quantities of the retained and proposed landscaping, including the parking areas, will be required as a condition of approval.

8. Signs

The applicant did not submit sign plans, but all signage must comply with LVO Section 21-7-10, Sign Regulations.

B. The site is suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features.

1. Size, shape, location and topography

On-site conditions, including size, shape, location and topography, are suitable for the proposed use. Although a mountain occupies the majority of the site, about 5 acres of the 14.97-acre site is currently developed with two 1-story, one 2-story structure and a 2-story single-family dwelling used as administrative offices. The applicant notes that the site also previously included a 5,000-square foot dormitory, which was demolished in 1992. According to the applicant, prior to the demolition of the dormitory, the facility consisted of about 95,000 square feet of floor area which will be approximately the same after redevelopment.

2. Infrastructure

a. Water

Water service is provided through an existing connection to service lines of the Honolulu Board of Water Supply.

The Board of Water Supply (BWS) has confirmed that the existing water system is adequate to accommodate the proposed facility.

b. Wastewater

Wastewater disposal is provided by an existing connection to City and County sewer lines. The municipal sewer system is adequate for the proposed facility.

c. Grading & Drainage

The existing drainage will be affected by the construction of the new parking areas and buildings. The applicant will be required to comply with the City's "Rules Relating to Storm Drainage Standards." Drainage plans and a report addressing the impacts of changes in runoff will be required for construction plan approval. Therefore, a special permit condition addressing drainage issues will not be required.

d. Access and Circulation

Ingress and egress will be from 10th Avenue. There are two access driveways to the facility, one in active use on the mauka side of the existing buildings and one on the makai side of the property which is used as a fire truck and maintenance road. The upper driveway will lead to the majority of the parking spaces. The lower driveway will lead to additional parking spaces, loading zones, and a turnaround area.

Abutting property owners have expressed concerns over an increase in noise and traffic from users of the lower service road. The applicant proposes to reroute and set back the service road to be located further away from abutting residences than the existing road, and provide a landscape and/or solid wall buffer along the boundary of the abutting properties. Further, limiting delivery days and times will minimize these impacts. This will be made a condition of approval.

The State DOT stated that the proposed development is not expected to have a significant impact on State transportation facilities.

C. The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district.

The site is in the R-5 Residential District. The intent of the R-5 District is to provide areas for urban residential development. Group living facilities and day-care facilities are permitted in this district as a conditional use. The project meets the minimum development standards for the use and zoning district.

With the conditions of approval imposed as discussed above, the proposed expansion should not adversely limit, impair or preclude uses of the surrounding properties for principal uses permitted in the district.

D. The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.

The proposed facility will provide a service that will contribute to the general welfare of the community-at-large and the surrounding community. The Palolo Chinese Home has been providing care services to the community's elderly since 1917. The proposed expansion will transform the adult residential care home to an adult day-care, assisted living and intermediate/skilled nursing facility and offer a variety of health care programs and services to the elderly.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law:

The proposed group living facility will not have any significant adverse effect on surrounding uses. The conditional use will have no more impact on nearby property or improvements than any principal use permitted in the district, provided the use meets the conditions listed in the following Decision and Order.

V. DECISION AND ORDER

Based on the FINDINGS OF FACT and CONCLUSIONS OF LAW, the Director of Planning and Permitting hereby APPROVES the application for a CONDITIONAL USE PERMIT, MAJOR, for a group living facility, and a CONDITIONAL USE PERMIT, MINOR, for an adult day-care facility on a 14.97-acre site zoned R-5 Residential District, subject to the following conditions:

1. Independent living units are not permitted.
2. The applicant shall prepare a traffic management plan (TMP) that assesses and identifies traffic strategies to mitigate potential traffic impacts resulting from the proposed expansion. These traffic strategies may include scheduling deliveries during non-peak traffic periods and/or during separate periods of the day to disperse traffic in the residents, having visitations scheduled during separate periods of the day to disperse traffic in the vicinity of the project and other strategies that would minimize the amount of vehicles entering and exiting the site during specified time periods. (An assessment of the numbers and types of construction related vehicles and the times they enter and leave the site shall also be conducted to minimize traffic impacts along the affected streets. The traffic plan and assessment of construction related vehicles shall be submitted for the review and approval of the DPP prior to application for any major building permit and be updated during the various phases of the development.
3. Prior to the application for construction or building permits involving ground disturbance, the applicant shall submit revised landscape plans to the Director of Planning and Permitting, for review and approval, showing (including an irrigation system):
 - a. Landscape material to be removed.
 - b. Size, type and number of existing landscape material.
 - c. Size, type and number of proposed landscape material.
 - d. A 6-foot high solid wall or fence, and/or a 6-foot high continuous screening hedge along the southern boundary of the property abutting the residential lots off Holomua Place.
 - e. Parking area landscaping plan.

The plan shall highlight the use of landscape material to reduce visual impacts associated with the scale (bulk) of the proposed two-story assisted living building. Landscaping shall generally conform with the approved plans. Modification of the approved plans are subject to review and approval of the Director of DPP.
4. Due to the close proximity of the facility to single-family dwellings, the applicant shall implement quiet hours for the facility during the hours of 8 p.m. to 8 a.m., daily.

Activities and/or uses which may generate noise impacts to the surrounding residents, such as use of amplified music and/or sound systems, use of outdoor areas, organized social functions, loading and unloading, and deliveries, shall not be permitted during these stipulated quiet hours.
5. All exterior lighting shall be shielded and directed away from any abutting lots and rights-of-way.
6. Deliveries to the facility shall be limited to the hours of 8:30 a.m. to 4:00 p.m., Mondays through Saturdays.
7. Approval of this permit does not constitute compliance with other government requirements, including building permit approval. They are subject to separate review and approval. The applicant will be responsible for insuring that the final plans for the project approved under this permit comply with all applicable governmental provisions and requirements.
8. The Director of Planning and Permitting may modify the conditions of this permit by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of approval.
9. The applicant and/or landowner will notify the Director of Planning and Permitting of:
 - a. Any change in uses on the site;
 - b. Termination of any uses on the site; and/or
 - c. Transfer in ownership of the site or any uses on the site.

The Director will then determine the appropriate disposition of this permit and facilities.

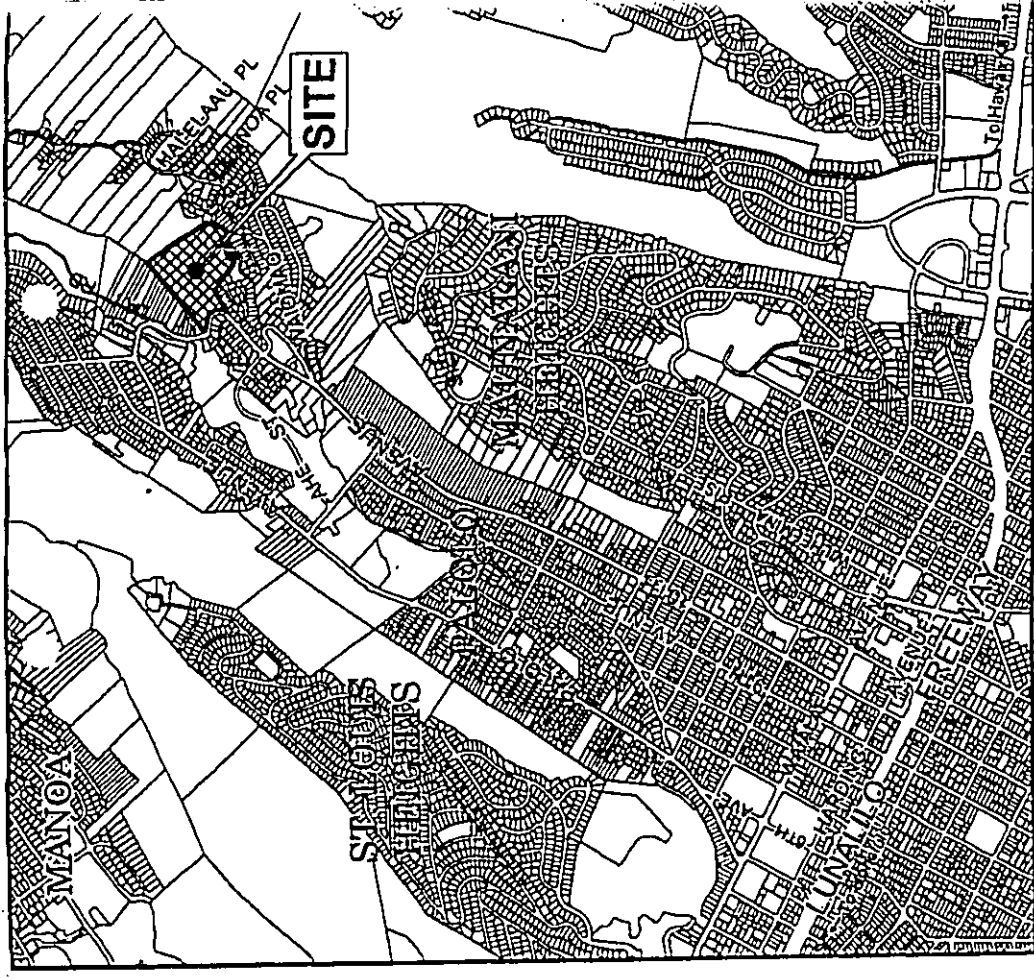
10. In the event of noncompliance with any of the conditions set forth herein, the Director of Planning and Permitting may require the applicant and/or owners to terminate all uses approved under this permit, or to halt their operation until all conditions are met, or the Director may declare this permit null and void or initiate civil enforcement.

Dated at Honolulu, Hawaii, this 20th day of October, 2003.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

BY 
ERIC G. CRISPIN, AIP
Director of Planning and Permitting

EGC:cb
Attachments
02/11/03



LOCATION MAP
PALOLO VALLEY HOMESTEADS
WAIOMAO



TAX MAP KEY(S): 3-4-13: 01

FOLDER NO.: 2003/CUP-18


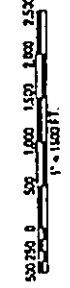
Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: June 2003
EXHIBIT 1

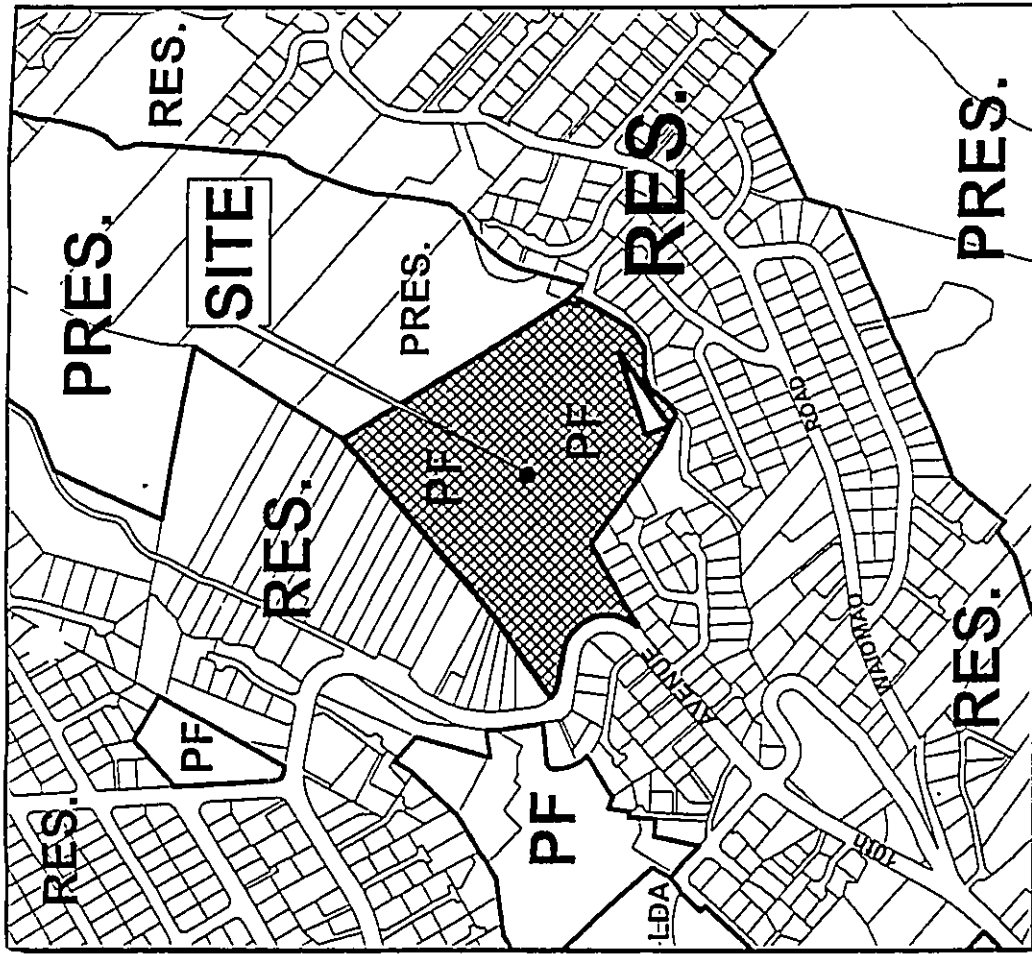
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VICINITY MAP

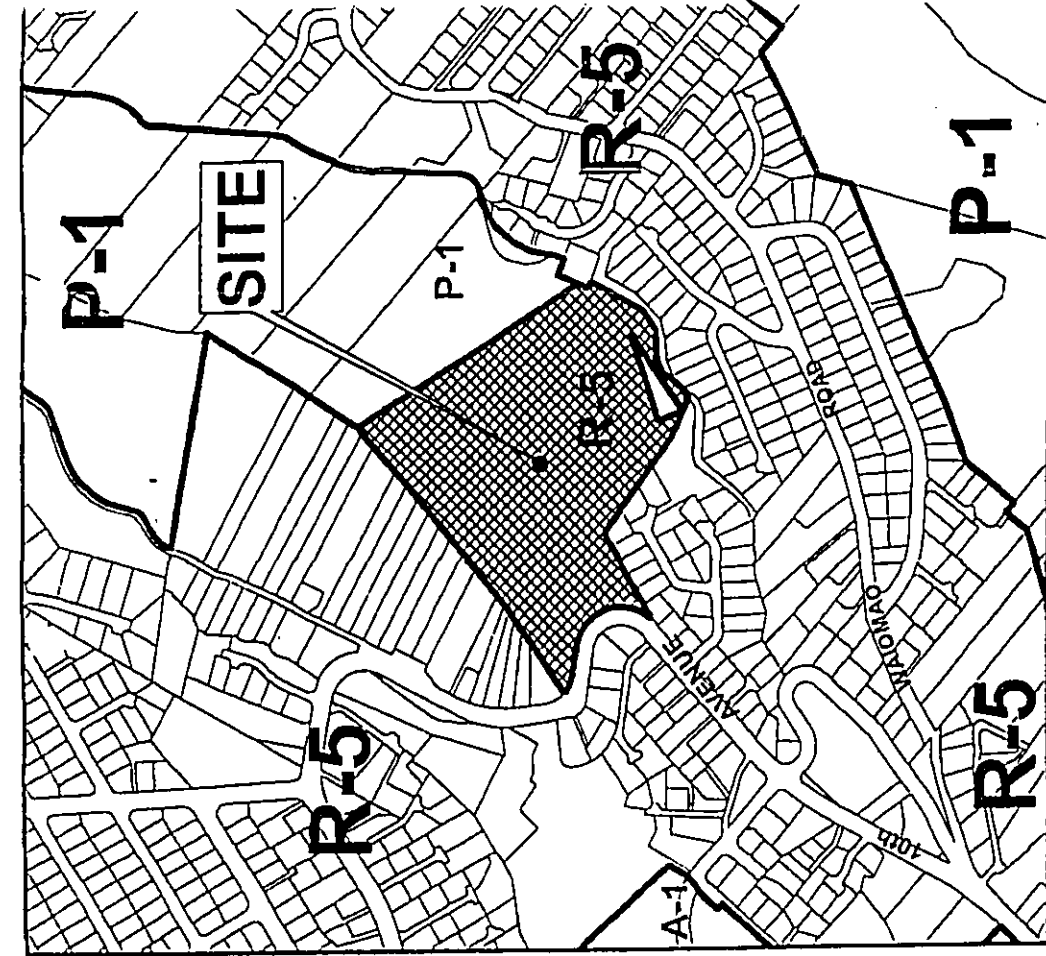




50 750 0 500 1,000 1,500 2,000 2,500
1" = 1,500 FT.




PORTION OF DEVELOPMENT PLAN LAND USE PRIMARY URBAN CENTER
 TAX MAP KEY(S): 3-4-13: 01
 FOLDER NO.: 2003/CUP-18
 Date Prepared: June 2003
 Copyright City & County of Honolulu
 All Rights Reserved 2003
 EXHIBIT 2

Prepared by: Department of Planning & Permitting
 City and County of Honolulu




PORTION OF EXISTING ZONING MAP MOILIILI - KAIMUKI
 TAX MAP KEY(S): 3-4-13: 01
 FOLDER NO.: 2003/CUP-18
 Date Prepared: June 2003
 Copyright City & County of Honolulu
 All Rights Reserved 2003
 EXHIBIT 2

Prepared by: Department of Planning & Permitting
 City and County of Honolulu

Record agency comments
J-11 01804684-002 (2003/CUP-18)

Civil Engineering Branch

Assigned To: MURAKAWA
 Status: Complete
 Outcome: Recorded
 Scheduled Start: Jun 17, 2003 08:00
 Actual Completed: Jun 17, 2003 08:00

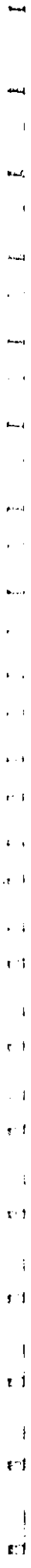


Reviewed by: Don Fujii
 Agency Comments:

1. Will there be any grading work done? If so, revise your list of permits required on Page 1. (DF)
2. How will the proposed project comply with the City's "Rules Relating to Storm Drainage Standards" Discuss in either Section 3 (Infrastructure) or 5 (Other Impacts) (KA)
3. Note that drainage plans and report addressing impacts of changes in runoff will be required for construction plan approval. (KA)

Comments:

EXHIBIT 4



record agency comments
Job 018046684-002 (2003/CUP-18)

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
TCHING	Complete	Recorded			Jun 23, 2003	10:02:15

Details

Agency: WWRB
 Reviewed by: Iching
 Agency Comments: The municipal sewer system is adequate. A Site Development Division Master Application for Sewer Capacity Reservation is required for the proposed additional demand on the sewer system. The project is liable for payment of a Wastewater System Facility Charge.
 Comments:

Branch Comments for File No.: 2003/CUP-18
 Group living facilities (major modification to existing use)/ Palolo Chinese Home
 Conditional Use Permit Major

Process Description: Civil Engineering Branch

Branch Comments: 1. Will there be any grading work done? If so, revise your list of permits required on Page 1. (DF)
 2. How will the proposed project comply with the City's "Rules Relating to Storm Drainage Standards"? Discuss in either Section 3 (Infrastructure) or 5 (Other Impacts). (KA)
 3. Note that drainage plans need report addressing impacts of changes in runoff will be required for construction plan approval. (KA)

Branch Comments for File No.: 2003/CUP-18
 Group living facilities (major modification to existing use)/ Palolo Chinese Home
 Conditional Use Permit Major

Process Description: Urban Design Branch Review Comments *PKA*

Branch Comments: 1. How much grading (cut and fill) is proposed to accommodate the additional surface parking? What are the contour intervals on the site plans?
 2. Proposed two-story structure seems pretty large that spreads all over a good portion of the site. We would recommend that the new structure be broken up into smaller structures with covered walkways, dormers, skylights, clerestories, or stairways.
 3. Provide some larger scaled schematic floor plans to show proposed functions and rooms.
 4. More trees should be provided in the surface parking lots to meet LUO requirements. TC 6/19/03

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERTANHA STREET
HONOLULU, HI 96843



June 19, 2003

LEO A. LINGG
GOVERNOR

ARELHY HARRIS, Mayor
EDDIE FLORES, JR., Chairman
CHARLES A. STED, Vice-Chairman
JAN HALLY, ALII
HERBERT S. K. KAOPIUA, ER
DAROLDYN H. LENOVO

RODNEY K. HARAGA, Esq. - Office
LARRY J. LEOPOLD, Esq. - Office
CLIFFORD S. JAMES
Manager and Chief Engineer
DORRA FAY K. MOTOLUAG
Deputy Manager and Chief Engineer

TO: ERIC G. CRISPIN, AJA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *K. Sisk*
CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER

SUBJECT: MEMORANDUM DATED JUNE 10, 2003 REGARDING THE
CONDITIONAL USE PERMIT - MAJOR APPLICATION
NOS. 2003/CUP-18, PALOLO CHINESE HOME, TMK: 3-4-13-1

The existing water system is presently adequate to accommodate the proposed redevelopment of the Palolo Chinese Home campus.

The availability of water will be confirmed when the building permit is approved. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

If you have any questions, please contact Merete Leong at 527-6122.



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

June 17, 2003

RODNEY K. HARAGA
DIRECTOR

Acting Deputy Director
OLENA M. OHSUGITO

MINDY PETER TO
STP 8.0792

Mr. Eric G. Crispin, AJA
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: Palolo Chinese Home
Conditional Use Permit - Major, Application No. 2003/CUP-18

In reply to your letter requesting our comments on the subject permit application, this is to advise you that there is no direct impact to our transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

RKH
RODNEY K. HARAGA
Director of Transportation

LINDA LUKOLE
GOVERNOR OF HAWAII



CAROLINE L. LUTENBERG, M.D.
DIRECTOR OF PUBLIC HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 1378
HONOLULU, HAWAII 96801-3378

In Reply, Please Refer to
File #

June 23, 2003

03-679A CAB

INTERNAL MEMORANDUM

DATE: JUNE 26, 2003
TO: JEFF LEE, PLANNER, LAND USE APPROVALS BRANCH
FROM: TIM HATA, PLANNER, POLICY PLANNING BRANCH *THH/SL*
VIA: RANDY HARA, ACTING DIVISION CHIEF *RH*
INTERIM PLANNING DIVISION
SUBJECT: PALOLO-CHINESE HOME, CONDITIONAL USE PERMIT (MINOR)

1. The proposed project is consistent with the existing Primary Urban Center Development Plan (DP), which designates the project site as "Public and Quasi-Public on the Primary Urban Center DP Land Use Map. The proposed project is also consistent with the proposed land use policies in the Revised Draft of the Primary Urban Center DP. The Revised Draft Primary Urban Center DP designates the project site as "Lower Density Residential" but includes policies that promote the co-existence of institutional and non-residential uses within predominantly single-family residential neighborhoods such as Palolo Valley.
2. This proposed project is not a type of facility that requires an amendment to the Primary Urban Center DP Public Facilities Map. Therefore, an amendment is not necessary.

Mr. Eric G. Crispin, AIA
Director of Planning and Permitting
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

SUBJECT: Conditional Use Permit - Major Application No. 2003/CUP 1E
Palolo Chinese Home, Oahu; TMK: 3-4-13:1

This letter is to transmit the following comments on the subject application:

Construction/Demolition Involving Asbestos:

Since the proposed project would entail renovation/demolition activities which may involve asbestos, the applicant should contact the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch at 586-5800.

Control of Fugitive Dust:

A significant potential for fugitive dust emissions exists during all phases of construction. Proposed construction activities will occur in proximity to existing residences, public areas and 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 the provisions of Hawaii Administrative Rules, §11-60.1-33 on 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, the following:

Patricia Palolo-Chinese@hawaii.gov

Mr. Eric G. Crispin, AIA
June 23, 2003
Page 2

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

If you have any questions, please contact Mr. Barry Ching of the Clean Air Branch at 586-4200.

Sincerely,


THOMAS E. ARIZUMI, P.E., Chief
Environmental Management Division

BC:jhm



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAKULIPIVA BUILDING, ROOM 555
601 KAAHAKULA BOULEVARD
KAPOLEI, HAWAII 96707

June 20, 2003

Eric G. Crispin, Acting Director
Department of Planning and Permitting
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

LOG NO: 2003.0879
DOC NO: 0306EJ18

Dear Mr. Crispin:

SUBJECT: Chapter 6E-42 Historic Preservation Review - Conditional Use Permit
Major for Palolo Chinese Home, (Application No. 2003/CUP.18)
Palolo, Kona, O'ahu
TMK: (1) 3-4-013:001

Thank you for the opportunity to comment on the Conditional Use Permit (Major) Group Living Facility and (Minor) Senior Day Care. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project areas. We received the CUP application for comment on June 12, 2003.

The application proposes to expand an existing group living facility through redevelopment of the campus. The applicant proposes to demolish two existing buildings, Farm Memorial Hall and Victoria Ward Hall, in order to construct a new Assisted Living Apartment Complex. A two-storey skilled nursing building will also be constructed adjacent to the existing Lant Booth which will also be renovated.

Architectural Concerns

We have no comment on the proposed project since the buildings, being originally built less than 50 years ago, do not meet the criteria for historic registration.

Archaeological Concerns

A review of our records shows that there are no known archaeological sites at this location. The proposed actions will take place in areas previously disturbed by the existing facilities making it unlikely that no archaeological sites are likely to remain. Therefore, we believe that this project will have "no effect" on significant archaeological sites.

Eric G. Crispin, Acting Director
Page Two

Should you have any questions about archaeology, please feel free to call Sara Collins at 692-8026 or Elaine Jourdan at 692-8027. Should you have any questions about architectural matters, please feel free to contact Susan Tasaki at 692-8032.

Aloha,

P. Holly McEldowney

P. Holly McEldowney, Acting Administrator
State Historic Preservation Division

Eljk

c: David Scott, Executive Director, Historic Hawaii Foundation

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERTANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
<http://www.honolulu.gov>
www.police.honolulu.hi.us

JEREMY HARRIS
MAYOR



LEE D. DONOHUE
CHIEF
OLEN S. KAJIYAMA
PAUL D. PUTZOLU
DEPUTY CHIEFS

OUR REFERENCE CS-KP

July 1, 2003

TO: ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

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


SUBJECT: CONDITIONAL USE PERMIT - MAJOR, APPLICATION NO. 2003/CUP-18,
PALOLO CHINESE HOME, 2459 10TH AVENUE - PALOLO, TAX MAP
KEY 3-4-13: 1

Thank you for the opportunity to review and comment on the subject project.

We believe that this project will have negligible impact on the facilities and services of the Honolulu Police Department.

If there are any questions, please call Captain Marie McCauley of District 7 at 529-3362 or Ms. Carol Sodeant of the Support Services Bureau at 529-3658.

LEE D. DONOHUE
Chief of Police

By 
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

Serving and Protecting with Aloha



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

CHESTER L. LUKINGO, M.D.
DIRECTOR OF HEALTH

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

07003PKP.03

Mr. Eric G. Crispin
July 2, 2003
Page 2

July 2, 2003

Mr. Eric G. Crispin, AIA
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Jeff Lee

Dear Mr. Crispin:

Subject: Conditional Use Permit - Major
Application No. 2003/CUP-18
Palolo Chinese Home
2549 10th Avenue - Palolo
Tax Map Key: 3-4-13:1

The Department of Health, Clean Water Branch (CWB) has reviewed the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 to identify whether a Federal license or 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).
 - b. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre 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.
- d. Discharge of once through cooling water less than one (1) million gallons per day;
- e. Discharge of hydrotesting water.
- f. Discharge of construction dewatering effluent.
- g. Discharge of treated effluent from petroleum bulk stations and terminals.
- h. Discharge of treated effluent from well drilling activities.
- i. Discharges of treated effluent from recycled water distribution systems.
- j. Discharges of storm water from a small municipal separate storm sewer system.
- k. 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/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 (i.e. discharges into Class I or Class AA waters). An application for the NPDES permit is to be submitted at least 180 days before the commencement of the respective 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/cwb/forms/indiv-index.html>.

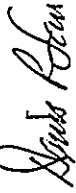
4. Hawaii Administrative Rules, Section 11-55-38, also requires the owner to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHIPD) or demonstrate to the

Mr. Eric G. Crispin
July 2, 2003
Page 3

satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. Please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.

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

Sincerely,



DENIS R. LAU, P.E., CHIEF
Clean Water Branch

KP:rk

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
211 KOWANUA STREET SUITE 4415 - HONOLULU HAWAII 96815
TELEPHONE: (808) 931-7111 FAX: (808) 931-7130 INTERNET: www.honolulu.gov



JEROME HARRIS
OFFICE



ATTACHED LEGALLY
BY THE CHIEF
JOHN CLARK
OFFICIAL SEAL

July 2, 2003

TO: ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: JOHN CLARK, ACTING FIRE CHIEF

SUBJECT: CONDITIONAL USE PERMIT (CUP) - MAJOR
APPLICATION NO. 2003/CUP-18
PALOLO CHINESE HOME
2459 10TH AVENUE - PALOLO
TAX MAP KEY: 3-4-013: 001

We received your memorandum dated June 10, 2003, requesting our review and comments on the CUP application for the above-mentioned project.

The Honolulu Fire Department (HFD) requires 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 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 Services (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.

Mr. Eric G. Crispin, AIA, Director
Page 2
July 2, 2003

3. Submit civil drawings to the HFD for review and approval.

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



JOHN CLARK
Acting Fire Chief

JCSK:bh

2003 JUL 2 10 11 AM

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET - HONOLULU HAWAII 96813
TELEPHONE (808) 521-2414 FAX (808) 527-6743 - INTERNET WWW.PLANHAWAII.HI.GOV



STRECY HARRIS
MAYOR

ERIC CRISPIN, AIA
DIRECTOR
BARBARA BISH STANTON
DEPUTY DIRECTOR

2003/VAR-46(j1)

October 20, 2003

Mr. Donald A. Clegg
Analytical Planning Consultants, Inc.
928 Huuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Request : Zoning Variance No. 2003/VAR-46
Applicant/ Landowner : Palolo Chinese Home (PCH)
Agent : Analytical Planning Consultants, Inc.
(Donald A. Clegg)
Location : 2459 - 10th Avenue - Palolo
Tax Map Key: 3-4-13: 1

The Director of Planning and Permitting has APPROVED the above variance, subject to certain conditions. A copy of the Director's Findings of Fact, Conclusions of Law, and Decision and Order, including the conditions of approval, is attached.

NOTE: If the variance conditions contain time limits, the applicant is responsible for complying within those time limits, or the variance will lapse. If the variance is "after-the-fact", and it lapses because of failure to comply with the conditions, the applicant will be in violation of the zoning code and subject to enforcement proceedings. A new application for the same variance will not be accepted within 12 months of the lapse date.

This variance is limited to those sections of the Land Use Ordinance stated in the Findings of Fact and/or Decision and Order; and shall not be construed as approval of any other permit or review by the Department of Planning and Permitting or by any other agency.

Any party (to the case) wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or

Mr. Donald A. Clegg
Page 2
October 20, 2003

personal service of the Director's written decision. (Zoning Board of Appeals Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the Zoning Board of Appeals rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact, and/or that the Director acted in an arbitrary or capricious manner, or manifestly abused his discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of Planning and Permitting. The filing fee for appeals to the ZBA is \$200 (payable to the City and County of Honolulu).

Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA rules are available at the Department of Planning and Permitting. Appeals should be addressed to:

Zoning Board of Appeals
c/o Department of Planning and Permitting
650 South King Street
Honolulu, Hawaii 96813

If you have any questions or need additional information concerning this variance, please contact Jeff Lee of our staff at 527-6274.

Sincerely yours,

ERIC CRISPIN, AIA
Director of Planning
and Permitting

EGC:nt

Encl.

cc: Palolo Chinese Home

70241355

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

STATE OF HAWAII

I certify that this is a full, true and correct copy of the original document on file with the Department of Planning and Permitting, City and County of Honolulu.

R. W. B. Bannister
DATE 08/20/03

IN THE MATTER OF THE APPLICATION)
OF)
PALOLO CHINESE HOME)
FOR A VARIANCE)
CASE NO. 2003/VAR-46

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION AND ORDER

I. APPLICATION

A. Basic Information:

Applicant/Owner : Palolo Chinese Home
Agent : Analytical Planning Consultants, Inc.
(Donald A. Clegg)
Location : 2459 - 10th Avenue - Palolo
Tax Map Key: 3-4-13: 1
Lot Area : 14.97 Acres
Zoning : R-5 Residential District

The Department of Planning and Permitting held a public hearing on July 10, 2003, to consider the application. The applicant and all other interested persons present were given an opportunity to be heard. The public hearing was extended to and closed on August 19, 2003. The record of the hearing is on file with the Department.

B. Applicant's Proposal: To allow a catering establishment (Meals-on-Wheels), medical clinic (wellness center), and commercial office (in support of an outreach program) which are not permitted uses in residential districts. These uses are proposed to function as adjuncts to the existing group living facility (the Palolo Chinese Home; "PCH"). See Exhibit B-1.

Catering Establishment. Meals for residents are prepared in the existing 2,610-square foot Farm Memorial Hall Building, which contains the kitchen and dining area for the facility. Sixty meals are prepared in the same kitchen for home delivery (by Meals-on-Wheels volunteers) to seniors. (Note: After expansion, a new 2,200-square foot kitchen facility will be used for the same functions.) See Exhibit B-2.

Medical Clinic. An approximate 3,078-square foot health and wellness center will be located in the new Assisted Living Apartment Complex (Exhibit B-2). This facility will primarily serve PCH residents, but will also be open to senior citizens from the community. Health screening, socialization, and education activities will be provided. The applicant anticipates 5 to 6 nonresidents per week will use the facility for the screening services; and 15 to 30 nonresidents may attend a lecture or other health-related event twice a month.

Office. A 101-square foot office in the renovated Lani Booth Building will be used to administer the Hawaii Neighborhood Outreach to the Aged (HINOA) Program, which provides extended care for the elderly in their own homes (Exhibit B-3). The program includes coordinating and arranging for emergency calls, care/case management, therapy at home, home visits for such services as assisting with hygiene and light housekeeping, home delivery of meals prepared at the PCH, and use of an on-site health and wellness center. The services will be implemented using the same computer systems, software programs, and administrative personnel used by the Palolo Chinese Home for its on-campus resident services.

C. Variance Required: A variance is required from Land Use Ordinance (LUO) Sections 21-3.70-1(a) (Table 21-3), relating to use regulations.

D. Applicant's Justification: The applicant provided justification statements, which are part of the file.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site: The site is irregularly shaped and slopes down (east to west) towards 10th Avenue. Access to the site is from 10th Avenue.

B. Land Use: The site is developed with two 1-story structures and one 2-story structure, which are used as an adult residential care home (group living facility). The facility provides 24-hour-a-day care for up to 60 residents. There also is a vacant 2-story single-family dwelling.

The surrounding area is predominantly in single-family residential use. Avenue Elementary School is nearby to the west.

C. Nonconformities and/or Irregularities: The Palolo Chinese Home was established in 1917 and is a nonconforming use (group living facility).

D. Other Permits and Approvals:

1. Building Permits: The following building permits were issued for the facility:

BUILDING	PERMIT APPLICATION NO.	YEAR BUILT
T.F. Farm Memorial Hall	125726	1957
Victoria Ward Hall	9967	1965
Lani Booth Hall	101208	1971
Dwelling	101207	1971

Between 1958 and 1976, various building permits were issued for additions, alterations, and repair to the facility.

2. Conditional Use Permits: The proposed expansion to 130 residents of the PCH requires a Conditional Use Permit Major for a group living facility and a Conditional Use Permit Minor for an adult day-care. The proposed redevelopment of the facility will expand the service to provide assisted living and skilled nursing and intermediate care for its residents. These permits are being processed concurrently with this variance.

E. Public Hearing Testimony: The agent spoke in favor of the proposal. He stated that the outreach program is an extension of the adult residential care home functions. The outreach program will use the same facilities as the care home and no new structures are being constructed to accommodate the program. He clarified that the Palolo Chinese Home is not operating a "commercial kitchen". Rather, it prepares about 60 meals per day (lunch only), Monday through Friday. The meals are delivered by Meal-on-Wheels volunteers using 2 or 3 vans, or personal vehicles. The outreach program is run by a non-profit corporation and

revenues received are used to maintain the facility and its programs. He further stated that the wellness center (medical clinic) will not provide an ambulance service, but rather check-ups, blood pressure readings, lectures, and consultation; it is not a clinic. The hearings officer stated that because there is no specific category in the Land Use Ordinance to describe the proposed uses, the closest categories, i.e., catering establishment, medical clinic, and commercial office, were used to describe the proposed uses.

Seven people testified in opposition to the proposal. Although they generally supported the home-based services for the elderly, they stated that the introduction of commercial uses will have a major impact on the low-density, residential character of the neighborhood. There will be an increase in traffic, noise, and delivery vehicles, and with the increase in visitors to the site, the demand for on-street parking will increase. They testified that although the site is almost 15 acres, only 5 acres are developable. They said, considering the proposed expansion of the care home, and the addition of the adult day-care program, Meals-on-Wheels, and medical clinic, the site is too small to accommodate all of the proposed uses. Other areas such as Waiālae Avenue would be a more appropriate location for the outreach program.

In addition to oral testimony, three neighbors/persons submitted written testimony in opposition to the proposal citing similar concerns.

No other testimony was presented at the public hearing.

The public hearing was extended to August 19, 2003 and closed along with the public hearing for the Conditional Use Permit-Major and Minor for the Group Living Facility and Adult Day-Care Facility.

F. Letters: Various letters and a petition were submitted in opposition to the proposal. Forty-two letters and 538 postcards and various petitions were in support. The Kalihi Valley Neighborhood Board No. 16 submitted a letter (dated July 10, 2003) supporting the efforts for the redevelopment of the Palolo Chinese Home, provided that the Palolo Chinese Home addresses the concerns of the abutting residents, drainage, and noise.

G. The Director may grant a variance upon the ground of unnecessary hardship if the record shows that (1) the applicant would be deprived of the reasonable use of such land or building if the provisions of the zoning code were strictly applicable. Ordinarily, it would be difficult to find that the applicant would be denied reasonable use if not allowed to retain a catering establishment and medical clinic, and to establish an outreach program including a program office, which are not permitted uses in residential districts. The applicant has a large, nonconforming group living facility which exceeds ordinary use. Nevertheless, there are circumstances that support the request.

The proposed uses should not be compared to typical catering establishments, medical clinics, or commercial offices that are principal uses. They do not require new structures to provide the proposed services and use only a small portion of the existing and proposed expanded facility. They also use the same staff and equipment of the principal use. Technically, they must be considered principal uses, since they provide services to off-site clients instead of the residential care recipients who reside at Palolo Chinese Home. However, in other respects the uses meet the definition of "accessory use". They are conducted on the same zoning lot as the principal use. They are customarily found in connection with the principal use. And, they are operated and maintained substantially for the benefit or convenience of the owners, occupants, employees, customers, or visitors of the zoning lot with the principal use. The food preparation "facility" (kitchen), wellness center, and administrative office are clearly accessory uses to the group living facility. The LDO (definition) indicates that accessory uses are not necessarily strictly limited to providing services to occupants of the zoning lot of the principal use. In fact, it states that such uses may also serve visitors of the zoning lot. The proposal to extend certain services to the community should not distort the fact that the uses are more accurately described as accessory uses, rather than principal uses. The proposed uses do not function as separate establishments. Essentially, their primary purpose is to serve the principal use, the group living facility. A variance to allow a limited extension of services, to a small number of community members, is reasonable given the nature of the principal use.

The applicant states that, in addition to the hundreds of meals prepared for the PCH residents, the facility will prepare 60 lunches per day, Monday through Friday, for elderly in the neighborhood. Volunteers would use their own vehicles to deliver the meals to individual homes. There are no plans to expand the food service. The outreach program

will be administered by PCH staff who will utilize existing office space within the PCH facility. It is estimated that 5 to 6 community members per week will use the screening services; and, 15 to 30 people will come twice a month, between 9 a.m. to 5 p.m. on weekdays, to attend a lecture or other health related event. All attendees must provide their own transportation to the facility.

Placing reasonable limitations on the proposed uses, i.e., hours and days of operations, and number of participants, will ensure that they function as accessory uses, rather than as principal uses.

H. The Director may grant a variance upon the ground of unnecessary hardship if the record shows that (2) the request of the applicant is due to unique circumstances and not the general conditions in the neighborhood, so that the reasonableness of the neighborhood zoning is not drawn into question. The 14.97-acre site is the only residentially zoned parcel of this size in the upper Palolo Valley, and it is over 130 times the minimum lot size for the R-5 Residential district. The group living facility was established in 1917, and it preceded much of the residential development of the upper Palolo Valley. Given the surrounding residential development of the neighborhood, it is unlikely that a project similar to the Palolo Chinese Home could be duplicated.

In addition to the unique lot size, there are also mitigating circumstances that support the request. The Meals-on-Wheels program, health and wellness services and associated administrative office uses occupy a very small portion of the site or building. They are limited programs and services directed toward seniors in the community who comprise a client group complementary to the residential clients of PCH. Although the services provided are not confined to the site and/or its residents, they are not of a scale that equals or exceeds the principal use. They are subsidiary to the main facility, and provide additional community services which may be viewed as a public benefit. Nevertheless, it is essential that the proposed uses remain at a scale comparable to an accessory use. The proposed services should not be allowed to be expanded inordinately such that they function as principal uses in themselves.

I. The Director may grant a variance upon the ground of unnecessary hardship if the record shows that (3) the request, if approved, will not alter the essential character of the neighborhood nor be contrary to the intent and purpose of the zoning ordinance. The proposed uses will not drastically alter the essential character of the neighborhood

as long as they are subject to certain limitations. It should be noted that the LZO permits certain nonresidential uses such as schools, churches, and group living facilities, by conditional use permit in residential districts. The proposed care services will not require any new structures specifically to provide those services; they will be accommodated within the existing and/or expanded group living facility buildings. The care services are similar to those provided for residents of the group living facility. It can be seen that the uses would be considered typical accessory uses if restricted to occupants of the group living facility, since they are customarily found in connection with the principal use. The proposal to extend those services to a small number of nonresidents should not be equated to establishing incompatible commercial facilities for the same purpose. Moreover, although the definition of group living facility could be strictly construed so as to exclude care services to anyone except the group living facility residents, that is not to say that they should not be allowed to provide similar services by variance. Group living facilities can be compared to meeting facilities, which primarily serve their members' interests, but often have accessory outreach programs that serve the community at large. A variance can take into account the nature of the uses, the site conditions or other mitigating circumstances that justify a proposal that exceeds the normal development standards. Similar to a conditional use permit, the variance can impose conditions, e.g., to limit the size and scope of the proposed uses, so that they do not conflict with other uses in the area, or impinge on neighbors.

Residents in the neighborhood expressed concerns over the impact that the proposed uses will have on noise, lighting, traffic, and size of the parking area. The proposed uses should not generate or contribute significantly to traffic or noise problems. The number of people coming to the site will be small, e.g., the wellness center will average one person a day. And, the special events will be limited to 30 persons twice a month (at a maximum). All the uses are limited to daytime hours, between 9 a.m. and 5 p.m., so they will not require outdoor lighting. Moreover, these concerns will also be considered and/or addressed in conjunction with the conditional use permit for the group living facility.

III. CONCLUSIONS OF LAW

- A. There is evidence that the applicant would be deprived of a reasonable use of the land or building if the provisions of the zoning code were strictly applied.

- B. The request of the applicant is due to unique circumstances and does not question the reasonableness of the neighborhood zoning.

- C. The request will not alter the essential character of the neighborhood nor be contrary to the intent and purpose of the zoning ordinance.

IV. DECISION AND ORDER

Pursuant to the foregoing Findings of Fact and Conclusions of Law, the Director of Planning and Permitting hereby APPROVES the application for a variance to allow a catering establishment (Meals-on-Wheels), medical clinic (wellness center), and commercial office (for the Hawaii Neighborhood Outreach to the Aged program), which are not permitted uses in the R-5 Residential District, subject to the following conditions:

- A. The catering establishment, medical clinic, and commercial office shall occupy the same structures as the Palolo Chinese Home. No expansion to these uses shall be allowed without prior approval of the Director.

- B. The catering establishment (Meals-on-Wheels) shall be operated by employees of Palolo Chinese Home and shall be limited to meal preparation and packaging. Further, the number of meals shall not exceed 60 lunches per day. No increase shall be permitted without first assessing impacts to the site, including traffic and other impacts.

- C. The Hawaii Neighborhood Outreach to the Aged (HINOA) Program administrative office shall be operated by employees of Palolo Chinese Home. Operations shall be limited to coordination of support services for elderly clients who are not residents of Palolo Chinese Home; and hours shall be between 9 a.m. and 5 p.m., Monday through Friday.

- D. Nonresident clients using the PCH medical clinic (Wellness Center) for health screening shall be limited to 6 people per week (Monday through Friday), between the hours of 9 a.m. and 5 p.m.

- E. The wellness center may sponsor a maximum of two non-consecutive one-day health-related special events per month, with a maximum attendance of 30 persons per event. Each event shall be held on weekdays between the hours of 9 a.m. and 5 p.m.

- F. The applicant and/or landowner shall notify the Director of Planning and Permitting of:


1. Any proposed change in use, including termination of any use on the property; and/or
2. Transfer in ownership of the property or any uses on the property.

In the case of a change in use, the Director will then determine if the proposed change requires a new variance.

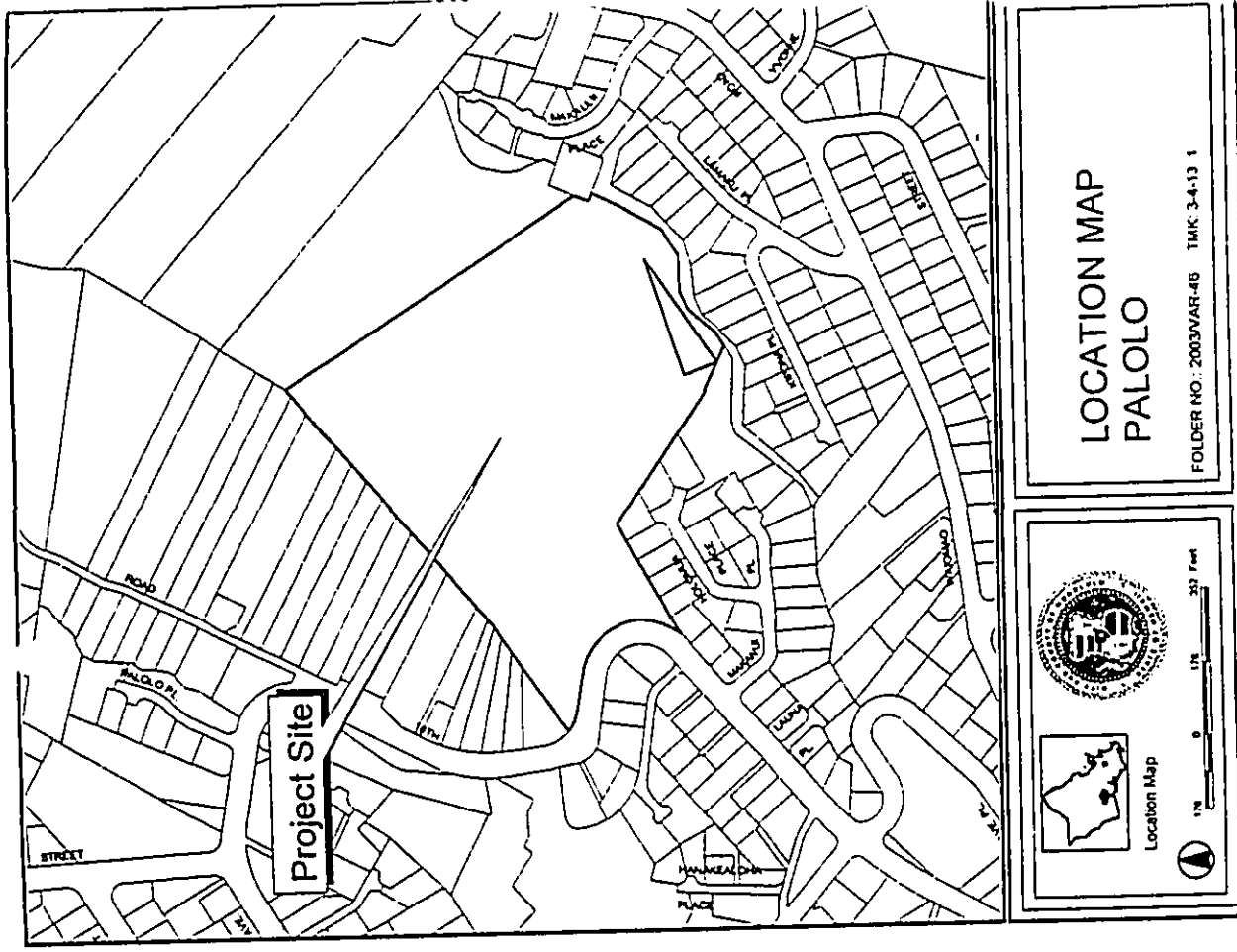
- G. This variance may be revoked by the Director when, due to a material change in circumstances, one or more of the three Charter-required findings of hardship can no longer be made; or when there is a breach of any of the conditions above stated; provided that, for good cause, the Director may amend the above conditions.

Dated at Honolulu, Hawaii, this 20th day of October, 2003.

DEPARTMENT OF PLANNING AND
PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

BY 
ERIC G. CRISPIN, AIA
Director

EGC:nt
DW243356



Date Prepared: 05/20/2003

Prepared By: DEPARTMENT OF PLANNING AND PERMITTING
City & County of Honolulu

RECEIVED AS FOLLOWS

A CATERING ESTABLISHMENT, MEDICAL CLINIC, AND COMMERCIAL OFFICE ARE NOT PERMITTED USES IN RESIDENTIAL DISTRICTS.

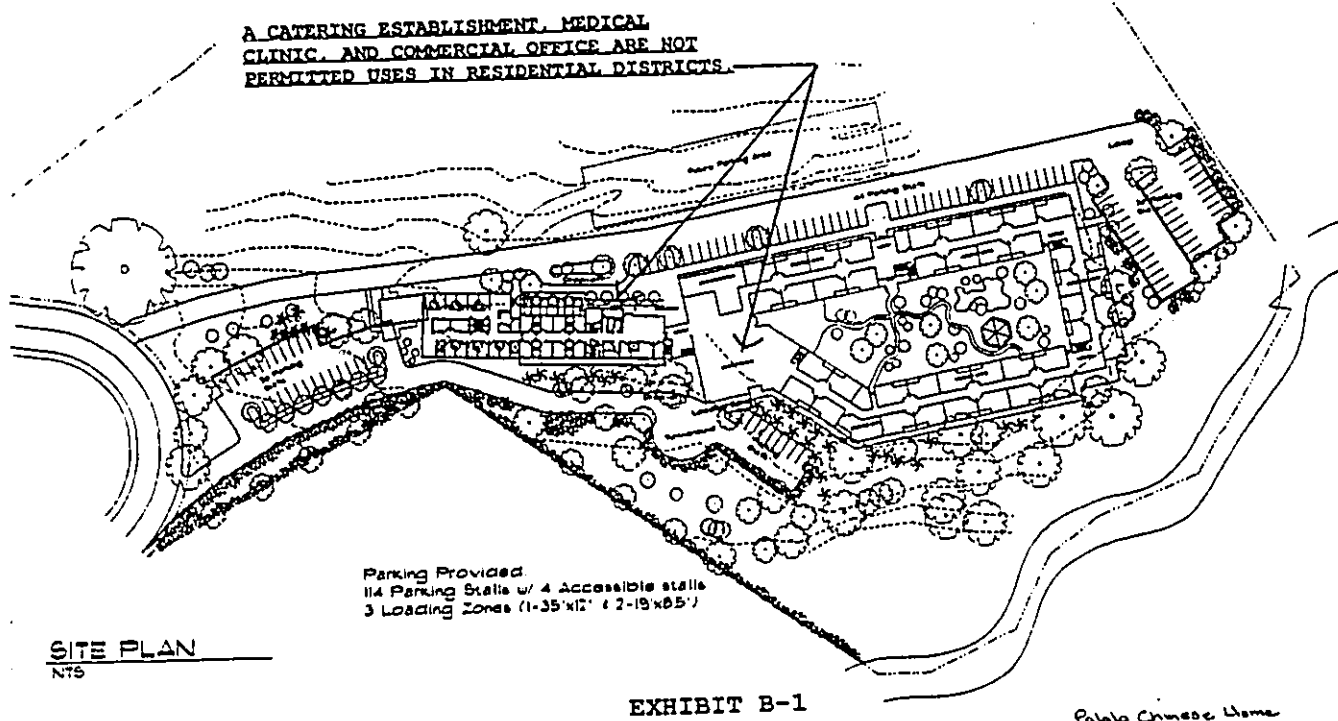


EXHIBIT B-1

Palolo Chinese Home

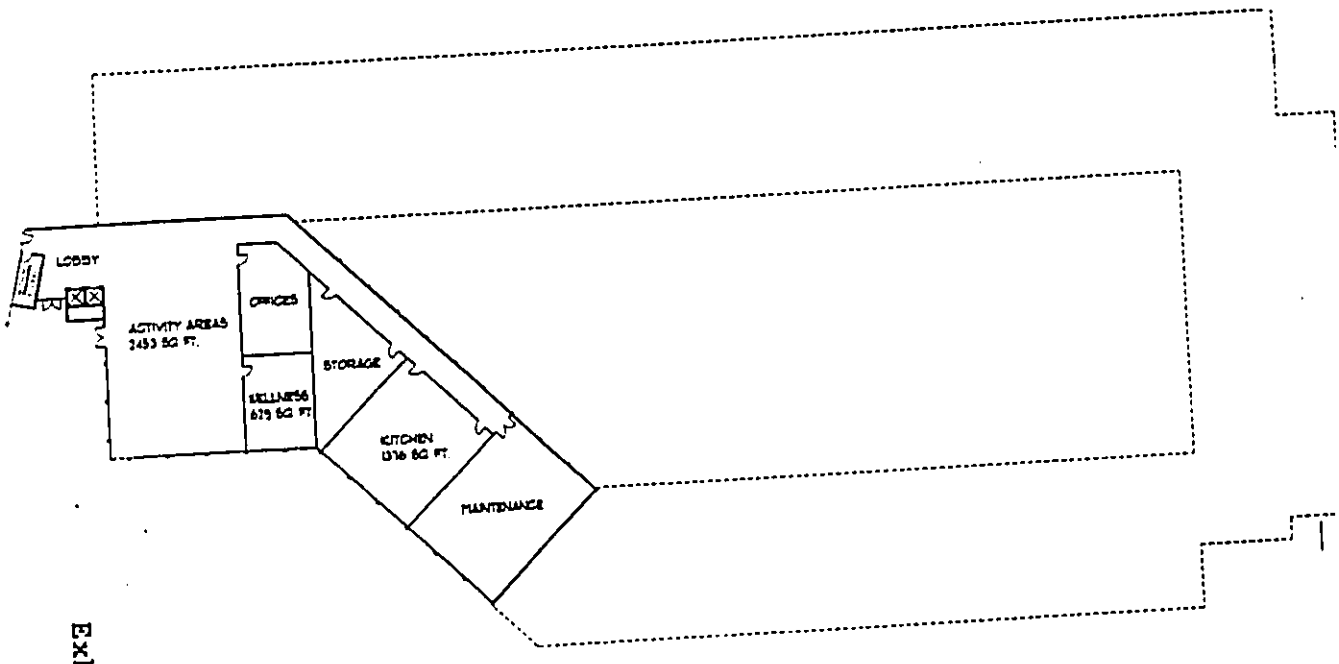


Exhibit B-2

Palolo Chinese Home
GROUND FLOOR PLAN - ASSISTED LIVING

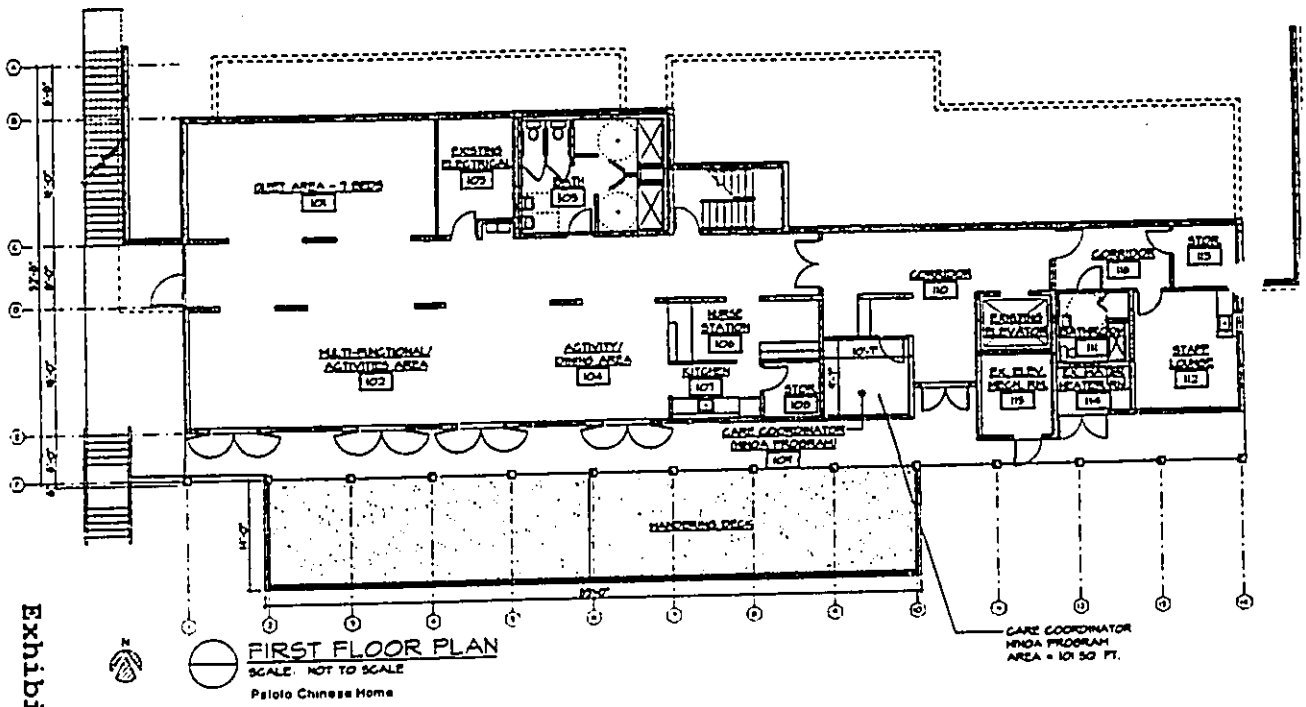


Exhibit B-3

Attachment D

Final Environmental Assessment

Draft Environmental Assessment
Public Review
Comment & Response Letters



**Pālolo Chinese Home
Redevelopment**
Pālolo, O'ahu, Hawai'i

LINDA LINDLE
GOVERNOR OF HAWAII



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

725 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
TELEPHONE: (808) 586-4116
FACSIMILE: (808) 586-4116
E-MAIL: oeq@hawaii.gov

GENEVIEVE SALMONSON
DIRECTOR

August 3, 2004

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

Attn: Keith Ishida

Dear Mr. Amii:

Subject: Draft Environmental Assessment (EA), Palolo Chinese Home Redevelopment

We have the following comments to offer:

Community contacts: Community consultation is an important element of the EA review process. Have the nearest neighbors or neighboring landowners been notified of this project, either through the EA review or some other permitting process? If not, notify them now, 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.

Landscaping: Include your landscaping plan in the final EA. We recommend the use of native Hawaiian flora whenever and wherever possible.

Sustainable building techniques: Please consider applying sustainable building techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement. For a paper copy contact our office or go to our homepage at <http://www.state.hi.us/health/oeq/guidance/sustainable.htm>.

Cultural impacts assessment:

Act 50 was passed by the legislature in April 2000. This mandates an assessment of impacts to local cultural practices by the proposed project. In the final EA include such an assessment. Describe the process you followed to assess cultural practices and the conclusion you reached regarding impacts.

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*. Go to our homepage at <http://www.state.hi.us/health/oeq/guidance/index.html> or contact our

Michael Amii
August 3, 2004
Page 2

office for a paper copy. You will also find the text of Act 50 linked to this section of our homepage.

Significance criteria: Along with the passage of Act 50 in 2000, criterion #4 was amended to include cultural practices. It now reads: "Substantially affects the economic welfare, social welfare, and cultural practices of the community or State." In the final EA re-analyze this criterion to include this aspect.

Section 4.2: In the "Impacts and Mitigation Measures" section of 4.2 (*Topography and Soils*), the first sentence is incomplete. Please correct this in the final EA.

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

Sincerely,

Genevieve Salmonson
GENEVIEVE SALMONSON
Director

c: Earl Matsukawa

**WILSON
OKAMOTO
CORPORATION**

7219-01
Letter to Ms. Genevieve Salmonson
Page 2
October 1, 2004

7219-01
October 1, 2004

**WILSON
OKAMOTO
CORPORATION**



**ENGINEERS
PLANNERS**
1001 KALANIANA'OLUHANA DRIVE
SUITE 400
HONOLULU, HAWAII 96813
TEL: (808) 955-2277
FAX: (808) 955-2283

Ms. Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawaii 96813
Subject: Draft Environmental Assessment
Palo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palo, O'ahu, Hawaii

Dear Ms. Salmonson:

Thank you for your letter dated August 3, 2004 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. **Community Contacts:** Neighbors and neighboring property owners and the Palo Neighborhood Board No. 6 were notified of the proposed project and public hearings were conducted in conjunction with the Conditional Use Permit (CUP) and Zoning Variance for the proposed uses. Copies of the Draft EA were provided to the Palo Neighborhood Board, which discussed the Draft EA at its regular meeting on September 9, 2004.
Attachment C of the Draft EA contains the Department of Planning and Permitting's (DPP) approval letters for the CUP and Zoning Variance, which documents public participation in the process. A copy of the Palo Neighborhood Board's agenda for its September 9, 2004 meeting is attached. Minutes of the meeting, at which the applicant updated the Board on the project, have yet to be prepared.

2. **Landscaping:** The applicant is required to submit a landscaping plan to DPP prior to commencing construction.
3. **Sustainable Building Techniques:** Building design for the proposed new structures have not progressed to the stage that specific sustainable building techniques have been determined. Project designers will be encouraged to incorporate techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." There is clearly an economic incentive for incorporating such design techniques to achieve building life-cycle operation and maintenance cost savings.

4. **Cultural Impacts Assessment:** The Final EA will include a discussion of cultural practices associated with the project site.
5. **Significance Criteria:** The amended wording of criterion no. 4 will be provided in the Final EA and discussed with regard to cultural practices.
6. **Section 4.2:** The first sentence will be corrected in the forthcoming Final EA.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Eam Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palo Chinese Home

Attachment

[Government](#) | [Kama'ana](#) | [Business](#) | [Visitors](#) | [Kids World](#) | [Seniors World](#) | [On-Line Services](#) | [Economic Development](#)
Quick Find: Select One:
 You are here: [Main](#) / [Neighborhood Commission Office / nb6 / 04 / Palolo Neighborhood Board](#)

PALOLO NEIGHBORHOOD BOARD

REGULAR MEETING AGENDA
 WEDNESDAY, SEPTEMBER 8, 2004
 PALOLO ELEMENTARY SCHOOL CAFETERIA
 2106 10TH AVENUE
 7:00 P.M.

- I. CALL TO ORDER BY CHAIR PERSON DARLENE H. NAKAYAMA
- II. BOARD VACANCIES (See Map Attached)
 - A. At Large - 1 seat
 - B. Subdistrict 2 - 1 seat
 - C. Subdistrict 3 - 1 seat
- III. CITY SERVICES - (3 MINUTES)
 - A. Honolulu Police Department
 - B. Honolulu Fire Department
 - C. Board of Water Supply
- IV. NEW BUSINESS/PRESENTATIONS - (10 MINUTES)
 - A. Palolo Chinese Home - Environmental Assessment - Leigh Wai Dwa, CEO
- V. OLD BUSINESS - (5 MINUTES)
 - A. Palolo Pride - Rachael Shackelford
 - B. Olelo Broadcast Days and Times - Darlene Nakayama
- VI. FUTURE PRESENTATIONS
 - A. October 2004 - Ala Wai Water Shed - Derek Chow, Senior Project Manager
 - B. City and County of Honolulu Budget Request 2005-2006 Affordable Housing - Housing and Community Development Corporation of Hawaii
 - C. Update on the Korean Temple
 - D. Report from the Narcotic Vice Division
- VII. RESIDENTS' CONCERNS AND INPUT - (1 MINUTE)
- VIII. CHAIR'S REPORT, MAIL & ANNOUNCEMENTS - (1 MINUTE)

- A. Olelo Broadcast Slots: Aired on Channel 54. For schedule and information, call 834-0007, ext. 133.
- B. Bulky Trash Pick-Up: Take out by the morning of September 15, 2004 (third Wednesday of every month).
- C. Other

- IX. ELECTED OFFICIALS - (3 MINUTES)
 - A. Mayor's Report - Tim Houghton
 - B. Councilmember Ann Kobayashi
 - C. Representative Calvin Say
 - D. Senator Les Ihara
 - E. Governor's Report - Sharon Aghew

- X. APPROVAL OF REGULAR MEETING MINUTES FOR AUGUST 14, 2004

- XI. TREASURER'S REPORT - AUGUST 2004

- XII. ADJOURNMENT

MEETING TIME GUIDELINES

- 1) ONE MINUTE - Individual citizen input and Board members' comment.
- 2) THREE MINUTES - Oral input/reports from organized groups, legislators, government officials (written reports are recommended);
- 3) FIVE MINUTES - Formal presentations - those that have previously made presentations to Committee.
- 4) TEN MINUTES - Those making presentations for the first time;
- 5) ONE MINUTE - Follow up questions;
- 6) TWO MINUTES - Responses to follow up questions.
- 7) All follow up questions and responses will be done AFTER the presentation is completed. (Other time limits are noted on the published agenda.
- 8) Persons who wish to give input must be recognized by the Chair and introduce themselves, prior to giving their comments.

Page September 03 2004

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LANDS & NATURAL RESOURCES
DEPARTMENT OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 671
HONOLULU, HAWAII 96809

September 2, 2004

2003-CUP-18
WILSONOKAMOTO

Mr. Earl Matsukawa
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

SUBJECT: Draft Environmental Assessment for Chinese Home
Development City and County of Honolulu Community
Services, Palolo, Island of Oahu, Hawaii

Thank you for the opportunity to review and comment on the subject
matter.

The Department of Land and Natural Resources' (DLNR) Land Division
distributed or made available a copy of the DEA pertaining to the
subject matter to the following DLNR Divisions for their review and
comment.

- Division of Forestry and Wildlife
- Engineering Division
- Division of State Parks
- Commission on Water Resource Management
- Office of Conservation and Coastal Lands
- Land Division Oahu District Land Office

Enclosed please find a copy of the Engineering Division and
Commission on Water Resource Management comment.

Based on the attached responses, the Department of Land and Natural
Resources has no other comment to offer on the subject matter.

Should you have any questions, please feel free to contact Nicholas
Vaccaro of the Land Division Support Services Branch at 808-587-0384.

Very truly yours,

DIERDRE S. MAMIYA
Administrator

C: ODLO

PETER S. YOUNG
CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
DEPUTY DIRECTOR - LAND
TYONGHE Y. CHU
DEPUTY DIRECTOR - WATER

ADAMIC RESOURCES
MANAGEMENT
BUREAU OF CONSULTANTS
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSULTANT AND RESOURCES IN CHARGE
1907 SOUTH BERETANIA STREET, SUITE 400
HONOLULU, HAWAII 96826
TELEPHONE: 808-955-1111
FAX: 808-955-1111

LD-NAV
C&CoR CS

7219-01
October 1, 2004

WILSON
OKAMOTO
CORPORATION



ENGINEERS
PLANNERS

1001 S. BERETANIA ST.
SUITE 400
HONOLULU, HI 96826
TEL: 808-955-1111
FAX: 808-955-1111

Ms. Dierdre S. Mamiya, Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Ms. Mamiya:

Thank you for your letter dated September 2, 2004 (Reference LD-NAV)
commenting on the subject Draft Environmental Assessment (EA). We
acknowledge that the Department of Land and Natural Resources has no
further comments to offer other than those provided by the following:

- Engineering Division
 - Commission on Water Resource Management
- Enclosed please find a copy of the response letters provided to the above
divisions.

We appreciate your interest and participation in the public review phase of the
Draft EA. Your letter, along with this response, will be reproduced in the
forthcoming Final EA.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of
Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home

LEIUA LINGELE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 10, 2004

LD/NAV
Ref.: 2003-CUP-18
Wilson Okamoto

L-2637
Suspense Date: 8/18/04

PETER T. YOUNG
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF NATURAL RESOURCE MANAGEMENT
DAN DAVIDSON
DEPUTY COM. CTCP - LAND
YOUNG S. YU
CHAIRMAN DIRECTOR - STATES

ADRIANNE S. HARRIS
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF LAND AND NATURAL RESOURCE MANAGEMENT
COMMISSIONER OF PLANNING AND PROJECT MANAGEMENT
COMMISSIONER OF CONSERVATION AND COASTAL LANDS
COMMISSIONER OF WATER RESOURCE MANAGEMENT
THOMAS L. HARRIS
DIRECTOR - LAND DIVISION
ANTHONY J. VACCARO
MANAGING DIRECTOR - LAND DIVISION
STATE PLANNING

MEMORANDUM:

TO: *XXX Division of Forestry & Wildlife
*XXX Engineering Division
*XXX Division of State Parks
*XXX Office of Conservation and Coastal Lands
*XXX Commission on Water Resource Management
*XXX Land-Oahu District Land Office

FROM: Dierdre S Mamiya, Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA)
Project: Palolo Chinese Home Redevelopment
Applicant: C&Coh Department Community Services
Agent: Wilson Okamoto (946-2277)

Please review the DEA pertaining to the subject matter and submit your comments if any on Division letterhead (signed and dated) by the suspense date.

*Note: One copy of the DEA is available for your review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Rick Vaccaro at 587-0438.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Date: 8-24-04

Signed:

Division: Land

Name: Robert M. Ing

BU

**WILSON
OKAMOTO
CORPORATION**



**ENGINEERS
PLANNERS**

100 S. BERKELEY AVE.
SUITE 200, HONOLULU, HI 96813
TEL: 946-2277
FAX: 946-2277

7219-01
October 1, 2004

Mr. Robert M. Ing, Land Agent
State of Hawaii
Department of Land and Natural Resources
O'ahu District Land Office
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Mr. Ing:

Thank you for your letter dated August 24, 2004 (Reference L-2637) indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home
Ms. Dierdre Mamiya, Administrator, DLNR Land Division

LEWIS LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
HONOLULU, HAWAII 96809



PETER T. YOUNG
GOVERNOR OF HAWAII
COMMISSIONER OF LAND AND NATURAL RESOURCES
DAN DAVIDSON
DEPUTY DIRECTOR, LAND
TYRONNE T. OUI
DEPUTY DIRECTOR, WATER

ADRIANNE B. BROWN
DIRECTOR OF FORESTRY AND WILDLIFE
COMMISSIONER OF WATER RESOURCES MANAGEMENT
COMMISSIONER OF LAND AND NATURAL RESOURCES
TERRANCE B. HARRIS
DEPUTY DIRECTOR, FORESTRY AND WILDLIFE
DEPUTY DIRECTOR, WATER RESOURCES MANAGEMENT
HONOLULU, HAWAII 96809

LD/NAV
Ref.: 2003-CUP-18
Wilson Okamoto

August 10, 2004

L-2637
Suspense Date: 8/18/04

MEMORANDUM:

- TO: *XXX Division of Forestry & Wildlife
 *XXX Engineering Division
 *XXX Division of State Parks
 *XXX Office of Conservation and Coastal Lands
 *XXX Commission on Water Resource Management
 *XXX Land-Oahu District Land Office

FROM: Dierdre S Mamiya, Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA)
Project: Palolo Chinese Home Redevelopment
Applicant: C&CoH Department Community Services
Agent: Wilson Okamoto (946-2277)

Please review the DEA pertaining to the subject matter and submit your comments if any on Division letterhead (signed and dated) by the suspense date.

*Note: One copy of the DEA is available for your review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at 587-0438.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

We have no comments.

Date: AUG 11 2004

Comments attached.

Signed: Paul Henry

Division: _____

Name: PAUL HENRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE

7219-01
October 1, 2004

WILSON
OKAMOTO
CORPORATION



ENGINEERS
PLANNERS

1001 KALANIANA'OLUHIA DRIVE, SUITE 400
HONOLULU, HAWAII 96813
TEL: 808-955-2200
FAX: 808-955-2201

Mr. Paul J. Conry, Administrator
State of Hawaii
Department of Land and Natural Resources
Division of Forestry and Wildlife
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Mr. Conry:

Thank you for your letter dated August 11, 2004 (Reference L-2637) indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Paul Henry

Paul Henry, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home
Ms. Dierdre Mamiya, Administrator, DLNR Land Division

LEWISVILLE
COUNTY OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 631
HONOLULU, HAWAII 96809

August 10, 2004

LD/NAV
Ref.: 2003-CUP-18
Wilson Okamoto

MEMORANDUM:

TO: *XXX Division of Forestry & Wildlife
*XXX Engineering Division
*XXX Division of State Parks
*XXX Office of Conservation and Coastal Lands
*XXX Commission on Water Resource Management
*XXX Land-Oahu District Land Office

FROM: Dierdre S Mamiya, Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA)
Project: Palolo Chinese Home Redevelopment
Applicant: C&CoH Department Community Services
Agent: Wilson Okamoto (946-2277)

Please review the DEA pertaining to the subject matter and submit your comments if any on Division letterhead (signed and dated) by the suspense date.

*Note: One copy of the DEA is available for your review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at 587-0438.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

() We have no comments. Comments attached.

Date: 8/16/04

Signed: Edwin J. Sakoda

Division: CWRM

Name: Edwin J. Sakoda

LOCAL OFFICE
HONOLULU, HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
HONOLULU, HAWAII 96809

August 17, 2004

TO: Ms. Dede Mamiya, Administrator
Land Division

FROM: Yvonne Y. Izu, Deputy Director (1)
Commission on Water Resource Management (CWRM)

SUBJECT: Palolo Chinese Home Redevelopment, City and County of Honolulu, Department of Community Services

FILE NO: 2003-CUP-18

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below. In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.

- () We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
 - () We recommend coordination with the Land Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
 - () We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
 - () A Well Construction Permit and/or a Pump Installation Permit from the Commission would be required before ground water is developed as a source of supply for the project.
 - () The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the Commission would be required prior to use of this source.
 - () Groundwater withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
 - () We are concerned about the potential for degradation of instream uses from development on highly erodible slopes adjacent to streams within or near the project. We recommend that approvals for this project be conditioned upon a review by the corresponding county's Building Department and the developer's acceptance of any resulting requirements related to erosion control.
 - (X) If the proposed project includes construction of a stream diversion, the project may require a stream diversion works permit and amend the instream flow standard for the affected stream(s).
 - (X) If the proposed project alters the bed and banks of a stream channel, the project may require a stream channel alteration permit.
 - (X) OTHER: We note that Figure 5 shows an ornamental pond. We assume that water for this pond will be from the municipal water system and/or rain catchment, as opposed to from a stream diversion.
- If there are any questions, please contact David Hoge 587-0249.

PETER YOUNG
Commissioner

VERDIN J. CHONG
Chairman

CLAYTON A. FLETCHER
James A. Hanks

CAPITOL L. FURUKI, M.C.
Lawrence H. Mami, M.D., J.D.

STEPHANE A. WHEATEN

YVONNE Y. IZU
Deputy Director

**WILSON
OKAMOTO
CORPORATION**



**ENGINEERS
PLANNERS**
1007 S. BERETANIA ST.
SUITE 400
HONOLULU, HAWAII 96809
PH: (808) 946-2277
FAX: (808) 946-7253

7219-01
October 1, 2004

Mr. Daniel S. Quinn, Administrator
State of Hawaii
Department of Land and Natural Resources
Division of State Parks
P.O. Box 621
Honolulu, Hawaii 96809


Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Mr. Quinn:

Thank you for your letter dated August 12, 2004 (Reference L-2637) indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,


Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home
Ms. Dierdre Mamiya, Administrator, DLNR Land Division

PETER T. YOUNG
CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 10, 2004

LD/NAV

Ref.: 2003-CUP-18
Wilson Okamoto

Suspense Date: 8/18/04
L-2637

MEMORANDUM:

TO: *XXX Division of Forestry & Wildlife
*XXX Engineering Division
*XXX Division of State Parks
*XXX Office of Conservation and Coastal Lands
*XXX Commission on Water Resource Management
*XXX Land-Oahu District Land Office

FROM: Dierdre S Mamiya, Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA)
Project: Palolo Chinese Home Redevelopment
Applicant: C&CoH Department Community Services
Agent: Wilson Okamoto (946-2277)

Please review the DEA pertaining to the subject matter and submit your comments if any on Division letterhead (signed and dated) by the suspense date.

*Note: One copy of the DEA is available for your review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at 587-0438.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

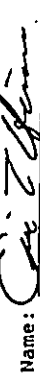
() We have no comments.

Comments attached.

Date: 8/16/04

Signed:  ERIC T. HIRANO, CHIEF ENGINEER

Division: Engineering

Name: 

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LANAI

Ref: 2003-CUP-18
Wilson Okamoto

COMMENTS


- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X, areas determined to be outside 500-year flood plain. The National Flood Insurance Program does not have any regulations for development within this area.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone _____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tysu-Bream, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- () Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
 - () Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Ii at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
 - () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
 - () Mr. Francis Ceizo at (808) 270-7771 of the County of Maui, Department of Planning
 - () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

Additional Comments: _____

Other: _____

Should you have any questions, please call Mr. Andrew Monden of the Planning Branch at 587-0229.

Signed: 
ERIC T. HIRANO, CHIEF ENGINEER

Date: 8/16/04

7219-01
October 1, 2004

**WILSON
OKAMOTO
CORPORATION**



**ENGINEERS
PLANNERS**

1001 KALANIANA'OLANI BLVD., SUITE 400
HONOLULU, HAWAII 96813
PHONE: (808) 523-4247
FAX: (808) 523-4248

Mr. Eric T. Hirano, Chief Engineer
State of Hawaii
Department of Land and Natural Resources
Engineering Division
P.O. Box 621
Honolulu, Hawaii 96809

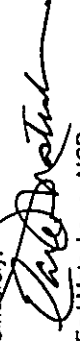
Subject: Draft Environmental Assessment
Paloilo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Paloilo, O'ahu, Hawaii

Dear Mr. Hirano:

Thank you for your letter dated August 16, 2004 (Reference 2003-CUP-18 Wilson Okamoto) commenting on the subject Draft Environmental Assessment (EA). We acknowledge your confirmation that the project is located in areas determined to be outside of the 500-year flood plain.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,


Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Paloilo Chinese Home
Ms. Dierdre Mamiya, Administrator, DLNR Land Division

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

September 8, 2004

Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, HI 96826

RE: Request for review and comment on the Draft Environmental Assessment for the
PaloLo Chinese Home Redevelopment, PaloLo, O'ahu, TMKs: 3-9-002:001 and 3-4-026:037

Dear Earl Matsukawa,

The Office of Hawaiian Affairs (OHA) is in receipt of your August 3, 2004, request for
comments on the above project, which would include redevelopment of the PaloLo Chinese
Home campus in include, among other things, an 88-unit assisted living facility and a 42-bed
nursing care facility. OHA apologizes for the delayed response and offers the following
comment.

We request your assurances that should iwi or Native Hawaiian cultural or traditional deposits be
found during ground disturbance, work will cease, and the appropriate agencies will be contacted
pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions, please contact Heidi
Guth at 594-1962 or e-mail her at heidig@oha.org.

Sincerely,

Clyde W. Namu'o
Administrator

WILSON
OKAMOTO
CORPORATION



ENGINEERS
PLANNERS
1907 SOUTH BERETANIA STREET
SUITE 400
HONOLULU, HAWAII 96826
TEL: (808) 594-2212
FAX: (808) 594-2215

7219-01
October 1, 2004

Mr. Clyde W. Namu'o, Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
PaloLo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
PaloLo, O'ahu, Hawaii

Dear Mr. Namu'o:

Thank you for your letter dated September 8, 2004 (Reference HRD04/1499)
commenting on the subject Draft Environmental Assessment (EA). The State
Historic Preservation Division, by letter dated June 20, 2004, provided a "no
effect" determination for the project. However, in the unlikely event that any
human remains are discovered during construction, the appropriate agencies
will be contacted.

We appreciate your interest and participation in the public review phase of the
Draft EA. Your letter, along with this response, will be reproduced in the
forthcoming Final EA.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of
Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, PaloLo Chinese Home

BOARD OF WATER SUPPLY

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



August 30, 2004

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Your Letter of August 6, 2004 on the Draft Environmental Assessment
for Palolo Chinese Home Redevelopment, TMK: 3-9-2: 1 and 3-4-26: 37

Thank you for the opportunity to comment on the subject document.

The existing water system is presently adequate to accommodate the proposed redevelopment of Palolo Chinese Home.

The availability of water will be confirmed when the building permit is approved. When water is made available, the applicant will be required to pay our Water System Facilities charges for resource development, transmission and daily storage.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention Requirements prior to issuance of the Building Permit Applications.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,

for CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Michael Amii, Department of Community Services
Office of Environmental Quality Control

7219-01
October 1, 2004

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

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, Oahu, Hawaii

Dear Mr. Jamile:

Thank you for your letter dated August 30, 2004 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. We acknowledge that the existing water system is presently adequate to accommodate the proposed redevelopment of the Palolo Chinese Home.
2. We further acknowledge that the availability of water will be confirmed when the building permit is approved and when water is made available, the applicant will be required to pay your water System Facilities charges for resource development, transmission and daily storage.
3. We understand that the proposed project is subject to the Board of Water Supply Cross-Connection Control and Backflow Prevention Requirements prior to issuance of the Building Permit Applications.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home

**WILSON
OKAMOTO
CORPORATION**



**ENGINEERS
PLANNERS**

SUITE 400
1907 SOUTH BERETANIA ST
HONOLULU, HI 96826
TEL: (808) 536-7277
FAX: (808) 536-7283

JEREMY HARRIS Mayor

EDDY FLORES, JR. Chairman
CHARLES W. TEE, Vice Chairman
HERBERT S. K. KACHUKA SR.
DAROLYN H. LENOVO

ROSEYLA MARIGA, ELOMBO
LARRY J. LEOPARDI, ELOMBO

CLIFFORD S. JAMILE
Manager and Chief Engineer

DOMINIQUE K. RUILOANI
Deputy Manager and Chief Engineer

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4334 • FAX: (808) 523-4597
WWW.CITYANDCOUNTY.HI



JEREMY HARRIS
MAYOR

TIMOTHY E. STEINBERGER, P.E.
DIRECTOR

75840

September 10, 2004

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Draft Environmental Assessment, Palolo Chinese Home Redevelopment

This is in response to your request of August 3, 2004 concerning our response to the Draft Environmental Assessment for the Palolo Chinese Home Redevelopment project.

We do not have any comments to make to the document. If there are any questions, please contact Mr. Gary Doi at 527-6699.

Very truly yours,

TIMOTHY E. STEINBERGER, P. E.
Director

TES:jn
cc:YDCS
Office of Env. Quality Control

7219-01
October 1, 2004

Mr. Timothy E. Steinberger, P.E., Director
City and County of Honolulu
Department of Design and Construction
650 S. King Street, 11th Floor
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Mr. Steinberger:

Thank you for your letter dated September 10, 2004 (Reference 75840) indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home

WILSON
OKAMOTO
CORPORATION



ENGINEERS
PLANNERS

1907 S. BERETANIA ST.
SUITE 400
HONOLULU, HAWAII
PH: (808) 523-2777
FAX: (808) 523-2751

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET - HONOLULU, HAWAII 96813
TELEPHONE (808) 525-3411 FAX (808) 527-6743 INTERNET WWW.HONOLULU.HI.GOV



JENNIFER HARRIS
MAYOR

ERIC G. CRISPIN, AIA
DIRECTOR

BARBARA ANN STANTON
SUPPORT SERVICES

2004/ELOG-1793(j1)
2003/CUP-18

August 16, 2004

Mr. Earl Matsukawa
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
2459 10th Avenue - Palolo
Tax Map Keys 3-4-13: 1 and 3-4-26: 37

We have reviewed the Draft Environmental Assessment (DEA) for the proposed Palolo Chinese Home Redevelopment and offer the following comments:

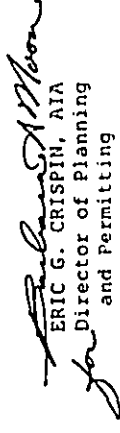
1. On page 4-3, the first sentence under Impacts and Mitigation Measures is incomplete.
2. We confirm that the Land Use Ordinance permits identified in Section 5.1.1 have been approved with conditions. However, the proposed hospice use of the dwelling on TMK: 3-4-26: 37 was not disclosed by the applicant or evaluated by the DPP during the processing of the aforementioned permits, and as such, should be discussed in greater detail if the land use impacts associated with the establishment of the new use on this site are to be assessed. For example, will the hospice serve members of the community-at-large or be limited to Palolo Chinese Home clients? Will new staff be hired to oversee the hospice's operations? What are the expected numbers of care recipients and staff?

Mr. Earl Matsukawa
Page 2
August 16, 2004

3. Since, as noted previously, the inclusion of the dwelling on TMK: 3-4-26: 37 into the redevelopment of the Palolo Chinese Home was not evaluated during the processing of the land use approvals listed in Section 5.1.1 of the DEA, an application to modify the Conditional Use Permit to address the new lot and proposed hospice use must be reviewed and approved by the DPP.

Thank you for the opportunity to comment on the DEA. If you have any questions, please contact Jeff Lee of our staff at 527-6274.

Sincerely yours,


ERIC G. CRISPIN, AIA
Director of Planning
and Permitting

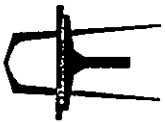
EGC:cs

cc: Department of Community Services, C & C
OECC, State of Hawaii

TM337780

7219-01
October 1, 2004

WILSON
OKAMOTO
CORPORATION



ENGINEERS
PLANNERS
1907 S. BERKELEY ST.
SUITE 400
HONOLULU, HI 96826
PH: 808/946-2277
FAX: 808/946-2253

Mr. Eric G. Crispin, AIA, Director
City and County of Honolulu
Department of Planning and Permitting
650 S. King Street
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Mr. Crispin:

Thank you for your letter dated August 16, 2004 [Reference 2004/ELOG-1793 (j) 2003/CUP-18] commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. The first sentence under "Impacts and Mitigation Measures" on page 4-3 will be corrected in the forthcoming Final EA.
2. The dwelling on TMK: 3-4-26:37 was recently acquired by the Palolo Chinese Home (PCH). PCH is in discussion with Hospice Hawaii to establish a hospice facility housing up to five residents at the existing structure. The facility would serve the general community and would be operated independent of PCH by Hospice Hawaii. Hospice Hawaii would be responsible for obtaining required permits for their operation. If necessary, PCH could accommodate uses such as off-street parking within its campus if requirements exceed what is available at the property. While the details of the proposed operation are presently unavailable, it is described in the Draft EA to disclose and comprehensively assess all planned uses in compliance with Section 11-200-7, Hawaii Administrative Rules.
3. Section 8 of the Draft EA notes that the proposed hospice use would be subject to approval through a Conditional Use Permit (major). Hospice Hawaii will be responsible for obtaining the CUP and any other permits required for their operation. Detailed information on the proposed use will be provided by Hospice Hawaii in support of their CUP application, as required.

WILSON
OKAMOTO
CORPORATION

7219-01
Letter to Mr. Eric G. Crispin
Page 2
October 1, 2004

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
1000 ULUOHIA STREET, SUITE 309, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 457-5544 FAX: (808) 457-5111 INTERNET: WWW.PARKS.HONOLULU.HI



WILLIAM D. BALFOUR, JR.
DIRECTOR
EDWARD T. SALMONSON, JR.
GENERAL MANAGER

August 17, 2004

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Key 3-4-13:001 and 3-4-26:037

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Palolo Chinese Home Redevelopment.

The Department of Parks and Recreation has no comment on this project.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

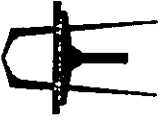
WILLIAM D. BALFOUR, JR.
Director

WDB:mik
(7/21/04)

cc: Mr. Michael Amii, Director, Department of Community Services
Ms. Genevieve Salmonson, Director, Office of Environmental Quality Control

7219-01
October 1, 2004

WILSON
OKAMOTO
CORPORATION



ENGINEERS
PLANNERS

1907 S. BERETANIA ST.
SUITE 400
HONOLULU, HI 96826
PH: (808) 466-2277
FAX: (808) 336-2233

Mr. William D. Balfour, Jr., Director
City and County of Honolulu
Department of Parks and Recreation
1000 Ulukouia Street, Suite 309
Kapolei, Hawaii 96707

Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Mr. Balfour:

Thank you for your letter dated August 17, 2004 indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 ULUOHIA STREET, SUITE 215, KAPOLEI HALE, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 492-5054 FAX: (808) 492-1837



JEREMY HARRIS
MAYOR

LARRY J. LEOPARDI, P.E.
DIRECTOR AND CHIEF ENGINEER
ALVIN K. C. DU
EXECUTIVE DIRECTOR
IN REPLY REFER TO:
DRM 04-735

August 18, 2004

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:


Subject: Draft Environmental Assessment (DEA)
Palolo Chinese Home Redevelopment
Tax Map Key: 3-4-13:001 and 3-4-26:037
Palolo, Oahu, Hawaii

Thank you for the opportunity to comment on the subject DEA.

We have no comments on the proposed project at this time but please keep us informed as your project progresses.

Should you have any questions, please call me at 692-5054.

Very truly yours,


LARRY LEOPARDI, P.E.
Director and Chief Engineer

cc: Department of Community Services
Attention: Michael Amii, Director
Office of Environmental Quality Control
Attention: Genevieve Salmonson, Director

7219-01
October 1, 2004

WILSON
OKAMOTO
CORPORATION



ENGINEERS
PLANNERS
SUITE 400
1907 S. BERETANIA ST.
HONOLULU, HAWAII
TEL: (808) 492-2225
FAX: (808) 492-2251

Mr. Larry Leopardi, P.E., Director and Chief Engineer
City and County of Honolulu
Department of Facility Maintenance
1000 Uluohia Street, Suite 215
Kapolei, Hawaii 96707


Subject: Draft Environmental Assessment
Palolo Chinese Home Redevelopment
Tax Map Keys: 3-9-02:01 and 3-4-26:37
Palolo, O'ahu, Hawaii

Dear Mr. Leopardi:

Thank you for your letter dated August 18, 2004 (Reference DRM 04-735) indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Sincerely,


Earl Matsukawa, AICP
Project Manager

cc: Mr. Michael Amii, Director, City and County of Honolulu, Department of Community Services
Mr. Leigh-Wai Doo, Chief Executive Officer, Palolo Chinese Home