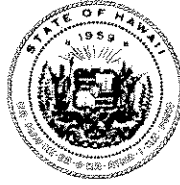


LINDA LINGLE  
GOVERNOR



ORLANDO "DAN" DAVIDSON  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

07:PEO/23

February 23, 2007

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

Dear Ms. Salmonson:

Re: Finding of No Significant Impact (FONSI) for Barbers Point Veterans Housing,  
TMK (1)9-1-013:054, Kapolei, Hawaii

The Hawaii Housing Finance and Development Corporation (HHFDC) has reviewed the comments received during the 30-day comment period which began on December 23, 2006. The HHFDC has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next available Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Janice Takahashi, Chief Planner, at 587-0639 if you have any questions.

Sincerely,

Orlando "Dan" Davidson  
Executive Director

Enclosures

RECEIVED  
07 FEB 26 P 1:25  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

amec

2007-03-08-0A-FA

Barbers Point Veterans Housing

Final Environmental Assessment

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2007-03-08-0A-FEA

MAR - 8 2007

**Barbers Point Veterans Housing**

RECEIVED

'07 FEB 26 P 1:27

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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91-1078 Yorktown Street  
Building 34  
Kapolei, Oahu, Hawaii

---

Prepared for:

Hawaii Housing Finance and  
Development Corporation

---

February 26, 2007

**TABLE OF CONTENTS**

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	SUMMARY	
1	INTRODUCTION AND PROJECT DESCRIPTION	1-1
1.1	INTRODUCTION	1-1
1.2	PROJECT LOCATION	1-1
1.3	PROJECT PURPOSE AND NEED	1-1
1.4	PROJECT DESCRIPTION	1-2
1.5	PROJECT SCHEDULE AND COST	1-2
2	DESCRIPTION OF THE EXISTING ENVIRONMENT PROJECT IMPACTS AND MITIGATION MEASURES	2-1
2.1	CLIMATE	2-1
2.2	SOILS	2-1
2.3	SURFACE WATER	2-2
2.4	GROUNDWATER	2-2
2.5	FLORA AND FAUNA	2-3
2.6	AIR QUALITY	2-3
2.7	NOISE	2-5
2.8	ARCHAEOLOGICAL AND CULTURAL RESOURCES	2-5
2.9	SOCIO-ECONOMIC CONSIDERATIONS	2-6
2.9.1	Population and Housing	2-6
2.9.2	Economy	2-6
2.10	PUBLIC FACILITIES AND SERVICES	2-7
2.10.1	Police, Fire, Ambulance and Medical Services	2-7
2.10.2	Public Transit	2-7
2.11	EDUCATION	2-8
2.12	RECREATION	2-8
2.13	ACCESS AND TRAFFIC	2-9
2.14	UTILITIES	2-10
2.15	VISUAL RESOURCE	2-10
2.16	FLOOD HAZARD ZONE	2-10

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
3	ALTERNATIVES	3-1
3.1	NO ACTION ALTERNATIVE	3-1
3.2	ALTERNATIVE SITES AND DESIGNS	3-1
3.3	THE PREFERRED ALTERNATIVE	3-1
4	PERMITS AND APPROVALS	4-1
5	ANTICIPATED DETERMINATION OF FONSI	5-1
5.1	ANTICIPATED DETERMINATION	5-1
5.2	SUMMARY OF CRITERIA	5-1
6	CONSULTATION	6-1
6.1	PRE-ASSESSMENT CONSULTATION	6-1
6.2	DRAFT EA CONSULTATION	6-2
7	REFERENCES	7-1

#### LIST OF FIGURES

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
1	Site Location Map	1-3
2	TMK Map	1-4
3	Current and Future Floor Plans	1-5
4	Building Exterior - Front	1-6

#### LIST OF APPENDICES

<u>LETTER</u>	<u>TITLE</u>
A	Agency Comments and Response to Comments

**SUMMARY**

---

**Applicant:** Cloudbreak Hawaii, LLC.  
P.O. Box 75329  
Kapolei, Hawaii 96707  
Contact: Charles Patterson  
Phone: 330-6615

**EA Preparer:** AMEC Earth & Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawaii 96819  
Contact: Russell Okoji, Ph.D.  
Project Manager  
Phone: (808) 545-2462 x110

**Accepting Authority:** Hawai'i Housing Finance and Development  
Corporation

**Project Location:** 91 1078 Yorktown Street  
Kapolei, Hawaii 96707

**Tax Map Key:** (1)9-1-013:054

**Area:** Approximately 1.68 acres

**Recorded Fee Owner:** U.S Department of Veterans Administration

**Existing Land Use:** Military Barracks

**State Land Use  
Classification:** Urban

**LUO Zoning:** Federal and Military Preservation District

**LUO Special District:** None

**Flood Zone:** Flood Insurance Rate Map Zone D

**Proposed Action:**

The proposed project will renovate the 3-story structure from a 40-unit military barrack to a 78-unit U.S. veterans housing facility. The existing building is approximately 35 feet at its highest point.

Exterior renovations will be limited to the installation of an elevator on the west side of the structure. The addition of an elevator will make building compliant with the Americans with Disabilities Act (ADA).

**Impacts:**

No significant impacts are anticipated from the proposed project. Renovation work is anticipated to have short-term and minimal traffic, air quality, and noise impacts to the area. The project will comply with all local, state, and federal rules and regulations.

**Anticipated Determination:**

Finding of No Significant Impact

## **SECTION 1 INTRODUCTION AND PROJECT DESCRIPTION**

---

Pursuant to Hawaii's environmental impact statement law (HRS 343), whenever an action proposes the use of state or county funds, an environmental assessment of such action shall be prepared. AMEC Earth and Environmental, Inc. (AMEC), was contracted by Cloudbreak Hawaii, LLC. (Cloudbreak) to conduct an Environmental Assessment (EA) for the proposed renovations to a former military barrack at Barbers Point (hereafter, referred to as the Site). The purpose of this EA is to evaluate the possible direct, indirect and cumulative environmental effects of renovating the current structure to create affordable housing for U.S. Veterans. This project will be partially funded by the State of Hawai'i through the Rental Housing Trust Fund. As such this EA must be performed to comply with State of Hawaii and National Environmental Policy Act (NEPA) guidelines. The approving agency for this EA is the Hawai'i Housing Finance and Development Corporation.

### **1.1 INTRODUCTION**

The Site consists of one structure, constructed in 1957, that formerly served as barracks for military personnel. The 3-story, 40-unit former barracks was deeded to the Department of Veteran Affairs from the U.S. Navy. Cloudbreak has a 50-year lease and plans to renovate the former barracks into a 78-unit housing complex for U.S. veterans.

### **1.2 PROJECT LOCATION**

The Site is located at 91-1078 Yorktown Street in Barbers Point, north of Kalaeloa Airport (Figure 1). It is bordered to the south by Yorktown Street, to the west by an undeveloped lot, and to the east and north by additional barracks. The Site is designated by Tax Map Key (1)9-1-013:054 and encompasses approximately 1.68 acres of land zoned as Federal and Military Preservation District (Figure 2).

### **1.3 PROJECT PURPOSE AND NEED**

The U.S. Navy has deeded the property to the U.S. Department of Veteran Affairs, and Cloudbreak has leased the property for a period of fifty years. The proposed renovations



# **CORRECTION**

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

## **SECTION 1 INTRODUCTION AND PROJECT DESCRIPTION**

---

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### **1.3 PROJECT PURPOSE AND NEED**

The U.S. Navy has deeded the property to the U.S. Department of Veteran Affairs, and Cloudbreak has leased the property for a period of fifty years. The proposed renovations

of the Barbers Point Veteran's Housing helps fulfill Hawai'i's growing need for affordable housing for homeless and low-income American veterans.

#### **1.4 PROJECT DESCRIPTION**

The proposed project will renovate the three story structure from a 40-unit military barracks and offices into a 78-unit U.S. veterans residential housing and services facility, comprised of efficiency apartments. A complete interior renovation will expand upon the structure's existing 40 units on the second and third floors and increase the number of units to 26 on each of the three floors. This will be completed by converting large open spaces on the first and second floors, such as dining halls, lounges, and storage rooms, into additional units.

Electrical upgrades will be completed in all of the units to allow for the installation of 13 amp ranges in the kitchen areas. Electrical upgrades will consist of the installation of one 30 amp breaker for every two units. The breaker will be split to provide each of the two units with 15 amps. Units will be re-plumbed and remodeled as necessary.

In addition, the proposed renovations will make the building compliant to the Americans with Disabilities Act (ADA) by installing an easily accessible elevator on the exterior of the existing structure. Current and proposed floor plans can be found at the end of Section 1 (Figure 3). Current Site photos are also found at the end of Section 1 (Figure 4).

#### **1.5 PROJECT SCHEDULE AND COST**

Construction is anticipated to commence in the first quarter of 2007. It is projected that construction would take place for a duration of 6 months, with completion estimated by August 2007. The total budget for these improvement activities will likely exceed \$1.5 million. The anticipated primary financing will be provided by Cloudbreak Hawaii LLC, its bankers, and the State's Hawai'i Housing Finance and Development Corporation. Additional financing may be provided through United States Veterans Initiative's grant agreements with the Department of Veteran Affairs.

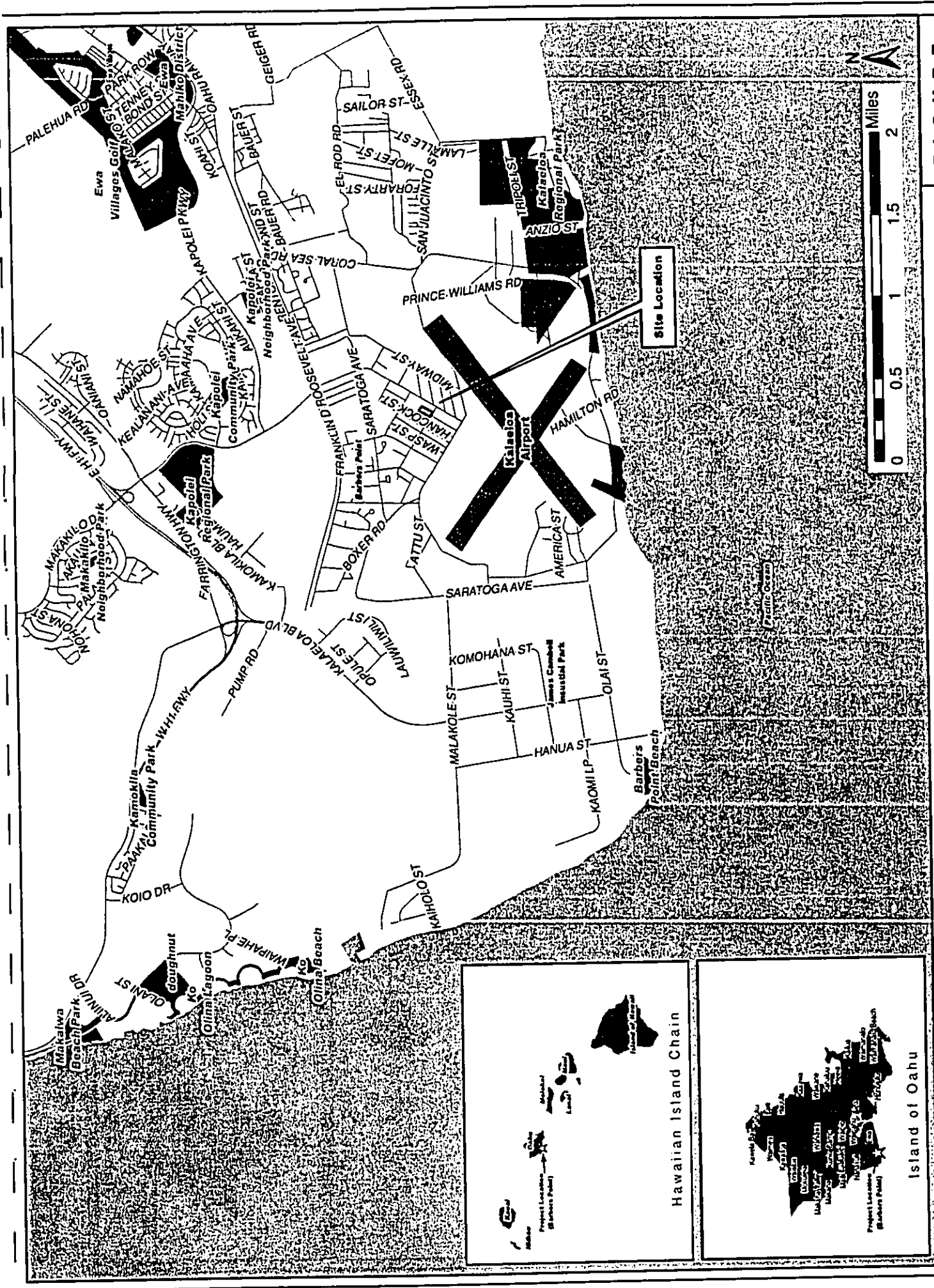


FIGURE 1

Site Location



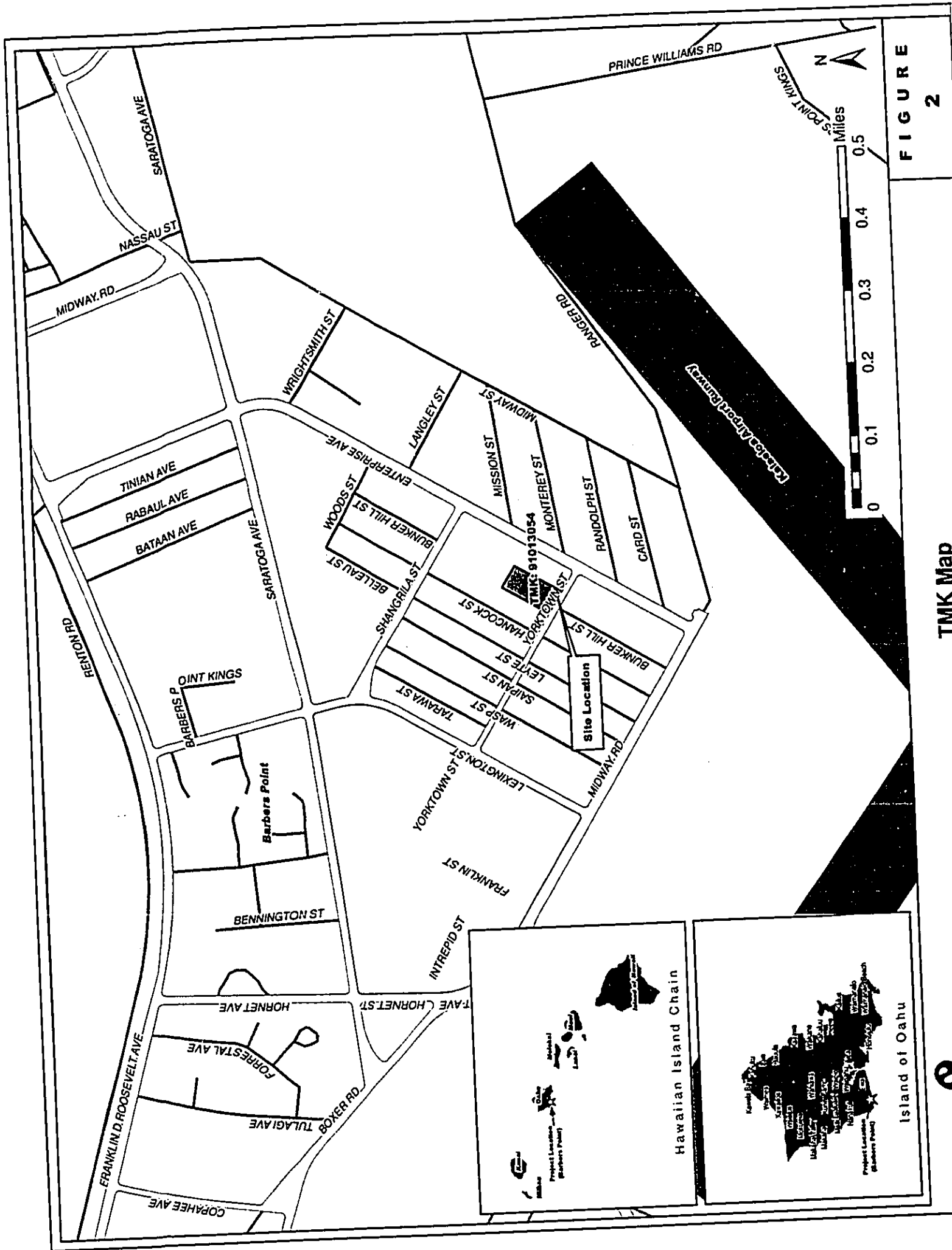


FIGURE 2

TMK Map



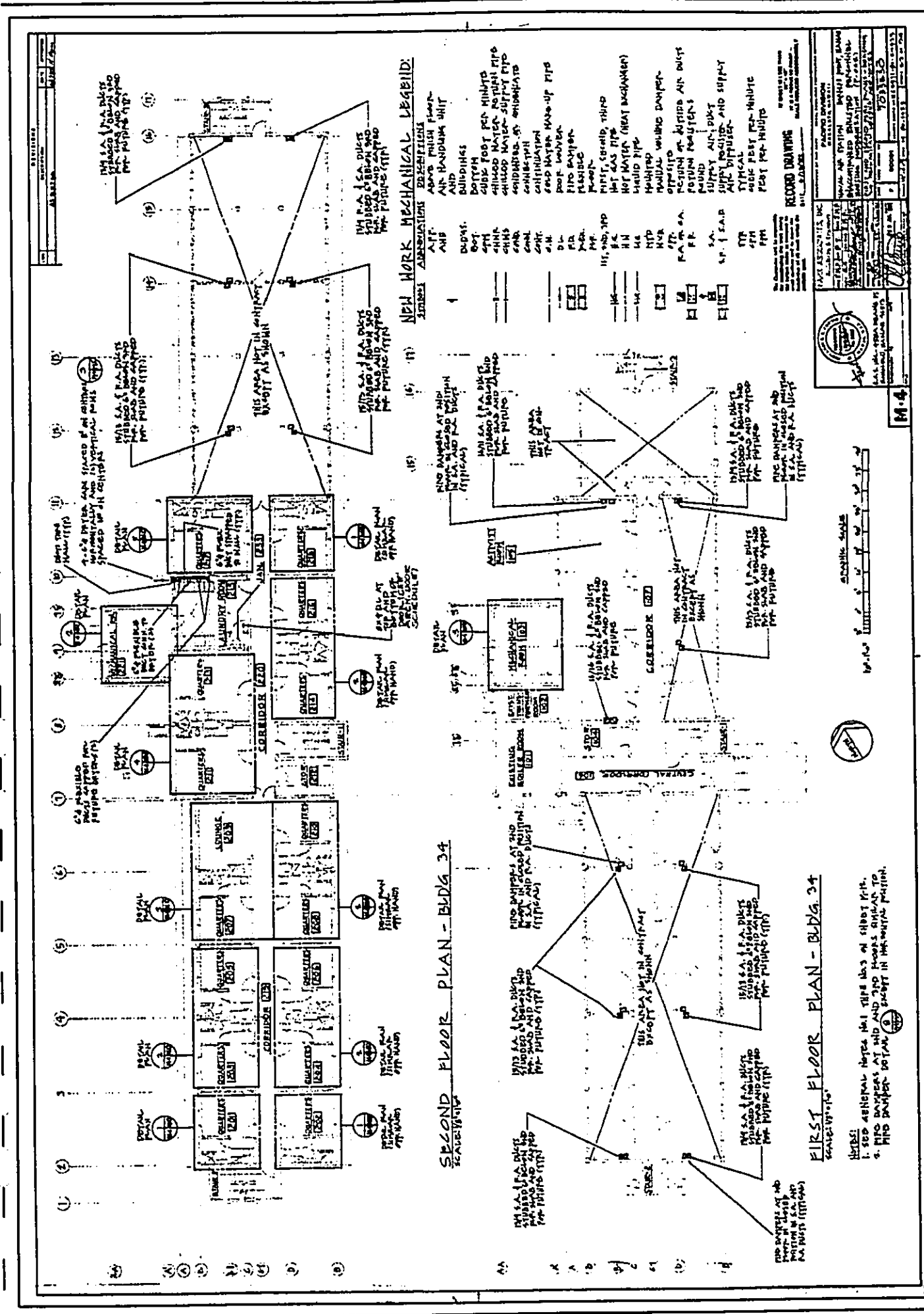


FIGURE 3

Current and Proposed Floor Plans





Figure 4

Building Exterior – Front

**SECTION 2  
DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND  
MITIGATION MEASURES**

---

This section of the EA will discuss existing conditions at the Site and possible direct, indirect and cumulative environmental effects of the proposed renovation. In instances where the proposed project impacts the environment, mitigation alternatives will also be discussed.

**2.1 CLIMATE**

The climate found in Kapolei is characterized by mild and constant temperatures, moderate humidity, and the persistence of the northeasterly trade winds. Daily maximum temperatures range from low to high 80s. Daily minimum temperatures range from mid-60s to low 70s. The average annual rainfall is approximately 20 to 25 inches per year. The majority of the total annual rainfall occurs between October and March, with the wettest months occurring in November through January.

**2.2 SOILS**

The US Department of Agriculture (USDA) soil survey of *Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* classified the soil of the Site as Coral Outcrop (USDA 1972). Coral outcrop (CR) consists of coral and cemented calcareous sand and is found at elevations ranging from sea level to approximately 100 feet. The coral reef was formed in shallow ocean waters during periods when the ocean stand was at higher levels. Areas of coral outcrop can be found along the ocean shore, coastal plains, and up to the foot of the uplands. Coral outcrop makes up about 80 to 90 percent of the acreage. The remaining 10 to 20 percent consists of a thin layer of friable, red soil material in cracks, crevices, and depressions within the coral outcrop. This soil material is similar to that of the Mamala series, which usually forms above coral outcrops. Vegetation is sparse on coral outcrops and usually consists of kiawe, koa haole, and fingergrass. Coral outcrops are usually geographically associated with Jaucas, Keaau, and Mokuleia soils, however, soils from the Malama Series have been observed a few hundred feet north of the Site.



Impacts and Mitigation Measures

No significant impact to soils at the Site is anticipated as a result of renovation activities. Substances that could adversely affect soils in the vicinity of the Site are not likely to be introduced or released. The proposed project involves renovation to the existing building, with the exception of a single new elevator structure and foyer area.

**2.3 SURFACE WATER**

There are no streams or surface water features at the Site. The nearest surface water bodies are the Pacific Ocean to the south and an unnamed canal to the west.

Impacts and Mitigation Measures

No significant impact to surface water near the Site is anticipated as a result of renovation activities. Substances that could adversely affect streams or bodies of water in the vicinity of the Site are not likely to be introduced or released into streams or drainage ditches.

**2.4 GROUNDWATER**

The Site is situated in the Ewa aquifer system which is comprised of a sedimentary caprock aquifer which rests upon a primary basal aquifer. The upper, sedimentary caprock aquifer is an unconfined, sedimentary, basal aquifer. This aquifer has moderate salinity (1000-5000 mg/L Cl<sup>-</sup>), and is categorized as a non-drinking water source that is also not ecologically important. It is replaceable, and highly vulnerable to contamination (Mink and Lau, 1990). The lower, primary basalt aquifer is a confined, flank, basal aquifer. This low salinity aquifer (250-1000 mg/L Cl<sup>-</sup>) is categorized as a non-drinking water source that is also not ecologically important. It is irreplaceable and has a low vulnerability to contamination. The majority of the aquifer system is makai, or down-gradient, of the Hawaii State Underground Injection Control Line (UIC). Typically, aquifers that are down-gradient of the UIC line are considered non-potable, and aquifers up-gradient of the UIC line are considered potential drinking water sources. Since the Site is located down-gradient of the UIC line, the water below the Site is characterized

as non-potable. The nearest public supply well is the Makakilo well located approximately 2.5 miles north (up-gradient) of the Site.

Impacts and Mitigation Measures

No significant impact to ground water at or near the Site is anticipated as a result of renovation activities. Substances that could adversely affect ground water are not likely to be introduced or released into the soil. Excavation activities are not anticipated with renovation activities on the proposed elevator construction.

**2.5 FLORA AND FAUNA**

There is moderate landscaping on Site consisting mainly of trees and grasses. Dogs, cats, rodents, and mongoose have been documented in the Barbers Point area. Birds commonly observed in the area include black-crowned night heron, great frigate bird, Pacific golden plover, sanderling, wandering tattler, ruddy turnstone, zebra dove, Japanese white-eye, northern cardinal, red-crested cardinal, and vented bulbul.

Impacts and Mitigation Measures

No significant impact to Flora and Fauna is anticipated as a result of renovation activities.

**2.6 AIR QUALITY**

Air quality at the Site is considered to be good and meets National Ambient Air Quality Standards (NAAQS) and State ambient Air Quality Standards (SAAQS). Air quality in the vicinity is most likely affected by emission from industrial activities, aircraft at the Kalaeola airport, and motor vehicle traffic on local roadways.

The State Department of Health (DOH) maintains monitoring locations throughout the state. The Kapolei air quality monitoring station is located in the Kapolei Business Park at 2052 Lauwiliwili, approximately 2 miles northwest of the Site. Parameters monitored at this location are carbon monoxide (CO), particulate matter at 10 microns or less (PM<sub>10</sub>), particulate matter at 2.5 microns or less (PM<sub>2.5</sub>), nitrogen dioxide (NO<sub>2</sub>), and sulfur dioxide (SO<sub>2</sub>). Measurements reported in the 2005 Annual Summary Hawaii Air Quality Data (HDOH 2005) and applicable NAAQS and SAAQS are found in the following table.

2005 Annual Summary of Hawaii Air Quality Data					
Air Pollutant	Averaging Time	Annual Mean (ug/m <sup>3</sup> )	Standards		
			Hawaii State Standard (ug/m <sup>3</sup> )	Federal Primary Standard (ug/m <sup>3</sup> )	Federal Secondary Standard (ug/m <sup>3</sup> )
Carbon Monoxide	1-hour	401	10,000	40,000	40,000
	8-hour	401	5,000	10,000	10,000
PM <sub>10</sub>	24-hour	15	150	150	150
PM <sub>2.5</sub>	24-hour	4	---	65	65
Nitrogen Dioxide	Annual	9	70	100	100
Sulfur Dioxide	3-hour	2	1,300	---	1,300
	24-hour	2	365	365	---

Note: All measurements were taken at the Kapolei Monitoring Station.

Impacts and Mitigation Measures

No significant impact to air quality at the Site is anticipated as a result of renovation activities. Short-term potential impacts on air quality due to renovation activities may include fugitive dust and emissions from construction equipment. A dust control management plan will be developed to address these impacts. Mitigation of potential fugitive dust can be accomplished by keeping those areas wetted-down, if feasible, or enclosing those areas. Emissions from construction equipment are not anticipated to exceed the above referenced standards. Local, state and federal rules and regulations will be complied with.

## **2.7 NOISE**

Noise impacts at the Site are mostly caused by aircraft, vehicular traffic and general neighborhood noise (people talking, etc.).

### Impacts and Mitigation Measures

Renovation activities at the Site may increase noise levels during this project. Limiting those activities that may increase noise levels to daylight hours will help to minimize noise impacts during the renovation. DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control" regulations will be complied with for the duration of the project. If noise levels are expected to exceed allowable levels, stated in Chapter 46 rules, a noise permit must be obtained.

Once the project is completed, aircraft and vehicular traffic is anticipated to be the primary sources of noise at the Site. No significant increase in vehicular traffic noise impacts are anticipated as the volume of traffic will likely be only slightly higher than existing conditions.

## **2.8 ARCHAEOLOGICAL AND CULTURAL RESOURCES**

The Site is located south of Kapolei on western Oahu. The area was named for Captain Henry Barber after his ship ran aground near the village of Kalaeola in 1796. The region was first inhabited between the 1<sup>st</sup> and 5<sup>th</sup> century A.D. Settlements tended to be seasonal and primarily supported by marine-based subsistence. The area was repeatedly abandoned and reoccupied by different migratory groups. The area was inhabited on a semi-permanent basis by the approximately 1200 A.D. Local inhabitants had largely abandoned the area by the mid 1800's.

Beginning around 1850, much of the area was being used for agricultural purposes, primarily sugar cane and sisal production. The Barbers Point light house was established in 1888 near Kalaeola. The U.S. Navy established a presence in the area during the 1930s. The Barbers Point Naval Air Station was commissioned in 1942. The naval base played a key role during World War II, the Korean War, and the Cold War. Although the base officially closed in 1999, the Navy has retained 1,100 acres of land for military housing and family support facilities.

Impacts and Mitigation Measures

No significant impact to Archaeological and Cultural Resources is anticipated as a result of renovation activities. All renovations are to be done to the existing building. Installation of the new elevator foundation would require constructing a 14 to 17-inch concrete pad in the subsurface. Traditional cultural practices are also not anticipated to be impacted by the proposed project.

**2.9 SOCIO-ECONOMIC CONSIDERATIONS**

**2.9.1 Population and Housing**

The Site is located near Kapolei in the Barbers Point Neighborhood Area. This area is bordered to the west by a canal, to the south by the Kalaeola Airport, to the north by Franklin D. Roosevelt Road, and to the east by Coral Sea Road. The area is characterized by numerous military barracks.

According to the U.S. Census Bureau (Census 2000) the Site falls within Census Tract (CT) 85, which covers approximately 9 square miles. The population of CT 85, according to Census 2000, is 1,311. There were 397 households with an average of 3.30 people per household.

Impacts and Mitigation Measures

Proposed renovation of the Site into housing for veterans is not expected to negatively impact the area. The proposed project will add residential units to the district and help decrease the number of homeless in the area.

**2.9.2 Economy**

Residents living within Census Tract 85 have a annual household median income of \$34,281.00. This is well below Honolulu County's annual household median income of \$51,914.00.

Impacts and Mitigation Measures

No adverse impacts to the economy in the vicinity of the Site is anticipated as a result of the proposed project. The proposed renovations will result in short-term

economic benefits for the construction industry in Kapolei and Honolulu, though these benefits will not be on a large scale based to the project budget.

## **2.10 PUBLIC FACILITIES AND SERVICES**

### **2.10.1 Police, Fire, Ambulance and Medical Services**

Police protection is provided by the Kapolei police station District 8, located at 1100 Kamokila Boulevard. This station patrols Ewa, Ewa Beach, Westloch, Barbers Point, Kapolei, Makakilo, Campbell Industrial Park, Honokai Hale, Koolina, Nanakuli, Maili, Waianae, Makaha, Makua and Kaena.

Fire protection is provided by the Kapolei Fire Station 40, located at 2020 Lauwiliwili Avenue. The Kapolei Fire Station maintains a ladder truck and an engine.

Emergency medical service is provided by the Honolulu Department of Emergency Services, Emergency Medical Services Division (EMS). EMS provides pre-hospital emergency medical care and emergency ambulance services. The closest EMS Unit is located in Kapolei.

The nearest hospital with 24-hour emergency services is St. Francis Medical Center - West, located at 91-2141 Fort Weaver Road in Ewa Beach.

#### Impacts and Mitigation Measures

The number of emergency services personnel continues to increase as the community of Kapolei grows. No significant impact to Police, Fire, Ambulance and Medical Services is anticipated as a result of renovation activities. Emergency services are all located within a few miles of the Site.

### **2.10.2 Public Transit**

Public transportation in Hawaii is provided by the City and County of Honolulu, Department of Transportation Services. Oahu Transit Services (operator of TheBus) is contracted by the Department of Transportation Services to provide fixed route bus service. The Barbers Point area is only serviced by bus route 415 but is in close

proximity to the Kapolei Transit Center. A bus stop is located on Yorktown Street directly in front of the site.

Impacts and Mitigation Measures

No significant impact to Public Transit is anticipated as a result of renovation activities. Oahu Transit Services will continually monitor bus usage in the area and adjust their services accordingly. If a new bus stop is required at the location of proposed renovations, the Department of Transportation Services requires that the property owner pay for any sidewalk renovations necessary to ensure that the sidewalk and curb are ADA compliant. This is not expected to be a problem as there is currently a bus stop in front of the property.

**2.11 EDUCATION**

Public education, provided by the Department of Education, is available. Barbers Point is part of the Campbell-Kapolei-Waianae Complex Area. There are 4 elementary schools in close vicinity to the Site. The closest middle and high schools are located in Kapolei.

Impacts and Mitigation Measures

No significant impact to educational services is anticipated as a result of renovation activities. The housing units are anticipated to house only single occupants outside of school age.

**2.12 RECREATION**

Recreational activities in the area mainly consist of water or beach sports. Area beach activities include netting, fishing, topical fish collecting, surfing, scuba diving, paddling, kayaking, and shelling.

Impacts and Mitigation Measures

No significant impact to recreational services is anticipated as a result of renovation activities. This is also anticipated at project completion.

### 2.13 ACCESS AND TRAFFIC

Enterprise Street is the main access to the Barbers Point housing area and is the closest cross street to the Site. Enterprise Street travels north to Franklin D. Roosevelt Road. North of Franklin D. Roosevelt Road, Enterprise Street becomes Fort Barrett Road and continues on the Farrington Highway and the H-1 Freeway. The area surrounding the Site is not densely populated, and traffic is usually light to moderate.

#### Impacts and Mitigation Measures

Access and traffic are anticipated to fluctuate compared to regular facility operations depending on construction activities. The facility currently has adequate parking to accommodate residents, staff, and guest parking. If access and traffic are impacted as a result of renovation activities, minimizing impact on traffic and access can be accomplished by the following:

- 1) Mobilizing and de-mobilizing construction vehicles and equipment during non-peak traffic hours;
- 2) Use of temporary traffic control devices, such as signage, barricades, and cones, in accordance with City and County traffic standards; and
- 3) If necessary, utilize off-duty police to manage traffic.

Access to the Site would be via Yorktown Street. Currently, there is no street parking designated along street frontage of the Site. Off-street loading will be done off Yorktown Street non-peak hours. It is anticipated there would be minimal impact to normal area activities. Traffic control devices and, if needed, off-duty police will be utilized. Pedestrian traffic is not anticipated to be impacted as the structure is set back away from the sidewalk along Yorktown Street. Additional safety measures will be implemented as necessary.

Parking, once the proposed renovation is completed, will be in accordance with Land Use Ordinance (LUO) Article 6 at one parking stall per unit.



#### **2.14 UTILITIES**

The Site is currently connected to electric, water, gas and sewer lines. Companies supplying the area are the Hawaiian Electric Company (HECO), private water supply system, The Gas Company and the Department of Environmental Services, City and County of Honolulu.

##### Impacts and Mitigation Measures

No significant impact to utility services is anticipated as a result of renovation activities. During construction activities, utility demands are anticipated to be less than regular facility operations. HECO, private water supply system, and The Gas Company will be notified, and demand is not anticipated to impact supply. Following construction, demand on these services is anticipated to increase but not exceed the capacities of the existing infrastructure.

#### **2.15 VISUAL RESOURCE**

Currently, buildings in the immediate vicinity of the Site all range between approximately one and four stories. A new elevator and elevator tower are proposed to be installed on the exterior of the building in order to meet federal requirements as outlined by the American Disabilities Act (ADA). This elevator tower will be constructed on the western side of the building and will add an additional approximately 5 to 10 feet to the height of the building

##### Impacts and Mitigation Measures

Negative impacts to visual resources are not expected. Renovations to the building structure will not significantly further impact the view of adjacent buildings. Significant public views will not be affected.

#### **2.16 FLOOD HAZARD ZONE**

The Site is currently designated as Zone D on the Flood Insurance Rate Map (FIRM). Zone D is defined as an area in which flood hazards are undetermined, but possible.

Impacts and Mitigation Measures

As the Site is not designated as a Flood Hazard District, there are no requirements that need to be fulfilled for the advancement of the proposed project.

### **SECTION 3 ALTERNATIVES**

---

Under Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200 Environmental Impact Statement Rules, Section 11-200-17(f), it is required that alternatives in which the objectives of the proposed project will be met, need to be evaluated. These alternatives may possibly enhance environmental quality or avoid, reduce, or minimize some or all of the adverse environmental effects, costs, and risks. The following are alternatives that have been evaluated.

#### **3.1 NO ACTION ALTERNATIVE**

Under the No Action alternative, the Site would be kept as is with no changes or alterations. This alternative would not accomplish the goals of this proposed project and would leave much of the existing structure vacant.

#### **3.2 ALTERNATIVE SITES AND DESIGNS**

This EA discusses the proposed renovation at the former military barracks. No alternative sites or building designs were evaluated.

#### **3.3 THE PREFERRED ALTERNATIVE**

The proposed renovations are the preferred alternative because they fulfill the goals of the proposed project and follow City and County of Honolulu General Plan and Primary Urban Center Development Plan.

**SECTION 4  
PERMITS AND APPROVALS**

---

The following permits and approvals are required for the progression of this project. All permits will be obtained in accordance with approving agency guidelines.

- Environmental Assessment
- Department of Planning and Permitting, Building Permit
- Department of Planning and Permitting, Site Development Division Application
- Elevator Permit

**SECTION 5  
ANTICIPATED DETERMINATION OF FONSI**

---

The proposed project involves the renovation of a former military barrack located at 91 1078 Yorktown Street in Kapolei, Oahu, Hawaii.

**5.1 ANTICIPATED DETERMINATION**

Based upon the significance criteria established by the HAR and the assessment of potential environmental impacts, a FONSI is anticipated to be issued by the HHFDC (Accepting Authority) pursuant to Chapter 343 HRS.

**5.2 SUMMARY OF CRITERIA**

In accordance with Hawaii Revised Statute, Title 11, Department of Health, Chapter 200, Section 14, potential impacts of the proposed project have been reviewed. The following is a summary of the criteria discussed in the statute.

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

The proposed project is not anticipated to impact any natural or cultural resource. There is little potential for encountering such resources as the Site is currently developed, and the proposed project calls for renovation of the existing structure.

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

The proposed project is zoned for and located within a federal and military reservation. Proposed renovations will convert an under utilized and partially out of service building into housing and services for lower income and homeless veterans.

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

The proposed project is not anticipated to conflict with the state's long-term environmental policies or goals and guidelines as expressed in HRS Chapter 344.

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

The proposed project is not anticipated to substantially affect economic welfare, social welfare, and cultural practices of the community or State.

- (5) *Substantially affects public health;*

The proposed project is not anticipated to substantially affect public health.

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

The proposed project is not anticipated to involve substantial secondary impacts. The proposed project involves renovation of the existing structure from a 40-room military style barracks and offices into a 78-unit veterans housing facility with ancillary services. Population changes or effects on public facilities would be minimal.

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

The proposed project is not anticipated to substantially degrade environmental quality. Minimal disruption to the Site environment is anticipated as the proposed project calls for renovation of the existing structure. Any exceedances in local, state, or federal rules or regulations will be mitigated to minimize their effects to the area.

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

The proposed project is not anticipated to have a considerable effect upon the environment or involve a commitment for larger actions. Minimal disruption to the Site environment is anticipated as the proposed project calls

for renovation of the existing structure. Only a minor excavation is anticipated during the installation of an elevator attached to the exterior of the structure.

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

The proposed project is not anticipated to impact any rare, threatened, or endangered species, or its habitat. There is little potential for encountering such resources as the Site is currently developed. Minimal disruption to the Site environment is anticipated as the proposed project calls for renovation of the existing structure.

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

The proposed project is not anticipated to detrimentally impact any air or water quality or ambient noise levels. During the proposed project, these parameters will be monitored. Any exceedances in local, state, or federal rules or regulations will be mitigated to minimize their effects to the area.

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

The proposed project is not anticipated to impact any natural or cultural resource. There is little potential for encountering such resources as the Site is currently developed, and the proposed project calls for renovation of the existing structure. The Site does not fall within a Flood Hazard District.

*(12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,*

The proposed project is not anticipated to impact any scenic vistas or viewplanes. Coastal view planes will not be impacted by the Site. There is little potential for this occurring as the proposed project calls for renovation of the existing structure.

*(13) Requires substantial energy consumption.*

The proposed project is not anticipated to require substantial energy consumption. At project completion, it is anticipated that energy consumption will increase minimally.



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**SECTION 6  
CONSULTATION**

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The following is a listing of agencies and organizations that have been or will be consulted during this Environmental Assessment.

**6.1 PRE-ASSESSMENT CONSULTATION**

The following agencies and organizations were contacted during the pre-consultation period. Pre-consultation comment letters and response letters have been reproduced and included in Appendix A.

**State Agencies**

Department of Business, Economic Development and Tourism (DBEDT)

Hawaii Housing Finance and Development Corporation

Hawaii Community Development Authority

Office of Planning

Department of Health, Office of Environmental Quality Control

Hawaii Community Development Agency

Department of Health

- Noise, Radiation & Indoor Air Quality Branch
- Clean Air Branch

Department of Land and Natural Resources

State DLNR Historic Preservation Division

Office of Hawaiian Affairs

Department of Transportation

University of Hawaii at Manoa, Environmental Center

Senator Mike Gabbard

Representative Sharon Har

**County Agencies**

Department of Community Services

Board of Water Supply

Department of Design and Construction

Department of Planning and Permitting, Planning Division

Department of Transportation Services

Honolulu Fire Department

Honolulu Police Department

Office of Economic Development

**6.2 DRAFT EA CONSULTATION**

The following agencies and organizations will be contacted during the preparation of the Draft EA. Comments will be solicited during the 30-day public review period.

**State Agencies**

Department of Business, Economic Development and Tourism (DBEDT)

Hawaii Housing Finance and Development Corporation

Hawaii Community Development Authority

Office of Planning

Department of Health, Office of Environmental Quality Control

Hawaii Community Development Agency

Department of Health

- Environmental Planning
- Noise, Radiation & Indoor Air Quality Branch
- Clean Air Branch

Department of Land and Natural Resources

State DLNR Historic Preservation Division

Department of Transportation

Office of Hawaiian Affairs

University of Hawaii at Manoa, Environmental Center

Senator Mike Gabbard

Representative Sharon Har

**County Agencies**

Department of Community Services

Board of Water Supply

Department of Design and Construction

Department of Environmental Services

Department of Planning and Permitting, Building Division

- Zoning Plans Review Branch

Department of Planning and Permitting, Site Development Division

- Civil Engineering Branch
- Traffic Review Branch
- Wastewater Branch

Department of Planning and Permitting, Planning Division

Department of Transportation Services

Honolulu Fire Department

Honolulu Police Department

Office of Economic Development

Councilmember Todd Apo

Kapolei Neighborhood Board

**Libraries and Depositories**

Hawaii State Library, Kapolei Branch

The draft EA was distributed to various agencies and published in the December 23, 2006 issue of OEQC's *The Environmental Notice*, commencing a 30-day public comment review period. Comments received on the draft EA and appropriate responses are included in Appendix A.

**SECTION 7  
REFERENCES**

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Census 2000. U.S. Census Bureau. <http://factfinder.census.gov>

Hawaii Department of Health (HDOH) 2005. *2005 Annual Summary, Hawaii Air Quality Data.*

Mink, J. F. and S. L. Lau, 1990. *Aquifer Identification and Classification for the Island of Oahu: Groundwater Protection Strategy for Hawaii.* Water Resources Research Center, University of Hawaii at Manoa, Technical Report No. 179. February.

U.S. Department of Agriculture, Soil Conservation Service, 1972. *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii.*

FEMA Flood Insurance Rate Map. <http://www.fema.gov/>

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**APPENDIX A**

**Agency Comments and Response to Comments**

**BOARD OF WATER SUPPLY**

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



December 1, 2006

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman  
HERBERT S. K. KAOPUA, SR.  
SAMUEL T. HATA  
ALLY J. PARK  
ROBERT K. CUNDIFF

RODNEY K. HARAGA, Ex-Officio  
LAVERNE T. HIGA, Ex-Officio

CLIFFORD P. LUM  
Manager and Chief Engineer

Mr. Russell Okoji, Ph.D., Senior Scientist  
AMEC Earth and Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawaii 96819

Dear Mr. Okoji:

**Subject: Your Letter Dated October 31, 2006 Regarding the Draft Environmental Assessment (DEA) for the Barbers Point Veterans Housing, TMK: 9-1-013:054, Kapolei, Oahu, Hawaii**

Thank you for the opportunity to comment on the proposed project.

The statement in section 2.14 that the site is serviced by the Board of Water Supply is incorrect and should be changed. The water system serving the site is private and independent of the Honolulu Board of Water Supply System.

If you have any questions, please contact Robert Chun at 748-5440.

Very truly yours,

KEITH S. SHIDA  
Principal Executive  
Customer Care Division



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

12/12/2006

Mr. Keith Shida  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

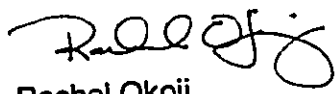
Dear Mr. Shida:

Thank you for your letter dated December 1, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We have made the change to the Environmental Assessment to reflect your comment. The reference to the Board of Water Supply has been changed.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji



LINDA LINGLE  
GOVERNOR



ORLANDO "DAN" DAVIDSON  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
877 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:  
06:PEO/187

November 15, 2006

Russell Okoji, Ph.D.  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawaii 96819

Dear Dr. Okoji:

Re: Draft Environmental Assessment (EA) for Barbers Point Veterans Housing

We have reviewed the subject draft EA and offer the following comments:

1. Page 1-2 of the draft EA states that Cloudbreak and the U.S. Department [of] Veterans Affairs are funding the estimated \$1,200,000 renovation. Please note that the Hawaii Housing Finance and Development Corporation is providing \$1,000,000 in financing through the State Rental Housing Trust Fund.
2. We suggest updating the list of State Legislators who will be consulted during the draft EA process.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Davidson".

Orlando "Dan" Davidson  
Executive Director



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

12/12/2006

Mr. Orlando Davidson  
Department of Business, Economic Development and Tourism  
Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

Dear Mr. Davidson:

Thank you for your letter dated November 15, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We have made the change to the Environmental Assessment to reflect your comment. The reference to funding has been changed, and HHFDC is listed as one of the primary financiers of the proposed project. Also, the list of State Legislators has been updated to reflect current members.

We appreciated your participation in the environmental assessment review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Okoji".

Rachel Okoji



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



Linda Lingle  
Governor

Michael Goshi  
Chairperson

Daniel Dinell  
Executive Director

677 Ala Moana Boulevard  
Suite 1001  
Honolulu, Hawaii  
96813

Telephone  
(808) 587-2870

Facsimile  
(808) 587-8150

E-Mail  
contact@hcdaweb.org

Web site  
www.hcdaweb.org

Ref. No.: PL KALAELOA 17.1.1

November 28, 2006

Mr. Russell Okoji, Ph.D.  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street  
Suite F-251  
Honolulu, Hawaii 96819

Dear Mr. Okoji:

Re: Draft Environmental Assessment ("EA")  
for the Barbers Point Veterans Housing

Thank you for the opportunity to comment on the subject Draft EA. We have reviewed the document and have the following comments to offer.

- Pursuant to Chapter 343, Hawaii Revised Statutes, the project requires compliance with EA requirements based on the use of State funds (Rental Housing Trust Fund). As such, the approving agency for the EA should be the Hawaii Housing Finance & Development Corporation and not the Hawaii Community Development Authority ("HCDA").
- The HCDA should be listed under "Parties to be Consulted During Draft EA - State Agencies."

Should you have any questions regarding these comments, please contact Pearlyn Fukuba of HCDA's Kalaeloa Field Office at 520-2673.

Sincerely,

Daniel Dinell  
Executive Director

DD/ST:js  
c. Office of Environmental Quality Control



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

12/12/2006

Mr. Daniel Dinell  
Hawaii Community Development Authority  
677 Ala Moana Boulevard, Suite 1001  
Honolulu, Hawaii 96813

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

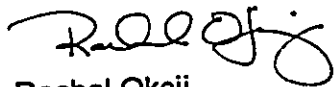
Dear Mr. Dinell:

Thank you for your letter dated November 15, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We have made the change to the Environmental Assessment to reflect your comment. Hawaii Housing Finance and Development Corporation is the approving agency for this proposed project. HCDA is listed under "Parties to be Consulted During Draft EA – State Agencies" in the EA.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
<http://www.honolulu.gov>  
<http://www.honolulupd.org>  
[www.honolulu.gov](http://www.honolulu.gov)

MUFU HANNEMANN  
MAYOR



BOISSE P. CORREA  
CHIEF

OLEN R. KAJIYAMA  
PAUL D. PUTZULU  
DEPUTY CHIEFS

OUR REFERENCE BS-DK

November 8, 2006

Russell Okoji, Ph.D.  
AMEC Earth and Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawaii 96819

Dear Dr. Okoji:

This is in response to your letter of October 31, 2006, regarding the Draft Environmental Assessment for the Barbers Point Veterans Housing project in Kapolei.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Michael Moses of District 8 (Kapolei) at 692-4253 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA  
Chief of Police

By *William Chun*  
JOHN P. KERR  
Assistant Chief of Police  
Support Services Bureau

*Serving and Protecting with Aloha*



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

12/12/2006

Mr. Boisse P. Correa  
Chief of Police  
City and County of Honolulu  
Police Department  
801 South Beretania Street  
Honolulu, Hawaii 96813

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

Dear Chief Correa:

Thank you for your letter dated November 8, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We acknowledge that the Honolulu Police Department anticipates the proposed project would not adversely impact their services.

We appreciated your participation in the environmental assessment review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Okoji", written in a cursive style.

Rachel Okoji

HONOLULU FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

636 SOUTH STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 723-7139 • FAX: (808) 723-7111 • INTERNET: [www.honolulufire.org](http://www.honolulufire.org)

MUFI HANNEMANN  
MAYOR



KENNETH G. SILVA  
FIRE CHIEF

ALVIN K. TOMITA  
DEPUTY FIRE CHIEF

November 16, 2006

Russell Okoji, Ph.D.  
Senior Toxicologist  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawaii 96819

Dear Dr. Okoji:

Subject: Draft Environmental Assessment  
Barbers Point Veterans Housing  
Kapolei, Oahu, Hawaii  
Tax Map Key: 9-1-013: 054

In response to your letter dated October 31, 2006, regarding the above-mentioned subject, the Honolulu Fire Department reviewed the material you provided and has no objections to the proposed project.

In addition, please note that our new address is:

Honolulu Fire Department  
636 South Street  
Honolulu, Hawaii 96813-5007

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Sincerely,

*Charles Wassman*  
CHARLES WASSMAN  
Acting Fire Chief

CW/SY:jl



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

12/12/2006

Mr. Charles Wassman  
Acting Fire Chief  
City and County of Honolulu  
Fire Department  
637 South Street  
Honolulu, Hawaii 96813-5007

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

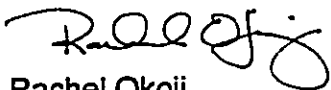
Dear Chief Wassman:

Thank you for your letter dated November 16, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We acknowledge that the Honolulu Fire Department anticipates the proposed project would not adversely impact their services.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji



LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
E-mail: oeqc@health.state.hi.us

November 6, 2006

Russell Okoji, Ph.D.  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, HI 96819

Subject: Pre-consultation for the Barbers Point Veterans Housing  
Kapolei, Oahu, Hawaii

Dear Mr. Okoji,

We have received your letter dated October 31, 2006 for the Barbers Point Veterans Housing at Kapolei.

We have the following recommendations:

1. Developer should use renewable energy (solar water heating)
2. Since the building was constructed in the 1950's, asbestos and lead paint should be addressed
3. 6.2 Draft EA consultation state agencies list Representative Galen Fox. Please send the draft to the new representative

We have no further comments to offer at this time, but will reserve comments when the documents are submitted. Thank you for the opportunity to review your request and should you have any questions, please feel free to call our office at 586-4185.

Sincerely,

*Genevieve Salmonson*  
Genevieve Salmonson  
Director



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

12/12/2006

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

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

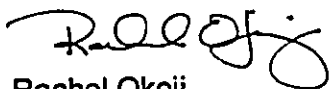
Dear Ms. Salmonson:

Thank you for your letter dated November 6, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

Your recommendations are appreciated. The retrofitting of the building for renewable energy (solar water heating) will be considered for a future renovation to the building. Asbestos and lead paint will be addressed prior to any renovation work. The consultation list has been updated to reflect current public office members.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji

PHONE (808) 594-1888

FAX (808) 594-1885



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

HRD06/2800

November 22, 2006

Russell Okoji, Ph.D.  
Senior Scientist  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street  
Suite F-251  
Honolulu, HI 96819

**RE: Draft Environmental Assessment (DEA) for Barbers Points Veterans Housing Project, Kapolei, O'ahu, TMK: 9-1-013:054**

Dear Russell Okoji,

The Office of Hawaiian Affairs (OHA) is in receipt of your November 9, 2006, request for comment on the above-referenced project, which would include renovating an existing 3-story building from a 40-unit military barracks to a 78-unit U.S. Veterans housing facility. OHA offers the following comments.

Given that the proposed undertaking consists exclusively of interior renovations and a new elevator structure within the existing footprint of the building, we have no project-specific comments at this time.

Thank you for the opportunity to comment on this important project to provide housing for U.S. veterans. If you have further questions, please contact Jesse Yorck, Policy Advocate – Native Rights, at (808) 594-0239 or [jessey@oha.org](mailto:jessey@oha.org).

Sincerely,

Handwritten signature of Clyde W. Nāmu'o.  
Clyde W. Nāmu'o  
Administrator



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

12/12/2006

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

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

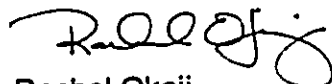
Dear Mr. Namu'o:

Thank you for your letter dated November 22, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We acknowledge that the Office of Hawaiian Affairs does not have any comments at this time.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

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

ROBERT K. MASUDA  
DEPUTY DIRECTOR

DEAN MAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RECREATION ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAIKOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

December 19, 2006

Russell Okoji, Ph.d.  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street Suite F-251  
Honolulu, Hawaii 96819

Dear Mr. Okoji:

Subject: Draft Environmental Assessment for the Barbers Point Veterans Housing,  
Kapolei, Oahu, Tax Map Key: (1) 9-1-13:54

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources has no comment to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

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

Russell Y. Tsuji  
Administrator

Cc: Central Files



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

2/20/2007

Mr. Russell Y. Tsuji  
Administrator  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, Hawaii 96809

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

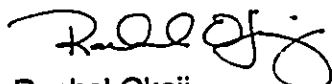
Dear Mr. Shida:

Thank you for your letter dated December 19, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We acknowledge that the Department of Land and Natural Resources, Land Division does not have any comments at this time.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

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

ROBERT K. MASUDA  
DEPUTY DIRECTOR

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
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ENFORCEMENT  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAOHOLAWE ISLAND RESERVE COMMISSION  
LANDS  
STATE PARKS

February 8, 2007

Russell Okoji, Ph.D.  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawai'i 96819

LOG NO: 2006.4038  
DOC NO: 0702aj01  
Archaeology  
Architecture

Dear Dr. Okoji:

**SUBJECT: National Historic Preservation Act (NHPA) Section 106 Review –  
Draft Environmental Assessment (DEA) for the Barber's Point Veterans  
Housing  
Honouliuli Ahupua'a, 'Ewa District, Island of O'ahu  
TMK: (1) 9-1-013:054**

Thank you for the opportunity to comment on the aforementioned project which we received on November 6, 2006. We apologize for the delay in responding. The proposed undertaking involves the renovation of a 40-unit military barrack to a 78-unit U.S. veterans housing facility. Exterior renovations will be limited to the installation of an elevator for compliance with the American Disabilities Act (ADA). A 14 to 17-inch subsurface concrete pad will be constructed subsurface for the elevator structure.

**Archaeology Concerns**

Ground disturbance of the proposed undertaking will be minimal and limited to the existing footprint of the building. Additionally, the area of potential effect has been previously disturbed for the construction of the existing building. Therefore, we believe that it is unlikely that significant subsurface features may still be present in the proposed project area.

In the event that historic resources, including human skeletal remains, are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, O'ahu Section, needs to be contacted immediately.

Page 2  
Dr. Russell Okoji

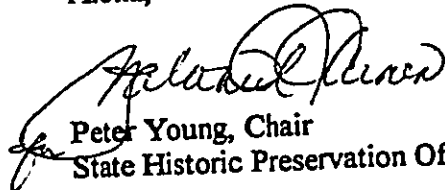
**Architecture Concerns**

The SHPD Architecture Branch requests that the proposed elevator shaft be as visually unobtrusive as possible. They also request for the elevator shaft to be painted in the same color as the building and capped with the same roofing material as the existing building.

Provided that the concerns of the architecture branch are met, we determine that there will be "no adverse effect" on historic properties.

Please contact Mr. Adam Johnson or Mr. Bryan Flower at 692-8015 if you have any questions or concerns regarding this letter.

Aloha,

  
Peter Young, Chair  
State Historic Preservation Officer

aj:





AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

2/20/2007

Mr. Peter Young, Chair  
State Historic Preservation Officer  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

**Subject: National Historic Preservation Act (NHPA) Section 106 Review  
– Draft Environmental Assessment (DEA) for the  
Barber's Point Veterans Housing, Building 34,  
Honouliuli Ahupua'a, 'Ewa District, Island of O'ahu  
TAX MAP KEY: (1)9-1-013:054**

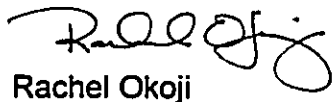
Dear Mr. Young:

Thank you for your letter dated February 8, 2007, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We also believe any significant subsurface features are unlikely to be present in the proposed project area. However, should historic resources be encountered during the proposed project the State Historic Preservation Division, O'ahu Section will be contacted immediately. Your comment regarding paint color and roofing for the proposed elevator shaft is noted. We acknowledge that the Department of Land and Natural Resources determines there will be "no adverse effect" on historic properties as long as the concerns of the architecture branch are met.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD06/2800B

February 9, 2007

Russell Okoji  
Senior Scientist  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, HI 96819

**RE: Revised Draft Environmental Assessment (DEA) for Barbers Points Veterans Housing Project, Kapolei, O'ahu, TMK: 9-1-013:054**

Dear Russell Okoji,

The Office of Hawaiian Affairs (OHA) is in receipt of your January 16, 2007, request for comment on the above-referenced project, which would include renovating an existing 3-story building for a U.S. Veterans housing facility. OHA offers the following comments.

As stated in our November 22, 2006 comment letter to AMEC, as long as the proposed undertaking consists exclusively of interior renovations within the existing footprint of the building, OHA has no project-specific comments at this time.

Thank you for the opportunity to comment on this important project to provide housing for U.S. veterans. If you have further questions, please contact Jesse Yorck, Policy Advocate – Native Rights, at (808) 594-0239 or [jesscy@oha.org](mailto:jesscy@oha.org).

Aloha,

  
Clyde W. Nāmu'o  
Administrator



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3375 Koapaka St.  
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Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

2/20/2007

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

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

Dear Mr. Namu'o:

Thank you for your letter dated February 9, 2007 concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

We acknowledge that the Office of Hawaiian Affairs does not have any comments at this time.

We appreciated your participation in the environmental assessment review process.

Sincerely,

  
Rachel Okoji

**BOARD OF WATER SUPPLY**

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



January 24, 2007

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman  
HERBERT S. K. KAOPUA, SR.  
SAMUEL T. HATA  
ALLY J. PARK  
ROBERT K. CUNDIFF

LAVERNE T. HIGA, Ex-Officio  
BARRY FUKUNAGA, Ex-Officio

CLIFFORD P. LUM  
Manager and Chief Engineer

Mr. Russell Okoji, Ph.D.  
Senior Scientist  
AMEC Earth and Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawaii 96819

Dear Mr. Okoji:

Subject: Your Letter Dated January 12, 2007 Regarding the Draft Environmental Assessment (DEA) for the Barbers Point Veterans Housing, TMK: 9-1-013:054, Kapolei, Oahu, Hawaii

Thank you for the opportunity to comment on the proposed project.

Our comments dated December 1, 2006, which are included in the assessment, are still applicable.

If you have any questions, please contact Robert Chun at 748-5440.

Very truly yours,

KEITH S. SHIDA  
Principal Executive  
Customer Care Division



AMEC Earth & Environmental, Inc.  
3375 Koapaka St.  
Suite F-251  
Honolulu, Hawaii 96819  
Tel +1 (808) 391-9906  
russell.okoji@amec.com

2/20/2007

Mr. Keith Shida  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

Dear Mr. Shida:

Thank you for your letter dated January 24, 2007, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

AMEC understands that Board of Water Supply comments, dated December 1, 2006, which are included in the assessment, are still applicable.

We appreciated your participation in the environmental assessment review process.

Sincerely,

Rachel Okoji

LINDA LINGLE  
GOVERNOR OF HAWAII



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

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

In reply, please refer to:  
EPO-06-197

December 18, 2006

Dr. Russell Okoji, Project Manager  
AMEC Earth & Environmental, Inc.  
3375 Koapaka Street, Suite F-251  
Honolulu, Hawaii 96819

Dear Dr. Okoji:

SUBJECT Draft Environmental Assessment for Barbers Point Veterans Housing at Kapolei,  
Oahu, Hawaii  
TMK: (1) 9-1-013: 054

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have the following Clean Air Branch and Noise, Radiation & Indoor Air Quality Branch comments.

Clean Air Branch

A significant potential for fugitive dust emissions exists during all phases of construction and operations. Proposed activities that occur in proximity to existing residences, businesses, public areas or thoroughfares, exacerbate 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. The plan, which does not require the Department of Health (DOH) approval, would help with recognizing and minimizing the dust problems from the proposed project.

Activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems.

The contractor should provide adequate measures to control the fugitive dust from the road areas and during the various phases of construction. Examples of measures that can be implemented to control dust include, but are not limited to, the following:

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;

Dr. Okoji  
December 18, 2006  
Page 2

- b) Providing an adequate water resource at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site.

If you have any questions, please contact the Clean Air Branch at 586-4200

Noise, Radiation & Indoor Air Quality

Project activities shall comply with the following Hawaii Administrative Rules of the Department of Health:

- Chapter 11-501, Asbestos Requirements
- Chapter 11-503, Fees for Asbestos Removal and Certification
- Chapter 11-504, Asbestos Abatement Certification Program

Should you have any questions, please contact Russell S. Takata, Environmental Health Program Manager, Noise, Radiation & Indoor Air Quality Branch, at 586-4701.

We strongly recommend that you review all of the Standard Comments on our website: [www.state.hi.us/health/environmental/env-planning/landuse/landuse.html](http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html). Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER  
Environmental Planning Office

C: EPO  
CAB  
NIAQB



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russell.okoji@amec.com

2/20/2007

Mr. Kelvin Sunada, Manager  
Environmental Planning Office  
Department of Health  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

Subject: **DRAFT ENVIRONMENTAL ASSESSMENT,  
Barbers Point Veterans Housing, Building 34,  
TAX MAP KEY: (1)9-1-013:054**

Dear Mr. Sunada:

Thank you for your letter dated December 18, 2006, concerning the Draft Environmental Assessment, Barbers Point Veterans Housing.

**Clean Air Branch**

The proposed activities pose a potential for fugitive dust emissions. A dust control management plan will be developed to address activities that have a potential to generate fugitive dust. Mitigation measures will be developed to address these activities. Recommendations provided by the Department of Health are noted.

**Noise, Radiation & Indoor Air Quality**

The proposed project will comply with the following Hawaii Administrative Rules of the Department of Health:

- Chapter 11-501, Asbestos Requirements
- Chapter 11-503, Fees for Asbestos Removal and Certification
- Chapter 11-504, Asbestos Abatement Certification Program

We appreciated your participation in the environmental assessment review process.

Sincerely,

Rachel Okoji



LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
E-mail: onqc@health.state.hi.us

January 12, 2007

Mr. Orlando Davidson, Executive Director  
Housing and Community Development Corporation of Hawai'i  
677 Queen Street, Suite 300  
Honolulu, Hawai'i 96813

Dear Mr. Davidson:

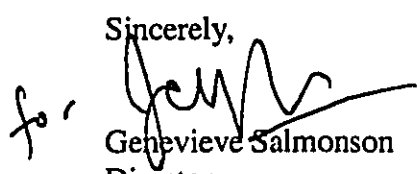
Subject: Draft Environment Assessment for the Barbers Point Veterans Housing

Thank you for the opportunity to review the subject document. We have the following comments.

1. The applicant should check for asbestos and lead paint.
2. Please include a more legible figure 3. Please show the location of the new elevator in figure 3.
3. The applicant should renovate the building in accordance with the US Green Building Council's LEED guidelines for new construction and major renovation. For example, solar hot water systems should be encouraged.
4. The Final EA should be printed double-sided.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

*for*   
Genevieve Salmonson  
Director

c: AMEC



February 26, 2007

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

Reference: Draft Environmental Assessment (DEA) for the Barbers Point Veterans Housing,  
TMK 9-1-013-054, Kapolei, Oahu, Hawaii

Dear Ms. Salmonson,

Thank you for your letter dated January 12, 2007, concerning the Draft Environmental Assessment, Barber's Point Veterans Housing.

We have noted your comments and will check for asbestos and lead paint in the existing structure prior to any renovation work. Additionally, renovation of the building in accordance with the US Green Building Council's LEED guideline will be considered for a future renovation.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Okoji", written in a cursive style.

Rachel Okoji