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STATE OF HAWAII



MAR 08 2011

ALBERT "ALAPAKI" NAHALE-A
CHAIRMAN
HAWAIIAN HOMES COMMISSION

ROBERT J. HALL
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879
HONOLULU, HAWAII 96805

February 15, 2011

Mr. Gary Hooser
Administrator
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Aloha Mr. Hooser:

Re: Finding of No Significant Impact (FONSI), Final
Environmental Assessment, East Kapolei Fire Station, TMK
(1)9-1-151:003, Kapolei, Oahu

The State of Hawaii, Department of Hawaiian Home Lands, Hawaiian Homes Commission has reviewed the comments received during the 30-day public comment period which began on October 8, 2010. The Hawaiian Homes Commission has determined that this project will not have significant environmental effects and has issued a FONSI.

Please publish notice of availability for this project in the next available OEQC Environmental Notice. We have enclosed a completed OEQC Publication Form, one copy of the document in pdf format, two copies of the Final EA, and the project summary on disk.

If you have any questions regarding the project, please contact Ryan Fujitani, Land Agent, at 808.620.9459 or email ryan.k.fujitani@hawaii.gov.

Me ke aloha,

Albert "Alapaki" Nahale-a
Chairman, Hawaiian Homes Commission

Enc.

FINAL ENVIRONMENTAL ASSESSMENT

EAST KAPOLEI FIRE STATION

Portion Honouliuli, District of 'Ewa, City and County of Honolulu, Hawai'i



Prepared For

Department of Design and Construction

City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

January 2011

FINAL ENVIRONMENTAL ASSESSMENT

EAST KAPOLEI FIRE STATION

Portion Honouliuli, District of 'Ewa, City and County of Honolulu, Hawai'i

Prepared In Fulfillment of the Requirements
of Chapter 343, Hawai'i Revised Statutes and
Title 11, Chapter 200, Hawai'i Administrative Rules

Prepared For

Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawai'i 96813

Prepared By

Gerald Park Urban Planner
95-595 Kanamee Street #324
Mililani, Hawai'i 96789

and

Urban Works Inc.
831 Pohukaina Street, Suite E1
Honolulu, Hawai'i 96813

January 2011

PROJECT PROFILE

Project: East Kapolei Fire Station

Proposing Agency: Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawai'i 96813

Determining Agency: Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawai'i 96813

Location: Portion Honouliuli, 'Ewa District
City and County of Honolulu
State of Hawai'i

Tax Map Key: 9-1-151: 003
Land Area: ± 2.18 acres
Landowner: Department of Hawaiian Home Lands

State Land Use Designation: Urban
General Plan: Urban-Fringe
Development Plan Area: 'Ewa
DP Urban Land Use Map: High Density Residential and Transit Node
Public Infrastructure Map (PIM): Fire Station Symbol on 'Ewa PIM
Zoning: AG-1 Restricted Agricultural
Special Management Area: Outside Special Management Area
Existing Use: Vacant

Need for Environmental Assessment: Section 11-200-5 (C)
Use of state lands and county funds

Anticipated Determination: Finding of No Significant Impact

Contact Person: ***Ryan Fujitani, Land Agent***
Land Division
Department of Hawaiian Home Lands
Hale Kalaniana'ole
91-5420 Kapolei Parkway
Kapolei, Hawai'i 96707

Phone: 620-9459

Note: Substantive revisions to the text of the Draft Environmental Assessment are shown in ***bold italic*** type. Deleted text is shown with a ~~strikethrough~~.

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SECTION 1 DESCRIPTION OF THE PROPOSED ACTION

The Department of Design and Construction, City and County of Honolulu, proposes to construct a regional fire station in East Kapolei, portion of Honouliuli, District of 'Ewa, O'ahu, Hawai'i. The fire station site is located in the Department of Hawaiian Home Lands East Kapolei I residential development. The site, which is a corner lot, is bounded by Kamokuiki Street on the north, Kapolei Parkway on the south, a 2.186 vacant parcel on the east, and Kinoiki Street on the west. Hale Kalaniana'ole, the home of the Department of Hawaiian Home Lands, is located across the street from the fire station on Kinoiki Street.

The property bears Tax Map Key 9-1-151:003 with an area of approximately 2.18 acres. ***TMK 9-1-151: 003 was subdivided into two parcels, one lot of 2.189 acres for the proposed fire station and a second lot of 2.189 acres for future commercial use. The Department of Planning and Permitting approved the subdivision in April 2010 (2008/SUB-143). A Vicinity Map and Tax Map are shown in Figures 1 and 2.***

A. Need for the Project

The increasing growth of the Kapolei area, the privatization of Kalaeloa (formerly Barber's Point Naval Air Station), and the planned commercial and residential development in the East Kapolei area requires that additional emergency resources be installed to maintain adequate levels of service to the area.

The proposed East Kapolei Fire Station (Station 43) will be developed as a regional fire station. A regional fire station is a multi-company station that is strategically placed to provide training and supply support to a particular region or battalion. Regional stations will incorporate a larger tactical training area to allow companies from nearby stations to participate in multi-company drills and training sessions without sacrificing emergency response coverage to their respective home areas.

The regional station concept also includes a Regional Emergency Depot ("RED"). The RED will house emergency supplies and equipment to be used during emergencies within the region. The stockpiled material can be distributed when developing incidents are occurring quickly or when transportation routes into the region are compromised by natural or man-made disasters. The Honolulu Fire Department ("HFD") will be able to maintain a continued level of service by having supplies and/or equipment delivered to stations within the region without delay.

East Kapolei will be the first of several proposed regional stations. The Honolulu Fire Department ("HFD") is planning other regional stations for the North Shore, Metro Honolulu, Windward Oahu, and East Honolulu.

B. Technical Characteristics

1. Fire Station

The proposed East Kapolei Fire Station (hereafter Fire Station or Station) is designed and sited to fit the rectangular-shaped lot. The one-story, multi-roofed structure is approximately

24'-9" in height (at its highest point) with a gross floor area of approximately 14,430 square feet.

The Station plan configuration will employ a modified H-plan typically used by HFD. This plan comprises a central apparatus room flanked by two building wings. The apparatus room is the largest and most important program element of any fire station. The proposed 4,480 square foot apparatus room comprises 3-bays with doors that open directly on Kapolei Parkway. An engine and ladder will occupy two bays. The third bay is reserved for auxiliary equipment storage or for a relief apparatus.

The west wing is comprised of four unoccupied storage rooms (storage/tool room, PPE and hose drying room, extractor room, and decontamination room). The larger and longer east wing accommodates a lobby, captain's offices, conference rooms, equipment locker rooms, dining/day room, exercise room, bathrooms, and firefighters sleeping quarters. All occupied areas in the east wing will be air conditioned.

The structure will be erected on a reinforced concrete foundation with concrete walls, columns, and structures. It will be wood framed and covered with exterior metal siding and topped with a standing seam metal roof.

An exercise court of approximately 3,400 square feet is set aside at the rear of and adjacent to the Station. In the future, the court may be replaced by an Emergency Medical Service ("EMS") facility. Construction of the EMS facility is not part of the Fire Station project.

A 6,300 square foot area in the northwest corner of the site is designated for the RED. The programmed area for the RED is approximately 1,500 square feet. Large pieces of equipment, vehicles, and emergency supplies will be stored in the free standing structure. Vehicle access will be taken from Kamokuiki Street. The RED will be managed by the Honolulu Fire Department and will not be manned except during times of disaster response.

2. Training Tower

A 4-story, 700 square foot training tower, approximately ~~42'-0"~~ **44'-6"** in height, will be attached to the rear eastern corner of the Station. The training tower is part of the regional training concept that allows companies from nearby stations to participate in multi-company drills or training sessions without sacrificing emergency response coverage to their home areas. The tower will be equipped with several props to assist in an array of training situations from mock high-rise, forcible entry, fire sprinkler, ventilation, salvage, and rappelling from an aerial platform. There will be no live burns conducted at this facility.

The height of the tower exceeds the building height of the zoning district. ~~A Waiver application for height encroachment will be submitted to the~~ **The** Department of Planning and Permitting, City and County of Honolulu, ~~for their review and approval.~~ **approved a height waiver to allow a 44'-6" fire training tower to exceed the 25-foot height limit in December 2010 (2010/W-66).**

In-house companies are projected to use the tower 3 to 6 times a month to conduct their drills. Regional training involving other fire companies is estimated at 3 to 6 times a month. The tower would thus be used 6 to 12 times a month. Regional training sessions will involve no more than 20 personnel (3 to 4 companies) at any given time with each session lasting several hours but not longer than one day. The tower will be available for use by

HFD Rescue and Hazmat companies. Outside agency users could include the Federal Fire Department, Honolulu Police Department Special Services Division, and the Federal Bureau of Investigation.

3. Personnel

HFD operates a three platoon system with personnel working a 24 hour shift. Upon opening, the East Kapolei Fire Station will house two fire companies consisting of an Engine and Ladder Company. Each company consists of a captain and four firefighters thus there will be 5 personnel per company for a total of 10 personnel on duty for a given shift. In total, 30 personnel will be assigned to the Station.

Their primary equipment will be one Engine and one Ladder. Other equipment will be posted to the Station as required.

The number of EMS personnel to be assigned to the Station has not yet been determined. EMS will occupy a separate on-site facility.

4. Access and Parking

The fire and ladder apparatus will access directly onto Kapolei Parkway when responding to fire calls. An opening in the Kapolei Parkway median will allow the fire apparatus to execute left turning movements (eastbound) when responding to calls. The front of the Station will be set back approximately 53-feet from the property line to allow the closing of the apparatus room doors when either apparatus exits without encroaching into the sidewalk or right-of-way.

HFD will make a request to the Department of Transportation Services for installing Opticon sensors at the intersection of Kapolei Parkway and Kinoiki Street when signalization at the intersection is warranted. The sensors will allow the driver of the fire apparatus to override the traffic signal sequence when responding to emergency calls.

The apparatus will return to the Station from Kamokuiki Street on the north. The entry will be wide enough to accommodate two-way traffic. The one-way in and one-way out circulation pattern precludes the apparatus and ladder from having to reverse into the apparatus room from Kapolei Parkway.

Fourteen marked parking stalls for firefighter vehicles are located behind the Station with space with room for 14 additional spaces in front of the marked stalls. Three public parking stalls (two regular and one van accessible (ADA) with side access aisle) are provided along the front driveway and apron.

5. Infrastructure

Utility connections will be made to existing water, sewer, power, and communication systems in Kapolei Parkway or Kinoiki Street.

The site will be graded to drain surface runoff into retention basins located in the side yards. ***The developed site is projected to generate 5.16 cfs for a 10-year 1-hour storm event.*** The larger of the retention basin/bioswales is proposed within the yard fronting Kinoiki Street. Surface runoff will be allowed to evaporate or percolate naturally into the ground

rather than entering the municipal storm water system. A smaller retention basin is proposed ~~along the west side~~ **located in the southeastern corner** of the property. **An existing drainage inlet in the southwest corner of the property connects to the municipal storm system in Kinoiki Street. The roadway drainage system will be used as an overflow line.**

Non-potable R-1 Water will be drawn from an existing 16-inch recycled water main in Kapolei Parkway for irrigation use. The Board of Water Supply has approved a recycled water commitment for 1,500 to 2,000 gallons per day.

6. Landscaping

Front and side yards including the retention basins/bioswales will be landscaped with Native Hawaiian salt tolerant drought resistant grass, groundcover, hedges, and trees. Landscaped areas will be equipped with a permanent underground irrigation system.

7. Other Improvements

A service and wash area for the engine and ladder will be located on the west side of the property between the training tower and parking area. Drains will collect and discharge wash water into an underground oil-water separator placed in a concrete vault. Petroleum based constituents will be collected and stored in an oil storage tank and water discharged into the local sewer system. The oil tank will be inspected regularly and oil and sludge removed for proper disposal.

A separate 590 square foot shed housing an emergency generator and small equipment storage will be placed along the west side next to the service and wash area.

A fueling station will be located next to the emergency depot. The station consists of two separate double-walled above ground storage tanks (AST) ---a 1,000 gallon gasoline tank and dispenser and a 1,000 gallon diesel fuel tank. The AST will be installed, operated, and maintained in accordance with all federal technical and financial responsibility standards and state reporting regulations. Because the AST contains flammable and combustible fluids, it is subject to regulation by the HFD.

The fueling station also includes a 124 gallon LPG tank for cooking meals.

Solar water heating panels and photovoltaic panels for generating electricity will be mounted on all south facing roofs.

The rear and sides of the station will be enclosed with 6'-0" high security wall and the rear by a 6'-0" security fence. Pole mounted exterior light fixtures equipped with shielding and cut-off fixtures will illuminate the outside of the station. The poles will be less than 25-feet in height.

8. Sustainable Features

The building will be designed as a sustainable building to meet Leadership in Energy and Energy Design ("LEED") silver certification standards. The East Kapolei Fire Station and the soon to be constructed Ewa Beach Fire Station in the Ocean Pointe Subdivision will be the first Honolulu fire stations constructed to a minimum LEED silver certification.

The incorporation of LEED design features should result in a net reduction in operating costs due to the inclusion of many energy savings and generating features included in the station construction.

C. Economic Characteristics

The construction cost for the East Kapolei Fire Station and Regional Emergency Depot is estimated at \$5.5 million and will be funded by the City and County of Honolulu.

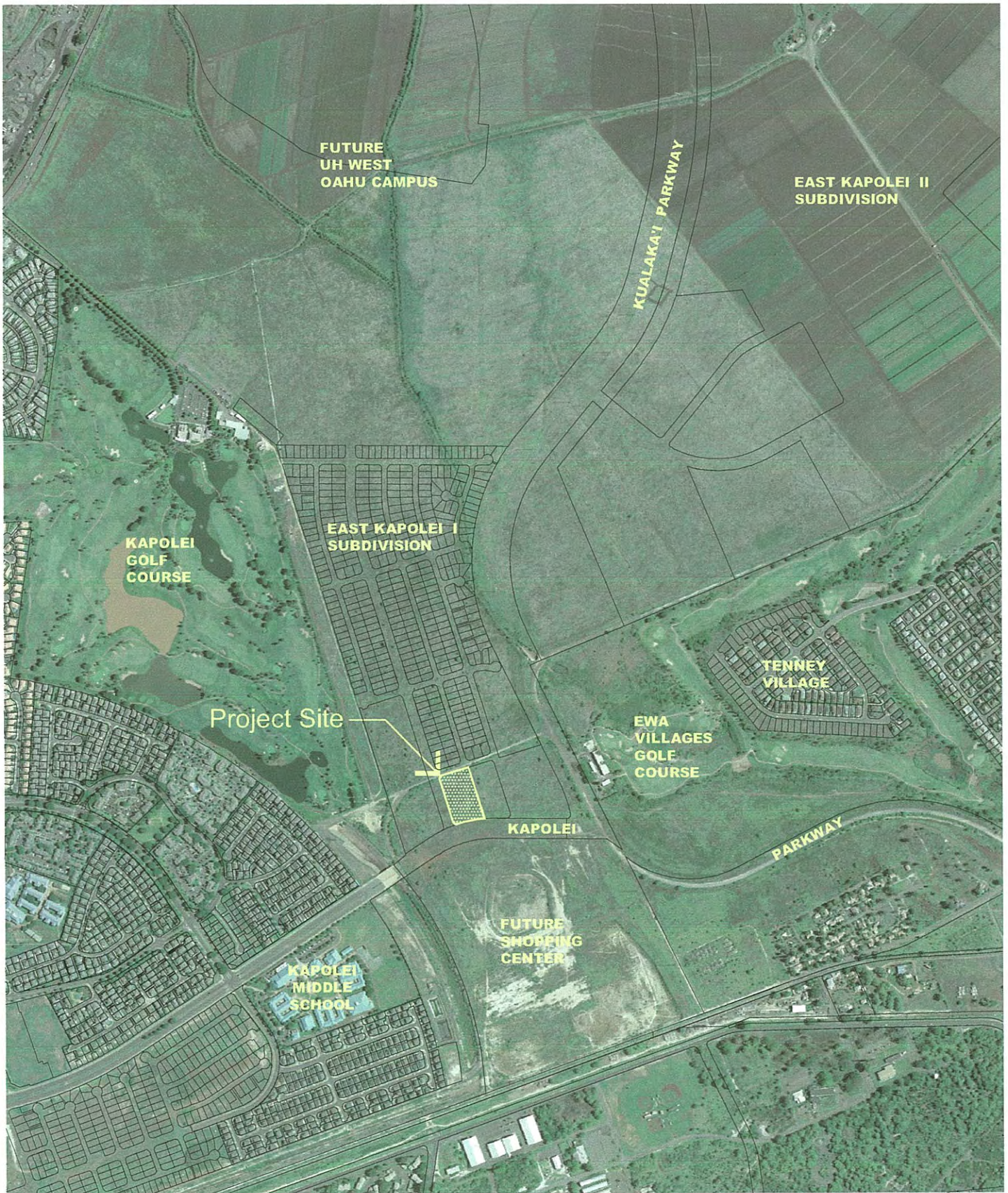
Construction of the Fire Station and Regional Emergency Depot will commence after all permits are secured. The construction period is estimated at 18 months and will be carried out in one phase. The Station is projected to be operational by June 2012.

Anticipated annual operating costs exclusive of salaries are estimated at \$343,000.

The Department of Hawaiian Home Lands, owners and developers of the East Kapolei I lands, and the City and County of Honolulu recently executed a License Agreement for the 2.18 acre parcel beginning March 2012 and ending February 2052, a term of 40 years.

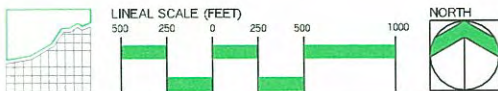
D. Social Characteristics

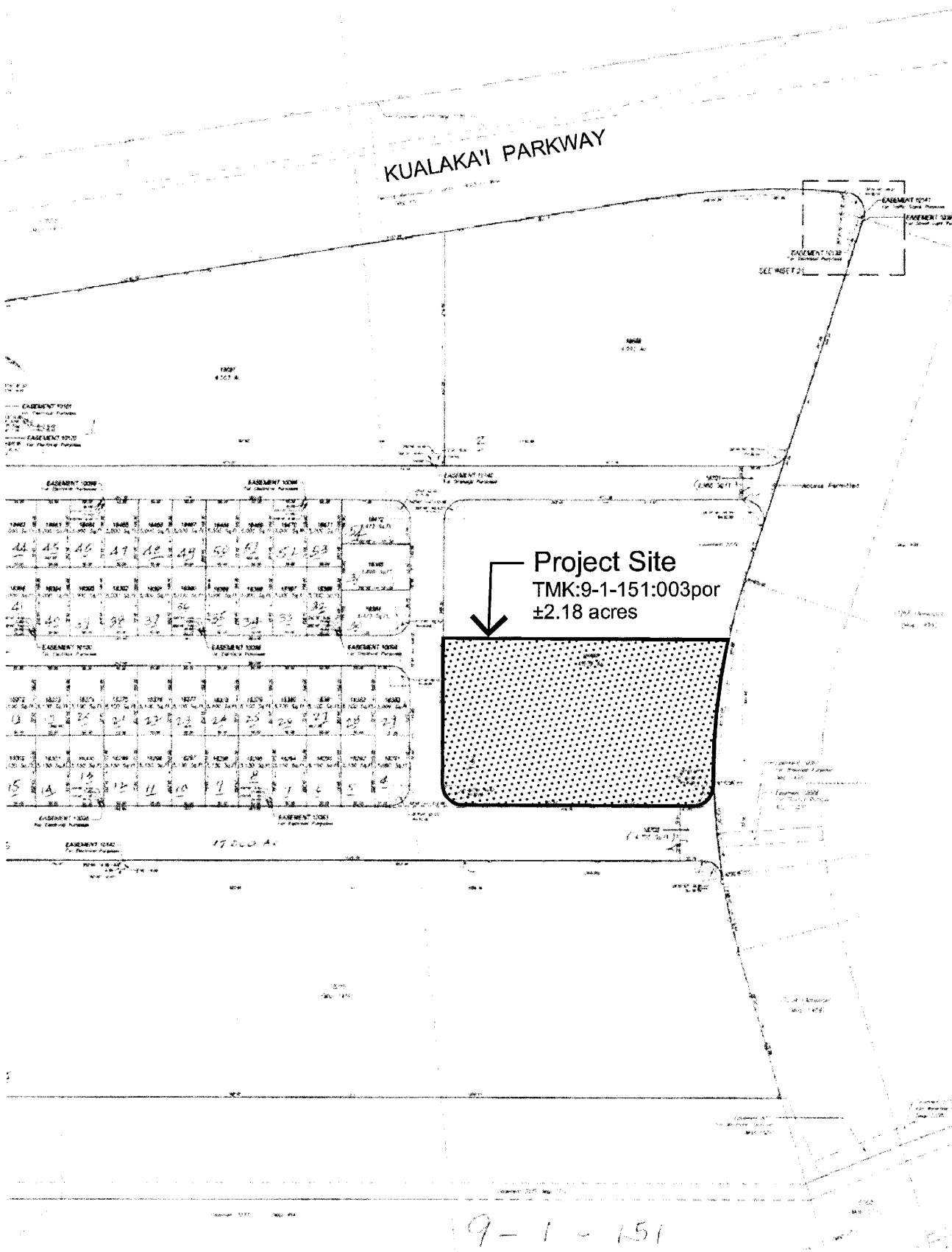
The action is proposed on vacant land and will not displace any residents or business establishments.



Source: USGS National Map Viewer & C&C of Honolulu Website

Figure 1
Vicinity Map
East Kapolei Fire Station



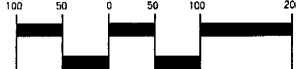


Source: City & County Web Site, <ftp://gisftp.hicentral.com/Taxmaps/>



Gerald Park
Urban Planner
July 2010

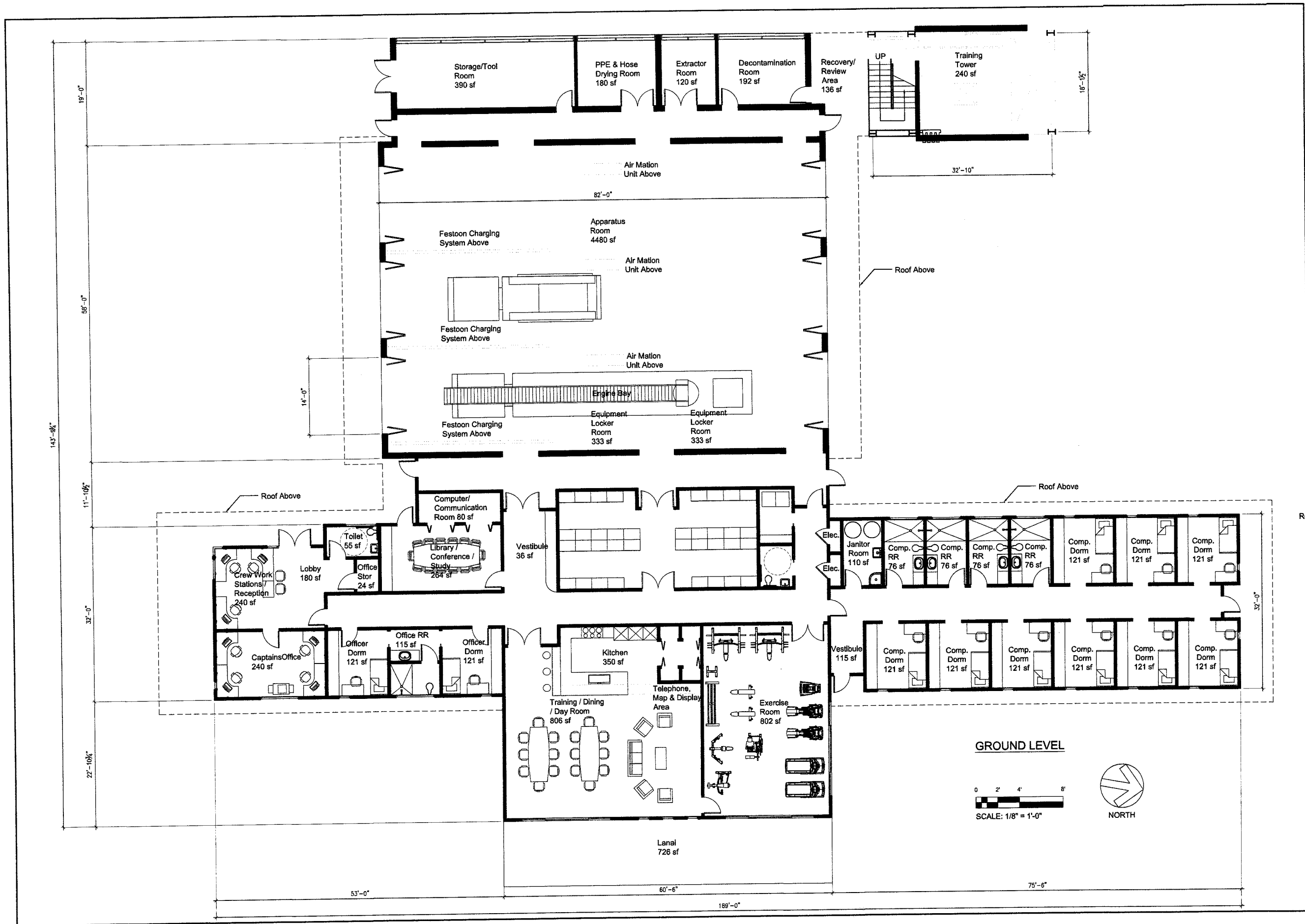
LINEAL SCALE (FEET)



Honouliuli, 'Ewa, O'ahu

Figure 2 Tax Map East Kapolei Fire Station

City & County of Honolulu



Urban Works Architecture Urban Design Interiors

Consultant:

DATE	REVISION

JOHN J. IIDA
 LICENSED PROFESSIONAL ARCHITECT
 No. 5001
 HAWAII, U.S.A.
 EXPIRATION DATE: 04.30.10

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

Project Title
EAST KAPOLEI FIRE STATION

Sheet Title
 GROUND FLOOR PLAN

File Name

Date: 06.08.2010

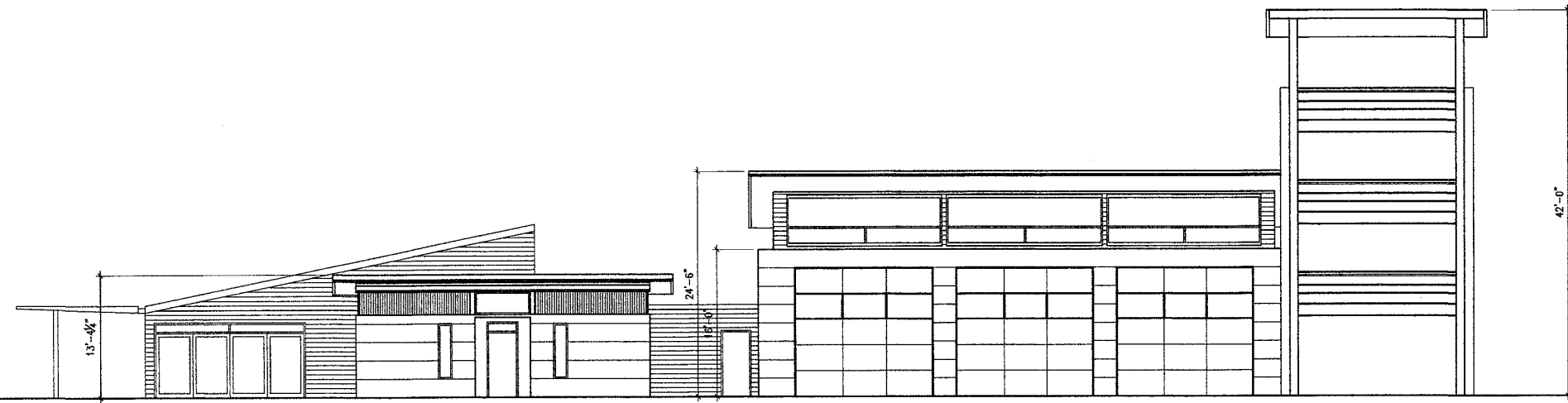
Project Number: 0904

Drawn: MH Checked: JI

Sheet Number

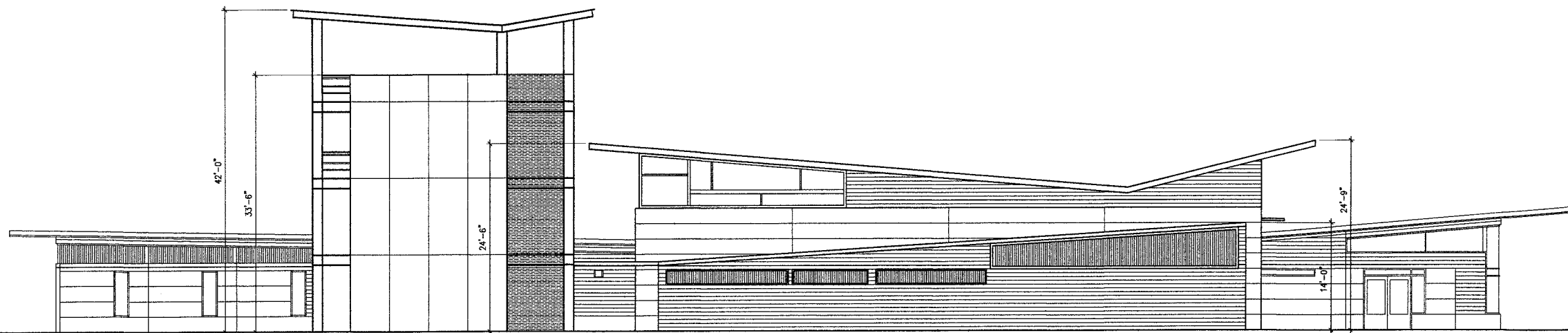
Sheet ___ of # Sheets

Consultant:



NORTH ELEVATION

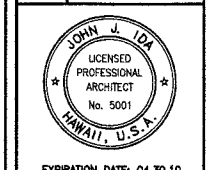
0 2' 4' 8'
 SCALE: 1/8" = 1'-0"



WEST ELEVATION

0 2' 4' 8'
 SCALE: 1/8" = 1'-0"

DATE	REVISION



EXPIRATION DATE: 04.30.10
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Project Title
EAST KAPOLEI FIRE STATION

Sheet Title
 EXTERIOR ELEVATIONS 2

File Name

Date 06.08.2010

Project Number 0904

Drawn MH Checked JI

Sheet Number

Sheet ___ of # Sheets

SECTION 2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

Two previous environmental documents described proposed actions in East Kapolei. The Final Environmental Impact Statement East Kapolei Master Plan (PBR Hawaii, 1998) prepared for the former Housing and Community Development Corporation of Hawaii discussed environmental conditions and potential impacts for the development of a 1,300 acre area to the east of the city of Kapolei. A second environmental document, DHHL East Kapolei Development Parcel B Final Environmental Assessment (PBR Hawaii, 2005) prepared for the Department of Hawaiian Home Lands disclosed existing environmental conditions and potential impacts resulting from the development of a 92.1 acre parcel identified as Parcel B. Parcel B is located in the Department of Hawaiian Home Lands residential development known as East Kapolei I. Although the initial plan for Parcel B proposed a park rather a fire station on the subject site, the Department of Hawaiian Home Lands determined through its planning process that the East Kapolei development would be better served if a fire station was constructed on the park site.

Some information from the 2005 final environmental assessment is still valid for this environmental assessment because it documented pre-development site conditions. Materials excerpted from the final environmental assessment is referenced in this document and supplemented with information on current conditions.

The East Kapolei Fire Station is proposed at the intersection of Kapolei Parkway and Kinoiki Street. The property shares a common boundary with a vacant lot on the east which is proposed for commercial use. At the rear of the lot, Kamokuiki Street separates it from residential lots to the north. Kinoiki Street separates the site from Hale Kalaniana'ole the home of the Department of Hawaiian Home Lands on the west.

Views of the site and surrounding areas are shown in the Site Photographs.

The rectangular shaped lot fronts approximately 210 lineal feet on Kapolei Parkway, 300 lineal feet on Kinoiki Street, and 210 lineal feet on Kamokuiki Street. The common boundary with the vacant lot is approximately 300 lineal feet.

The lot has been filled and graded with an east to west gradient. The lot falls from a high elevation of 60 feet mean sea level near the northeast corner to 57 feet near the southwest corner (Community Planning, 2006). Ground slope over this gradient is estimated at 1%. No unusual topographical features are present.

The Soil Conservation Service (1972) identifies a single soil type (Mamala stony silty clay loam) for the site. Because the lot has been grubbed, graded, and probably filled, this soil is probably present in scattered areas on the lot.

There are no streams, ponds, or wetlands on the premises.

The Flood Insurance Rate Map for the area shown in Figure 7 designates the site Flood Zone X which is defined as "areas in which flood hazards are undetermined but possible" (Federal Emergency Management Agency, 2004).



Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4.

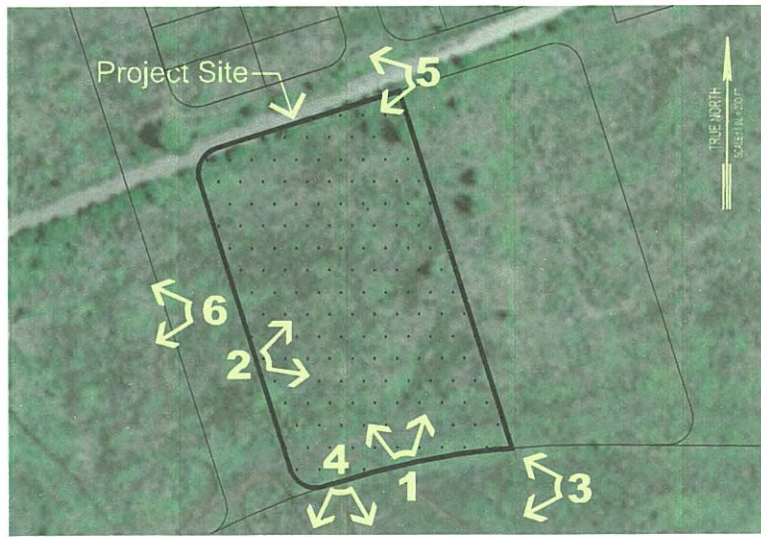


Photograph 5.



Photograph 6.

Photographs: Gerald Park



Aerial: USGS National Map Viewer

Photo Key Map

- Photograph 1. East Kapolei Fire Station Site Looking North from Kapolei Parkway.
- Photograph 2. East Kapolei Fire Station Site Looking East from Kinoiki Street.
- Photograph 3. Kapolei Parkway Looking West.
- Photograph 4. Break in Kapolei Parkway Median for Left Turn Movements.
- Photograph 5. Driveway at Rear of Site on Kamokuiki Street.
- Photograph 6. Department of Hawaiian Home Lands Office Building on Kinoiki Street.

The vacant lot is sparsely vegetated. Grass is planted for erosion control and wayside weeds are prevalent. Tulipwood trees and Bermuda grass grow in the planting strip along Kinoiki Street. Trees and groundcover have not been installed in the planting strip along Kamokuiki Street.

It should be noted that although *ko'oloa'ula*, a federally listed endangered plant species, was found at several locations in East Kapolei and on Parcel B, it does not grow on the site of the proposed East Kapolei Fire Station.

Surface archaeological features were not observed on the property. Given its previous use for sugarcane cultivation, land altering activities in conjunction with development of East Kapolei I, and in the absence of archaeological features and vegetation, it is unlikely that there are on-going cultural practices associated with the property.

A Phase I Environmental Site Assessment of East Kapolei Parcel B was conducted as part of the environmental assessment for Parcel B (Environet, 2004) to identify "recognized environmental conditions" that may exist on the property. The assessment revealed no evidence of environmental concerns on the property or adjacent properties that are anticipated to adversely affect Parcel B. As such, no potential impacts from hazardous industrial operations are anticipated and no mitigation measures are proposed (PBR, 2005).

Land Use Controls for the property are summarized below:

State Land Use	Urban
General Plan	Urban Fringe
Ewa Development Plan	High Density Residential and Transit Node
Zoning:	AG-1 Restricted Agricultural
Special Management Area	Outside Special Management Area
Special District	None

The Ewa Public Infrastructure Map ("PIM") does not include a fire station symbol on the site. A request was made by HFD to the Department of Planning and Permitting ("DPP") on the need for a PIM symbol for the East Kapolei Fire Station. The DPP determined that the existing PIM symbol for the Tenny Village Fire Station was close enough to the East Kapolei site and would suffice as the required PIM symbol for the Fire Station.

At the time of the field survey, land to the north, east, and south were vacant. To the north, subdivision streets and infrastructure are in place and graded house pads ready for residential construction as part of the East Kapolei I development. The lot to the east is vacant and proposed for commercial use. Across Kapolei Parkway, Debartolo Hawai'i LLC will be constructing a regional shopping center called "Ka Makana Ali'i."

Kapolei Parkway is the main thoroughfare connecting the city of Kapolei on the west and 'Ewa Villages on the east. The road is fully improved with two traffic lanes in each direction, a landscaped center median, curbs, gutters, sidewalks, and planting strips within its 120-foot right-of-way. An angled curb cut in the center median allows the fire apparatus to make left turn movements (eastbound direction) directly from the Station's driveway when responding to calls. The posted speed limit is 30 miles per hour. On-street parking on both sides of the road in the vicinity of the proposed Station is not permitted.

There are no bus stops on either side of Kapolei Parkway fronting the fire station site.

Kinoiki Street, a four-lane, two-way street within an 80-foot right-of-way, connects residential development in East Kapolei I with Kapolei Parkway. The street is fully improved with curbs, gutters, sidewalks, and planting strips. The posted speed limit is 25 miles per hour. On-street parking is not permitted.

Kamokuiki Street, a two-lane, two-way street borders the fire station on the north. The 40-foot right-of-way is fully improved with curbs, gutters, sidewalks, and planting strips.

Kualaka'i Parkway, formerly called North South Road, is located approximately 0.5 miles to the east of the Station. The 2.2 mile long roadway opened for public use in February 2010. The 4 lane, divided highway connects the H-1 Freeway on the north with Kapolei Parkway on the south. Farrington Highway crosses Kualaka'i Parkway in an east-west direction about mid-way between the H-1 Freeway and Kapolei Parkway.

Water (12" main), recycled water (16" main), wastewater (12" main), and drainage systems are located within the Kapolei Parkway right-of-way. In addition, a 12" water line and 10" sewer line are within Kinoiki Street. ***The existing water system is adequate to accommodate the proposed development (Board of Water Supply Comment).***

The topographic map shows that an existing drain inlet in the southwest corner of the property is connected to the municipal storm system in Kinoiki Street by a 36" line.

Electrical, CATV, and communication systems are placed underground on all adjoining streets.

There are no schools, parks, and other public facilities in the immediate vicinity of the site. The University of Hawai'i West O'ahu Campus is proposed about 1.2 miles due north and a middle school is proposed about 1.0 miles to the northeast on East-West Road in the East Kapolei II development.

SECTION 3 SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with staff of the Department of Design and Construction, Honolulu Fire Department administrators, and the architect. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the subject property. The discussions and field investigations helped to identify existing conditions and features that could affect or be affected by the proposed action. These conditions are:

- The East Kapolei Fire Station will be constructed on a 2.2 acre site;
- The site has been graded relatively flat and is without significant topographical features;
- There are no rare or endangered flora and fauna on the premises;
- There are no archaeological features on the premises;
- There are no known traditional cultural practices associated with the site;
- There are no lakes, streams, or wetlands on or in the vicinity of the property;
- There are no hazardous materials associated with the site;
- The site is not located in a flood hazard area; and
- Public utilities are available and adequate to service the proposed use.

B. Short-term Impacts

The vacant site is fairly level and minimal site work will be required to achieve design elevations. Site work should take about one month and will raise fugitive dust, create noise, and increase traffic on adjoining streets as grubbed and graded material are hauled away for disposal. Similar impacts are already being experienced in the East Kapolei area as land is prepared for residential and commercial development. Estimates of grading quantities are not available at this time.

Fugitive dust can and will be controlled by sprinkling water over exposed areas or by the application of other dust suppression measures stipulated in Chapter 60 (Air Pollution Control) of Title 11, Administrative Rules of the State Department of Health. Wood fencing or dust screens may be erected along the property boundaries to aid in dust control. The Contractor also will be responsible for implementing best management practices to minimize runoff and erosion during construction.

Prior to construction, the site contractor and insurance risk manager will inspect and photograph residential properties near the fire station to establish baseline conditions. Residents may be asked for copies of their current and future electrical as a means for documenting increased electrical use as a basis for potential compensation. A method for residents to file for dust/dirt damage to their homes and personal contents has not yet been established (Response to Malu'ohai Residents Association Comment).

Construction noise will persist over the projected 18-month construction period. Noise will be most pronounced during site work, the early stages of building construction (foundation and concrete work), and erection of the structure. Noise will diminish when the building shell is completed and interior work commences. Interior noise will be confined to the inside of the building shell.

The Department of Hawaiian Home Lands office building is located across Kinoiki Street from the site. The building is air conditioned and windows are usually closed. The closed windows will help to attenuate construction noise and keep fugitive dust from entering the building.

Allowable daytime noise levels for residential zoning districts set by the State Department of Health is 55 dBA measured at the property line. Construction noise will temporarily exceed this standard and, per Administrative Rules (Chapter 43) of the Department of Health, the contractor may obtain a noise permit prior to construction. Construction will be limited to between the hours of 7:00 a.m. to 3:30 p.m., Mondays through Fridays.

The Department of Health issued a Notice of General Permit Coverage (NGPC) for the project in July 2010 (HI R10D641). The permit authorizes the discharge of storm water associated with construction activity. In part, the NGPC requires the implementation and maintenance of Best Management Practices to ensure that storm water discharges associated with construction activities will not cause or contribute to a violation of applicable State water quality standards.

Should subsurface archaeological deposits be unearthed, work in the immediate area will cease and the appropriate historic authorities and the Honolulu Police Department notified for proper disposition of the finds.

The movement of workers and material to and from the building site will contribute to traffic on adjoining streets. Material deliveries will be scheduled during non-peak traffic hours.

Traffic movement on Kapolei Parkway may be temporarily rerouted when connections to the potable water, sanitary sewer, storm drainage, non-potable water, and utility systems are being made. Warning signs will be posted to alert motorists of road work and flagmen stationed to marshal traffic around work sites. Work in the right-of-way will be scheduled for non-peak traffic hours and one or more travel lane will be kept open at all times. The excavated area will be covered with traffic plates at the end of each working day and will be restored to preconstruction conditions when work in the right-of-way is completed. This phase of the work is estimated at less than one month. If required, a traffic control plan will be submitted to the Department of Planning and Permitting for review and approval.

C. Long-term Impacts

The proposed action is part of a long-range City and County of Honolulu and Fire Department program to construct new and upgrade existing fire facilities throughout the City and County of Honolulu. The program is consistent with the general plan public safety objective "to protect the people of Oahu and their property against natural disaster and other emergencies, traffic and fire hazards, and unsafe conditions".

Upon completion, fire protection service will be provided to residential and commercial developments proposed in East Kapolei I and II. The service area will also extend west to

Fort Barrette Road in Downtown Kapolei, east to the western half of Ewa Villages, south to the central portion of Kalaeloa, and north to Makakilo Quarry.

The Fire Station is not located in a flood hazard zone. It is an HFD policy to not site fire stations in flood hazard zones.

The Station is easily accessible to Kapolei Parkway and the apparatus can enter onto Kapolei Parkway in the eastbound direction through a break in the traffic median.

Typical, on-going daily activities at a fire station are not noise generators. Firefighters will maintain the landscaping around the station and engage in physical fitness activities on the premises. Noises from these activities are no different from similar sounds heard in any suburban residential neighborhood. Acoustical buffers in the form of streets, walls, and open space physically separate the station from adjoining residential and proposed commercial uses and will help to attenuate noise. The exception to this of course is when firefighters respond to a fire alarm.

When an emergency call is received, on-duty firefighters are alerted by loudspeakers placed inside and outside of the station. Upon hearing the alert, the fire company has one minute in which to assemble, load, and depart the station. In accordance with state law, a vehicle responding to an emergency must have its lights and siren on from the time it leaves the station until it arrives at the scene of the emergency call. Thus the apparatus driver will employ the siren when on Kapolei Parkway. The siren will not be employed when the apparatus is returning to fire station (Response to Kapolei Community Development Corporation Comment).

The emergency generator will be tested once a week to ensure it is in proper operating condition. The generator will be started up and allowed to run for approximately one hour to reach operating temperature. Standard Fire Department procedure is to test the emergency generator between the hours of 8:00 to 9:00 AM. The generator room is located on the west side of the station facing Kinoiki Street. Stationary generators powered by an internal combustion engine used during construction emit noise in the range of 70 to 80 dBA. The emergency generator is expected to generate noise in a lower range. The generator room will be acoustically treated to help contain noise to the inside of the room but ventilation grates built into the exterior wall will allow noise to escape. Generator noise may be audible in the Department of Hawaiian Home Lands office building across Kinoiki Street. The distance between the generator room and the office building coupled with landscape plantings fronting both structures will aid in noise attenuation.

The subject property may be impacted by noise from aircraft overflights arriving and departing Kalaeloa Airport (Department of Transportation Comment).

The Fire Station site is located in a State land use urban district. The site is designated High Density Residential and Transit Node on the 'Ewa Development Plan. The Department of Planning and Permitting has informed the Honolulu Fire Department that a fire station symbol on the Ewa Development Plan PIM for Ewa Villages is applicable for the East Kapolei Fire Station. Placement on the PIM also means construction funds can be requested for the improvement.

Section 4.8 of the Ewa Development Plan (1997) includes a table listing existing and planned fire and police stations in the Ewa Development Plan Area and the statement

“To meet projected population and economic growth by 2020, the Fire Department estimates Ewa will need four new fire stations”. The proposed East Kapolei Fire Station is one of the “four new fire stations” and will replace the proposed Ewa Villages Fire Station planned for Tenney Village (Response to Department of Planning and Permitting Comment).

Public uses and structures such as a fire station are a principal permitted use in the AG-1 zoning district. ~~Although the proposed use is permitted by zoning, a waiver to the building height requirement for the agriculture zoning district will be sought.~~ A 30-foot high building is needed to provide interior clear height for the apparatus. In addition, a 42-foot 44' 6" high training tower will allow on-site training for the firefighters. The tower is an accessory but important use associated with the principal use and HFD fire suppression training activities. A Waiver application for height encroachments ***for the training tower was approved by the Department of Planning and Permitting in December 2010.*** ~~will be submitted to the Department of Planning and Permitting, City and County of Honolulu, for their review and approval.~~

Located near the center of the East Kapolei I and II planned residential community, the location of the Station provides ready access in east and west directions on Kapolei Parkway, the East Kapolei I subdivision on Kinoiki Street, and West O'ahu Campus and East Kapolei II via Kaulakai Parkway.

Landscaping on the sides facing public rights-of-way will add greenery to a highly visible corner lot. A conceptual rendering of the completed station is shown in Figure 7.

Water consumption and wastewater discharge is estimated at 800 gallons per day (10 men X 80/gallons/day). Water consumption and discharge will increase at certain times (or days) when other fire companies are on-site for training.

Non-potable water is available and landscaped areas will be irrigated using recycled water. Non-potable water sources include an existing R-1 recycled water main in Kapolei Parkway. R-1 Water is water reclaimed from wastewater. The State Department of Health has determined that R-1 Water is suitable for, from a public health standpoint, any form of irrigation served by fixed irrigation system supplied from buried piping for turf and landscape irrigation. Many public parks in the Ewa region use R-1 Water for irrigation. R-1 Water is also applied to landscaping in the Fort Weaver Road median and shoulders.

Per DOH Guidelines (2002) for all uses of recycled water, the following precautions shall be followed:

- Signs shall be posted where recycled waster is used.
- Conditions conducive to the proliferation of mosquitoes and other vectors shall be avoided.
- Best Management Practices shall be taken to prevent ponding of recycled water.
- Best Management Practices shall be used to mitigate discharge, runoff, or overspray beyond the approved use area boundaries.
- Spray of recycle water shall not be allowed to contact an external drinking water fountain.]

Measures will be implemented to minimize introducing any hazardous substances or fluids into the environment. The AST will be equipped with leak detection devices and periodically checked for signs of spillage. Wash water will be filtered through an oil water separator to remove harmful fluids and substances prior to discharge into the sewer system. Oil and other petrochemicals will be hauled away to a landfill for appropriate disposal.

Safety for nearby residents, firefighters posted to the station, and future Emergency Medical Services personnel are of paramount concern to the Honolulu Fire Department and the Department of Design and Construction. To promote safety for all, the measures listed below are incorporated into the placement of the storage tanks:

- ***Installation of the Above Ground Storage Tanks (AST) will comply with the Hawaii State Department of Health environmental protection regulations, Uniform Fire Code, and the Fire Code of the City and County of Honolulu.***
- ***The AST will be designed, constructed, and tested to meet very strict standards of the Underwriter's Laboratories (UL) and the Environmental Protection Agency.***
- ***The tanks will be of double-walled construction to prevent fuels from leaking into the environment and regular inspection and monitoring of the space between walls is mandated by law.***
- ***The AST will be protected from impact by a 5'0" high solid grouted concrete masonry unit wall enclosure on three sides and 4'0" high solid concrete bollards arranged around the tanks inside the enclosing wall.***
- ***The two AST stand 4'4" above ground and will not exceed the height of the wall.***
- ***The AST will be located within the fenced perimeter of the property and away from the travel lane of Kamokuiki Street.***
- ***The tanks will be equipped with vent pipes for relieving pressure build up during temperature changes and emergency electrical shutoffs.***

Because of safety, reliability, and ease of maintenance, the AST is the standard form of fuel storage for the HFD. AST have been installed at stations around the island of O'ahu and, in some instances, at stations neighboring private residences, apartment buildings, and/or schools. HFD reports that none of these tanks have ever failed or threatened the environment or a neighboring property. The HFD is confident that the measures stipulated above (and those not listed but still applicable) will ensure that the health and safety of all residing in proximity of the fire station, as well as the fire and EMS personnel stationed within, will not be jeopardized by this installation (Response to Kapolei Community Development Corporation and Malu'ohai Residents Association Comments).

Fire protection is not free. The annual cost to operate the East Kapolei Beach Fire Station is estimated at \$343,000.00 exclusive of the initial investment in equipment, building costs, and salaries. Annual operating costs are unavoidable and are expected to increase in the future. Sustainable design features are anticipated to help reduce energy costs in the long-term.

Firefighters are not assigned a police function or responsible for neighborhood security. Nonetheless their presence around the clock may deter potential criminal acts against persons and property in the neighborhood.

Joint training exercises involving several fire companies will introduce an ancillary fire department use to the area. Tactical training is beneficial for all firefighters and for coordinating fire suppression activities between fire companies responding to real situations. Because this activity is new to East Kapolei, it is imperative that residents living nearby, passing motorists, and workers at the Department of Hawaiian Home Lands office building be made aware of joint training activities. It is recommended that the HFD commence an outreach program informing residents of the joint training exercises. This should be supplemented with the posting of signs in the immediate area notifying passersby of the dates and times of the training exercises, distributing flyers, or posting training notices on the HFD website. It is anticipated having some 20+ firefighters and several fire apparatus on the site or parked on the street will attract people curious to view training. Off-duty police officers should be hired for traffic and pedestrian control if needed.

Joint training exercises are anticipated to generate noise and some odors in the form of simulated smoke. Traffic is not anticipated to increase but slowdowns may occur on adjoining streets as motorists seek to observe training activities. Measures to mitigate these impacts are summarized above.

Training exercise hours will be determined by the Honolulu Fire Department and is expected to take place during daylight hours. If night exercises are planned, adjoining residents will be notified and notices posted at appropriate locations noting the days and times (Response to Department of Planning and Permitting Comment).

The proposed 4-story training tower will be the most visible structure on the lot. It is slightly taller than hose-drying towers found at other fire stations in Honolulu. The tower will just slightly taller than the two-story Hale Kalaniana'ole office building across Kinoiki Street because of grade differences (the Fire Station is at a lower grade than the office building). In the absence of definitive plans, it cannot be determined if planned commercial developments adjoining the Fire Station and across Kapolei Parkway would be of similar height. Because of the relatively flat Ewa coastal plain, the tower will be visible from distant areas functioning as a local landmark and helping to identify the site of the fire station.

Trees will be planted in front of the training tower along Kinoiki Street. The trees along with other proposed trees including kou, loulou palms to be planted on-site and existing street trees along Kinoiki and Kamokuiki Streets will help to soften the height of the training tower and blend it with the landscape.

Although the training tower will have an immediate visual effect on makai facing views for Kānehili homesteaders, in the long-term their viewshed will be affected by proposed commercial construction on the eastern side of the fire station and south of Kapolei Parkway. It is anticipated that commercial buildings in both locations may be as tall as or taller than the height of the fire station (approximately 25 feet). The viewshed will be affected by the form and massing of commercial structures and not just building heights (Response to Department of Hawaiian Home Lands Comment).

Exterior wall and roof colors of all structures will blend with the colors of commercial buildings and residential dwellings nearby.



EAST KAPOLEI FIRE STATION No. 43 for THE HONOLULU FIRE DEPARTMENT



SECTION 4 ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

A no action alternative would maintain the status quo of the site and preclude the occurrence of all impacts, short and long-term, beneficial and adverse described in this Assessment. A No Action alternative would not achieve the public purpose objectives for the project.

B. Alternative Design

Design alternatives developed by the consulting architect were evaluated and revised to arrive at the station design and floor plan as depicted. In the consideration of the standards and guidelines influencing the layout and architectural design of the Station, an alternative design would not have resulted in environmental impacts significantly different from the short and long-term impacts disclosed in this Assessment.

C. Alternative Location

A site on or near the Ewa Villages Golf Course and Kualaka'i Parkway to the west of the project site was identified as an alternate location for a new fire station and a fire station symbol was placed on the Ewa Public Infrastructure Map denoting its general location. This site was subsequently dropped from consideration with the opportunity for having a site closer to the center of East Kapolei at a location with infrastructure installed and direct access to major roadways in the area.

The relocation of the 'Ewa Beach Fire Station from its current location further north to the Ocean Pointe Subdivision allowed HFD to adjust the response areas for stations without compromising fire protection. Fire protection for Ewa Villages will be provided from the East Kapolei Fire Station and the 'Ewa Beach Fire Station.

SECTION 5 AGENCIES AND ORGANIZATIONS CONSULTED DURING THE ASSESSMENT PROCESS

*The Draft Environmental Assessment for the East Kapolei Fire Station was published in the Office of Environmental Quality Control Environmental Notice of October 8, 2010. Publication initiated a 30-day public review period ending on November 7, 2010. The Draft Environmental Assessment was mailed to the agencies and organizations identified below. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.*

County

- *Board of Water Supply
- *Department of Environmental Services
- *Department of Planning and Permitting
- *Department of Transportation Services
- *Honolulu Police Department

State

- *Department of Hawaiian Home Lands
- Department of Health
 - Environmental Planning Office
 - *Clean Water Branch
 - *Wastewater Branch
- Department of Land and Natural Resources
 - State Historic Preservation Division
- Department of Transportation
 - *Highway Division
- Office of Hawaiian Affairs
- West Oahu College

Other

- Hawaiian Electric Company
- *Hawaiian Telcom
- Ewa Neighborhood Board
- Makakilo/Kapolei/Honokai Hale Neighborhood Board
- Kapolei Community Development Corporation
- Ewa Beach Public Library
- Kapolei Public Library (Placement)
- *Kapolei Community Development Corporation**
- *Malu'ohai Residents Association**

SECTION 6 PERMITS AND APPROVALS

City and County of Honolulu

Department of Planning and Permitting

Waiver (Height Requirement Standard)---**Approved December 13, 2010**

Grubbing, Grading, and Stockpiling

Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work

Sewer Connection

Board of Water Supply

Water and Water System Requirements for Developments

State of Hawaii

Department of Health

Variance from Pollution Controls (Noise Permit)

NPDES General Permits---**Issued July 6, 2010**

Approval to Construct/Approval to Operate Water Reuse Project

SECTION 7 DETERMINATION OF SIGNIFICANCE

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

There are no known natural and cultural resources found on or associated with the property.

2) Curtails the range of beneficial uses of the environment;

The project does not curtail the beneficial uses of the environment. The subject property is vacant, undeveloped, and was set aside for a fire station by the Department of Hawaiian Home Lands in consultation with the Honolulu Fire Department.

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

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

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

The project will not substantially affect the economic or social welfare of the community or State. The proposed action will provide and expand fire protection services to existing and planned residential communities and commercial activities on the 'Ewa coastal plain. With existing fire stations at Kapolei, Makakilo, a replacement station in the Ocean Pointe Subdivision for the Ewa Beach Fire Station, and the East Kapolei Fire Station, residents and businesses in the region can be assured that emergency response resources will maintain adequate levels of service to the area.

The absence of archaeological resources and historic features in conjunction with the improved condition of the site indicates that there are no cultural practices associated with the property.

5) Substantially affects public health;

Public health will not be adversely affected by the proposed project. Short term impacts such as fugitive dust and construction noise are anticipated but can be mitigated by measures described in this assessment.

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

Substantial adverse secondary impacts are not anticipated.

7) Involves a substantial degradation of environmental quality;

Environmental quality will not be degraded as the area around the Fire Station is already improved with roads, sidewalks, utilities, the Department of Hawaiian Home Lands office building, and subdivided residential lots. Major on and off-site work activities have been completed and site work for and construction of the Fire Station will improve rather than degrade site conditions.

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

The project is not the precursor for a larger action. It is, however, part of an on-going capital improvement program to build new fire stations where needed and to upgrade or reconstruct older fire stations throughout the City and County of Honolulu.

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

Rare, threatened or endangered flora and fauna are not found on the premises.

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

Ambient air quality will be affected by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be audible during site preparation work but should diminish once the building is erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

The emergency generator will be tested once a week between the hours of 8:00 to 9:00 AM. Generator noise may be audible in areas around Kinoiki Street. Acoustical treatment of the generator room and the distance from the source of the noise to receptor locations will help to attenuate noise.

11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The proposed East Kapolei Fire Station is not located in an environmentally sensitive area.

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

Scenic vistas and view planes will not be affected by the low-rise building and associated improvements.

13) Requires substantial energy consumption.

The new Fire Station will be designed as a sustainable building to attain LEED silver certification. Some sustainable features to reduce energy consumption include the use of solar water heating, photo voltaic panels for generating electricity,

REFERENCES

- Department of General Planning. 1992. *General Plan Objectives and Policies*.
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- Department of Health, State of Hawaii. May 2002. *Guidelines for the Treatment and Use of Recycled Water*. Wastewater Branch, Hawaii State Department of Health.
- Department of Planning and Permitting, City and County of Honolulu. 1993. *Land Use Ordinance*.
- Department of Planning and Permitting. August 1977. *Ewa Development Plan*.
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- Federal Emergency Management Agency. September 2004. *Flood Insurance Rate Map*. City and County of Honolulu. Community Panel 15003C0330F.
- Park, Gerald Urban Planner. March 2010. *Field Observation*.
- PBR Hawaii. July 1998. *East Kapolei Master Plan Final Environmental Impact Statement*. Prepared for Housing and Community Development Corporation of Hawaii (HCDCH).
- PBR Hawaii. April 2005. *DHHL East Kapolei Development Parcel B Final Environmental Assessment*. Prepared for Department of Hawaiian Home Lands.

APPENDIX A

COMMENT LETTERS AND RESPONSES



January 31, 2011

GERALD PARK
Urban Planner

- Planning
- Land Use
- Research
- Environmental
- Studies

■ 95-595 Kanamee St.
#324
Mililani, Hawaii
96789

■ Telephone:
(808) 625-9626
e-mail:
gpark@pup.biz

Lynette Yoshida, Senior Manager
OSP Engineering
Network Engineering and Planning
Hawaiian Telcom
PO Box 2200
Honolulu, Hawaii 96841

Dear Ms. Yoshida:

Subject: East Kapolei Fire Station

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project.

We have been informed that Sandwichee Islands Communication will provide telecommunication services to the new East Kapolei Fire Station.

The participation of Hawaiian Telcom in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: G. Hee, DDC
J. Ida, UWI



October 5, 2010

Gerald Park – Urban Planner
95-595 Kanamee Street #324
Mililani, Hawaii 96789
Attention: Mr. Gerald Park

Dear Mr. Park:

Subject: **East Kapolei Fire Station**

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

Currently, Hawaiian Telcom does not have any facilities within the area of the proposed project site which is located on property owned by the Department of Hawaiian Home Lands. In the past, Hawaiian Telcom has been denied access to the existing infrastructure within parcels owned by the DHHL. Please advise us whether or not Hawaiian Telcom will be allowed to provide telecommunications service to this location.

If you have any questions or require assistance in the future on this project, please call Les Loo at 546-7761.

Sincerely,



Lynette Yoshida
Senior Manager – OSP Engineering
Network Engineering & Planning

cc: File [Kapolei]

October 14, 2010

To: Ryan Fujitani, Land Agent

From: Kaleo Manuel, Planner *EM*

Subject: Draft EA for East Kapolei Fire Station

After reviewing the Draft Environmental Assessment for the East Kapolei Fire Station I have the following comments/questions:

1. The design of the fire station includes a 4-story training tower. To what extent does this tower affect the view shed of our Kānehili homesteaders? Especially those on Kamokuiki Street?
2. On page 5 there is mention of a license agreement that has already been executed between DHH and County of Honolulu beginning March 2012. Is this correct? The license is not going to be given prior to start of construction?
3. There will be a noise impact, especially from sirens, on our Kānehili homesteaders, once the fire station is built and homesteaders move in. Are there any mitigation measures being taken to lessen the effects of noise?
4. Page 24: Please consult with all of the Homestead Community Associations in Kapolei that include:
 - a. Malu'ohai Community Association
 - b. Kaupē'a Community Association
 - c. Kānehili Board of Directors
 - d. Kapolei Community Development Corporation
5. Typo on page 2, paragraph 6, line 3: The word "form" should be "from"

January 31, 2011

Alapaki Nahale-a, Director
Department of Hawaiian Home Lands
Hale Kalaniana'ole
91-5420 Kapolei Parkway
Honolulu, Hawai'i 96707

Attention: Ryan Fujitani

Dear Mr. Nahale-a:

Subject: Draft EA for East Kapolei Fire Station

Thank you for reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. We offer the following responses in the order that your comments were presented.

1. The East Kapolei Fire Station site is flat and the 4-story training tower will be a noticeable structure within the surrounding area. Trees will be planted in front of the training tower along Kinoliki Street. The trees along with other proposed trees including kou, loulou palms to be planted on-site and existing street trees along Kinoliki and Kamokuiki Streets will help to soften the height of the training tower and blend it with the landscape.

Although the training tower will have an immediate visual effect on *makai* facing views for Kānehili homesteaders, in the long-term their viewshed will be affected by proposed commercial construction on the eastern side of the fire station and south of Kapolei Parkway. It is anticipated that commercial buildings in both locations may be as tall as or taller than the height of the fire station (approximately 25 feet). The viewshed will be affected by the form and massing of commercial structures and not just building heights.
2. The license agreement between DHH and the City and County of Honolulu was executed on August 30, 2010.
3. When an emergency call is received, on-duty firefighters are alerted by loudspeakers placed inside and outside of the station. Upon hearing the alert, the fire company has one minute in which to assemble, load, and depart the station.

According to state law, a vehicle responding to an emergency must have its lights and siren on from the time it leaves the station until it arrives at the scene of the emergency call. Thus the apparatus driver will employ the siren when on Kapolei Parkway. The exception to this is if the apparatus is responding to an emergency in the subdivision *mauka* of the station. The siren will not be sounded when the apparatus is returning to fire station.
4. The Draft Environmental Assessment was sent to the Malu'ohai Community Association and the Kapolei Community Development Corporation. Both submitted written comments for consideration.

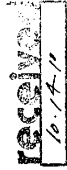
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Alapaki Nahale-a, Director
January 31, 2011
Page 2

5. The typographical error will be corrected in the Final Environmental Assessment. The participation of the Department of Hawaiian Home Lands in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

A handwritten signature in black ink, appearing to read "Gerald Park".

Gerald Park

c: G. Hee, DDC
J. Ida, UWI

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
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PETER B. CARLISLE
MAYOR



WAYNE Y. YOSHIOKA
ACTING DIRECTOR

SHARON ANN THOM
DEPUTY DIRECTOR

KENNETH TORU HAMAYASU, P.E.
SECOND DEPUTY DIRECTOR

TP9/10-385718R

November 1, 2010

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, No. 324
Mililani, Hawaii 96789

Dear Mr. Park:

Subject: DEA East Kapolei Fire Station; Tax Map Key (TMK): 9-1-051:003;
Portion Honouliuli, District of Ewa, Oahu, Hawaii

This responds to your letter of September 27, 2010, requesting our comments concerning this proposed project.

Our Traffic Engineering Division (TED) has the following comments:

- The project should assure there is enough space within the existing road fronting the station and the station's driveway to allow for the ingress and egress turning movements of the fire trucks and apparatus.
- The area Neighborhood Board, as well as the area residents, businesses, etc. should be kept apprised of the details for the proposed project and the impacts the project may have on the adjoining local street network area.

Our Public Transit Division (PTD) has the following comments:

- The Draft EA should include a description of Public Transit and the impact of your project on Public Transit operations during construction. Basic information is available on our websites: www.thebus.org and www.honolulu.gov/dts. For more details, you may contact the PTD staff at 768-8370.

Mr. Gerald Park
Page 2
November 1, 2010

- Construction notes should include the following note concerning transit:
"This project will affect bus routes, bus stops, and paratransit operations; therefore, the Contractor shall notify the Department of Transportation Services, Public Transit Division at 768-8396 and Oahu Transit Services, Inc. (bus operations: 848-4578 or 852-6016 and paratransit operations: 454-5041 or 454-5020) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction."

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,

WAYNE Y. YOSHIOKA
Acting Director



January 31, 2011

GERALD PARK
Urban Planner

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- Land Use Research
- Environmental Studies

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- Telephone:
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- e-mail:
gpark@gpup.biz

Wayne Y. Yoshioka, Acting Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Dear Mr. Yoshioka:

Subject: East Kapolei Fire Station
Tax Map Key 9-1-053: 003 por
Portion Honouliuli, District of Ewa, O'ahu, Hawaii
TP9/10-385718R

Thank you for reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. Our responses are offered in the order your comments were presented.

Traffic Engineering Division

There is adequate space for turning movements for the apparatus and ladder egress onto Kapolei Parkway and on the return driveway from Kamokuiki Street.

Your recommendation for apprising the area Neighborhood Board, area residents, and businesses is acknowledged.

Public Transit Division

There are no bus stops on Kapolei Parkway fronting the proposed fire station and on the other side of the street. Map information (Map D Ewa Beach/Kapolei) on the referenced website does not show public transit routes on Kapolei Parkway.

Construction Notes

The note concerning transit operations will be added to the Civil drawings.

We thank the Department of Transportation Services for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: G. Hee, DDC
J. Ida, UWI



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

October 18, 2010

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street #324
Miliilani, Hawaii 96789

Dear Mr. Park:

**SUBJECT: Comments on Draft Environmental Assessment (DEA) for
East Kapolei Fire Station
Ewa, Island of Oahu, Hawaii
TMK: (1) 9-1-151:003**

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated September 27, 2010, requesting comments on the subject project. We have reviewed your letter and offer these comments on your project. Please note that our review is based solely on the information provided in your letter and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

- I. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. On July 6, 2010, the DOH-CWB issued a Notice of General Permit Coverage (NGPC) to the City and County of Honolulu (CCH), Department of Design and Construction (DDC) to comply with the National Pollutant Discharge Elimination System (NPDES) general permit authorizing the discharges of storm water associated with construction activities from the East Kapolei Fire Station project site. The NGPC file number is HIR10D641.

In reply, please refer to
EMD/CWB

10025PDCL.10



Mr. Gerald Park
October 18, 2010
Page 2

10025PDCL.10


3. You are required to obtain NPDES permit coverage for any discharges of wastewater into State surface waters (HAR, Chapter 11-55). Discharges of wastewater sources identified in HAR, Section 11-55-34.02(b) into Class A or Class 2 State waters may be covered under an NPDES general permit. You may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form. The NOI must be submitted at least 30 calendar days before the commencement of the discharge. The NOI form may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.
4. For types of wastewater not listed in HAR, Section 11-55-34.02(b) or wastewater discharging into Class 1 or Class AA waters, you may need an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.
5. Page 3 of the DEA states: "The site will be graded to drain surface runoff into retention basins located in the side yards. The larger of the retention basin/bioswales is proposed within the yard fronting Kinoiki Street. Surface runoff will be allowed to evaporate or percolate naturally into the ground rather than entering the municipal storm water system. A smaller retention basin is proposed along the west side of the property."
- The NOI submitted for coverage under the NPDES general permit authorizing discharges of storm water associated with construction activities (File No. HIR10D641) shows the drainage system of the proposed facility connecting to the CCH municipal separate storm sewer system. Please clarify.
6. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 Water Quality Certification are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Gerald Park
October 18, 2010
Page 3

10025PDCL.10

If you have any questions, please visit our website at
<http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the
Engineering Section, CWB, at 586-4309.

Sincerely,


ALEC WONG, P.E., CHIEF
Clean Water Branch

DCL:ml

c: DOH-EPO # I-3356 [via email only]
HI R10D641 [efile only]



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January 31, 2011

Alec Wong, P.E., Chief
Clean Water Branch
State of Hawaii
Department of Health
PO Box 3378
Honolulu, Hawaii 96801-3378

Dear Mr. Wong:

Subject: East Kapolei Fire Station
Ewa, Island of Oahu, Hawaii
TMK: (1) 9-1-053: 003
EMD/CWB 10025PDCL.10

Thank you for reviewing and commenting on the Draft Environmental Assessment for
the East Kapolei Fire Station. Our responses are offered in the order that your
comments were presented.

1. This comment is acknowledged.
2. This comment is acknowledged.
3. This comment is acknowledged.
4. This comment is acknowledged.
5. A drain inlet is located in the southwest corner of the project site. A 36" pipe
connects the inlet with the municipal storm sewer system in Kinohi Street. The inlet
will be used to discharge overflow from the larger retention basin/bio-swale into the
municipal system.

Overflow from the bio-swale on the eastern side of the site will discharge into the
inlet through an 18" line under the fire station driveway.
6. This comment is acknowledged.

The participation of the Clean Water Branch in the environmental assessment review
process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

c: G. Hee, DDC
J. Ida, UWI

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 - INTERNET: www.honolulu.gov



PETER B. CARLISLE
MAYOR

LOUIS M. KEALOHA
CHIEF

DELBERT T. TATSUYAMA
RANDAL K. MACADANGDANG
DEPUTY CHIEFS

OUR REFERENCE DMK-DK

received
10.19.10

October 19, 2010

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, 324
Mililani, Hawaii 96789

Dear Mr. Park:

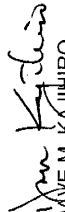
This is in response to your letter of September 27, 2010, requesting comments on a Draft Environmental Assessment for the East Kapolei Fire Station project.

We feel that the construction of a regional fire station in that area would definitely benefit the district. Additionally, this project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Captain Mitchell Kiyuna or Major Michael Moses of District 8 (Kapolei/Waianae) at 692-4253.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By 
DAVE M. KAJIHIRO
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha

Malu 'ohai Residents Association
P.O. Box 700911
Kapolei, HI 96707

Should residents need to close their windows and use their air conditioners to reduce noise and fugitive dust, how will they be compensated for increased use of electricity?

November 4, 2010

Gerald Park
95-595 Kanamee Street #324
Mililani, HI 96789

There are many benefits to having the East Kapolei Fire Station in this vicinity. While most residents will have a sense of comfort, those closest to the station must endure the impacts of construction. Upon completion, they will also need to adjust to the various activities, noise levels and other factors that is part of the facility.

When meeting with lessees for this development, they were only told there would be Fire Station, no mention of a training facility was made. Therefore, I highly recommend DHHL conduct a Beneficiary Consultation meeting to include yourself, someone from Dept. of Design and Construction and Urban Works for the residents of Kanehili. In preparation for such a meeting, while the concerns offered above may seem trivial, it is worth considering and preparing for as I would anticipate these concerns to be raised by the resident.

Subject: Draft Environmental Assessment
East Kapolei Fire Station

Aloha e Mr. Park:

Mahalo for the opportunity to review the assessment and offer my comments.

Upon review of the above subject Assessment, I offer the following:

Respectfully,

Page 3-4: Parking conditions within interior streets of Kanehili are limited to only one side of a street. It is anticipated that residents/guests will park on the northside of Kamokuiki St. that may limit access to apparatus returning to the Station.

Homelant Schaedel,
President

To not impact limited parking for residents/guests on Kamokuiki St., parking for construction workers should be limited to Kekahili St. or perhaps DHHL will allow access to the opposite parcel located along Kekahili St.

Page 4-7: The two above ground fuel storage tanks consisting of 1,000 gallons each are estimated to be less than 50 ft. from the homes on Kamokuiki St. If I were a resident living across the street, I would want to know what measures are in place to insure the safety of my family.

Page 17-B: The area is known for gusty winds. Due to the close proximity of the homes along Kamokuiki St., dust screens will need to be installed and every effort made to minimize damage to the homes and personal contents of the residents.

What method and how will residents be able to file a claim for cleaning of their personal contents and home caused by dust/dirt damage during construction?

Page 18-B: Reference of limited construction impact to DHHL's because the building has air conditioning and the windows are closed minimizing noise and fugitive dust. However, no consideration is mentioned for the residents along Kamokuiki St. whose homes are much closer to the construction site.



January 31, 2011

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Homeiani Schaedel, President
Malu'ohai Residents Association
PO Box 700911
Kapolei, Hawaii 96707

Dear Ms. Schaedel:

Subject: Draft Environmental Assessment
East Kapolei Fire Station

Thank you for reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. We offer the following responses in the order that your comments were presented.

Parking Conditions

The general contractor will be responsible for locating areas for construction vehicle and worker parking.

Above Ground Storage Tanks

Safety for nearby residents, firefighters posted to the station, and future Emergency Medical Services personnel are of paramount concern to the Honolulu Fire Department and the Department of Design and Construction. To promote safety for all, the measures listed below are incorporated into the placement of the storage tanks:

- Installation of the Above Ground Storage Tanks (AST) will comply with the Hawaii State Department of Health environmental protection regulations, Uniform Fire Code, and the Fire Code of the City and County of Honolulu.
- The AST will be designed, constructed, and tested to meet very strict standards of the Underwriter's Laboratories (UL) and the Environmental Protection Agency.
- The tanks will be of double-walled construction to prevent fuels from leaking into the environment and regular inspection and monitoring of the space between walls is mandated by law.
- The AST will be protected from impact by a 5'0" high solid grouted concrete masonry unit wall enclosure on three sides and 4'0" high solid concrete bollards arranged around the tanks inside the enclosing wall.
- The two AST stand 4'4" above ground and will not exceed the height of the wall.
- The AST will be located within the fenced perimeter of the property and away from the travel lane of Kamokuiki Street.
- The tanks will be equipped with vent pipes for relieving pressure build up during temperature changes and emergency electrical shutoffs.

Because of safety, reliability, and ease of maintenance, the AST is the standard form of fuel storage for the HFD. AST have been installed at stations around the island of O'ahu and, in some instances, at stations neighboring private residences, apartment buildings, and/or schools. HFD reports that none of these tanks have ever failed or threatened the

Homeiani Schaedel
January 31, 2011
Page 2

environment or a neighboring property. The HFD is confident that the measures stipulated above (and those not listed but still applicable) will ensure that the health and safety of all residing in proximity of the fire station, as well as the fire and EMS personnel stationed within, will not be jeopardized by this installation.

Gusty Winds

The general contractor will install dust screens around the site during construction and will be responsible for applying other measures for minimizing dust generation.

Winds generally blow from mauka to makai and in part is one of the reasons why development of East Kapolei I started from the mauka end of the subdivision. The fire station site is one of many vacant parcels that will be improved in the coming years. Other residences are planned and the lot adjoining the fire station is proposed for commercial development. Dust will be generated by these future improvements thus it may be difficult to attribute dust to one source given the rapid pace of development in the area. It is anticipated that when completed the fire station too will be susceptible to dust and dirt blown in from adjoining construction sites.

A method for residents to file for dust/dirt damage to their homes and personal contents has not yet been established.

Resident Proximity to Project Site

Prior to construction, the site contractor and insurance risk manager will inspect and photograph residential properties near the fire station to establish baseline conditions. Residents may be asked for copies of their current and future electrical as a means for documenting increased electrical use as a basis for potential compensation.

Beneficiary Consultation

Your suggestion for conducting a Beneficiary Consultation meeting has been passed on to the Department of Hawaiian Home Lands.

We thank you and the Malu'ohai Residents Association for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hee, DDC
J. Iida, UWI



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



November 1, 2010

PETER B. CARLISLE, MAYOR
RANDALL Y. S. CHUN, Chairman
ANTHONY F. GUERREIRO, JR.
WILLIAM K. MAHOE
THERESIA C. MCMURDO
ADAM C. WONG
GEORGE "KEOKI" MIYAMOTO, Ex-Officio
MICHAEL D. FORMBY, Ex-Officio
WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer
DEAN A. MAKANO
Deputy Manager

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, #324
Miliiani, Hawaii 96789

Dear Mr. Park:

Subject: Your Letter Dated September 27, 2010 Requesting Comments on the Draft Environmental Assessment for the East Kapolei Fire Station, TMK: 9-1-51:3

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

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development and transmission.

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

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division



January 31, 2011

GERALD PARK
Urban Planner

■ Planning
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■ 95-595 Kanamee St
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Miliiani, Hawaii
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■ Telephone:
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Wayne M. Hashiro, P.E.
Manager and Chief Engineer
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Hashiro:

Subject: East Kapolei Fire Station
Tax Map Key 9-1-051: 003 por.

Thank you for reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. We offer the following responses in the order that your comments were presented.

1. It is understood that the final decision on the availability of water for the project will be confirmed when final plans and the building permit application is submitted for approval.
2. The water system for the fire station will be constructed to Board of Water Supply standards and requirements.

The participation of the Board of Water Supply in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK, URBAN PLANNER

Gerald Park

c: G. Hee, DDC
J. Ida, UWI

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-5041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov



DAVID K. TANOUÉ
ACTING DIRECTOR
ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2010/ELOG-2047(MH)

November 5, 2010




Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street, #324
Millilani, Hawaii 96789

Mr. Gerald Park
Gerald Park Urban Planner
November 5, 2010
Page 2

7. There should be more disclosure regarding the joint training exercises mentioned on page 20. Will these joint training exercises contribute added noise, odors, traffic, etc.? The FEA should include specific information on what these joint training exercises entail and the potential impacts/implications to the surrounding residents and passing motorists, including hours of operation.
 8. Applicant is required to submit a Site Development Master Application for sewer connection.
- Should you have any questions, please contact Matt Higashida of our staff at 768-8045.

Very truly yours,


David K. Tanoue, Acting Director
Department of Planning and Permitting

DKT:js

cc: Office of Environmental Quality Control
Mr. Gregory Hee, Department of Design and Construction

Subject: East Kapolei Fire Station Draft Environmental Assessment (DEA)
Tax Map Key (TMK) 9-1-051:003

In response to your request for comments of September 23, 2010 regarding the DEA for the subject project, we have the following comments:

1. The site is in the AG-1 Restricted Agricultural District. East Kapolei Fire Station is considered a public use and structure under the Land Use Ordinance (LUO) and permitted in the AG-1 District.
2. We concur with the statement on page 2 that the training tower will require a Zoning Waiver to exceed the maximum 25-foot height limit in the AG-1 District.
3. The DEA indicates the project will use only a portion of Parcel 3 (about 2.18 acres). Please note that our records indicated the entire lot identified as TMK 9-1-151:003 is 4.378 acres in size. This information should be included in the Final Environmental Assessment (FEA).
4. Total building area (lot coverage) calculations were not provided. There is also no description of structures (if any) on the remaining portion of Parcel 3. The one-story fire station is described on page 1 as having a gross floor area of approximately 14,430 square feet. If the fire station complex exceeds the maximum building area allowed by the LUO, i.e., if nonagricultural structures cover more than 10 percent of the total 4.378-acre lot, then a Zoning Waiver would be required to exceed the maximum building area (about 19,070 square feet) for nonagricultural structures on this 4.378-acre lot in the AG-1 District. This information should be included in the FEA.
5. Please verify drainage concept in DEA with the drainage report prepared by Sam Hirota dated October 8, 2010. The drainage report proposes runoff will be collected and discharged into the roadway drainage system. Applicable information should be included in the FEA.
6. The FEA should discuss how the proposed project is consistent with the Ewa Development Plan. Refer to Section 4.8 of the Ewa Development Plan.



January 31, 2011

GERALD PARK
Urban Planner

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David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Tanoue:

Subject: East Kapolei Fire Station
Tax Map Key 9-1-053: 003
2010/ELOG-2047 (MH)

Thank you for reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. Our responses are offered in the order that your comments were presented.

1. This comment is acknowledged.
2. The Department of Planning and Permitting approved a Zoning Waiver (2010W-66) for the training tower to exceed the 25-foot height limit for the AG-1 District in November 2010.
3. The Final Environmental Assessment will be revised to indicate that TMK 9-1-151: 003 was subdivided into two parcels, one lot of 2.189 acres for the proposed fire station and a second lot of 2.189 acres for future commercial use. The Department of Planning and Permitting approved the subdivision in April 2010 (2008/SUB-143).
4. Although the site is zoned AG-1, the design build criteria issued by the Department of Design and Construction is for the improvements to comply with the B-2 zoning district standards. The layout of the station and associated floor areas are based on those standards.

The types of commercial uses and structures to be erected on the adjoining lot have not yet been determined (See Item 2 above).

Space on the fire station site is set aside for a Regional Emergency Depot and an EMS facility. Separate design contracts will be issued for the design of these facilities.

5. The referenced Drainage Report dated October 8, 2010 was superseded by a revised Drainage Report dated November 15, 2010. The revised Drainage Report has been approved the Department of Planning and Permitting, Civil Engineering Branch..

The FEA will be revised to incorporate the drainage concepts in the approved Drainage Report. The developed site is projected to generate 5.16 cfs for a 10-year 1-hour storm event. Runoff from the fire station site will be directed to a landscaped bios-wale on the western side of the property where it will be retained until it can

David Tanoue
January 31, 2011
Page 2

evaporate or percolate into the ground. The runoff quantity is calculated at 4.26 cfs. An existing drain inlet in the southwest corner of the site will act as an overflow line. The inlet has a capacity of 11.11 cfs for the project site and the adjoining lot to the east or an allowable flow of 5.56 cfs for the project site (5.56 cfs for the adjoining lot).

Runoff from the adjoining lot to the east and part of the fire station site (the eastern side) will be captured in a trench drain system and routed to a bio-swale in the southeast corner of the site. Water from the bio-swale will pass under the fire station driveway through an 18" pipe to the aforementioned inlet. The inlet is connected to the municipal storm drain system under Kinohiki Street by a 36" line. Runoff to the inlet is estimated at 4.46 cfs of which 0.9 cfs is attributable to the fire station site.

6. Section 4.8 of the Ewa Development Plan (1997) includes a table listing existing and planned fire and police stations in the Ewa Development Plan Area and the statement "To meet projected population and economic growth by 2020, the Fire Department estimates Ewa will need four new fire stations". The proposed East Kapolei Fire Station is one of the "four new fire stations" and will replace the proposed Ewa Villages Fire Station planned for Tenney Village.

7. Joint training exercises are anticipated to generate noise and some odors in the form of simulated smoke. Traffic is not anticipated to increase but slowdowns may occur on adjoining streets as motorists seek to observe training activities. Measures to mitigate these impacts were discussed in the environmental assessment.

Training exercise hours will be determined by the Honolulu Fire Department and is expected to occur during daylight hours. If night exercises are planned, adjoining residents will be notified and notices posted at appropriate locations noting the days and times.

8. A Site Development Master Application has been submitted to the Department of Planning and Permitting for sewer connection.

We thank the Department of Planning and Permitting for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hee, DDC
J. Ida, UWI

*Kapolei Community Development Corporation
P.O. Box 700911
Kapolei, Hawaii 96709*



*Hō'ihi: i ka wa aho, hō'i: i ka wa moa
(Respecting the past, leading the future)*

November 7, 2010

Mr. Gerald Park
95-595 Kanamee Street, #324
Millilani, Hawaii 96789

Subject: Draft Environmental Assessment (EA) for the
Proposed East Kapolei Fire Station Portion
Honouliuli, District of Ewa, City and County of
Honolulu, Hawaii

Aloha Mr. Park:

Mahalo for providing the Kapolei Community Development Corporation (KCDC) an opportunity to review and comment on the Draft EA. We appreciate the City's commitment to the safety of the residents of Kapolei and Ewa through the establishment of two fire companies and a regional training facility in East Kapolei.

There are a few concerns that we have regarding the proposed facility. Nearby residences will benefit from the services provided by the fire station. However, they will also be subjected to increased noise and safety concerns when compared to other communities that are not adjacent to fire stations. These concerns are addressed below.

NOISE:

In evaluating the layout, it is apparent that many of the noise generating facilities have been moved away from Kamokuiki Street. The design features included to muffle the sound generated during use of the emergency generator is appreciated. It is understandable that testing of the equipment is necessary. While testing is proposed between 8:00 and 9:00 AM, we implore that it be restricted to weekdays only.

Night-time alarms can be extremely startling to the neighboring residences. While night-time emergencies are

inevitable, no mitigation measures were included in the Draft EA. We recommend that only lights be used and not sirens as the vehicles leave the station during the evenings. Sirens can be employed as necessary after vehicles have left the station. Please include proposed noise mitigation measures in the Final EA.

SAFETY:

The proposed facility will include three above ground fuel tanks (AST).

We are concerned that the potential explosion risk and fire hazard was not addressed in the Draft EA, only the potential for spills.

We understand the need for an on-site source of fuels to operate the facility, but do not agree with the location. It is understandable that the fuel tanks are placed the furthest distance from the sleeping quarters of the firefighters. That is a good design feature to increase the distance between a flammable fuel source and sleeping facilities. However, the proposed location does not take into account the living quarters of the civilian population across the street. As proposed, the tanks are located closer to the residences of the civilians across the street than to the firefighters that receive hazard pay to live (while on duty) and work at this facility.

We recommend that the Final EA include an evaluation of the potential hazards (fire and explosion) from the AST on the residential community located across from the fire station. We further recommend paying particular attention to the two residences located along Kamokuiki Street.

Thank you again for providing us the opportunity to review the Draft EA. We look forward to working with you in building a safe and prosperous community in West Oahu.

Respectfully,

Shirley S. Swinney, President



January 31, 2011

GERALD PARK
Urban Planner

- Planning
- Land Use
- Research
- Environmental Studies

■ 95-595 Kaniamee St.
#3274
Milliam, Hawaii

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e-mail: gpark@pup.biz

Shirley Swinney, President
Kapolei Community Development Corporation
PO Box 700911
Kapolei, Hawaii 96709

Dear Ms. Swinney:

Subject: East Kapolei Fire Station
Tax Map Key 9-1-053: 003
Portion Honouliuli, District of Ewa, City County of Honolulu, Hawaii

Thank you reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. We offer the following responses in the order that your concerns were presented.

Noise

Typically when an emergency call is received, on-duty firefighters are alerted by loudspeakers placed inside and outside of the station. Upon hearing the alert, the fire company has one minute in which to assemble, load, and depart the station.

In accordance with state law, a vehicle responding to an emergency must have its lights and siren on from the time it leaves the station until it arrives at the scene of the emergency call. Thus the apparatus driver will employ the siren when on Kapolei Parkway. The siren will not be employed when the apparatus is returning to fire station.

Safety

Safety for nearby residents, firefighters posted to the station, and future Emergency Medical Services personnel are of paramount concern to the Honolulu Fire Department and the Department of Design and Construction. To promote safety for all, the measures listed below are incorporated into the placement of the storage tanks:

- Installation of the Above Ground Storage Tanks (AST) will comply with the Hawaii State Department of Health environmental protection regulations, Uniform Fire Code, and the Fire Code of the City and County of Honolulu.
- The AST will be designed, constructed, and tested to meet very strict standards of the Underwriter's Laboratories (UL) and the Environmental Protection Agency.
- The tanks will be of double-walled construction to prevent fuels from leaking into the environment and regular inspection and monitoring of the space between walls is mandated by law.
- The AST will be protected from impact by a 5'0" high solid grouted concrete masonry unit wall enclosure on three sides and 4'0" high solid concrete bollards arranged around the tanks inside the enclosing wall.
- The two AST stand 4'4" above ground and will not exceed the height of the wall.
- The AST will be located within the fenced perimeter of the property and away from the travel lane of Kamokuiki Street.

Shirley Swinney
January 31, 2011
Page 2

- The tanks will be equipped with vent pipes for relieving pressure build up during temperature changes and emergency electrical shutoffs.

Because of safety, reliability, and ease of maintenance, the AST is the standard form of fuel storage for the HFD. AST have been installed at stations around the island of O'ahu and, in some instances, at stations neighboring private residences, apartment buildings, and/or schools. HFD reports that none of these tanks have ever failed or threatened the environment or a neighboring property. The HFD is confident that the measures stipulated above (and those not listed but still applicable) will ensure that the health and safety of all residing in proximity of the fire station, as well as the fire and EMS personnel stationed within, will not be jeopardized by this installation.

We thank you and the Kapolei Community Development Corporation for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hee, DDC
J. Ida, UWI



LINDA LINGLE
GOVERNOR OF HAWAII

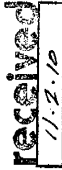


STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

CHYOME LEINAALA FUKINO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
EMD/7WB
LUD-1 9 1 151 003-ID#504
Kapolei Fire Station

October 27, 2010



Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street #324
Miiilani, Hawaii 96789

Dear Mr. Park:

Subject: East Kapolei Fire Station, Portion of Honouliuli
Kapolei Parkway & Kinoliki Street, Kapolei, Oahu 96707 TMK (1) 9-1-151: 003

Thank you for allowing us the opportunity to review the subject project which proposes the construction of the East Kapolei Fire Station at the intersection of Kapolei Parkway & Kinoliki Street, Kapolei, Oahu, Hawaii 96707. We have the following comments and information on the above property:

The subject project is located in the critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee. We have no objections to the proposed development as domestic wastewater will be treated and disposed of via a connection to the County sewer system. Please be informed that a water reuse plan for the irrigation system will be required to be submitted for our review and approval because the system will be utilizing R-1 water.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Sincerely,

Marshall Lum

MARSHALL LUM, P.E., ACTING CHIEF
Wastewater Branch

LM:cle

c: DOH's Environmental Planning Office (EPO I-3356)
City & County of Honolulu, Dept. of Design & Construction
Urban Works Inc.



January 31, 2011

GERALD PARK
Urban Planner

Marshall Lum, P.E., Acting Chief
Wastewater Branch
State of Hawai'i
Department of Health
PO Box 3378
Honolulu, Hawai'i 96801

Dear Mr. Lum:

95-595 Kanamee St.
#324
Miiilani, Hawaii
96789

Subject: Kapolei Fire Station
EMD/CWB KUD-1 9 1 151 003-ID#504

Thank you for reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. Our responses are offered in the order that your comments were presented.

A water reuse plan for the irrigation system will be submitted for review and approval.

Wastewater plans for the East Kapolei Fire Station will comply with the Chapter 11-62, Wastewater Systems, Department of Health, Administrative Rules. Plans will be submitted to the Wastewater Branch for conformance to applicable rules.

The participation of the Clean Water Branch in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

c: G. Hee, DDC
J. Ida, UWI

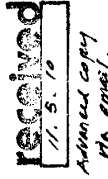
DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
1000 ULUOPIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://env.honolulu.org>



PETER B. CARLISLE
Mayor

TIMOTHY E. STEINBERGER, P.E.
Acting Director
MANUEL S. LANUEVO, P.E., LEED AP
Deputy Director
ROSS S. TANIMOTO, P.E.
Deputy Director
IN REPLY REFER TO:
PRO 104-155

November 16, 2010



Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street #324
Miliiani, Hawaii 96789

Dear Mr. Park:

Subject: East Kapolei Fire Station, Tax Map Key 9-1-051:003
Portion Honouliuli, District of Ewa, O'ahu, Hawaii

We have reviewed the Draft Environmental Assessment (EA) attached to your letter dated September 27, 2010 for the subject project. Our Storm Water Quality Branch, Division of Environmental Quality has the following comments below:

1. It is recommended that low impact development concepts be employed to the maximum extent practicable for development of this site. The City is in the process of revising drainage standards to incorporate low impact development concepts. Section 1.B.8, Sustainable Features, indicates that Leadership in Energy and Environmental Design (LEED) silver certification will be pursued, and low impact development approaches are also required to achieve the LEED credits for storm water design. The major goals of low impact development are to dispose of storm water on site so that the discharge of storm water offsite after development does not exceed the predevelopment flow rate and to treat storm water that is discharged from the site to remove a large percentage of sediment, hydrocarbons, and other pollutants prior to discharge. Common methods of onsite storm water disposal include surface infiltration, subsurface infiltration, and evapotranspiration. Common methods of onsite storm water treatment include biofiltration, media filtration, hydrodynamic separation, and detention.

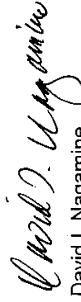
Mr. Gerald Park
November 16, 2010
Page 2

2. Section 1.B.5, Infrastructure, indicates that on-site bioswales and retention basins will be used to evaporate and percolate storm water into the ground rather than discharging it to the municipal storm water system. However, Figure 3, Site Plan, shows bioswales and a single "detention basin," rather than retention basins. Detention basins are designed for treatment and discharge rather than storage, so the terminology is inconsistent. We recommend revising the EA to indicate that bioswales and infiltration basins will be used to promote evapotranspiration and infiltration of storm water.
3. There is no evidence that the available area indicated for bioswales and infiltration basins will have enough capacity to meet the goal of matching predevelopment discharge rates for the design storm. Due to the large percentage of hardscape planned for the site, the EA should indicate that additional storm water BMPs, such as drywells or other subsurface infiltration facilities, may be needed. The design storm is unidentified, but the water quality flow volume, as determined by City standards, might be appropriate. For the LEED credit, the post-development discharge rates for both the one- and two-year storms should not exceed the predevelopment discharge rates.
4. The EA should indicate that the proposed bioswales will be designed to maximize infiltration and minimize discharge from the site. This can be done by building subsurface storage and infiltration capacity into the bioswales. The mild slope on this site is conducive to such application.
5. The EA should indicate that roof downspouts will be directed to infiltration and treatment areas rather than being connected to the municipal storm drain collection system.
6. The EA should indicate that permeable pavement will be considered for the areas not subject to apparatus traffic, such as the staff parking area and the exercise court.
7. The EA describes that the station will consist of two (2) separate double-walled above ground storage tanks (AST) each containing 1,000 gallons of gasoline and diesel fuel, respectively. As a result, a Spill Prevention Control and Countermeasure (SPCC) plan will be needed for the facility due to an exceedance of 1,320 gallons of above ground storage of fuels and oils. The plan needs to be finalized and implemented at the time when the facility is in operation. The SPCC rule is part of the federal Oil Pollution Prevention regulations under the Clean Water Act.

8. A Storm Water Pollution Control Plan (SWPCCP) will also be required due to activities considered to be industrial as defined in the City's NPDES MS4 Permit such as vehicle or equipment fueling and vehicle or equipment cleaning. The plan needs to be finalized and implemented at the time when the facility is in operation. The SWPCCP is part of the City NPDES MS4 permit requirement.

Should you have any questions, please call Jack Pobuk, CIP Program Coordinator, at 768-3464.

Sincerely,


David I. Nagamine
Executive Assistant



GERALD PARK
Urban Planner

■ Planning
Land Use
Research
Environmental
Studies

■ 95-595 Kaneohe St.
324
Mililani, Hawaii
96789

■ Telephone:
(808) 625-7626
e-mail:
gpark@gpup.biz

January 31, 2011

Tim Steinberger, Director
Department of Environmental Services
City and County of Honolulu
1000 Ulukoua Street, Suite 212
Kapolei, Hawaii 96707

Dear Mr. Steinberger:

Subject: East Kapolei Fire Station

Thank you reviewing and commenting on the Draft Environmental Assessment prepared for the East Kapolei Fire Station. Our responses are offered in the order that your comments were presented.

1. This recommendation has been forwarded to the Department of Design and Construction.
2. The Draft Environmental states that "The site will be graded to drain surface runoff into retention basins located in the side yards.... Surface runoff will be allowed to evaporate or percolate naturally into the ground".

The area identified as Detention Basin on Figure 3 will be relabeled "Retention Basin".

3. The drainage plan for the developed site was based on a 10-year 1-hour storm event and a runoff quantity of 5.16 cfs was calculated per Department of Planning and Permitting Rules Relating to Storm Drain Standards.
Your comment about the need for additional BMPs such as dry wells or other subsurface infiltration facilities has been forwarded to the Department of Design and Construction.
4. This comment has been forwarded to the Department of Design and Construction
5. See response to Comment 2 above.
6. This comment has been forwarded to the Department of Design and Construction.
7. Acknowledged. A Spill Prevention Control and Countermeasure Plan will be submitted prior to the time of facility operation.
8. Acknowledged. A Storm Water Pollution Control Plan will be submitted prior to the time of facility operation.



Tim Steinberger
January 31, 2011
Page 2

We thank the Department of Environmental Services for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hee, DDC
J. Ida, UWI

LINDA LINGLE
GOVERNOR



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

MICHAEL D. FORMBY
INTERIM DIRECTOR
Deputy Directors
FRANCIS PAUL KEENO
JIRO A. SOMADA

IN REPLY REFER TO
STP 8.0291



November 29, 2010

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kanamee Street #324
Mililani, Hawaii 96789

Dear Mr. Park:

Subject: East Kapolei Fire Station
Draft Environmental Assessment (DEA)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands that the City and County of Honolulu, Department of Design and Construction, proposes to construct a new regional fire station in East Kapolei. The project consists of a one story, 14,430 square feet station building; a 4,480 square feet apparatus room for fire trucks; a 6,300 square feet regional emergency depot; and a 700 square feet training tower. The project will be built on a 2.186 acre parcel of land owned by the Department of Hawaiian Home Lands with access from Kapolei Parkway.

DOT offers the following comments:

1. Given the project's location, DOT does not anticipate any significant, adverse impacts to its transportation facilities.
2. DOT Highways Division is still conducting its review of the subject DEA and will provide additional comments as necessary.
3. Please be aware that the subject property may be impacted by noise from aircraft overflights arriving and departing Kalaeloa Airport.

DOT appreciates the opportunity to provide comments. If there are any other questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

Francis Paul Keeno
for MICHAEL D. FORMBY
Interim Director of Transportation

Gerald Park

From: Elton.Teshima@hawaii.gov
Sent: Friday, December 03, 2010 3:50 PM
To: gpark@gpup.biz
Subject: Fw: East Kapolei Fire Station - Draft EA

----- Forwarded by Elton Teshima/ADMIN/HIDOT on 12/03/2010 03:49 PM -----
Elton Teshima/ADMIN/HIDOT
12/03/2010 03:00 PM
To: gparkurbanplanner@hawaiianet.net
cc: Subject: East Kapolei Fire Station - Draft EA

Hi Gerald,

This is to inform you that DOT Highways completed their review of the subject DEA and that they have no additional comments.

Thanks, Elton

12/3/2010



January 31, 2011

GERALD PARK
Urban Planner

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■ 95-595 Kaimanee St.
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Glenn Okimoto, Interim Director,
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Okimoto:

Subject: East Kapolei Fire Station
Tax Map Key 9-1-053: 003 por.
STP 8.0291

Thank you for reviewing and commenting on the Draft Environmental Assessment for the East Kapolei Fire Station. Our responses are offered in the order your comments were presented.

1. This comment is acknowledged.
2. By email dated December 3, 2010 we were notified that "DOT Highways Division completed their review of the subject DEA and that they have no additional comments."
3. This comment will be included in the Final Environmental Assessment.

We thank the Department of Transportation for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: G. Hee, DDC
J. Ida, UWI

