

Draft Environmental Assessment

WAI'ANAE COAST CAMPUS,
LEEWARD COMMUNITY COLLEGE
Mā'ili, O'ahu, Hawai'i



Prepared For:
UNIVERSITY OF HAWAII



Prepared By:
**WILSON OKAMOTO
CORPORATION**



DECEMBER 2013

DRAFT ENVIRONMENTAL ASSESSMENT

**WAI'ANAE COAST CAMPUS,
LEEWARD COMMUNITY COLLEGE**

Mā'ili, O'ahu, Hawai'i

Prepared For:

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PREFACE

This Draft Environmental Assessment (EA) / Anticipated Finding of No Significant Impact (FONSI) has been prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), and Title 11, Chapter 200, Hawai'i Administrative Rules (HAR), Department of Health, State of Hawai'i. The University of Hawai'i is proposing to relocate the Wai'anae Coast Campus, Leeward Community College (LCC-W) to the former Tycom Building in Mā'ili of the Island of O'ahu. The project requires the use of State land and funds, therefore, the project is subject to the State environmental review process.

The proposed action assessed herein is for acquisition and renovations to the former Tycom Building to convert the space for use by LCC-W. Renovations to the building will be conducted in two phases; the first phase is intended to meet existing and near-term program needs while the second phase renovations are intended to meet future program needs and allow for additional educational opportunities. Renovations include the construction of various academic and support spaces including classrooms, wet and dry laboratories, an administrative area, offices, and meeting spaces.

It is anticipated that a Finding of No Significant Impact (FONSI) will be issued and filed with the State Office of Environmental Quality Control (OEQC) by the approving agency following public review of the Draft EA.

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SUMMARY

Proposing Agency:	University of Hawai'i
Approving Agency:	University of Hawai'i
Location:	Mā'ili, O'ahu, Hawai'i
Tax Map Keys (TMKs):	(1) 8-7-004:041
Recorded Fee Owner:	Mā'ili Telecom, LLC
Existing Use:	A vacant, one-story concrete building
State Land Use Classification:	Urban
Community Plan Designation:	Rural Residential
County Zoning Designation:	Residential (R-5)
Proposed Action:	The proposed action assessed herein is for acquisition and renovations to the former Tycom Building to convert the space for use by LCC-W. Renovations to the building will be conducted in two phases; the first phase is intended to meet existing and near-term program needs while the second phase renovations are intended to meet future program needs and allow for additional education opportunities. Renovations include the construction of various academic and support spaces including classrooms, wet and dry laboratories, an administrative area, offices, and meeting spaces.
Impacts:	No significant impacts are anticipated from the construction and operation of the proposed project. Construction activities are anticipated to have short-term noise, traffic, and air quality impacts in the surrounding area. Construction noise and air quality impacts will be minimized by compliance with applicable State Department of Health Rules. No significant long-term environmental or community impacts in the vicinity of the project site are anticipated.
Anticipated Determination:	Finding of No Significant Impact (FONSI)

Parties Consulted

During Pre-Assessment:

Federal Agencies

U.S. Army Corps of Engineers (COE)

State Agencies

Department of Accounting and General Services

Department of Business, Economic Development & Tourism
(DBEDT)

DBEDT, Office of Planning

DBEDT, Strategic Industries Division

Department of Education

Department of Health (DOH)

DOH, Environmental Planning Office

DOH, Office of Environmental Quality Control

Department of Land and Natural Resources (DLNR)

DLNR, State Historic Preservation Division

Department of Transportation

Office of Hawaiian Affairs

City and County of Honolulu Agencies

Board of Water Supply

Department of Design and Construction

Department of Environmental Services

Department of Planning and Permitting

Department of Transportation Services

Facility Maintenance Department

Fire Department

Police Department

Utility Companies

Hawai'i Gas

Hawaiian Electric Company, Inc.

Oceanic Time Warner Cable

Other Interested Parties and Individuals

Nānākuli - Mā'ili Neighborhood Board

Wai'anae Coast Neighborhood Board

1. INTRODUCTION

1.1 Background Information

LCC-W has been providing higher education services to the Wai'anae Coast since 1970. It was first located in Nānākuli and has moved several times before settling into their current space located near the Wai'anae Mall in 1991.

LCC-W currently leases approximately 9,640 square feet of space in a two-story office building located at 86-088 Farrington Highway in Wai'anae, O'ahu, Hawai'i. It offers the advantages of being close to home for Wai'anae Coast residents and smaller class sizes. The campus currently serves over 500 students (249 full-time equivalent in Fall 2012) and offers more than 60 class sections in college-transfer courses in science, arts, humanities, Hawaiian studies, social sciences, as well as developmental English, and mathematics. The campus is currently open Monday through Thursday from 8 AM to 9 PM, Friday from 8 AM to 4:30 PM, and Saturday from 8 AM to 3 PM during the fall and spring semesters.

The campus currently employs two English instructors, two mathematics instructors, one science instructor, one Hawaiian studies instructor, as well as one instructor who teaches a variety of college success and student leadership courses. In addition, there are two counselors who provide academic and personal counseling.

1.2 Project Location

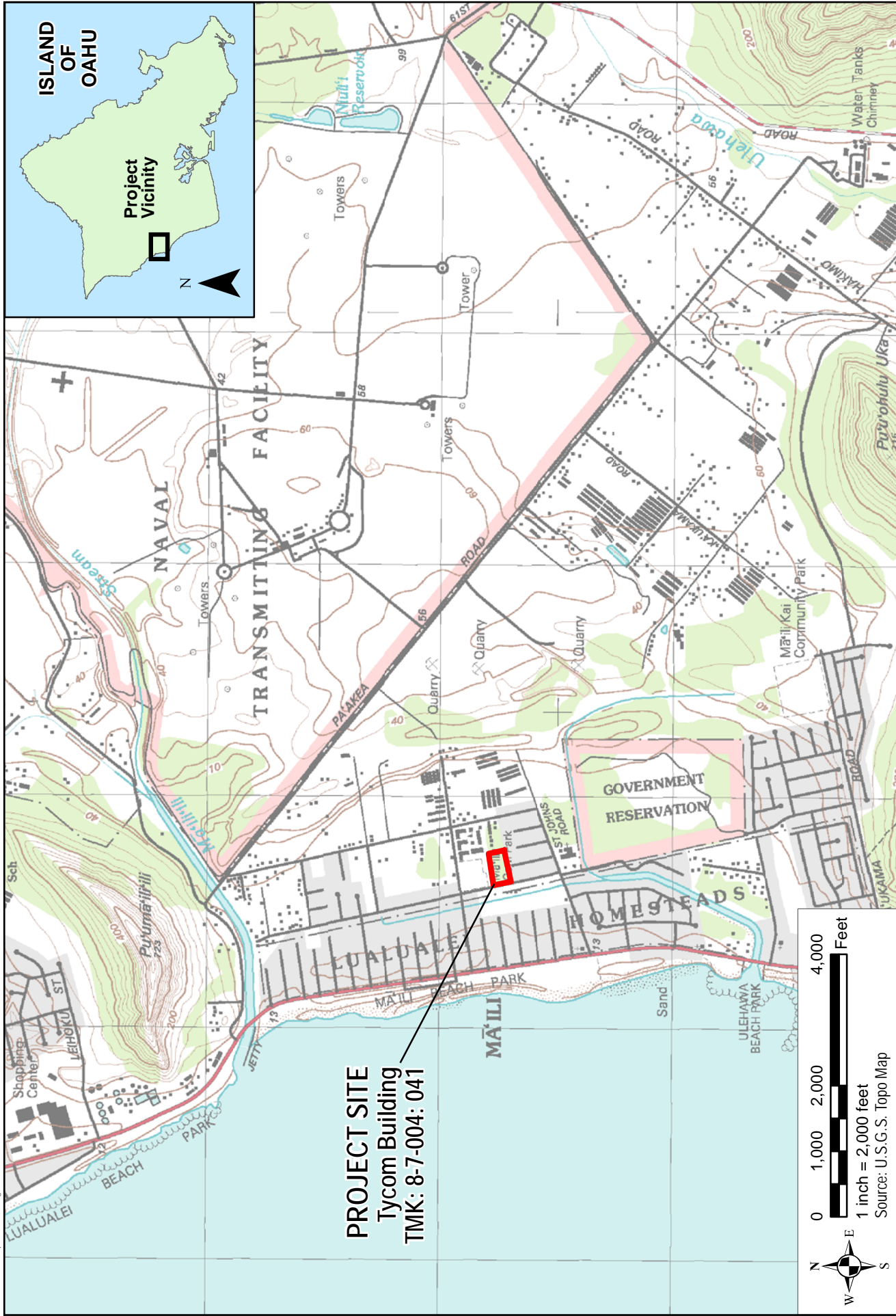
LCC-W proposes to relocate their Wai'anae Coast Campus to the former Tycom Building located at 87-380 Kula'āupuni Street in Mā'ili, O'ahu, Hawai'i (see Figure 1-1). The project site is further identified as Tax Map Key (1) 8-7-004:041, comprising 2.52 acres (see Figure 1-2).

1.2.1 Existing Uses

The former Tycom Building is a 38,600 square foot concrete building which was completed in 2004 for telecommunications uses. However, the building has been vacant for an extended period of time.

1.2.2 Surrounding Uses

The project site is bounded by Mā'ili Community Park and Ma'ili Elementary School to the north, Kula'āupuni Street and the Mā'ili Self-Help Project III housing development to the west, and residential housing to the south and east (see Figure 1-3). Also in the vicinity of the project site is the Mā'ili Land Transitional Housing, Lualualei Homestead, Ulu Ke Kukui, and the Mā'ili drainage channel.



WAI'ANAЕ COAST CAMPUS, LEEWARD COMMUNITY COLLEGE

LOCATION MAP





WAI'ANAЕ COAST CAMPUS, LEEWARD COMMUNITY COLLEGE

SURROUNDING LAND USE MAP



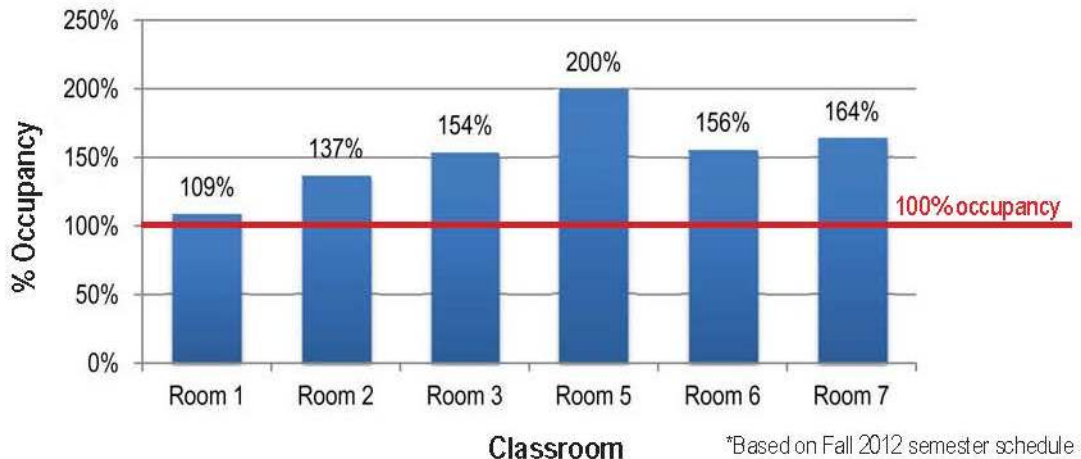
2. PROJECT DESCRIPTION

2.1 Project Purpose and Need

Enrollment at LCC-W has increased 53 percent in the last five years, indicating a greater demand for higher education in the Wai'anae Coast community. As of the 2012 fall semester, LCC-W had a total of 249 full-time equivalent students. However, while enrollment continues to increase, the current space available for LCC-W use has remained the same.

As stated earlier in Chapter 1, LCC-W is currently located in a two story office building and occupies approximately 9,640 square feet of space. The school occupies the entire second floor of the building, along with a portion of the first floor. There are a total of seven classrooms available for use, however all seven classrooms are over optimal capacity and are overcrowded. College classroom capacity guidelines suggest an optimal capacity of 30 square feet per student for a general instruction classroom and 50 square feet per student for computer laboratories, science laboratories, and specialized classrooms. Based on this ratio, all seven classrooms are operating from nine percent to as much as 100 percent over capacity (see Figure 2-1).

FIGURE 2-1 PERCENTAGE OF OCCUPANCY BY ROOM SIZE



The purchase of the former Tycom Building offers LCC-W the ability to expand and provide adequate space for classrooms and student support areas while providing the Wai'anae Coast Campus with a permanent home. In addition, the much needed space will allow the school to accommodate the increasing student enrollment and provide expanded educational opportunities, not only in Liberal Arts, teaching, and Hawaiian studies, but also in career and workforce development programs.

2.2 Project Description

The proposed project involves relocating the LCC-W campus to the former Tycom Building. This will involve renovations to the existing building. Renovations will be conducted in two phases (see Figure 2-2 and 2-3). The renovations for the first phase are intended to meet existing and near-term program needs. Approximately 14,000 square feet of the Tycom building will be renovated. The first phase interior renovations will involve constructing five classrooms in addition to a wet lab, a math computer lab, a computer/English lab, and a testing center. Also included are faculty, counselor, educational specialist, lecturer, and security offices, a community partners space, and an administration area with a conference room and staff lounge. Support spaces include restrooms and janitorial space. Also included in the first phase is the construction of an outdoor seating/gathering area. Food service will be provided at the campus and may include a mixture of vending machines and/or food trucks. Students also have the option of bringing their meals from home.

The second phase renovations are intended to meet future program needs and allow for additional education opportunities. The second phase includes the construction of additional liberal arts classrooms, arts and digital media, culinary arts, nursing and automotive technology classrooms. Also included is a learning resource center, a student lounge, and various offices and meeting spaces. Support spaces include mechanical rooms, electrical rooms, and a number of storage areas.

Classes are anticipated to continue their current schedule with most instructional periods between 9AM and 9PM Monday through Thursday. Friday classes are normally three hour classes, scheduled once a week and Saturday classes are mainly science labs. Table 2-1 shows the existing level of campus activity.

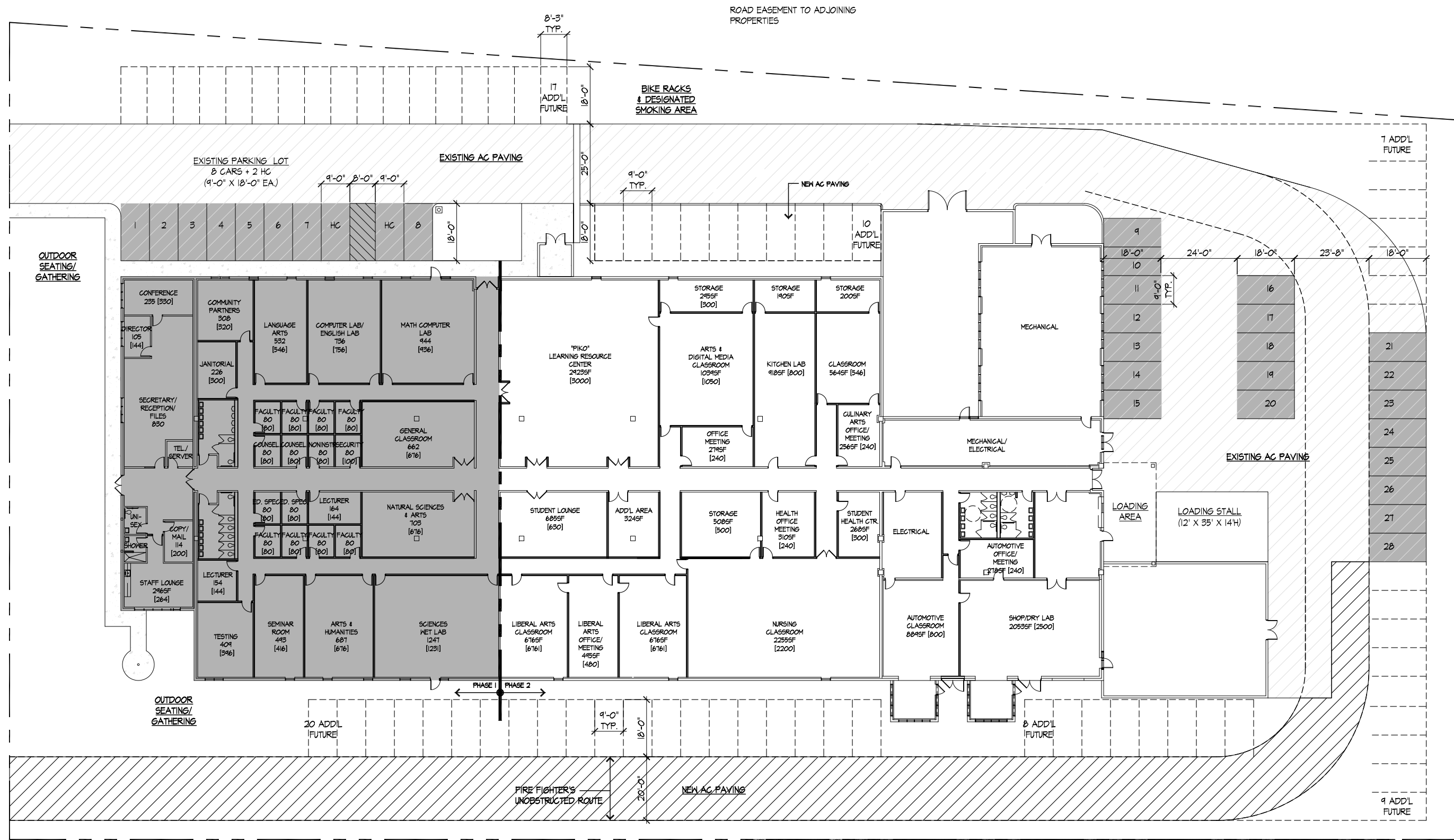
TABLE 2-1 EXISTING LEVEL OF CAMPUS ACTIVITY
Existing Level of Campus Activity

Day of Week	Time Period	# Students	# Faculty/Staff
Mon.-Thur.	9:00 am – 4:30 pm	100 to 125	10 to 15*
Mon.-Thur.	4:30 pm – 9:00 pm	50 to 125	3 to 4
Fri.-Sat.	9:00 am – 4:30 pm	40 to 80	4 to 10

* 3-4 staff members arrive at 8:00 am

Classes are intended to be scheduled so they are not starting or ending during the same times of the day that the Mā'ili Elementary School starts and ends. This is intended to minimize traffic impacts upon the neighborhood as well as aid in ensuring the safety of children walking to and from school. The peak instructional period is between 3:00 pm and 4:30 pm, which is after the end of Mā'ili Elementary's school day.

K U L A A U P U N I S T R E E T



Source: Obayashi Design Group Inc.

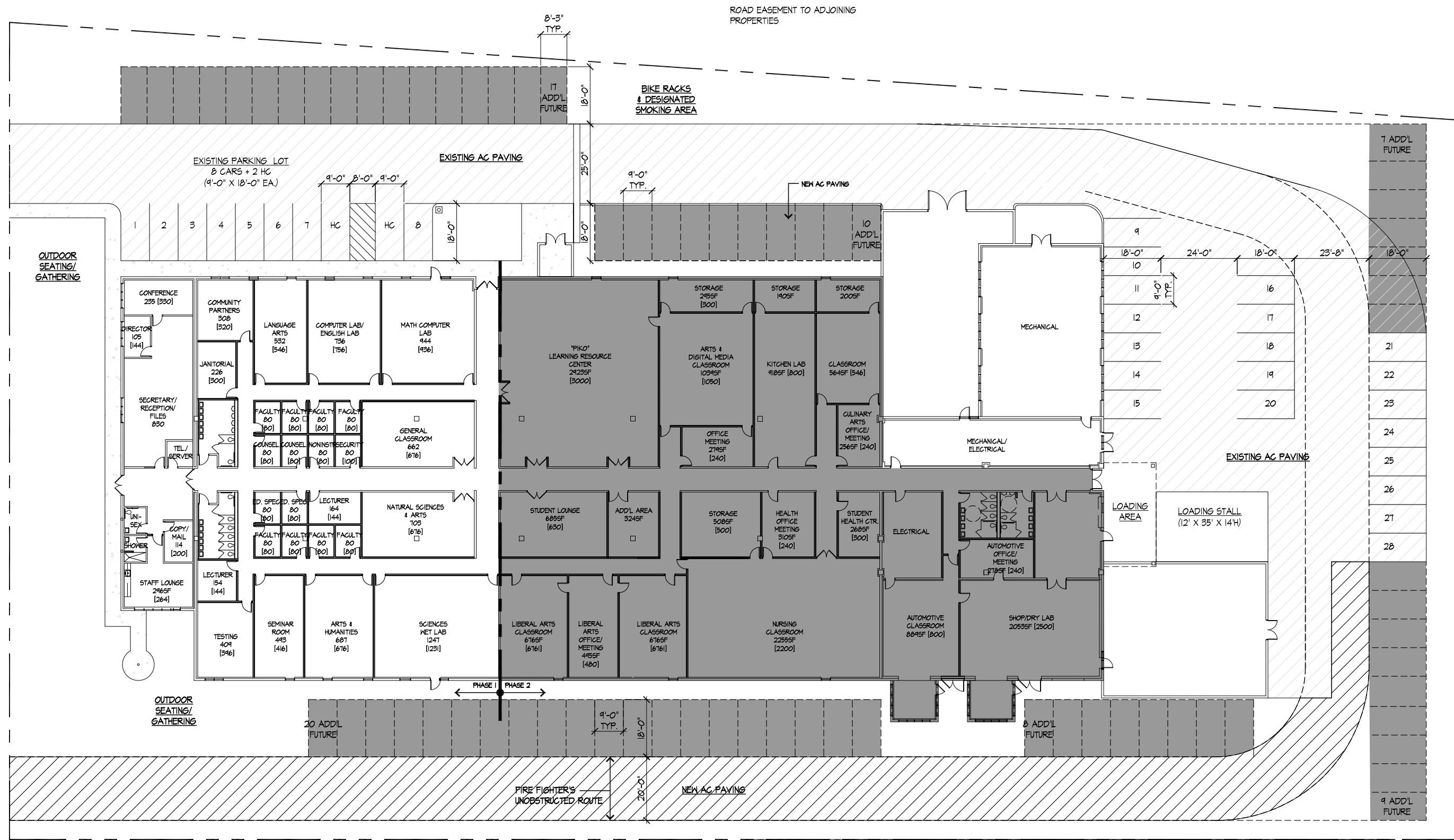
WAI'ANAЕ COAST CAMPUS, LEeward COMMUNITY COLLEGE

PROPOSED SITE PLAN - PHASE I

FIGURE

2-2

K U L A A U P U N I S T R E E T



Source: Obayashi Design Group Inc.

WAI'ANAЕ COAST CAMPUS, LEeward COMMUNITY COLLEGE

PROPOSED SITE PLAN - PHASE II

FIGURE

2-3

Food service will be provided and may include a variety of vending machines and food trucks available at lunch time. Students also have the option to brown bag their food from home. A microwave and a refrigerator will be available for use in the student lounge. There is also the possibility that once the culinary arts program has been established, there could be a partnership with the program to provide another food option for the students.

A second ingress/egress is proposed along Kula'aupuni Street. The driveway is proposed to link with existing paved areas to form a loop around the existing building. A total of 28 parking stalls are proposed to be implemented as a part of Phase I. This is equal to the amount of parking available at the current location. In addition to the planned 28 parking stalls, LCC-W has plans to provide several unimproved, overflow parking options within their designated property boundaries. The number of available stalls has not yet been determined, however, the areas designated for overflow parking will not interfere, impede, or conflict with the vehicular and pedestrian movement patterns planned for the campus.

Seventy one additional stalls are planned to be implemented as a part of Phase II. Bike racks will also be provided on-site. However, it is anticipated that most students will continue to walk, catch the bus, or get dropped off and picked-up.

2.3 Project Cost and Schedule

The first phase is anticipated to be completed by August 2015. Construction of the second phase could be as early as 2017, subject to the availability of funding. Land acquisition is expected to cost approximately \$2.5 million. The first phase of improvements is expected to cost approximately \$3 million. The second phase is anticipated to cost approximately \$5.25 million.

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3. DESCRIPTION OF EXISTING ENVIRONMENT, IMPACTS, AND MITIGATION MEASURES

3.1 Climate

The climate of O'ahu, which is relatively moderate throughout most of the year, is characterized as semi-tropical with two seasons. The summer period from May through September is generally warm and dry, with predominantly northeast trade winds. In contrast, the winter season from October through April is associated with lower temperatures, higher rainfall and less prevalent trade winds.

The semi-arid climate of the Mā'ili region is typically dry and sunny. Although the island experiences predominant trade winds from the east or northeast, the Ko'olau and Wai'anae mountain ranges block much of the direct wind exposure. However, trades generally move around the 'Ewa and Mokulē'ia portions of the island to provide the leeward coast the influence of the trade winds from both directions. Occasional storms may generate strong winds from the south (Kona winds) for brief periods. Temperatures in the area are generally very moderate, with average low temperatures of about 63 degrees Fahrenheit (°F) to average high temperatures of 88°F.

Precipitation generally results from the northeasterly tradewinds that are forced up the eastern flank of the Wai'anae mountain range. As the winds rise in elevation, they cool, thereby inducing rain as the air mass is pushed over the tops of the mountain range. Rainfall near the summit of the Wai'anae Range measures approximately 75 inches annually. However, near the project site and shoreline, rainfall totals are less than 20 inches per year.

Impacts and Mitigation Measures

No significant impacts on climate in the project area are anticipated. Construction and operation of the proposed project are not anticipated to affect temperatures, wind, or rainfall levels in the project area.

3.2 Physiography

3.2.1 Geology and Topography

The Wai'anae Volcano created the western half of O'ahu, and the Ko'olau Volcano formed the Ko'olau Range and Schofield Plateau. The Wai'anae Range is composed of three groups of lavas which erupted in the Tertiary Period from three rift zones. The exposed part of the oldest lava is nearly 2,000 feet thick and consists largely of thin-bedded Pāhoehoe. The middle lavas are separated from the first series in most places by an angular unconformity and talus breccia, and in a few places by an erosional unconformity. The middle basalts are about 2,000 feet thick and closely resemble the lower ones, except that later beds contain more 'A'ā. The upper lavas are about 2,300 feet thick and are mostly massive 'A'ā alkalic lavas issued from large cinder cones.

The subject property is located on the coastal plain approximately 1,500 feet from the shoreline. Geologic features in the vicinity of the project site include Pu'u Ma'ili'ili and Ma'ili'ili Stream to the north, Pu'u o Hulu to the south and the Wai'anae Range to the east. The project site is generally flat and does not contain prominent geographic features.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on geology or topography are anticipated during construction or operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. If applicable, excavation and grading activities will be regulated by the County's grading ordinance.

3.2.2 Soils

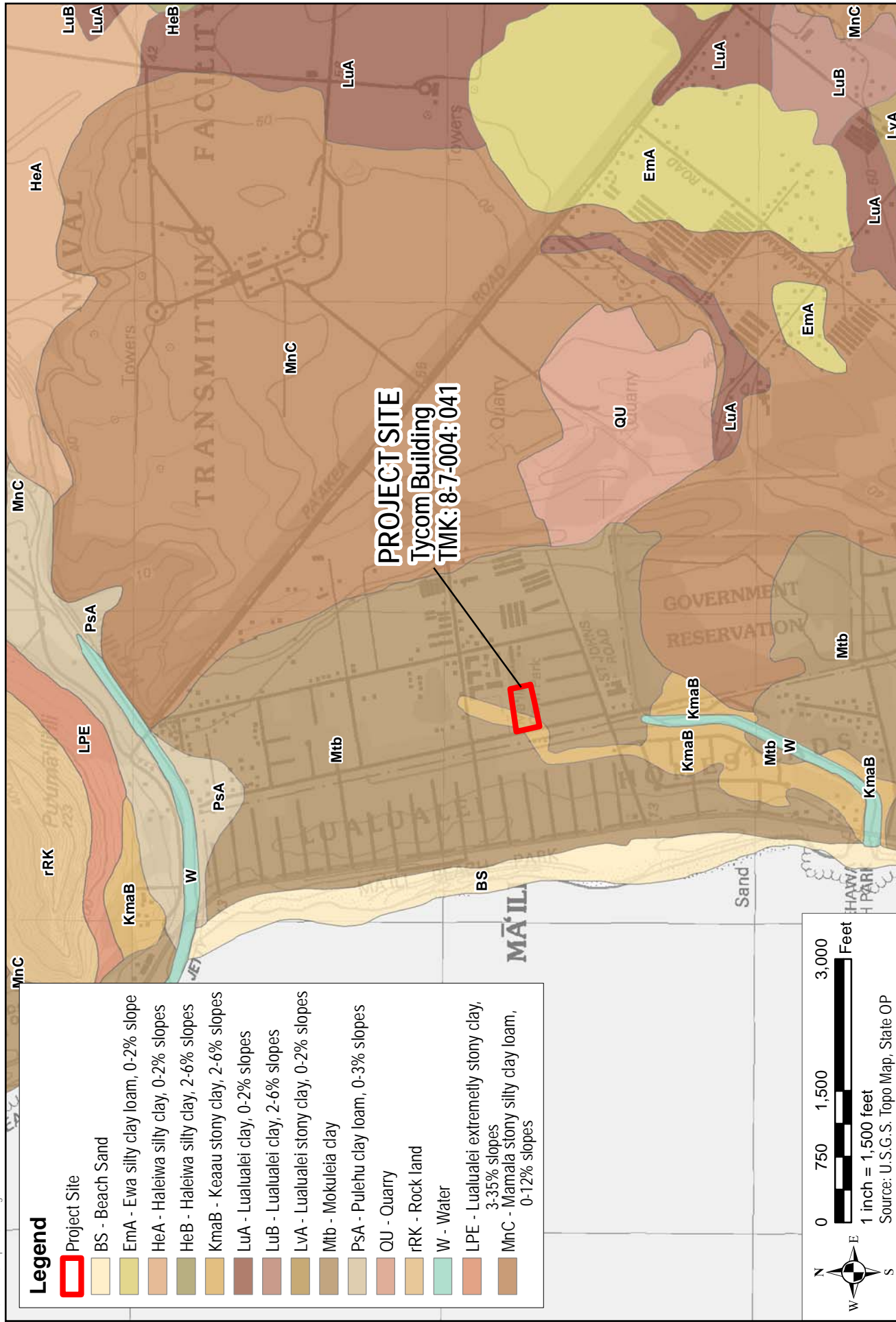
According to the U.S. Department of Agriculture, Natural Resource Conservation Service, soils within the project site are classified Mokulē'ia clay (Mtb) and Kea'au stony clay, 2 to 6 percent slopes (KmaB) (see Figure 3-1).

Mokulē'ia clay (Mtb) has a similar profile to that of Mokule'ia clay loam, except for the texture of the surface layer. This soil occurs in small areas on the coastal plains. It is nearly level. In a representative profile, the surface layer is very dark grayish-brown clay loam. The next layer is dark-brown and light-gray, single-grain sand and loamy sand. The surface layer is neutral in reaction and the underlying layer is moderately alkaline. Permeability is slow in the surface layer. Workability is difficult because of the sticky, plastic clay. This type of soil is often used for cultivating sugar cane or pasture activities.

Kea'au stony clay, 2 to 6 percent slopes (KmaB) has a similar profile to that of Kea'au clay, 0 to 2 percent slopes except that there are sufficient stones to hinder machine cultivation. This soil occurs on lowlands on the coastal planes. In a representative profile, the surface layer tends to be dark grayish brown clay. The subsoil is very dark grayish-brown and dark-brown, mottled clay that has subangular and angular block structure. The substratum is white to vary pale brown reef limestone or consolidated coral sand. The soil is mildly alkaline in the surface layer and subsoil and moderately alkaline in the substratum. The water table is at a depth of 1 ½ to 3 feet. Permeability and runoff are slow and the erosion hazard is slight. This type of soil is often used for cultivating sugar cane or pasture activities.

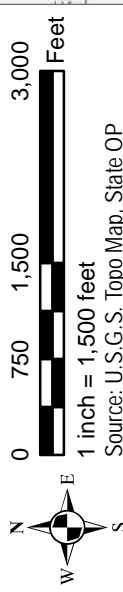
Impacts and Mitigation Measures

In the short- and long- term, no significant impacts on soils are anticipated during the construction or operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. If applicable, excavation and grading activities will be regulated by the County's grading ordinance.



Legend

- Project Site
- BS - Beach Sand
- EmA - Ewa silty clay loam, 0-2% slope
- HeA - Haleiwa silty clay, 0-2% slopes
- HeB - Haleiwa silty clay, 2-6% slopes
- KmaB - Keaau stony clay, 2-6% slopes
- LuA - Lualuelei clay, 0-2% slopes
- LuB - Lualuelei clay, 2-6% slopes
- LvA - Lualuelei stony clay, 0-2% slopes
- Mtb - Mokuleia clay
- PsA - Pulehu clay loam, 0-3% slopes
- QU - Quarry
- rRK - Rock land
- W - Water
- LPE - Lualuelei extremely stony clay, 3-35% slopes
- MnC - Mamala stony silty clay loam, 0-12% slopes



WAI'ANAЕ COAST CAMPUS, LEeward COMMUNITY COLLEGE

SOIL SURVEY OF THE ISLAND OF O'AHU

3.3 Hydrology

3.3.1 Surface and Coastal Waters

There are no surface water resources located within the project site. The nearest surface water is the Mā'ili Drainage Channel located approximately 170 feet to the west of the project site and extends parallel to Farrington Highway. According to the National Wetlands Inventory, the channel is classified as an R4SBCx wetland. R4SBCx wetlands are riverine intermittent wetlands that are seasonally flooded and within an excavated basin or channel. The channel connects to the Maipalaoa Stream which is located approximately 0.2 miles south of the project site. Maipalaoa Stream is classified as an E1UBLx wetland. E1UBLx wetlands are estuarine, subtidal wetlands with an unconsolidated bottom within an excavated basin or channel.

Ma'ili'iili Stream is also located approximately 0.7 miles north of the project site. According to the Hawaii Stream Assessment, Ma'ili'iili Stream is a perennial stream which flows to the sea year-round. The stream has no listed tributaries.

The nearest coastal water offshore of the project site is Mā'ili Beach which is located approximately 0.3 miles west of the project site. Pursuant to Hawai'i Administrative Rules (HAR) Title 11, Chapter 54, Water Quality Standards, the coastal waters in the vicinity of the project site are classified as Class A marine waters. Class A marine waters are recognized as waters to be used for "recreational purposes and aesthetic enjoyment to be protected. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class".

Impacts and Mitigation Measures

No short- or long-term significant impacts on surface and/or coastal waters in the project vicinity are anticipated during construction or operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. If applicable, excavation and grading activities will be regulated by the County's grading ordinance.

3.3.2 Groundwater

The State Department of Land and Natural Resources (DLNR), Commission on Water Resource Management (CWRM) has established a groundwater hydrologic unit and coding system for groundwater resource management. The proposed project site is located within the Wai'anae Sector Area which is comprised of five Aquifer System Areas identified as Kea'au, Mākaha, Wai'anae, Lualualei, and Nānākuli. The project site is located within the Lualualei Aquifer System (30302) area which has an estimated yield of 4 million gallons per day (mgd).

Impacts and Mitigation Measures

No short- or long-term significant impacts on surface and/or coastal waters in the project vicinity are anticipated during construction or operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. If applicable, excavation and grading activities will be regulated by the County's grading ordinance. Construction material wastes will be appropriately disposed of to prevent any leachate from contaminating groundwater resources.

3.4 Natural Hazards

3.4.1 Flood and Tsunami Hazard

According to the Flood Insurance Rate Map (FIRM), (Community Panel Number 15003C0192H, Effective Date: January 19, 2013) prepared by the Federal Emergency Management Agency (FEMA), the project site is designated Zone D (see Figure 3-2)

Zone D indicates unstudied areas where flood hazards are undetermined, but possible.

According to the Tsunami Evacuation Zone maps for O'ahu, the project site lies entirely within the tsunami evacuation zone (see Figure 3-3).

Impacts and Mitigation Measures

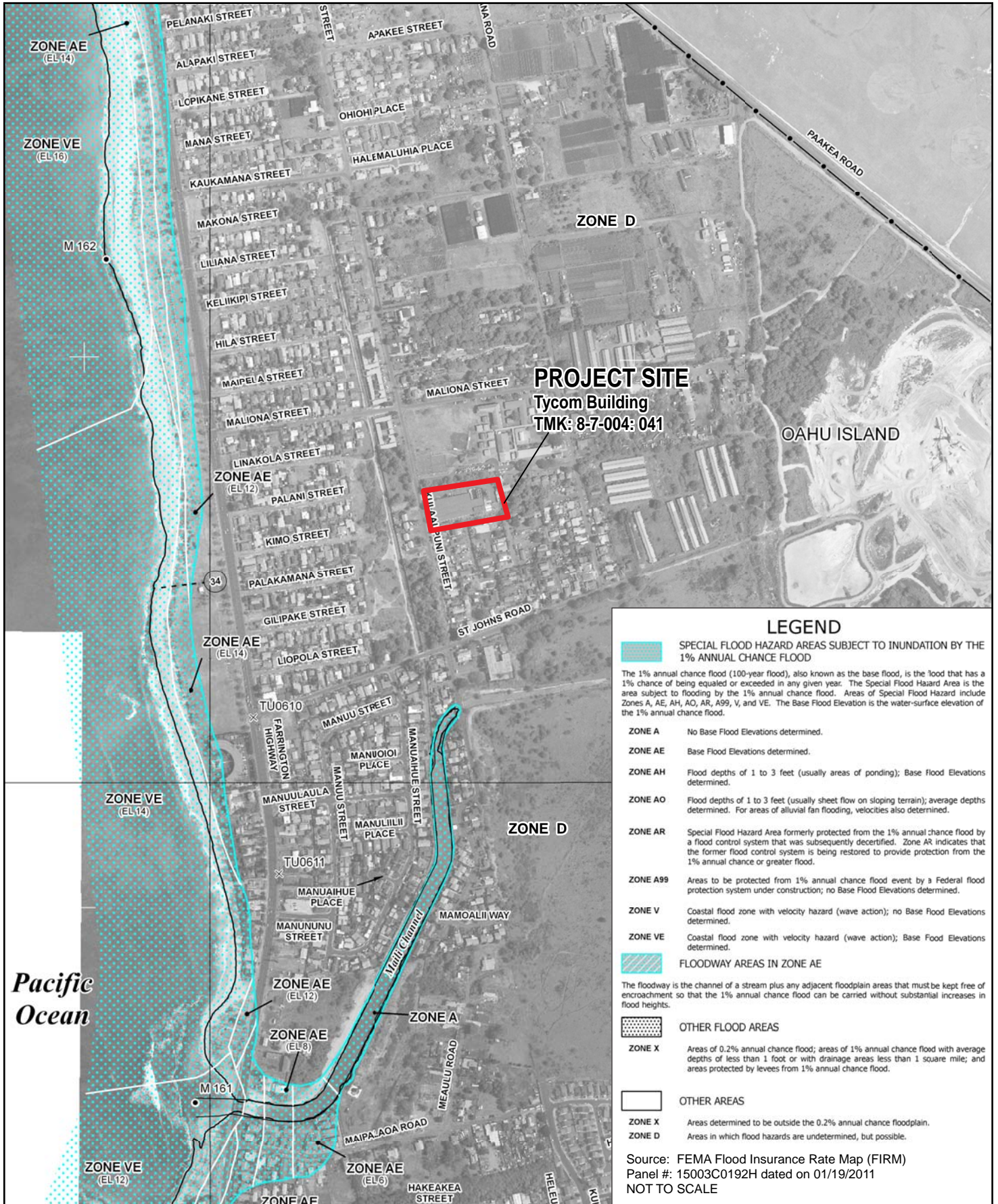
In the short- and long-term, no significant impacts on flood hazards in the project area are anticipated as the proposed improvements are not anticipated to increase flood risks or cause any adverse flood-related impacts at the project site or lower elevation properties. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

3.5 Natural Environment

3.5.1 Flora and Fauna

The project site is a highly altered environment that provides little habitat for natural flora and fauna. During the original construction of the building, the project site was landscaped, however, as the building has been vacant for some time, there has been little maintenance and/or irrigation of the site. The lawn areas of the project site are a mixture of grass and weedy species. Other larger plant species on the project site include monkeypod (*Samanea saman*), koa haole (*Leucaena leucocephala*), kiawe (*Prosopis pallida*), kukui (*Aleurites moluccana*) and hibiscus (*Hibiscus brackenridgei*).

Avifauna and feral cats, dogs, and rodents are common to urban environments and are likely present at the project site.



Pacific Ocean

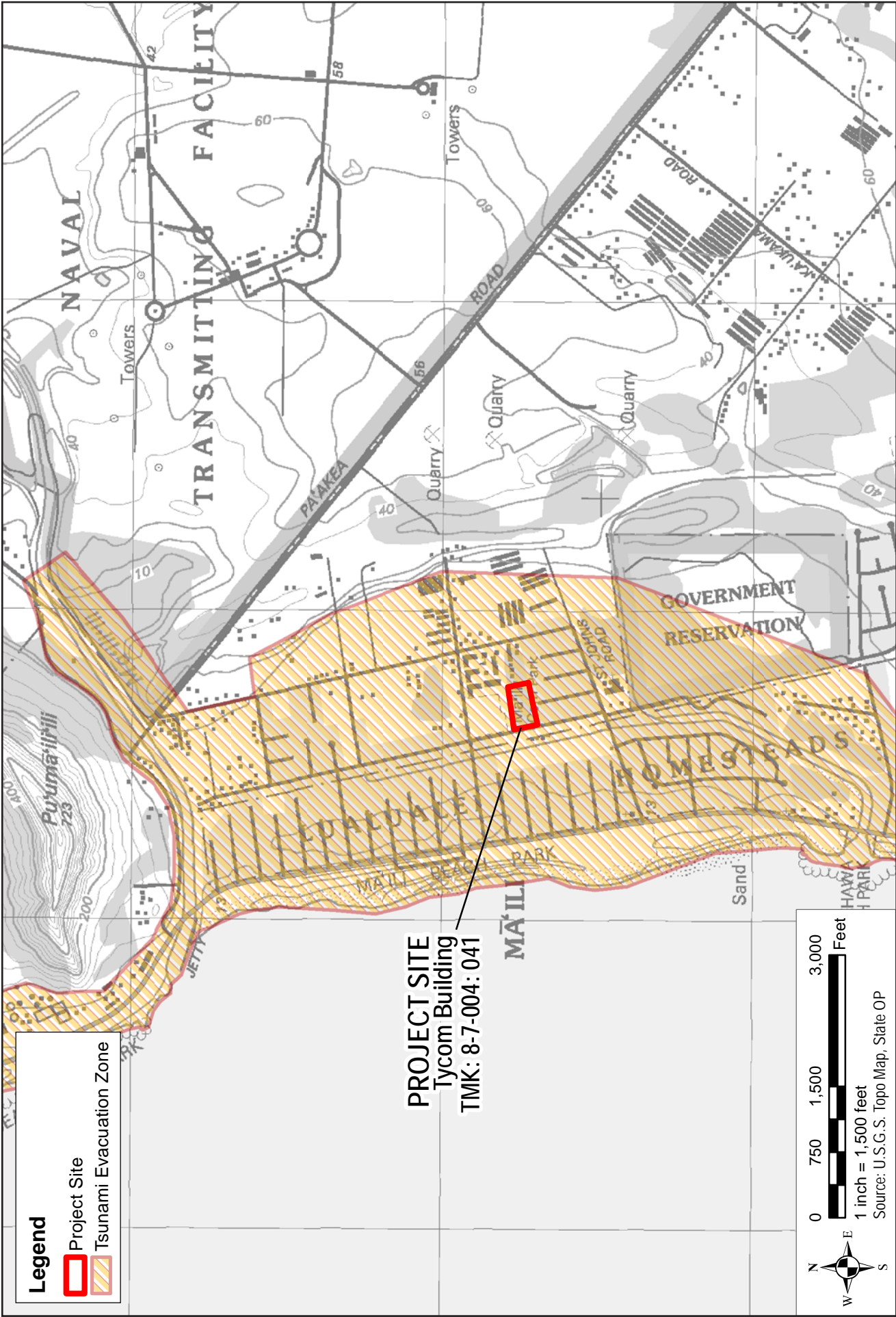


WAI'ANAЕ COAST CAMPUS, LEEWARD COMMUNITY COLLEGE

FLOOD INSURANCE RATE MAP

FIGURE

3-2



WAI'ANAЕ COAST CAMPUS, LEeward COMMUNITY COLLEGE

TSUNAMI EVACUATION ZONE MAP



No threatened or endangered flora or fauna species exist at the project site or nearby areas.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on flora and fauna are anticipated as a result of the construction and operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking

3.6 Historic and Archaeological Resources

The project site has been completely disturbed and developed during the original construction of the building. It is unlikely that there are any historic and archaeological resources within the project site.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on historic and archaeological resources are anticipated as a result of the construction and operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

In the unlikely event that any significant archeological, cultural, or historic resources are found during construction activities, all work will cease in the vicinity of the find and the State Historic Preservation Division (SHPD) will be notified immediately to determine appropriate mitigation measures.

3.7 Air Quality

The State of Hawai'i Department of Health (DOH), Clean Air Branch, monitors the ambient air quality in the State for various gaseous and particulate air pollutants. The U.S. Environmental Protection Agency (EPA) has set national ambient air quality standards (NAAQS) for six criteria pollutants: carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead (Pb), ozone (O₃), and particulate matter (PM₁₀ and PM₂). Hawai'i has also established a state ambient air standard for hydrogen sulfide (H₂S). The primary purpose of the statewide monitoring network is to measure ambient air concentrations of these pollutants and ensure that these air quality standards are met.

Air pollution in Hawai'i is caused by many different man-made and natural sources. There are industrial sources of pollution, such as power plants and petroleum refineries; mobile sources, such as cars, trucks and buses; agricultural sources, such as sugar cane burning, and natural sources, such as windblown dust and volcanic activity. The DOH Clean Air Branch is responsible for regulating and monitoring pollution sources to ensure that the levels of criteria pollutants remain well below the State and federal ambient air quality standards.

The State maintains five air quality monitoring stations on the island of O'ahu. The State DOH's nearest air quality monitoring station is located in Kapolei south of Kapolei Fire Station. This station monitors CO, NO₂, SO₂, PM₁₀ and PM_{2.5}.

Due to generally prevailing tradewinds, air quality at the project site is generally good. There are industrial sources of air pollution in the Ewa District, related to the petroleum refineries and the H-power generation plant, however, the pollutant levels remain well below both State and Federal ambient air quality standards for all pollutants monitored.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on air quality are anticipated as a result of the construction and operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, and possible utility repairs and upgrades. Fugitive dust will be controlled by methods such as water spraying and sprinkling of loose or exposed soil or ground surface areas. As deemed appropriate, planting of landscaping will be done as soon as possible on completed areas to also help control dust.

Exhaust emissions from construction vehicles are anticipated to have negligible impact on air quality in the project vicinity as the emissions would be relatively small and readily dissipated. In the long-term, an increase in vehicular emissions is likely, however, due to the generally prevailing tradewinds, the emissions would be readily dissipated.

3.8 Noise

The existing noise environment at the project site is characteristic of an urban setting. Ambient noise in the project area is predominantly attributed to vehicular traffic traveling along Farrington Highway and adjacent roadways. Also contributing to the acoustic environment is noise from low pitch sounds of waves along the coast, wind and birds.

Impacts and Mitigation Measures

In the short-term, noise from construction activities will be unavoidable. The increase in noise level will vary according to the particular phase of construction. Noise may also increase as a result of operation of power equipment during the construction period.

Construction noise impacts will be mitigated by compliance with provisions of the State DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control" regulations. These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels stated in the DOH Administrative Rules. It shall be the contractor's responsibility to minimize noise by properly maintaining noise mufflers and other noise-attenuating equipment, and to maintain noise levels within regulatory limits.

In the long-term, no significant noise impacts are anticipated once the construction of the proposed project has been completed. Since the project is not expected to significantly increase roadway capacity or travel demand, ambient noise levels in the vicinity should not change significantly.

3.9 Traffic

The proposed project site is located east of Farrington Highway. In the vicinity of the project, Farrington Highway is a predominantly five-lane, two-way roadway generally oriented in a north-south direction that serves as the primary access road along the western coastline. Northwest of the project site, Farrington Highway intersects Mali'ona Street. At this signalized T-intersection, the northbound approach of Farrington Highway has two lanes that serve through and right-turn traffic movements while the southbound approach has an exclusive left-turn lane and two through lanes. Mali'ona Street is a two-lane, two-way roadway generally oriented in the east-west direction. At the intersection with Farrington Highway, the Mali'ona Street approach has one lane that serves left-turn and right-turn traffic movements.

East of the intersection with Farrington Highway, Mali'ona Street intersects Kula'upuni Street. At this unsignalized intersection, both approaches of Mali'ona Street have one, stop-controlled lane that serves all traffic movements. Kula'upuni Street is a two-lane, two-way roadway generally oriented in the north-south direction. At the intersection with Mali'ona Street, both approaches of Kula'upuni Street have one lane that serves all traffic movements.

South of the intersection with Mali'ona Street, Kula'upuni Street intersects St. John's Road. At this unsignalized intersection, both approaches of Kula'upuni Street have one, stop-controlled lane that serves all traffic movements. St. John's Road is a two-lane, two-way roadway generally oriented in the east-west direction. At the intersection with Kula'upuni Street, the St. John's Road approaches have one lane that serves all traffic movements.

West of the intersection with Kula'upuni Street, St. John's Road intersects Farrington Highway. At this signalized T-intersection, the St. John's Road approach has one lane that serves left-turn and right-turn traffic movements. The northbound approach of Farrington Highway has two lanes that serve through and right-turn traffic movements while the southbound approach has two through lanes and an exclusive left-turn lane.

A Traffic Impact Report (TIR) was prepared for the proposed project by Wilson Okamoto Corporation in December 2013. The purpose of the TIR is to assess traffic operating conditions resulting from the proposed project, and to identify recommendations, if appropriate, that would mitigate the traffic impacts. The TIR is included in Appendix A and is summarized below.

Field investigations were conducted in October 2013 and consisted of manual turning movement count surveys during the morning peak hours between 6:00 AM and 9:00 AM, and the afternoon peak hours between 3:00 PM and 6:00 PM at the following intersections:

- Farrington Highway and Mali'ona Street
- Kula'aupuni Street and Mali'ona Street
- Kula'aupuni Street and St. John's Road
- Farrington Highway and St. John's Road

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

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

The AM peak hour of traffic generally occurs between 6:45 AM and 7:45 AM. The PM peak hour of traffic general occurs between the hours of 3:15 PM and 4:15 PM.

Farrington Highway and Mali'ona Stret

At its intersection with Mali'ona Street, Farrington Highway carries 1,072 vehicles northbound and 1,063 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume is slightly higher with the Farrington Highway approaches carrying 1,462 vehicles northbound and 1,059 vehicles southbound. Both approaches of Farrington Highway operate at LOS "A" during both peak periods.

Mali'ona Street carries 26 vehicles westbound during the AM peak period and 18 vehicles westbound during the PM peak period. This approach operates at LOS "C" and LOS "D" during the AM and PM peak periods, respectively.

Kula'aupuni and Mali'ona Street

At its intersection with Mali'ona Street, Kula'aupuni Street carries 102 vehicles northbound and 108 vehicles southbound during the AM peak period. During the PM peak period, traffic volumes are less with 42 vehicles traveling northbound and 32 vehicles traveling southbound. Both approaches of Kula'aupuni Street operate at LOS "A" during both peak periods.

Mali'ona Street carries 11 vehicles westbound and 59 vehicles eastbound during the AM period. During the PM peak period, the overall traffic volume is less with 21 vehicles traveling westbound and 12 vehicles traveling eastbound. Both approaches of Mali'ona Street operate at LOS "B" and LOS "A" during the AM and PM peak periods, respectively.

Kula'aupuni and St. John's Road

At the intersection with St. John's Road, Kula'aupuni Street carries 73 vehicles northbound and 91 vehicles southbound during the AM peak period. During the PM peak period, traffic

volumes are less with 41 vehicles traveling northbound and 46 vehicles traveling southbound. The northbound approach of Kula'aupuni Street operates at LOS "C" and LOS "B" during the AM and PM peak periods, respectively, while the southbound approach operates at LOS "B" and LOS "A" during the AM and PM peak periods, respectively.

St. John's Road carries 238 vehicles eastbound and 86 vehicles westbound during the AM peak period. During the PM peak period, traffic volumes are less with 106 vehicles traveling eastbound and 46 vehicles traveling westbound. Both approaches of St. John's Road operate at LOS "A" during both peak periods.

Farrington Highway and St. John's Road

At its intersection with St. John's Road, Farrington Highway carries, 1,197 vehicles northbound and 1,070 vehicles southbound during the AM peak period. During the PM peak period, the overall traffic volume is higher with 1,468 vehicles traveling northbound and 1,054 vehicles traveling southbound. The northbound approach of Farrington Highway operates at LOS "B" and LOS "A" during the AM and PM peak periods, respectively, while the southbound approach operates at LOS "A" during both peak periods.

St. John's Road carries 199 vehicles westbound during the AM peak period and 119 vehicles during the PM peak period. This approach operates at LOS "C" during both peak periods.

Impacts and Mitigation Measures

Traffic conditions were forecasted to Year 2015 and Year 2027, the anticipated completion dates of full occupancy for Phase I and Phase II of the renovations, respectively.

Site-generated traffic was calculated for Year 2015 and Year 2027 using trip generation methodology based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation, 9th Edition," 2012. The ITE trip generation rates are developed empirically by correlating the vehicle trip generation data with various land use characteristics such as the number of vehicle trips generated per full-time equivalent student. For the purpose of this study, all trips were conservatively assumed to be new trips along Farrington Highway. Table 3-1 summarizes the project site generation characteristics applied to the AM and PM peak periods of traffic.

As access to LCC-W will be provided via driveways off Kula'aupuni Street between St. John's Road and Mali'ona Street, the direction distribution of vehicles was based on the existing distribution of vehicles along Farrington Highway. As such, 50.1% of the trips were assumed to be headed northbound and 49.9% were assumed to be headed southbound during the AM peak period. During the PM peak period, 57.6% were assumed to be headed northbound and 42.4% were assumed to be headed southbound. Site-generated traffic was distributed along the surrounding roadways based upon their assumed origin/destination and the relative convenience of the available routes to and from the project site.

**TABLE 3-1:
PEAK HOUR TRIP GENERATION**

YEAR 2015		
JUNIOR/COMMUNITY COLLEGE		
INDEPENDENT VARIABLE: # of students = 272 (FTE)		
		PROJECTED TRIP ENDS
AM PEAK	ENTER	28
	EXIT	5
	TOTAL	33
PM PEAK	ENTER	21
	EXIT	12
	TOTAL	33
YEAR 2027 (FROM YEAR 2015)		
JUNIOR/COMMUNITY COLLEGE		
INDEPENDENT VARIABLE: # of additional students = 128		
		PROJECTED TRIP ENDS
AM PEAK	ENTER	12
	EXIT	3
	TOTAL	15
PM PEAK	ENTER	9
	EXIT	6
	TOTAL	15
TOTALS		
		PROJECTED TRIP ENDS
AM PEAK	ENTER	40
	EXIT	8
	TOTAL	48
PM PEAK	ENTER	30
	EXIT	18
	TOTAL	48

Through traffic forecasting was also calculated for Year 2015 and Year 2027. For Phase I, under Year 2015 with project conditions, traffic operations in the project vicinity are generally expected to remain similar to without project conditions despite the addition of site generated vehicles to the surrounding roadways (see Table 3-2). Traffic operations at the study intersections along Farrington Highway are expected to operate at LOS "C" or better during both peak periods. Along Kula'āupuni Street, traffic operations at the intersection with Mali'ona Street are expected to operate at LOS "B" or better during both peak periods while those at the intersection with St. John's Road are expected to operate at LOS "C" or better during both peak periods.

**TABLE 3-2:
EXISTING AND PROJECTED YEAR 2015 (WITHOUT AND WITH PROJECT)
LOS TRAFFIC OPERATING CONDITIONS**

Intersection	Approach	AM		PM	
		Year 2015 w/out Proj.	Year 2015 w/ Proj.	Year 2015 w/out Proj.	Year 2015 w/ Proj.
Farrington Hwy/ Mali'ona St	Westbound	C	C	D	C
	Northbound	A	A	A	A
	Southbound	A	A	A	A
Kula'āupuni St/ Mali'ona St	Eastbound	B	B	A	A
	Westbound	B	B	A	A
	Northbound	A	A	A	A
	Southbound	A	A	A	A
Kula'āupuni St/ St. John's Rd	Eastbound	A	A	A	A
	Westbound	A	A	-	-
	Northbound	C	C	B	B
	Southbound	B	B	A	A
Farrington Hwy/ St. John's Rd	Westbound	C	C	C	C
	Northbound	B	B	A	A
	Southbound	A	A	A	A

For Phase II, under Year 2027 with project conditions, traffic operations in the project vicinity are generally expected to remain similar to Year 2015 with project conditions despite the anticipated increase in enrollment at LCC-W (see Table 3-3). At the intersection of Farrington Highway with St. John's Road, the northbound approach is anticipated to operate at LOS "B" during the PM peak period. The remaining

approaches at this intersection and the other study intersections are anticipated to continue operating at levels of service similar to Year 2015 with project conditions.

**TABLE 3-3:
PROJECTED YEAR 2015 AND YEAR 2027 WITH PROJECT
LOS TRAFFIC OPERATING CONDITIONS**

Intersection	Approach	AM		PM	
		Year 2015 w/ Proj.	Year 2027 w/ Proj.	Year 2015 w/ Proj.	Year 2027 w/ Proj.
Farrington Hwy/ Mali'ona St	Westbound	C	C	C	C
	Northbound	A	A	A	A
	Southbound	A	A	A	A
Kula'apuni St/ Mali'ona St	Eastbound	B	B	A	A
	Westbound	B	B	A	A
	Northbound	A	A	A	A
	Southbound	A	A	A	A
Kula'apuni St/ St. John's Rd	Eastbound	A	A	A	A
	Westbound	A	A	-	-
	Northbound	C	C	B	B
	Southbound	B	B	A	A
Farrington Hwy/ St. John's Rd	Westbound	C	C	C	C
	Northbound	B	B	A	B
	Southbound	A	A	A	A

Based on the analysis of the traffic data, the following recommendations should be incorporated in the project design:

1. Maintain sufficient sight distance for motorists to safely enter and exit project driveways.
2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.
3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.
4. Provide sufficient turning radii at all project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.

5. During the design phase of the project, consider incorporation of complete streets concepts if possible.
6. Due to the narrow local roadways leading to and from the campus, additional transit routes are not anticipated to be added to the existing transit system to service the campus. As such, consult with the City and County of Honolulu Department of Transportation Services during the design phase to ensure that the campus would be able to accommodate any planned changes in the transit service or provision of additional facilities for alternative modes of transportation.

3.10 Visual Resources

According to the Wai'anae Sustainable Communities Plan (WSCP), visual resources in the Wai'anae District include coastal lands, steep ridges and pu'u near the coast, and the peaks of the Wai'anae Mountain Range. The property's location within the ahupua'a of Lualualei and its proximity to Pu'u Ma'ilili and Pu'u o Hulu provide for views from within the property of the ridgeline of the ahupua'a and the two landforms to the north and south of the property. Due to the site's low elevation, makai views of the ocean are blocked by existing development and vegetation.

Impacts and Mitigation Measures

No significant impacts to visual resources are anticipated as a result of the construction or operation of the proposed project. The project primarily involves interior renovations to the existing building and the visual appearance of the existing low-rise structure should not change significantly.

3.11 Socio-Economic Characteristics

The project site is located within the Mā'ili Census Tract (CT). However, data from the Kahe, Lualualei Transmitter, Wai'anae Kai, Lualualei – Camp Wai'anae, Lualualei: Halona Road Mākaha and Nānākuli CTs are also presented since these communities are an integral part of the Leeward coast of O'ahu. Demographic and other information was reviewed from the U.S. Census 2010 for the above listed CTs and the City and County of Honolulu and is shown on Table 3-3.

Based upon the data presented in the table, the communities along the Leeward coast of O'ahu have a slightly younger population than the City and County of Honolulu as a whole. The median age of the Leeward coast population was 30.75 versus 37.8 for the County.

By racial mix, the Leeward coast communities have higher percentages of Native Hawaiian and other Pacific Islander, and persons of two or more races than the City and County as a whole. Nānākuli has the highest concentration of Native Hawaiian and other Pacific Islander at 47.2 % followed by Lualualei Transmitter (33.4%) The City and County of Honolulu as a whole has a concentration of 9.6% of individuals identifying themselves as Native Hawaiian and other Pacific Islander. Persons of two or more races are fairly constant among the four communities ranging from 31.0% to 45.6%, contrasting with the City and County figure of 21.6%. Proportions of White, Black and Asian individuals are below the proportions for the City and County as a whole.

**TABLE 3-4
DEMOGRAPHIC CHARACTERISTICS**

CT	CT 86.11 Kahe		CT 96.03 Mali		CT 96.08 Lualualei Transmitter		CT 97.01 Waianae Kai		CT 97.03 Lualualei - Camp Waianae		CT 97.04 Lualualei: Halona Road		CT 98.02 Makaha		CT 9400.02 Nanakuli		City and County of Honolulu	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population	84	100	10,289	100	5,682	100	6,635	100	6,227	100	3,066	100	6,386	100	7,400	100	953,207	100
AGE																		
Under 5 years	6	7.1	971	9.4	486	8.6	710	10.7	559	9.0	261	8.5	616	9.6	677	9.1	61,261	6.4
5-19 years	12	14.3	2,741	26.7	1,495	26.3	1,735	26.1	1,578	25.4	719		1,628		2,002		174,309	18.3
20-64 years	64	76.2	5,773	56.1	3,162	55.6	3,647	55.0	3,496	56.1	1,711		3,598		4,087		579,147	60.8
65 years and over	2	2.4	804	7.8	539	9.5	543	8.2	594	9.5	375	12.2	546	8.5	634	8.6	138,490	14.5
Median age (years)	32.5	--	30.2	--	30.7	--	28.9	--	31.5	--	33.5	--	29.8	--	28.9	--	37.8	--
RACE																		
White	32	38.1	1,445	14	379	6.7	663	10.0	513	8.2	346	11.3	3,493	54.7	266	3.6	198,732	20.8
Black or African American	1	1.2	218	2.1	53	0.9	76	1.1	55	0.9	15	0.5	66	1.0	45	0.6	19,256	2
American Indian and Alaskan Native	0	0.0	24	0.2	11	0.2	23	0.3	7	0.1	4	0.1	22	0.3	18	0.2	2,438	0.3
Asian	22	26.2	1,924	18.7	914	16.1	831	12.5	1,051	16.9	650	21.2	855	13.4	333	4.5	418,410	43.9
Native Hawaiian and other Pacific Islander	3	3.6	2,214	21.5	1,899	33.4	1,959	29.5	1,832	24.9	784	25.6	1,641	25.7	3,491	47.2	90,878	9.5
Two or more races	26	31.0	4,378	42.6	2,393	42.1	3,024	45.6	2,722	43.7	1,257	41.0	2,893	45.3	3,219	43.5	213,036	22.3
Other	0	0.0	86	0.8	33	0.6	59	0.9	47	0.8	10	0.3	48	0.8	28	0.4	10,457	1.1
HOUSEHOLD (BY TYPE)																		
Total households	29	100	2,443	100	1,286	100	1,703	100	1,422	100	690	100	1,592	100	1,483	100	311,047	100
Family households (families)	23	79.3	2,022	82.8	1,080	84.0	1,224	71.9	1,235	86.8	586	84.9	1,282	80.5	1,289	86.9	328,953	70
Married-couple family	18	34.5	1,375	56.3	680	52.9	668	39.2	841	59.1	389	56.4	704	44.2	744	50.2	161,172	51.8
With own children under 18 years	7	24.1	660	27.0	294	22.9	298	17.5	370	26.0	149	21.6	297	18.7	321	21.6	65,995	21.2
Female householder, no husband present	4	13.8	420	17.2	269	20.9	411	24.1	246	17.3	116	16.8	416	26.1	392	26.4	39,435	12.7
With own children under 18 years	3	10.3	205	8.4	115	8.9	232	13.6	98	6.9	23	3.3	240	15.1	148	10.0	15,027	4.8
Nonfamily household	6	20.7	421	17.2	206	16.0	479	28.1	187	13.2	104	15.1	310	19.5	194	13.1	93,205	30
Average household size	2.9	--	3.99	--	4.35	--	3.61	--	4.36	--	4.16	--	3.91	--	4.98	--	2.95	--
HOUSING OCCUPANCY AND TENURE																		
Total housing Units	38	100	2,691	100	1,427	100	1,948	100	1,574	100	737	100	1,878	100	1,558	100	336,889	100
Occupied Units	29	76.3	2,443	90.8	1,286	90.1	1,703	87.4	1,422	90.3	690	93.6	1,592	84.8	1,483	95.2	311,047	92.3
By owner	12	41.4	1,522	62.3	759	59.0	695	40.8	1,110	78.1	489	70.9	754	47.4	1,104	74.4	174,387	56.1
By renter	17	58.6	921	37.7	527	41.0	1,008	59.2	312	21.9	201	29.1	838	52.6	379	25.6	136,660	43.9
Vacant Units	9	23.7	248	9.2	141	9.9	245	12.6	152	9.7	47	6.4	286	15.2	75	4.8	25,852	7.7

According to the 2010 Census, the Leeward coast has a slightly lower housing occupancy rate than the County. Housing units in this region are occupied slightly more by owners than renters. The County data is similar to the Leeward coast in that the proportion of housing units are occupied more by owners than renters.

The Highest Level of Educational Attainment data for the Leeward Coast area was reviewed from the 2007-2011 American Community Survey (ACS) 5-year estimates and the 2012 ACS 1-year estimates for the City and County of Honolulu (see Table 3-5). Based on the data, the majority of the highest level of education obtained for the Leeward Coast population over the age of 25 was the high school graduate level at an average of 47.5%. An average of 6.7% received their Bachelor's degree compared to the City and County average of 21.2%.

Impacts and Mitigation Measures

In the short-term, construction expenditures will provide positive benefits to the local economy. This would include creation of some construction and construction support jobs, and the purchase of materials from local suppliers, as well as indirect benefits to local retail businesses resulting from construction activities.

In the long-term, the proposed project will provide the opportunity for LCC-W to offer a variety of career and vocational educational certificates and degree programs to meet community workforce development training needs as well as expand their current programs and services in order to bring additional higher educational capacity and workforce development opportunities to the Wai'anae Coast.

3.12 Public Services and Facilities

3.12.1 Police Fire, and Medical Services

Police protection is provided by the City and County of Honolulu Police Department (HPD). The project area is a part of District 8 – Kapolei/Wai'anae, Sector 1, which covers the areas of Makua, Mākaha, Wai'anae, and Mā'ili. It is served by the Wai'anae Substation located at 85-939 Farrington Highway, approximately 2 miles to the northeast of the project site.

Fire protection is provided by the City and County of Honolulu Fire Department (HFD). The project area is a part of Battalion 4 and is served by the Wa'anae Fire Station (Engine 26), which is located at 85-645 Farrington Highway, approximately 2.5 miles northeast of the project site. The Nānākuli Fire Station (Engine 28), located approximately 3.4 miles to the southwest of the project site, provides back up support for the Wai'anae Station when required.

The closest medical facility to the project site is The Wai'anae Coast Comprehensive Health Center located at 86-260 Farrington Highway, approximately one mile northeast of the project site. The Wai'anae Coast Comprehensive Health Center offers a variety of services including general practice, family practice, pediatrics, internal medicine, behavioral health, preventative health, women's health, and emergency medicine.

**TABLE 3-5
HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT**

	CT 86.11 Kahe	CT 96.03 Maili	CT 96.08 Lualualei Transmitter	CT 97.01 Waianae Kai	CT 97.03 Lualualei - Camp Waianae	CT 97.04 Lualualei: Halona Road	CT 98.02 Makaha	CT 9400.02 Nanakuli	City and County of Honolulu*
Population 25 years and over	158	5,304	3,468	3,302	3,547	2,417	3,208	4,025	662,195
High school graduate	61.4%	44.0%	47.9%	37.6%	44.5%	45.2%	44.0%	55.1%	26.7%
Some college, no degree	17.7%	25.5%	23.5%	30.3%	22.3%	20.3%	18.5%	16.6%	21.3%
Associate's Degree	0.0%	6.0%	4.4%	10.8%	8.4%	8.5%	9.3%	6.5%	10.3%
Bachelor's Degree	0.0%	8.1%	5.6%	7.7%	8.2%	6.3%	5.9%	4.6%	21.2%
Graduate or professional degree	20.9%	4.1%	1.7%	2.5%	2.4%	2.2%	3.6%	1.35%	11.0%

* Data for the City and County of Honolulu obtained from the 2012 ACS 1-year estimates

Emergency medical service is provided by the City's Emergency Services Department, Emergency Medical Services Division. The Department has 22 ambulance units under two districts. All ambulance units are designated as advanced life support units, meaning they are staffed by at least two people. The project area is served by District 1, which includes the western region of O'ahu.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on police, fire, and medical services are anticipated.

In the long-term, the proposed project may require occasional police and fire protection, as well as medical services, however it would likely not represent a significant amount relative to the overall regional demand.

The proposed building renovations will comply with the applicable County fire code requirements.

3.12.2 Education

The project site is located within the State Department of Education's (DOE) Nānākuli-Wai'anae complex area which includes Leihoku Elementary School, Mā'ili Elementary School, Mākaha Elementary School, Nanaikapono Elementary School, Nānākuli Elementary School, Wai'anae Elementary School, Wai'anae Intermediate School, Nānākuli High and Intermediate School, and Wai'anae High School.

The closest education facility to the project site is Mā'ili Elementary School located adjacent to the project site. Mā'ili Elementary serves children from kindergarten to 6th grade. The other schools within the project vicinity are all located over one mile away from the project site.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts or increased demand on schools are anticipated. The proposed project will benefit both the Wai'anae Coast community as well as the current students and faculty of LCC-W as it will provide the needed additional classroom and support spaces. The proposed project is not anticipated to induce population growth and is, therefore, not expected to affect student enrollment at public school facilities in the area.

3.12.3 Recreational Facilities

The County has several parks located in the project vicinity. The nearest County recreational facility to the project site is the Mā'ili Community Park located adjacent to the project site. The park includes a multi-purpose building and an open field for sports and other outdoor activities. The community park provides a comprehensive recreational program for all ages including activities such as arts and crafts, Hawaiiana, games and sports, music, seasonal activities and crafts, and excursions.

Also located near the project site is the 40 acre Mā'ili Beach Park, located approximately 0.3-miles west of the project site, bordering Farrington Highway. Mā'ili Beach Park allows for

camping by permit only and offers 12 campsites to choose from. There are also two comfort stations and outdoor showers.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts or increased demand on recreational facilities in the project vicinity are anticipated. The proposed project is intended to support the existing and projected student and faculty population of LCC-W. Therefore, the project is not anticipated to induce population growth and associated demands on recreational facilities and parks.

3.12.4 Solid Waste Collection and Disposal

Residential solid waste collection and disposal service is provided by the City and County of Honolulu Department of Environmental Services. Commercial solid waste collection and disposal service is provided by private haulers. Solid waste collected in the Wai'anae area is hauled to the Campbell Industrial Park H-POWER Plant for eventual disposal at the Waimānalo Gulch Sanitary Landfill. Construction and demolition material is disposed of at the privately-owned PVT landfill in Nānākuli.

Impacts and Mitigation Measures

No short- or long-term significant impacts to municipal solid waste collection and disposal facilities are anticipated as a result of the construction and operation of the proposed project.

Construction of the proposed project will generate solid waste typical of building construction related activities over the short-term. The contractor will be required to remove all debris from the site, and properly dispose of it at the PVT landfill in conformance with County regulations.

Solid waste collection for the proposed campus will be provided by a private hauler under contract with LCC. The project is not anticipated to significantly affect the City's solid waste collection and disposal service.

3.13 Infrastructure and Utilities

3.13.1 Water System

Water service in the project area is provided by the City and County of Honolulu Board of Water Supply (BWS). There is an existing 8-inch waterline that runs under Kula'āupuni Street

Impacts and Mitigation Measures

In the short- and long- term, the project is not anticipated to result in significant increased demand on the water system in the area. LCC will work with the BWS on appropriate improvements which may be required as a result of the proposed project. In addition, as the proposed project is intended to support the existing and projected student and faculty population of LCC-W, the project is not anticipated to induce population growth and associated demand on water.

As the existing building has been vacant for an extended period of time, vandalism has occurred and many of the plumbing fixtures are missing or damaged, including existing copper piping within the walls. This will need to be repaired prior to occupancy of the building. If applicable, upgrades to the existing system may also be necessary.

3.13.2 Wastewater System

Wastewater service in the area is provided by the City and County of Honolulu Department of Environmental Services (ENV). Wastewater is conveyed from the project site via two existing 8-inch sewer lines, one at the front of the property that runs parallel to Kula'āupuni Street and one at the back of the property. Both lines connect to a 10-inch pipeline that runs parallel to St. John's Road that eventually connects to the main sewer line under Farrington Highway. From there, wastewater is conveyed to the Wai'anae Wastewater Treatment Plant (WWTP) for treatment and disposal.

Impacts and Mitigation Measures

No significant impacts are anticipated on the existing wastewater system as a result of the construction and operation of the proposed improvements. LCC-W will work with ENV on any appropriate improvements which may be required as a result of the project.

As the existing building has been vacant for an extended period of time, vandalism has occurred and many of the plumbing fixtures are missing or damaged. This will need to be repaired prior to occupancy of the building. If applicable, upgrades to the existing system may also be necessary.

3.13.3 Drainage System

There is no storm drain system on site. The original design for the building designated a retention ditch on all of the open areas adjacent to the hard surfaces within the site.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts are anticipated on the existing storm drainage system as a result of the construction and operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. LCC-W will coordinate with the City and County of Honolulu Department of Planning and Permitting on all applicable drainage requirements.

3.13.4 Electrical and Communications Systems

Electrical power on the island of O'ahu is provided by Hawaiian Electric Company (HECO). The electrical source for the project area is the Kahe Point Power Plant.

Telephone service in the Māi'li area, like the rest of the State, is provided by Hawaiian Telcom.

Oceanic Time Warner Cable of Hawai'i is the local CATV provider in the region.

Within the project site, there is an existing utility pole and telephone service duct located on the Kula'āupuni Street side of the building. There are two primary transformers located at the back of the building.

Impacts and Mitigation Measures

In the short- and long-term, the proposed project is not anticipated to significantly impact or increase demand on electrical and communication systems in the area.

As the existing building has been vacant for an extended period of time, vandalism has occurred and many of the electrical fixtures are missing or damaged. This will need to be repaired prior to occupancy of the building. If applicable, upgrades to the existing system may also be necessary

4. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

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

4.1 State Land Use Plans and Policies

4.1.1 Hawai'i State Plan

The Hawai'i State Plan, Chapter 226, HRS, provides goals, objectives, policies, and priorities for the State. The Hawai'i State Plan also provides a basis for determining priorities, allocating limited resources, and improving coordination of State and County Plans, policies, programs, projects, and regulatory activities. It establishes a set of themes, goals, objectives, and policies that are meant to guide the State's long-range growth and development activities. The proposed project is consistent with the following applicable objectives and policies:

Sec. 226-11 Objectives and policies for the physical environment – land-based, shoreline, and marine resources.

- (a) *Planning for the State's physical environment with regard to land-based shoreline, and marine resources shall be directed towards achievement of the following objectives:*
 - (1) *Prudent use of Hawai'i's land-based, shoreline, and marine resources.*
 - (2) *Effective protection of Hawai'i's unique and fragile environmental resources.*
- (b) *To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:*
 - (3) *Take into account the physical attributes of areas when planning and designing activities and facilities.*
 - (4) *Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.*
 - (6) *Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.*
 - (8) *Pursue compatible relationships among activities, facilities, and natural resources.*

Discussion: In the short- and long- term, no significant impacts on land-based, shoreline, and marine resources are anticipated during the construction or operation of the proposed

project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. As deemed appropriate, planting of landscaping will be done as soon as possible on completed areas to help control erosion. If applicable, excavation and grading activities will be regulated by the County's grading ordinance.

Sec. 226-21 Objective and policies for socio-cultural advancement – education.

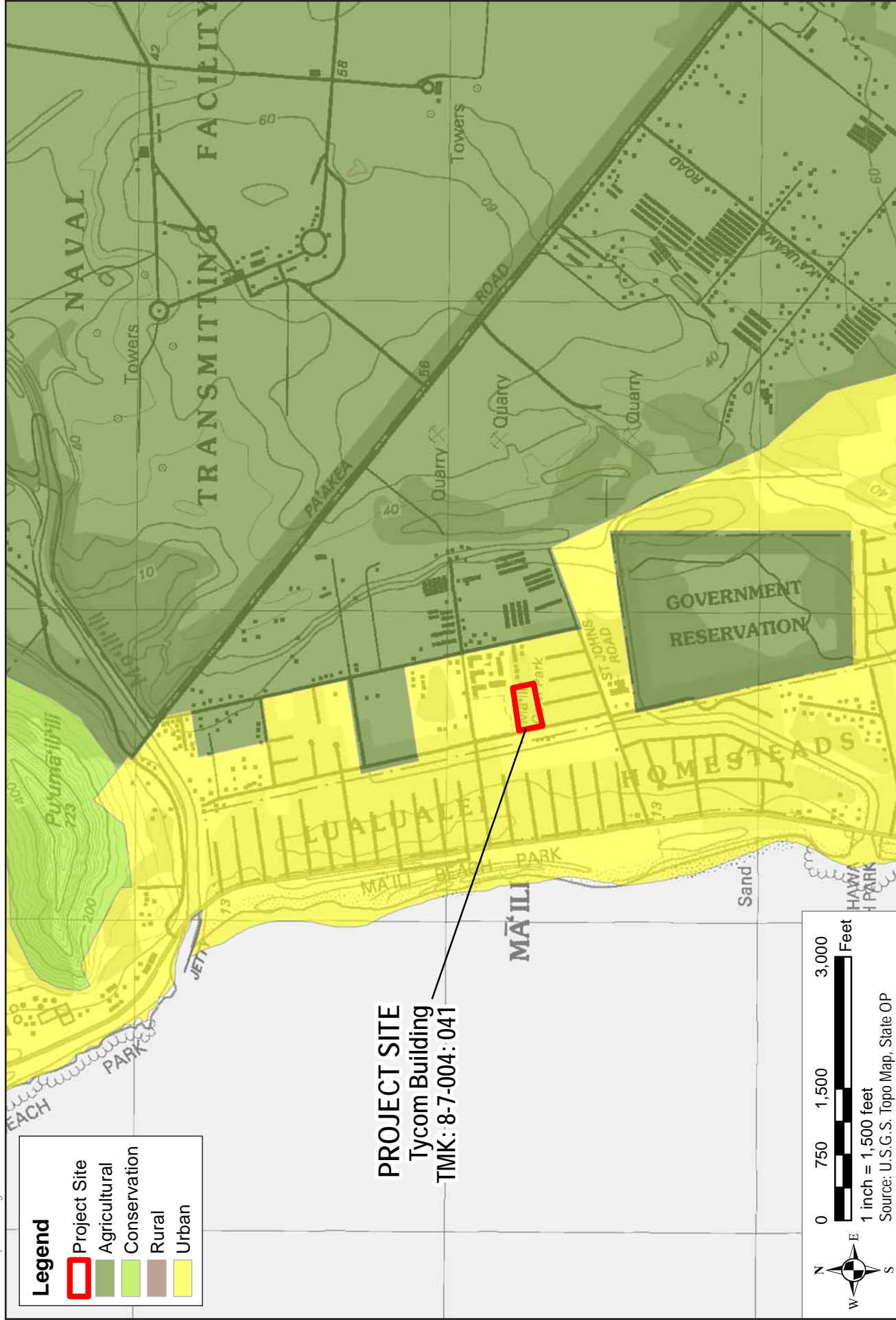
- (a) *Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement to the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.*
- (b) *To achieve the educational objective, it shall be the policy of this State to:*
 - (2) *Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs;*
 - (5) *Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands;*
 - (6) *Emphasize equality in educational programs in Hawaii's institutions to promote academic excellence; and*
 - (9) *Support research programs and activities that enhance the education programs of the State.*

Discussion: The proposed project will allow LCC to expand their existing services which will enhance higher education opportunities for those in the Wai'anae Coast area.

4.1.2 State Land Use District

The State Land Use Law, Chapter 205, HRS, is intended to preserve, protect and encourage the development of lands in the State for uses that are best suited to the public health and welfare of Hawai'i's people. Under Chapter 205, HRS all lands in the State of Hawai'i are classified by the State Land Use Commission (LUC) into four major categories referred to as State Land Use Districts. These districts are identified as the Urban District, Agricultural District, Conservation District, and Rural District.

The LUC's Land Use District Boundary map for the Island of O'ahu depicts the lands within the project area as being designated within the State Urban District (see Figure 4-1). Land uses in the Urban district throughout the State are, in most cases, administered by the respective Counties through their respective zoning ordinances.



WAI'ANAЕ COAST CAMPUS, LEEWARD COMMUNITY COLLEGE

STATE LAND USE DISTRICTS MAP



4.1.3 Hawai'i Coastal Zone Management Program

The National Coastal Zone Management (CZM) Program was created through passage of the Coastal Zone Management Act of 1972. Hawai'i's CZM Program, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring and responsibly developing coastal communities and resources. The Hawai'i CZM area includes all lands within the State and the areas seaward to the extent of the State's management jurisdiction. Hence, the proposed project site is located in the CZM area. A discussion of the project's consistency with the objectives and policies of the CZM Program is provided below.

(1) *Recreational Resources*

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

- (A) *Improve coordination and funding of coastal recreational planning and management; and*
- (i) *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by: Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
 - (ii) *Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;*
 - (iii) *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
 - (iv) *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
 - (v) *Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources; Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters.*
 - (vi) *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
 - (vii) *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.*

The proposed project, at its closest point, is located approximately 0.3-miles from Mā'ili Beach.

In the short- and long- term, no significant impacts on recreational resources are anticipated during the construction or operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. As deemed appropriate, planting of landscaping will be done as soon as possible on completed areas to help control erosion. If applicable, excavation and grading activities will be regulated by the County's grading ordinance.

(2) Historic Resources

Objective:

- (A) *Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

Policies:

- (A) *Identify and analyze significant archaeological resources;*
(B) *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
(C) *Support state goals for protection, restoration, interpretation, and display of historic resources.*

The project site has been completely disturbed and developed during the original construction of the building. It is unlikely that there are any historic and archaeological resources within the project site.

In the short- and long-term, no significant impacts on historic and archaeological resources are anticipated as a result of the construction and operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

In the unlikely event that any significant archeological, cultural, or historic resources are found during construction activities, all work will cease in the vicinity of the find and the State Historic Preservation Division (SHPD) will be notified immediately to determine appropriate mitigation measures.

(3) Scenic and Open Space Resources

Objective:

- (A) *Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.*

Policies:

- (A) *Identify valued scenic resources in the coastal zone management area;*
(B) *Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
(C) *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
(D) *Encourage those developments which are not coastal dependent to locate in inland areas.*

No significant impacts to visual resources are anticipated as a result of the construction or operation of the proposed project. The project primarily involves interior renovations to the existing building and the visual appearance of the existing low-rise structure should not change significantly.

(4) Coastal Ecosystems

Objective:

- (A) *Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

Policies:

- (A) *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
(B) *Improve the technical basis for natural resource management;*
(C) *Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*
(D) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*
(E) *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

The proposed project, at its closest point, is located approximately 0.3-miles from Mā'ili Beach.

In the short- and long- term, no significant impacts on coastal ecosystems are anticipated during the construction or operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities

are planned such as clearing and grubbing for landscaping purposes, and possible utility repairs and upgrades. As deemed appropriate, planting of landscaping will be done as soon as possible on completed areas to help control erosion. If applicable, excavation and grading activities will be regulated by the County's grading ordinance.

(5) Economic Uses

Objective:

- (A) *Provide public or private facilities and improvements important to the State's economy in suitable locations.*

Policies:

- (A) *Concentrate coastal dependent development in appropriate areas;*
(B) *Ensure that coastal dependent developments such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and*
(C) *Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:*
- (i) *Use of presently designated locations is not feasible;*
 - (ii) *Adverse environmental effects are minimized; and*
 - (iii) *The development is important to the State's economy.*

In the short-term, construction expenditures will provide positive benefits to the local economy. This would include creation of some construction and construction support jobs, and the purchase of materials from local suppliers, as well as indirect benefits to local retail businesses resulting from construction activities.

In the long-term, the proposed project will provide the opportunity for LCC-W to offer a variety of career and vocational educational certificates and degree programs to meet community workforce development training needs as well as expand their current programs and services in order to bring additional higher educational capacity and workforce development opportunities to the Wai'anae Coast.

(6) Coastal Hazards

Objectives:

- (A) *Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*

Policies:

- (A) *Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*

- (B) *Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;*
- (B) *Ensure that developments comply with requirements of the Federal Flood Insurance Program;*
- (C) *Prevent coastal flooding from inland projects.*

According to the Flood Insurance Rate Map (FIRM), (Community Panel Number 15003C0192H, Effective Date: January 19, 2013) prepared by FEMA, the project site is designated Zone D.

Zone D indicates unstudied areas where flood hazards are undetermined, but possible.

According to the Tsunami Evacuation Zone maps for O'ahu, the project site lies entirely within the tsunami evacuation zone.

In the short- and long-term, no significant impacts on flood hazards in the project area are anticipated as the proposed improvements are not anticipated to increase flood risks or cause any adverse flood-related impacts at the project site or lower elevation properties. Construction of the proposed project will not involve any major land disturbing activities as the proposed project involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

(7) Managing Development

Objective:

- (A) *Improve the development review process, communication, and public participation in the management of coastal resource and hazards.*

Policies:

- (A) *Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
- (B) *Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*
- (C) *Communicate the potential short- and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

The Hawai'i State environmental review process, HRS 343, requires project review by government agencies and affords the public the opportunity to provide comments on the proposed project. Applicable State and County requirements will be adhered to in the design and construction phases of the proposed improvements.

(8) Public Participation

Objective:

- (A) *Stimulate public awareness, education, and participation in coastal management.*

Policies:

- (A) *Promote public involvement in coastal zone management processes;*
(B) *Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and*
(C) *Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

The Hawai'i State environmental review process, Chapter 343, HRS, requires project review by government agencies and affords organizations and the general public the opportunity to provide comments on the proposed project.

(9) Beach Protection

Objective:

- (A) *Protect beaches for public use and recreation.*

Policies:

- (A) *Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*
(B) *Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and*
(C) *Minimize the construction of public erosion-protection structures seaward of the shoreline.*

The proposed does not involve the construction of improvements in the shoreline setback nor require any shoreline erosion-protection structures.

(10) Marine Resources

Objective:

- (A) *Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*

Policies:

- (D) *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*

- (E) *Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*
- (F) *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- (G) *Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*
- (H) *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

In the short- and long- term, no significant impacts on marine resources are anticipated during the construction or operation of the proposed project. Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking. As deemed appropriate, planting of landscaping will be done as soon as possible on completed areas to help control erosion. If applicable, excavation and grading activities will be regulated by the County's grading ordinance.

4.2 City and County of Honolulu Land Use Plans and Policies

4.2.1 City and County of Honolulu General Plan

The City and County of Honolulu last updated its General Plan in October of 2002. The General Plan for the City and County of Honolulu is a written commitment by the City and County government to a future for the Island of O'ahu that it considers desirable and attainable. The Plan is a two-fold document: First, it is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximately 20-year time horizon. Second, the General Plan is a statement of broad policies that facilitate the attainment of the objectives of the Plan.

The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens in eleven areas of concern:

- (1) Population;
- (2) Economic activity;
- (3) The natural environment;
- (4) Housing,
- (5) Transportation and utilities;
- (6) Energy;
- (7) Physical development and urban design;
- (8) Public safety;

- (9) Health and education;
- (10) Culture and recreation; and
- (11) Government operations and fiscal management.

The proposed project is relevant and consistent with the following applicable goals, objectives, policies, and actions of the *City and County of Honolulu General Plan*:

VII. Health and Education

Objective B

To provide a wide range of educational opportunities for the people of O'ahu

Policy 4

Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Policy 5

Facilitate the appropriate location of learning institutions from the preschool through the university levels.

Discussion: In the long-term, the proposed project will provide the opportunity for LCC-W to offer a variety of career and vocational educational certificates and degree programs to meet community workforce development training needs as well as expand their current programs and services in order to bring additional higher educational capacity and workforce development opportunities to the Wai'anae Coast.

4.2.2 Wai'anae Sustainable Communities Plan

The island of O'ahu is divided into eight Development/Sustainable Communities. These eight regional plans reflect each area's vision, and are intended to guide City land use approvals, infrastructure improvements and private sector investment decisions. The project site is located within the region encompassed by the Wai'anae Sustainable Communities Plan (WSCP). The Plan is designed to maintain and enhance the region's ability to sustain its unique character, current population, growing families, rural lifestyle, and economic livelihood, all of which contribute to the region's vitality and future potential.

The proposed project is consistent with the following applicable policies and guidelines of the WSCP:

4.7.2 General Policies Pertaining to Civic, Public Safety and Educational Facilities

4.7.2.2 Selection of Sites for New Schools

Even if future growth in the Waianae District is fairly slow, there will be an eventual need for one or more new elementary schools, and possibly another Intermediate School and High School by the Year 2020. The sites for these new schools should be selected through a careful study process. Public agency planners should coordinate with the community to ensure that the site selection process for new schools fully

considers the plans and policies that make up the Waianae Sustainable Communities Plan. Specifically, the site selection studies will need to focus on potential sites within the Rural Community areas, and eliminate from consideration any sites on Agricultural lands or sites makai of Farrington Highway. The construction of a school on Agricultural land would encourage urban and suburban development that is not compatible with the intent of this land use designation, and would potentially compromise the learning environment for students, teachers and staff due to odors, dust and vectors that often accompany agricultural land uses.

Discussion: While the intent of these policies and guidelines were meant to pertain to elementary, intermediate, and high schools, they should also be applicable to the proposed project. LCC-W is in compliance with the aforementioned policies and guidelines as the proposed project will be located in an existing building that is located within an area designated as Urban and is located mauka of Farrington Highway.

4.7.3 Planning Guidelines for Civic, Public Safety and Educational Facilities

4.7.3.1 General Design Standards

Public buildings, whether designed and constructed by federal, state, or city agencies or by other quasi-public entities, should be designed to be both functionally efficient and aesthetically pleasing. Too many public buildings on Oahu, including police stations, fire stations, and schools, have been designed with insufficient attention to sound design principles, which should include:

- *The use of building forms and materials that reflect Hawaii's diverse cultural and architectural heritage.*
- *The predominantly residential scale of the built environment of the Waianae District. Massive building forms would not be compatible with this residential scale.*
- *The hot, dry climate of the coastal plain zone of the Waianae District. Public buildings should therefore incorporate "natural" cooling devices including lanais, wide roof overhangs, natural air circulation, strategically placed shade trees, and cooler colors for exterior walls.*
- *Related open areas including front yard areas, parking lots, playgrounds, and garden spaces should be generously planted with colorful trees, shrubs, and ground covers. Drought-tolerant native plant species should be favored.*

Discussion: The project primarily involves interior renovations to an existing building. However, the building footprint and building height is not anticipated to increase. The building will continue to keep its characteristic of a low-rise structure that is compatible with the residential scale of the area. There is an outdoor seating/gathering area planned for the front area of the project site which will be landscaped appropriately.

4.2.3 City and County of Honolulu Zoning

The purpose and intent of the City and County of Honolulu Land Use Ordinance is to regulate land use in a manner that will encourage orderly development in accordance with adopted land use policies, including the O'ahu General Plan and development plans, and to promote and protect the public health, safety, and welfare.

According to the City and County of Honolulu Department of Planning and Permitting (DPP), the project site is zoned Residential (R-5) (see Figure 4-2). DPP, in their pre-assessment consultation comment letter dated October 15, 2013, stated that for the purposes of the Land Use Ordinance, they have determined that the proposed project is a "public use and structure" which is a permitted use in the R-5 Residential District.

4.2.4 City and County of Honolulu Special Management Area

Pursuant to the Hawai'i CZM Program, Chapter 205A, HRS, the counties have enacted ordinances establishing Special Management Areas (SMA). Any "development" within the SMA requires either an SMA Use Permit - Minor or an SMA Use Permit - Major. The type of permit is generally determined by the valuation of the development. If the valuation of the development is less than \$500,000.00, an SMA Use Permit - Minor is required. If the valuation is greater than \$500,000.00, an SMA Use Permit - Major is required. The SMA Use Permits are administered by the City and County Department of Planning and Permitting. Through the SMA permit system, the County assesses and regulates developments proposed for areas located within the SMA and the proposed developments are evaluated for compliance with CZM objectives and policies and SMA guidelines set for the Chapter 205A, HRS. Figure 4-3 shows that the proposed project site is not located within the SMA and will, therefore, not require any type of SMA Use Permit.

4.3 Permits and Approvals

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

State of Hawai'i

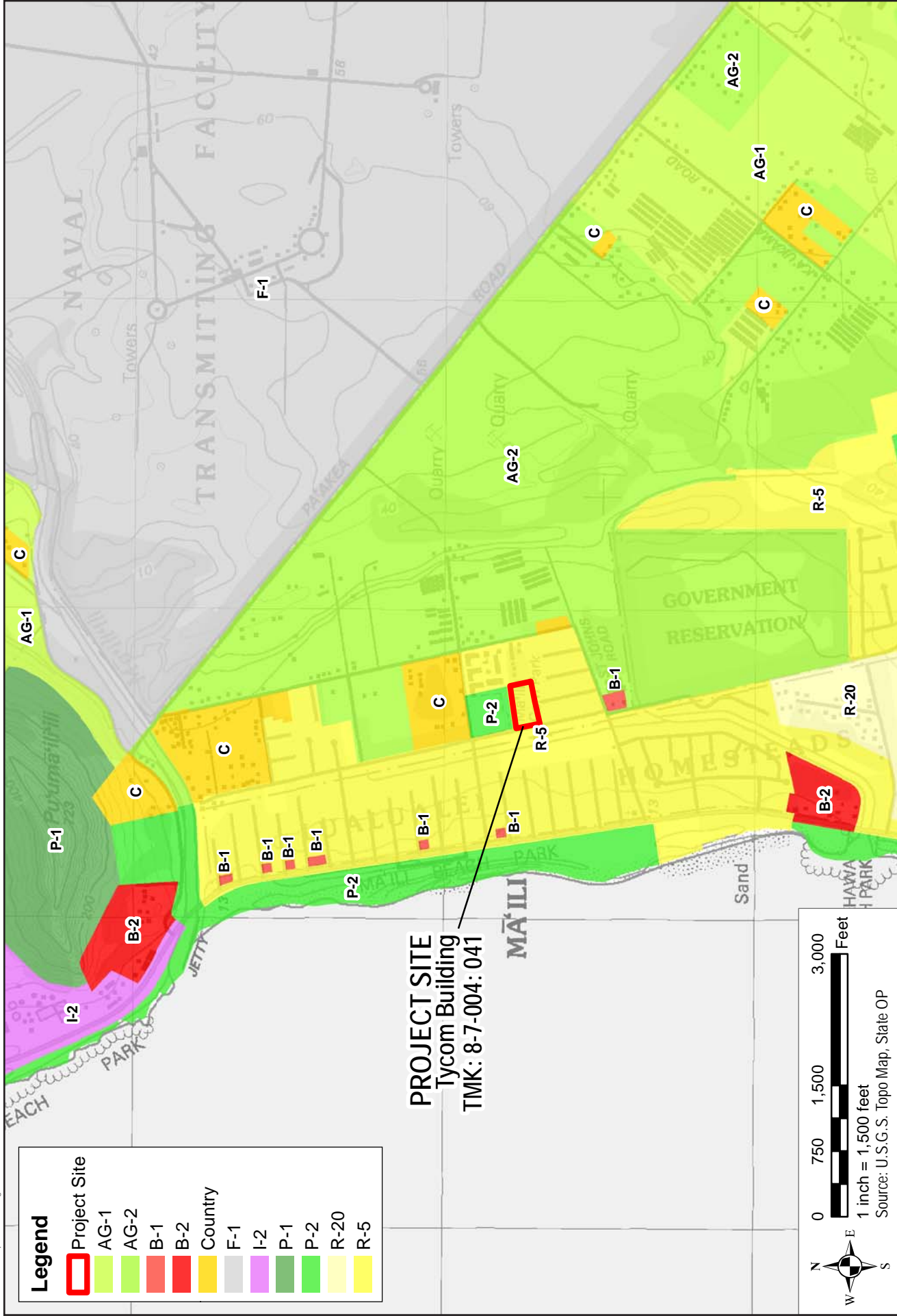
Department of Land and Natural Resources

- Chapter 6E, HRS, State Historic Preservation Law

City and County of Honolulu

Department of Planning and Permitting

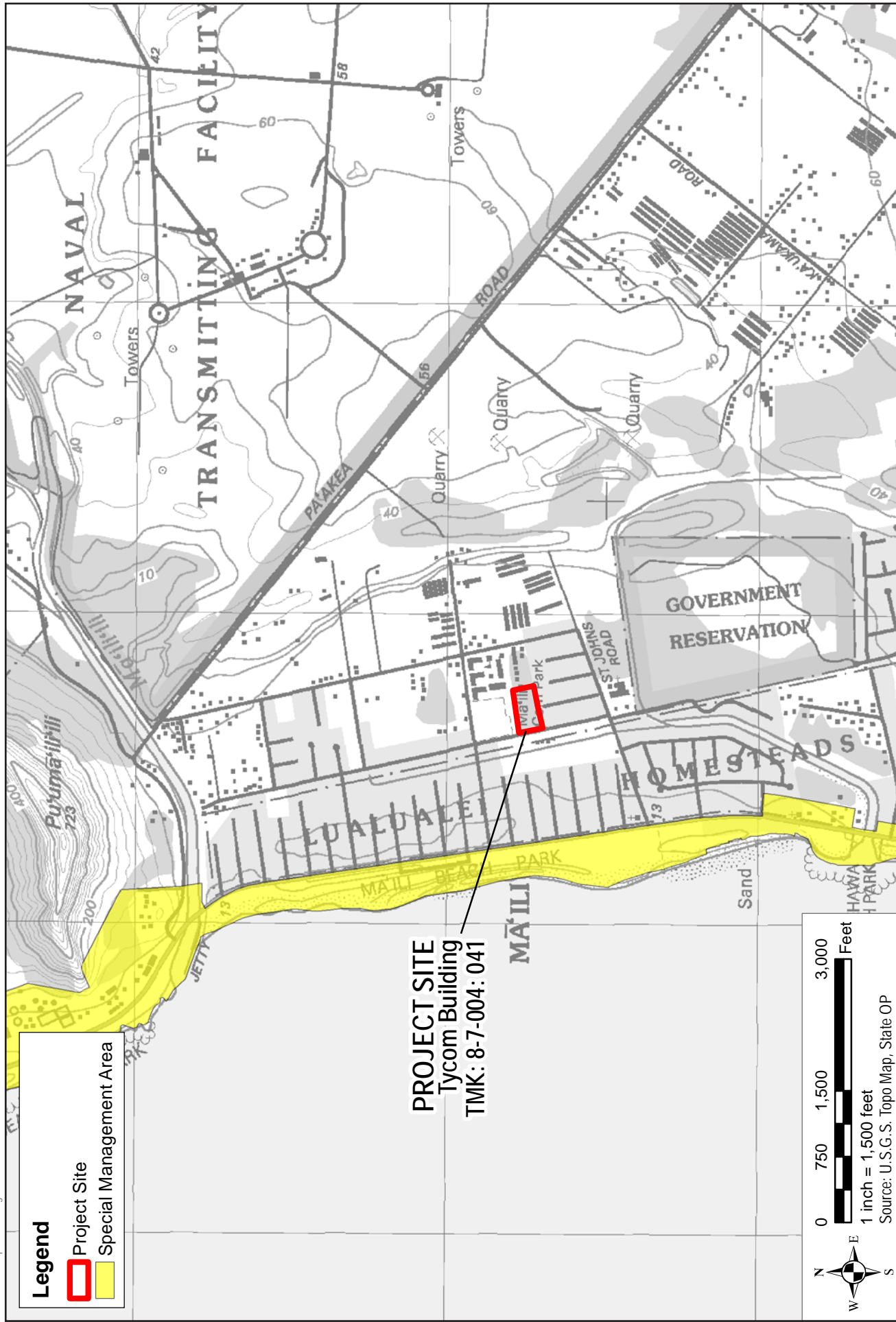
- Building Permit
- Grading Permit





WAI'ANAЕ COAST CAMPUS, LEEWARD COMMUNITY COLLEGE

CITY AND COUNTY OF HONOLULU ZONING MAP





Legend
 Project Site
 Special Management Area

PROJECT SITE
 Tycom Building
 TMK: 8-7-004: 041

0 750 1,500 3,000 Feet
 1 inch = 1,500 feet
 Source: U.S.G.S. Topo Map, State OP



WAI'ANAЕ COAST CAMPUS, LEEWARD COMMUNITY COLLEGE
 SPECIAL MANAGEMENT AREA MAP

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5. ALTERNATIVES

5.1 No Action Alternative

Under the no action alternative, the renovations to the existing former Tycom building would not be pursued. Environmental impacts would be avoided, construction costs spared, and the need for permits precluded. The former Tycom building would continue to be vacant and LCC-W would continue operating out of its current space. Overcrowding would continue to persist and the need for more space and the ability to expand on current services, including more vocational classes as well as technical courses, will remain unaddressed. The demand for higher education on the Waianae Coast would not be met, and students would need to travel to other parts of the island for higher education opportunities. In addition, there is a level of uncertainty regarding the length of time LCC-W could retain their lease for the current space. LCC-W, since its inception, has moved several times. Lease rent also generally increases over time causing the school to incur higher operating costs.

5.2 Purchase of the Current LCC-W Location

This alternative would involve LCC purchasing the current building they are located in. This would provide them with additional space without having to move to a new location. In assessing this alternative, it was found that while the location and access to the site were advantageous, the building and lot configurations included many challenges and issues. Primary issues included:

1. The size of the building would restrain future campus growth as it provides only 14,000 square feet of space.
2. Limited parking availability.
3. The property includes the two-story office building, a restaurant and a convenience store/gas station. To purchase only the office building, it would require subdivision of the parcel and establishment of legal access to Farrington Highway. This would exceed funding resources available.
4. Purchase of the entire parcel, including the restaurant and the convenience store/gas station, would exceed funding resources available.

In addition to these issues, should LCC-W purchase the building or the entire property, they would gain the responsibility of managing the other tenants on the property. In addition, should LCC-W decide they would like to expand the campus, they may also face the difficulty of having to displace the current tenants.

5.3 Alternative Site Along Farrington Highway

This alternative would involve LCC purchasing a site at 86-080 Farrington Highway. This property includes a two-story warehouse-style building of approximately 18,000 square feet located on a lot slightly more than 1-acre in size. In assessing this alternative, it was found that while the location, amount of parking available, and overall access to the site were ideal, there were several issues with the building that made this site unfeasible. There are multiple problems associated with the existing metal-frame structure and compliance with the current building code requirements would far exceed the renovation funding resources available. In

addition, the size of the building would impede future program growth and required the displacement of all current tenants in the facility.

6. ANTICIPATED DETERMINATION OF FONSI

The proposed project involves the following improvements:

Potential impacts of the proposed improvements have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. Discussion of the project's conformance to the criteria is presented as follows:

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

As the project primarily involves interior renovations to an existing structure on a developed lot, no significant impacts on any natural or cultural resources are anticipated as a result of the construction and operation of the proposed project.

There should be no destruction or loss of any significant, endangered, or threatened botanical, faunal, geological, or other natural resources. There are no federally delineated Critical Habitat within or close to the project site, thus construction and operation of the proposed project will not result in any impacts to federally designated Critical Habitats.

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

The proposed project will not curtail the beneficial uses of the environment as the project site is currently developed and primarily involves interior renovations to an existing building. Only minimal land disturbing activities are planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

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

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

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

In the short-term, construction expenditures will provide positive benefits to the local economy. This would include creation of some construction and construction support jobs, and the purchase of materials from local suppliers, as well as indirect benefits to local retail businesses resulting from construction activities.

In the long-term, the proposed project will provide the opportunity for LCC-W to offer a variety of career and vocational educational certificates and degree programs to meet community workforce development training needs as well as expand their current programs and services in order to bring additional higher educational capacity and workforce development opportunities to the Wai'anae Coast.

(5) *Substantially affects public health;*

No significant adverse short- or long-term impacts on public-health are anticipated as a result of the proposed project as the proposed project primarily involves interior renovations to an existing building with only minimal land disturbing activities planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

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

No secondary effects are anticipated with the construction or operation of the proposed project. The improvements, in and of themselves, are not anticipated to affect the population of the greater Wai'anae area. Rather, the proposed project will benefit current and future LCC-W students and faculty as it will provide additional classroom space and educational options. The proposed project is not anticipated to induce population growth and is, therefore, not expected to have an effect on public facilities.

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

The proposed project is not anticipated to involve a substantial degradation of environmental quality. Construction of the proposed project will not involve any major land disturbing activities as the proposed project involves interior renovations to an existing building with only minimal land disturbing activities planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

Construction activities associated with the proposed improvements will create some adverse short-term impacts such as unavoidable noise impacts. Unavoidable construction noise impacts on nearby land uses in the immediate vicinity of the proposed project will be mitigated to some degree by complying with the provisions of the State DOH Administrative Rules, Title 11, Chapter 46, Community Noise Control.

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

No cumulative effects are anticipated, inasmuch as the proposed project involves interior renovations to an existing building in an already developed setting.

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

There will be no destruction or loss of any significant, endangered, or threatened botanical, faunal, geological, or other natural resources. There are no federally delineated Critical Habitat within or close to the project corridor, thus construction and operation of the proposed project will not result in any impacts to federally designated Critical Habitats.

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

No long-term significant impacts to air quality, water quality, or noise levels within the project site are anticipated as a result of the construction and operation of the proposed project.

Construction of the proposed project will not involve any major land disturbing activities as the proposed project primarily involves interior renovations to existing buildings with only minimal land disturbing activities planned such as clearing and grubbing for landscaping purposes, possible utility repairs and upgrades, and portions of additional parking.

In the short-term, noise from construction activities such as demolition, clearing and paving will be unavoidable. The increase in noise level will vary according to the particular phase of construction. Noise may also increase as a result of operating power equipment during the construction period.

Construction noise impacts will be mitigated by compliance with provisions of the State DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control" regulations. These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels stated in the DOH Administrative Rules. It shall be the contractor's responsibility to minimize noise by properly maintaining noise mufflers and other noise-attenuating equipment, and to maintain noise levels within regulatory limits.

In the long-term, no significant noise impacts are anticipated once the construction of the proposed project has been completed. Since the project is not expected to significantly increase roadway capacity or travel demand, ambient noise levels in the vicinity should not change significantly.

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

No short- or long-term significant impacts are anticipated as the project site is not located within an environmentally sensitive area.

According to the FIRM, (Community Panel Number 15003C0192H, Effective Date: January 19, 2013) prepared by FEMA, the project site is designated Zone D.

Zone D indicates unstudied areas where flood hazards are undetermined, but possible.

According to the Tsunami Evacuation Zone maps for O'ahu, the project site lies entirely within the tsunami evacuation zone.

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

According to the Wai'anae Sustainable Communities Plan (WSCP), visual resources in the Wai'anae District include coastal lands, steep ridges and pu'u near the coast, and the peaks of the Wai'anae Mountain Range. The property's location within the ahupua'a of Lualualei and its proximity to Pu'u Ma'ili'ili and Pu'u o Hulu provide for views from within the property of the ridgeline of the ahupua'a and the two landforms to the north and south of the property. Due to the site's low elevation, makai views of the ocean are blocked by existing development and vegetation.

In the short- and long-term, no significant impacts on scenic and open space resources are anticipated as a result of the construction and operation of the proposed project. The proposed project primarily involves interior renovations to an existing building and the visual appearance of the existing low-rise structure should not change significantly.

(13) *Requires substantial energy consumption.*

Operation of the proposed project will not result in a significant increase in energy consumption.

7. CONSULTATION

7.1 Pre-Assessment Consultation

The following agencies and organization were consulted during the preparation of the Draft EA. Of the 27 parties that formally replied during the pre-assessment period, some had no comments while others provided substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments are reproduced in Appendix B.

Federal Agencies

U.S. Army Corps of Engineers (COE)

State Agencies

- ✓ Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBEDT)
- ✓✓ DBEDT, Office of Planning
- DBEDT, Strategic Industries Division
- ✓✓ Department of Education
- Department of Health (DOH)
- ✓✓ DOH, Environmental Planning Office
- DOH, Office of Environmental Quality Control
- Department of Land and Natural Resources (DLNR)
- ✓✓ DLNR, Commission on Water Resource Management
- ✓✓ DLNR, Engineering Division
- ✓ DLNR, Land Division
- DLNR, State Historic Preservation Division
- ✓✓ Department of Transportation
- Office of Hawaiian Affairs

City and County of Honolulu Agencies

- ✓✓ Board of Water Supply
- ✓✓ Department of Design and Construction
- Department of Environmental Services
- ✓✓ Department of Parks and Recreation
- ✓✓ Department of Planning and Permitting
- ✓✓ Department of Transportation Services
- Facility Maintenance Department
- ✓✓ Fire Department
- ✓✓ Police Department

Utility Companies

- ✓✓ Hawai'i Gas
- ✓✓ Hawaiian Electric Company
- Oceanic Time Warner Cable

Other Interested Parties and Individuals

Nānākuli-Mā'ili Neighborhood Board
Wai'anae Coast Neighborhood Board

7.1.1. Neighborhood Board Meetings

As a part of the pre-assessment consultation effort, presentations were given at the November 19, 2013 Nānākuli-Mā'ili Neighborhood Board meeting and the December 3, 2013 Wai'anae Coast Neighborhood Board meeting. The purpose of the presentations was to apprise the Boards and the community of UH's intent to prepare a Draft EA for the proposed project. A brief summary of the meeting is included in Appendix C.

7.2 Draft Environmental Assessment Consultation

The following agencies and organizations will be consulted during the public review period of the Draft EA:

State Agencies

Department of Accounting and General Services
Department of Business, Economic Development & Tourism (DBEDT)
DBEDT, Office of Planning
DBEDT, Strategic Industries Division
Department of Education
Department of Health (DOH)
DOH, Environmental Planning Office
DOH, Office of Environmental Quality Control
Department of Land and Natural Resources (DLNR)
DLNR, Commission on Water Resource Management
DLNR, Engineering Division
DLNR, Land Division
DLNR, State Historic Preservation Division
Department of Transportation
Office of Hawaiian Affairs

City and County of Honolulu Agencies

Board of Water Supply
Department of Design and Construction
Department of Environmental Services
Department of Parks and Recreation
Department of Planning and Permitting
Department of Transportation Services
Facility Maintenance Department
Fire Department
Police Department

Utility Companies

Hawai'i Gas
Hawaiian Electric Company
Oceanic Time Warner Cable

Other Interested Parties and Individuals

Nānākuli-Mā'ili Neighborhood Board
Wai'anae Coast Neighborhood Board

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8. REFERENCES

Federal Emergency Management Agency, *Flood Insurance Rate Map Panel No. 15003C0192H*, effective date January 19, 2013.

General Plan, Objectives and Policies. City and County of Honolulu. Amended October 3, 2002.

Wai'anae Sustainable Communities Plan. City and County of Honolulu, Department of Planning and Permitting. February 2012.

U.S. Census Bureau American FactFinder:
<http://factfinder2.census.gov>

United States Department of Agriculture Natural Resource Conservation Service. *Soil Classification*. Internet. Available at: <http://soils.usda.gov/technical/classification/>

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