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SEP 23 2011

DEPARTMENT OF COMMUNITY SERVICES  
CITY AND COUNTY OF HONOLULU

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

PETER B. CARLISLE  
MAYOR

SAMUEL E. H. MOKU  
DIRECTOR

BRIDGET HOLTHUS  
DEPUTY DIRECTOR

September 12, 2011

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

Dear Mr. Hooser:

Subject: Draft Environmental Assessment  
Waianae Coast Comprehensive Health Center, Waianae, Oahu  
Emergency Medical Services Department Expansion  
Dental and Ancillary Medical Services Construction

The Department of Community Services has reviewed the Draft Environmental Assessment for the subject project, and anticipates a Finding of No Significant Impact. Please publish notice in the next available OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and one (1) copy of the document in pdf format on a CD; and one (1) hardcopy of the Draft EA. Please call Michael Shiroma at 768-7751 or [mshiroma1@honolulu.gov](mailto:mshiroma1@honolulu.gov) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Samuel E. H. Moku".

Samuel E. H. Moku  
Director

SEHM:rg

Enclosures: OEQC Publication Form  
Draft EA on CD  
Hardcopy of Draft EA

**Project Name: Wai'anae Coast Comprehensive Health Center  
Phase II and III Development Projects**

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**Publication Form  
The Environmental Notice  
Office of Environmental Quality Control**

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Instructions: Please submit one hardcopy of the document along with a determination letter from the agency. On a compact disk, put an electronic copy of this publication form in MS Word and a PDF of the EA or EIS. Please make sure that your PDF documents are ADA compliant. Mahalo.

**Applicable Law:** National Environmental Policy Act of 1968  
Chapter 343, HRS  
**Type of Document:** Draft Environmental Assessment  
**Island:** O'ahu  
**District:** Wai'anae  
**TMK:** 8-6-001: 003, 040, 041, 046  
**Permits Required:** Special Management Area; Grubbing, Grading, and Stockpiling, Building, Certificate of Occupancy, Water and Water System Requirements, Variance from Pollution Controls (Noise Permit)

**Applicant or Proposing Agency:** **Waianae Coast Comprehensive Health Center**  
Address: 86-260 Farrington Highway  
Wai'anae, HI 96792  
Contact & Phone: Marianne Glushenko, Assistant Director @ (808) 679-3479

**Approving Agency/ Accepting Authority:** **Department of Community Services  
City and County of Honolulu**  
Address: 715 South King Street  
Honolulu, HI 96813  
Contact & Phone: Samuel E.H. Moku, Director @ 768-7762

**Consultant:** **Gerald Park Urban Planner**  
Address: 95-595 Kanamee Street #324  
Mililani, HI 96789  
Contact & Phone: **Gerald Park @ 625-9626**

DEA (343/NEPA)

**Project Summary:** Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words). Please keep the summary brief and on this one page.

Proposed building upgrades at the Waianae Coast Comprehensive Health Center (WCCHC) will improve the level of care and operational efficiencies at the facility. The existing one-story Primary Health Care/Specialty Clinic and Pharmacy, Emergency Department, Central Waiting Area, data processing building, biohazardous storage building, and a maintenance shop will be demolished. Three replacement structures will be constructed on the existing building footprints of the demolished structures.

The new Integrated Adult Medicine and Pharmacy Building and Emergency Department are two-story buildings. The maintenance shop, biohazardous storage, and air conditioning equipment will be housed in a new structure to be constructed on the west side of the Emergency Department. A Utility/Generator Building will be constructed on a site approximately 75 feet to the west of the Emergency Department Building.

The construction cost for the proposed project is estimated at \$17.0 million. Funding sources include the U.S. Department of Housing and Urban Development, U.S. Department of Health-Health Resources and Services Administration, State of Hawai'i, private donors, and WCCHC.

The proposed improvements will result in short-term impacts on air quality and the acoustical environment. There are no archaeological or cultural features, surface water bodies, and rare, threatened or endangered flora and fauna to be affected. The new buildings are not located in a flood hazard area.

The proposed improvements will benefit existing and future WCCHC patients and residents of the Wai'anāe Coast. Essentially the same functions, uses, and levels of care that WCCHC now provides will be accommodated in modern state of the art facilities. Medical specialties can be added as the need arises.

# DRAFT ENVIRONMENTAL ASSESSMENT

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## ***Wai'anae Coast Comprehensive Health Center Phase II and Phase III Development Improvements***

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Prepared Pursuant to the National Environmental Policy Act of 1969  
and Chapter 343, Hawai'i Revised Statutes

### **Prepared for:**

**Wai'anae Coast Comprehensive Health Center**  
86-260 Farrington Highway  
Wai'anae, O'ahu, Hawai'i 96792

### **Prepared by:**

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

**Kober Hanssen Mitchell Architects**  
55 Merchant Street, Suite 1812  
Honolulu, Hawai'i 96813

September 2011

## Environmental Assessment For HUD-Funded Proposals

**Project Identification:** No Project Identification Number

**Preparer:** Gerald Park Urban Planner

**Responsible Entity:** Department of Community Services  
City and County of Honolulu  
715 South King Street  
Honolulu, Hawai'i 96813

**Month/Year:** September 2011

**Responsible Entity:** Department of Community Services

**Certifying Officer:** Samuel E.H. Moku, Director  
Department of Community Services

**Project Name:** Waianae Coast Comprehensive Health Center  
Phase II and Phase III Development Projects

**Project Location:** Wai'anae, O'ahu, Hawai'i

**Estimated Total Project Cost:** \$17.0 million

**Recipient Address:** Wai'anae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Wai'anae, O'ahu, Hawai'i 96792

**Project Representative:** Marianne Glushenko  
Assistant Director  
Wai'anae Coast Comprehensive Health Center

**Telephone Number:** (808) 679-3479

**Conditions for Approval:**

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

**FINDING:** [58.40(g)]



**Anticipated Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)



**Anticipated Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

Preparer Signature: *Maria Jank* Date: 9.12.11

Name/Title/Agency: *Cerale Park, Principal, Cerale Park Urban Planner*

RE Approving Official Signature: *Samuel E. H. Moku* Date: 9/12/11

Name/Title/Agency: Samuel E. H. Moku, Director of Community Services

*"Anticipated Finding  
of No Significant Impact"  
Mehdi Shanna 9/12/11  
TA HR 964*

# TABLE OF CONTENTS

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<b>STATEMENT OF PURPOSE AND NEED FOR PROPOSAL</b>	<b>1</b>
<b>Description of the Proposal</b>	<b>1</b>
1. Demolition	2
2. Construction of New Buildings	2
3. Relocation of Services	4
4. Circulation and Parking	4
5. Infrastructure	4
6. Landscaping	4
<b>Economic Characteristics</b>	<b>4</b>
<b>Construction Phasing</b>	<b>4</b>
<b>Social Characteristics</b>	<b>5</b>
<b>EXISTING CONDITIONS AND TRENDS</b>	<b>16</b>
<b>Environmental Characteristics</b>	<b>16</b>
<b>Land Use Controls</b>	<b>22</b>
<b>Public Facilities and Services</b>	<b>25</b>
<b>STATUTORY CHECKLIST (24 CFR §58.5)</b>	<b>28</b>
Historic Preservation (36 CFR 800)	27
Floodplain Management (24 CFR 55, EO 11988)	27
Wetlands Protection (EO 11990)	27
Coastal Zone Management (Sections 307 (c), (d))	26
Sole Source Aquifers (40 CFR 149)	28
Endangered Species Act (50 CFR 402)	28
Wild and Scenic Rivers Act (Sections 7 (b), (c))	28
Air Quality (Clean Air Act, Sections 176 (c) and (d) and 40 CFR 6, 51, 93)	28
Farmland Protection Policy (7 CFR 658)	28
Environmental Justice (EO 12898)	28
<b>HUD ENVIRONMENTAL STANDARDS AND COMPLIANCE DETERMINATION</b>	<b>30</b>
Noise Abatement and Control (24 CFR 51B)	30
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases (24 CFR 58.5(i)(2))	30
Siting of HUD-Assisted Projects Near Hazardous Operations (24 CFR 51 C)	31
Airport Clear Zones and Accident Potential Zones (24 CFR 51D)	31
<b>ENVIRONMENTAL ASSESSMENT CHECKLIST</b>	<b>32</b>
<b>LAND DEVELOPMENT</b>	<b>32</b>
Conformance with Comprehensive Plans and Zoning	32
Compatibility and Urban Impact	32
Slope	32
Erosion	33
Soil Suitability	33
Hazards and Nuisances, including Site Safety	33
Energy Consumption	34

# TABLE OF CONTENTS

---

Noise-Contribution to Community Noise Level	34
Air Quality	35
Environmental Design	35
Visual Quality-Coherence, Diversity, Compatible Use, and Scale	35
<b>SOCIOECONOMIC</b>	<b>36</b>
Demographic/Character Changes	36
Displacement	36
Employment and Income Patterns	36
<b>COMMUNITY FACILITIES AND SERVICES</b>	<b>36</b>
Educational Facilities	36
Commercial Facilities	36
Health Care	37
Social Services	37
Solid Waste	37
Wastewater	37
Storm Water	37
Water Supply	38
Public Safety: Police	38
Fire	38
Emergency Medical	38
Open Space and Recreation	39
Open Space	39
Recreation	39
Cultural Facilities	39
Transportation	39
<b>NATURAL FEATURES</b>	<b>39</b>
Water Resources	39
Surface Water	40
Unique Natural Features and Agricultural Lands	40
Vegetation and Wildlife	40
Other Factors	40
Flood Disaster Protection Act (Flood Insurance:	40
Coastal Barrier Resources Act/Coastal Barrier Improvement Act	40
Airport Runway/Clear Zone or Clear Zone Disclosure	41
Archaeological Features	41
<b>SUMMARY OF FINDINGS AND CONCLUSION</b>	<b>41</b>
<b>ALTERNATIVES TO THE PROPOSED ACTION</b>	<b>42</b>
Alternatives and Project Modification Considered	42
No Action Alternative	42
Alternative Location	42
 Mitigation Measures Recommended	 42



## TABLE OF CONTENTS

---

Additional Studies Performed	42
List of Sources, Agencies, and Persons Consulted	42
<b>AGENCIES AND ORGANIZATIONS TO BE CONSULTED IN THE ENVIRONMENTAL ASSESSMENT PROCESS</b>	<b>43</b>
<b>PERMITS AND APPROVALS</b>	<b>43</b>
<b>DETERMINATION OF SIGNIFICANCE</b>	<b>44</b>
<b>REFERENCES</b>	<b>46</b>
<b>APPENDIX A      CORRESPONDENCE AND AGREEMENTS</b>	
<b>APPENDIX B      PHASE I ENVIRONMENTAL SITE ASSESSMENT</b>	

## EXHIBITS

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<u>Exhibit</u>	<u>Title</u>	<u>Page</u>
Figure 1	Vicinity Map	6
Figure 2	Tax Map	7
Sheet A	WCCHC Demolition/ Site Plan	8
Sheet B	WCCHC Partial Site Plan	9
Sheet C	Building A Ground Floor Plan	10
Sheet D	Building A Second Floor Plan	11
Sheet E	Building B Ground Floor Plan	12
Sheet F	Building B Second Floor Plan	13
Sheet G	Building A1 Ground Floor Plan	14
	Building C Ground Floor Plan	14
Sheet H	WCCHC Perspective Rendering	15
Figure 3	Flood Insurance Rate Map	19
Figure 4	State Land Use Districts	23
Figure 5	Wai'anāe Sustainable Communities Plan Land Use Map	24
Figure 6	Zoning Map	26

## TABLES

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<u>Table</u>	<u>Title</u>	<u>Page</u>
1	Existing and Proposed Building Areas	3
2	Aquifer Classification System Code	18

## PHOTOGRAPHS

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<u>Photograph</u>	<u>Title</u>	<u>Page</u>
1	Covered Walkway to Central Waiting Area and Emergency Department.	17
2	Primary Health Care/Specialty Clinic and Pharmacy Building Looking South from Parking Area.	17
3	Primary Health Care/ Specialty Clinic and Pharmacy Building Looking East.	17
4	North View of Central Waiting Area (Center). Partial Views of Emergency Department on Left and Primary Health Care/ Specialty Clinic and Pharmacy on Right.	17
5	Emergency Department Building Looking North.	17
6	Emergency Department and Entry for Ambulance Patients.	17

## STATEMENT OF PURPOSE AND NEED FOR THE PROPOSAL

The Wai'anae District Comprehensive Health and Hospital Board, Inc., a non-profit organization, proposes to construct improvements at its Wai'anae Coast Comprehensive Health Center (WCCHC) located in Wai'anae, District of Wai'anae, O'ahu, Hawai'i.

Upgrades to the existing Emergency Department are intended to meet existing patient-care capacity demands and eliminate deficiencies. The current facilities require creative operational and care solutions where rooms are shared, and schedules are staggered. The proposed improvements are intended to alleviate those constraints on WCCHC's ability to provide care.

The proposed WCCHC upgrades will serve the same capacity of patients within the same region WCCHC already serves. The proposed facility upgrades will improve the level of care and operational efficiencies for the benefit of the Wai'anae Coast community.

### Description of the Proposal

The WCCHC is situated on a trapezoid-shaped lot on the *mauka* side of Farrington Highway overlooking the Highway and the Pacific Ocean. Constructed on the lower slopes of Pu'u Mā'ili'ili, the property generally is bordered by Farrington Highway on the west, Mā'ili'ili Road on the south, and Pu'u Mā'ili'ili on the north and east. A Vicinity Map is shown on Figure 1.

Four separate lots identified as tax map key 8-6-001: 003, 040, 041, and 046 comprise the WCCHC property (See Figure 2). The proposed improvements will be confined to parcel 003 which has an area of 14.352 acres and is referred to as the "main campus". Parcel 003 is owned by the State of Hawai'i and the Wai'anae District Comprehensive Health and Hospital Board, Inc. is the lessee of record.

The proposed project consists of three discrete but interrelated improvement phases. The sequencing of improvements (or construction phasing) is summarized below.

- Ia) Demolish the existing Primary Health Care/Specialty Clinic and Pharmacy (also referred to as the Mauka-Makai Clinic) and construct a new two-story building.
- Ib) Demolish the existing Information Technology Building, Biohazardous Waste Storage Building, and Maintenance Shop and construct a new one-story building.
- IIa) Construct Utility/Emergency Generator Building to service proposed Clinic Buildings and existing Dental/Lab Building.
- IIb) Demolish the existing Emergency Department and Central Waiting Area and construct a new two-story building.
- III) Demolish walkways and relocate existing trees in the vicinity of the Emergency Department and Central Waiting Area and demolish and renovate the interior of the Dental/Lab Building.

The improvements are proposed on a flat area near the center of the property. For purposes of this environmental assessment, this area is referred to as the "building site" or "project limits" and includes a land area larger than the total area of the respective building footprints. The building site is approximately 29,000 square feet in area and delineated by dashed lines on the proposed Site Plan.

## 1. Demolition

The existing one-story Primary Health Care/Specialty Clinic and Pharmacy, Emergency Department, Central Waiting Area, data processing building, biohazardous storage building, and a maintenance shop will be demolished. Prior to demolition, all hazardous materials previously identified in the Specialty Clinic and Emergency Department will be removed and disposed of following appropriate removal and disposal protocols. Water, sewer, and electrical lines will be cut and abandoned in place or rerouted for temporary service during construction.

The Primary Health Care/Specialty Clinic and Pharmacy Building will be demolished first. Doctors' offices and staff services will be temporarily relocated to WCCHC satellite clinics located at the Waianae Mall and the city of Kapolei. The existing pharmacy will be relocated to the Emergency Department Building or Central Waiting Area.

The Emergency Department will continue to operate at its current location. Emergency, radiology, and pharmacy services will relocate into the Specialty Clinic when construction is completed. At that time, the Emergency Building, Central Waiting Area, data processing, and maintenance buildings will be demolished. Emergency services and radiology will relocate into the completed building and space in the Specialty Clinic will be renovated for the pharmacy, adult medicine, and staff services.

Approximately 1,963 square feet of covered walkways connecting the existing Dental Laboratory, Emergency Department, and Specialty Clinic will be demolished and trees relocated elsewhere on site.

A Demolition Plan is shown on Sheet A.

## 2. Construction of New Buildings

As shown on the proposed Site Plan (Sheet B) the new buildings will be constructed on the footprint of the existing clinic buildings, the data processing building, and a portion of the maintenance shop. The Emergency Department, which is oriented east-west, will be located on the western side of the building site and the Integrated Adult Medicine and Pharmacy Building, which is oriented north-south, on the eastern side. A 40-foot separation between both buildings is proposed.

The Integrated Adult Medicine and Pharmacy Building (Building A) is proposed as a two-story building. Space on the ground floor is allocated for a pharmacy (approximately 2,000 sf) and Adult Medicine (approximately 9,000 sf). The Adult Medicine space includes patient rooms, a laboratory, offices, medical assistance area, waiting room, restrooms, utility rooms, and supply and storage rooms. Specialty services will occupy the second floor (approximately 9,980 sf). This project is funded under the Affordable Care Act-Capital Development Grant.

The Emergency Department (Building B) will be housed in a new two-story building. Emergency functions will be located on the first floor. Space is allocated for examination rooms, a radiology unit with two radiology rooms, a central area for doctors and nurses, staff offices, staff break room, space for the Honolulu Police Department/Emergency Medical Services, medical supply storage, security, and miscellaneous storage.

The second floor will include examination rooms, retinal exam rooms, patient and provider services, a laboratory, reception area, restrooms, and storage.

Building A-1 (unnamed) will house a new maintenance shop and offices, storage for biohazardous material, and space for air conditioning equipment (chiller, pumps, and cooling tower). The approximately 2,520 square foot building will be approximately 13'-6" in height.

A Utility/Generator Building (Building C) will be constructed on a site approximately 75 feet to the west of the Emergency Department Building. The approximately 1,140 square foot building will house a 1200 KVA emergency generator to service the existing and planned improvements at WCCHC, a fuel enclosure for a 2,000 gallon above ground storage tank for the emergency generator, and electrical room. The building will be approximately 16 feet high.

The existing Dental/Lab, which adjoins the Emergency Department Building, will remain intact. The exterior will be modified to match the existing exterior character of the 3-story medical building. The interior will be renovated to accommodate its updated functions.

Existing and proposed building areas for the structures are shown in Table 1. Floor Plans for the proposed structures are shown on Sheets C, D, E, and F.

**Table 1. Existing and Proposed Building Areas**

Plan	Building Name	Existing SF*	Proposed SF
A	Integrated Adult Medicine/Pharmacy	5,546	10,818 (Ground Floor)
		0	9,981 (2 <sup>nd</sup> Floor)
B	Emergency Department	9,693	13,200 (Ground Floor)
		0	6,800 (2 <sup>nd</sup> Floor)
No Label	IT Building	836	Relocated
A-1	Biohazardous Storage	114	193
A-1	Maintenance Shop	489	495
A-1	Air Conditioning Equipment	802	975
C	Utility/Generator Building	201	1,140
No Label	Covered Walkways	1,963	2,500
No Label	Dental Lab	4,200	4,200

\*SF: Square Feet

Source: Kober/Hanssen/Mitchell Architects, 2011.

The structures will be erected on poured in place concrete foundations with a stamped concrete retaining wall and base. Pending a geotechnical investigation, the buildings may be supported on piles in lieu of poured in place concrete foundations, steel columns, and beams with concrete topping over metal decking. The exterior walls will be metal framed and covered by water resistant exterior sheathing and cementitious siding. Roof systems will be topped with a standing seam metal roof over metal purline coated with insulated material on the underside. Flat roofs will be modified bitumen over insulated material. Exterior materials, finishes, and color will match the existing Family Medical Building.

The four structures will not exceed 40-feet in height. A Perspective Rendering is shown on Sheet G.

The buildings will be designed to maximize energy efficiency while reducing its carbon footprint. Sustainable design features include designing a well-insulated thermal building envelope, specifying local materials wherever possible, specifying recycled or recyclable materials wherever possible, specifying energy efficient systems (mechanical and electrical systems), using low flow plumbing fixtures, orienting the buildings to maximize natural lighting, and using south sloping roof pitches for photovoltaic panels.

### 3. Relocation of Services

During construction, WCCHC will continue to operate the pharmacy and emergency department on-site. Specialty services will be temporarily relocated to satellite spaces in the Waianae Mall or the city of Kapolei.

IT functions will relocate to the basement of the existing 3-story Family Medicine Building located adjacent to Building A on the northwest.

Dental services will be provided at the Dental/Lab building during its renovation.

### 4. Circulation and Parking

Permanent changes to provider and public circulation patterns and the on-site parking lot adjoining the building site are not proposed. Temporary parking lot modifications and construction of temporary paths and roadways for pedestrian, automobile, and ambulance access may be necessary during construction to accommodate public and construction vehicle traffic.

The location for emergency and service vehicle access and turn-around is similar to that of the existing location, however, the size and layout will be redesigned to maximize efficient vehicle movement and minimize congestion.

### 5. Infrastructure

Water, sewer, power, and communication systems currently service the WCCHC. New infrastructure to accommodate the proposed improvements will hook-up to the respective infrastructure system.

Utility lines will be placed underground between the proposed Utility/Generator Building and the new clinical buildings.

### 6. Landscaping

The building site will be landscaped using native Hawaiian plants and/or drought tolerant plants. Landscaped areas will be equipped with underground automatic irrigation systems.

## **Economic Characteristics**

The construction cost for the proposed project is estimated at \$17.0 million. Funding sources include a Community Development Block Grant from the U.S. Department of Housing and Urban Development, a Health Resources and Services Administration grant from the U.S. Department of Health and Human Resources, State of Hawai'i, private donors, and WCCHC.

### **Construction Phasing**

The project will be constructed as five projects in three coordinated construction phases as previously described. The overall project is projected to commence in November 2011 with completion of all improvements July 2013, a period of approximately 20 months.

### **Social Characteristics**

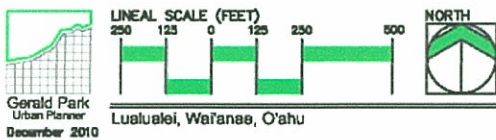
Construction will be confined to a portion of the WCCHC property hence the proposed action will not disrupt any commercial business activity nor cause the relocation of residents.

All new construction and interior and exterior renovation work will be designed in compliance with Americans with Disabilities Act Guidelines.

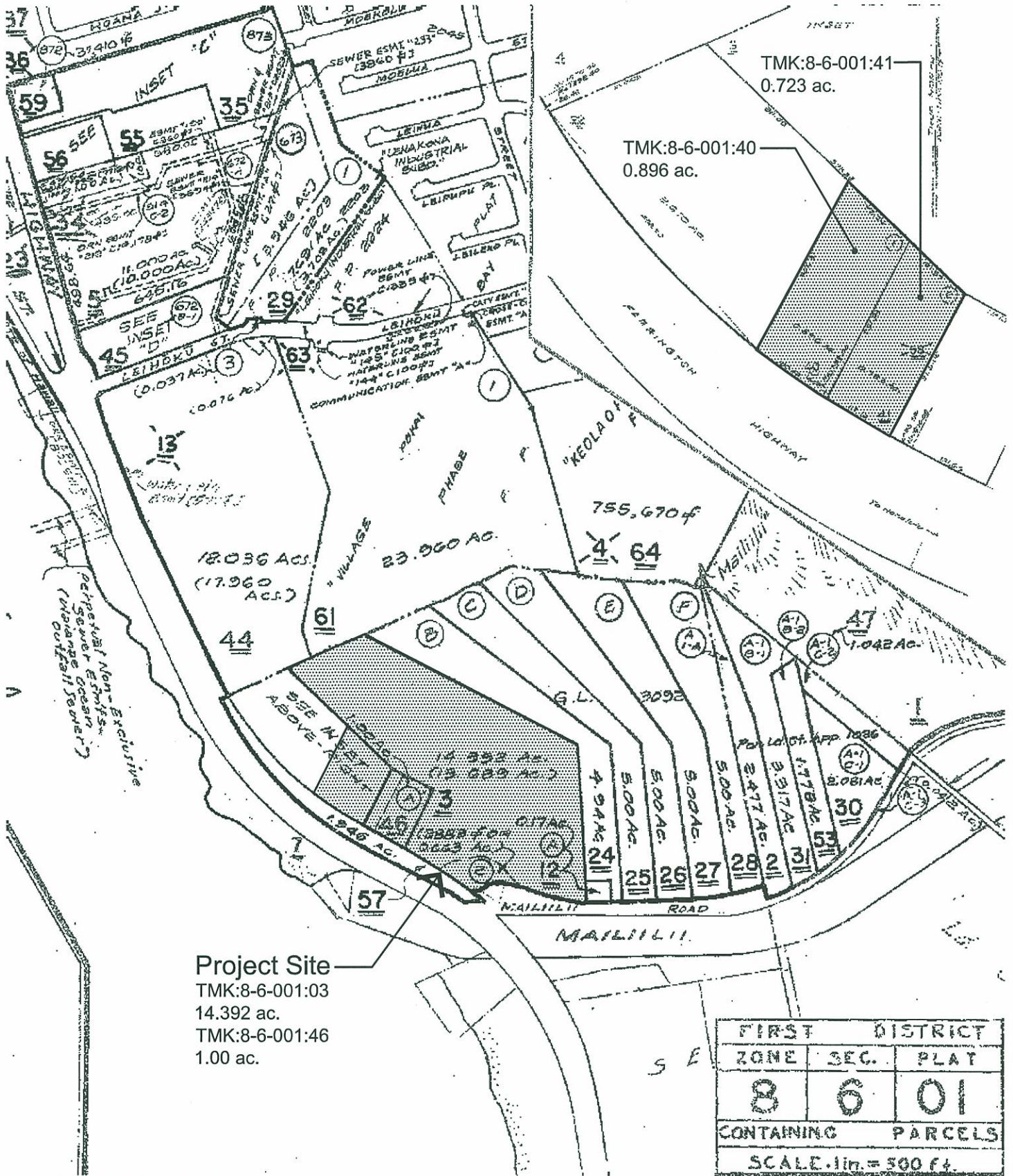


Source: USGS, National Map Viewer

Figure 1  
Vicinity Map  
Wai'anae Coast Comprehensive Health Center  
Phase II & Phase III Development Projects



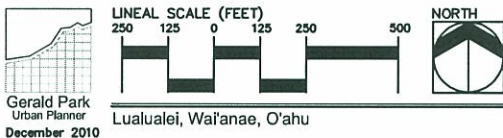


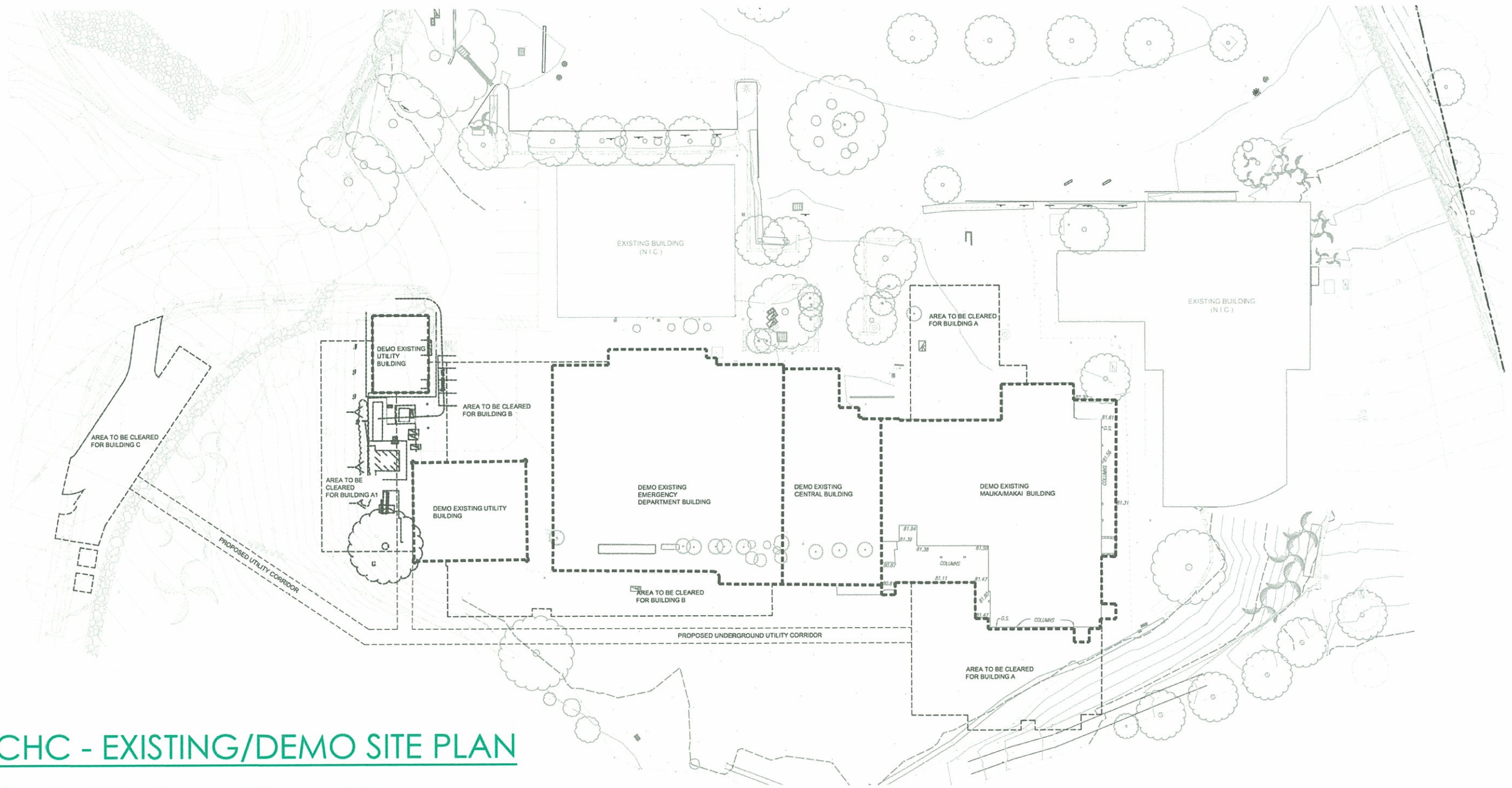


FIRST DISTRICT		
ZONE	SEC.	PLAT
8	6	01
CONTAINING		PARCELS
SCALE 1 in. = 500 ft.		

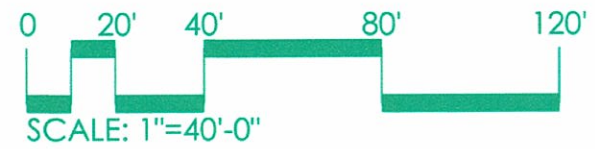
Source: City & County of Honolulu Website

Figure 2  
 Tax Map  
 Wai'anae Coast Comprehensive Health Center  
 Phase II & Phase III Development Projects





# WCCHC - EXISTING/DEMO SITE PLAN



WAIANAE COAST COMPREHENSIVE HEALTH CENTER

AUGUST 2011

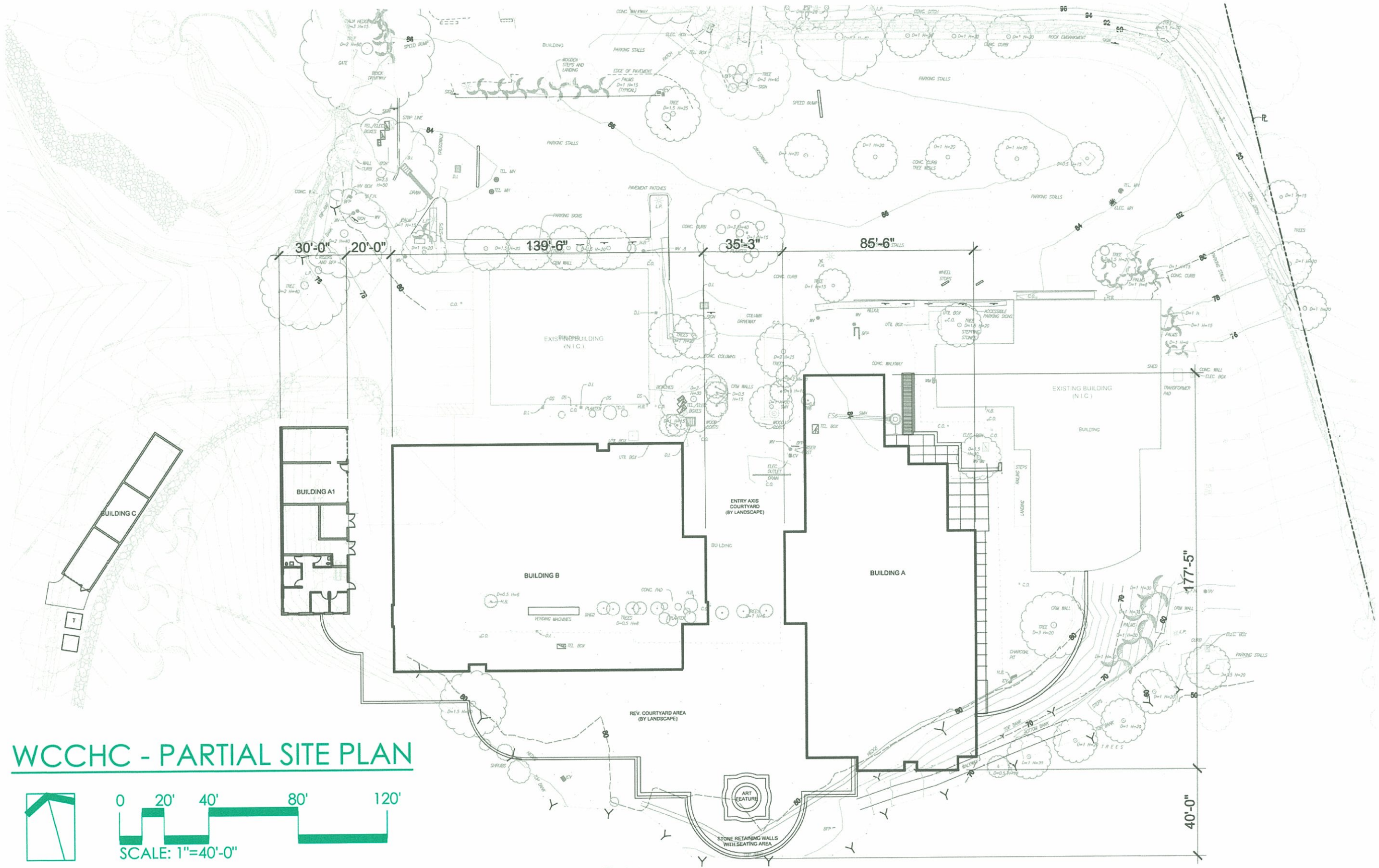


**WAIANAE COAST  
COMPREHENSIVE  
HEALTH CENTER**  
www.wcchc.com

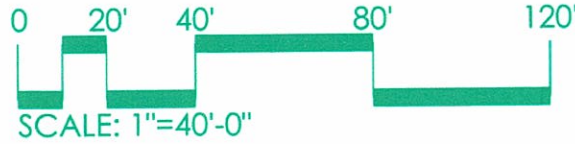
**SHEET A**

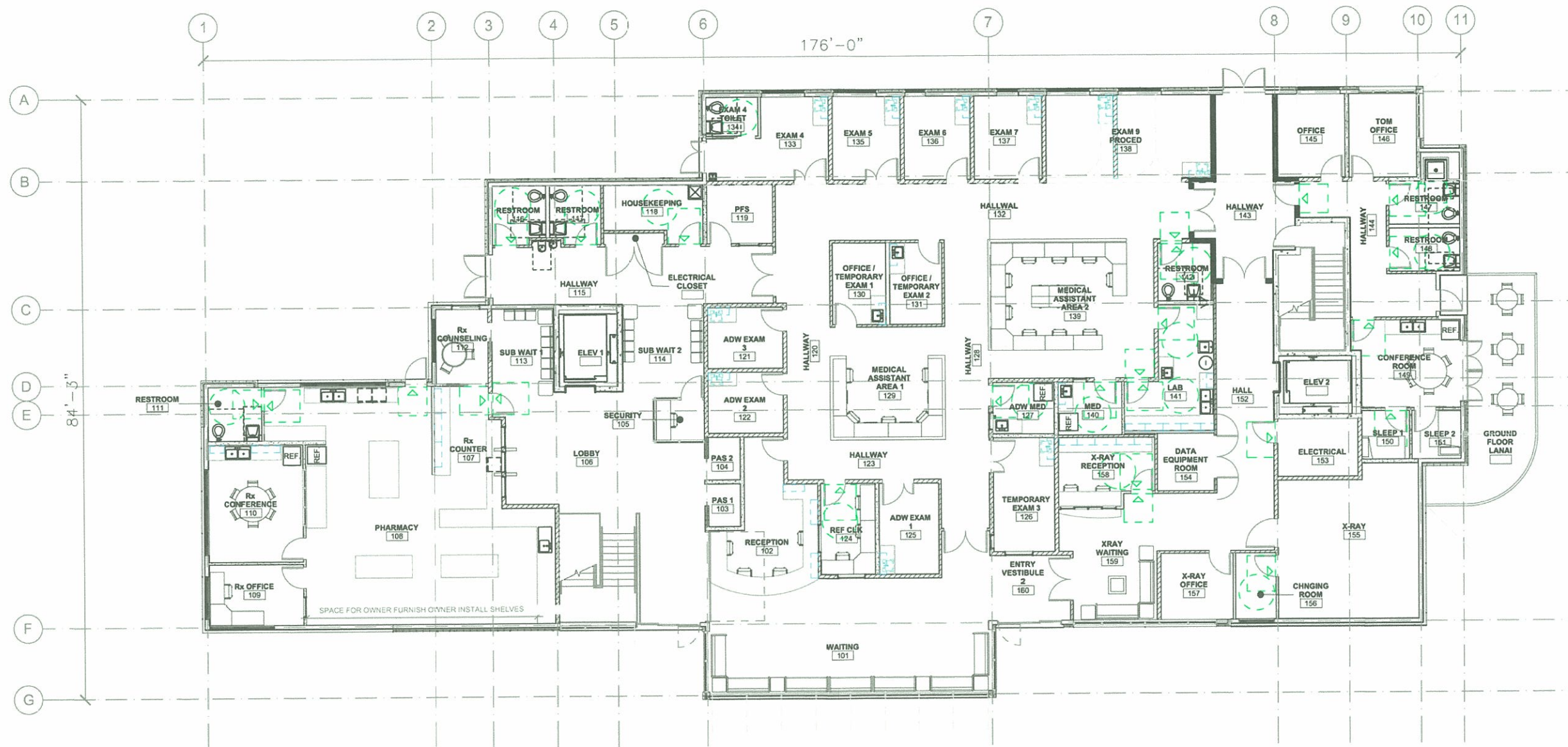
KOBER HANSSON MITCHELL ARCHITECTS





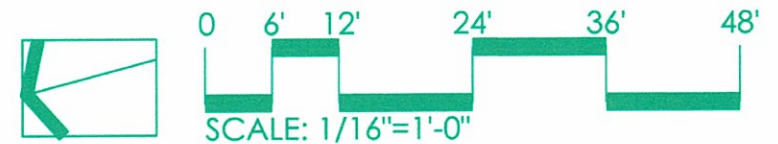
**WCCHC - PARTIAL SITE PLAN**





# BUILDING A - GROUND FLOOR PLAN

10,818 sf



WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
**BUILDING A**

AUGUST 2011

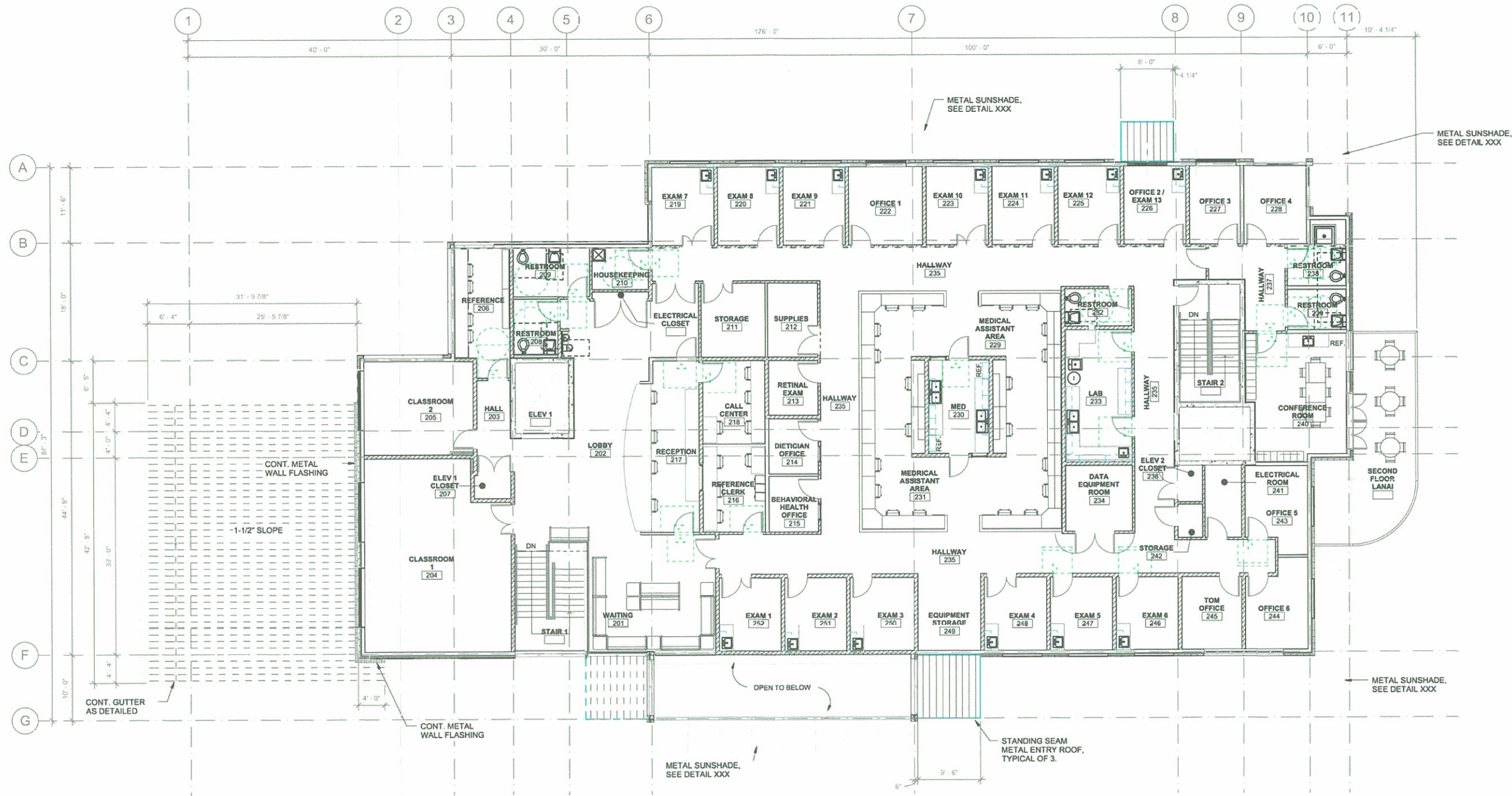


**WAIANAE COAST  
 COMPREHENSIVE  
 HEALTH CENTER**  
 www.wcchc.com

**SHEET C**

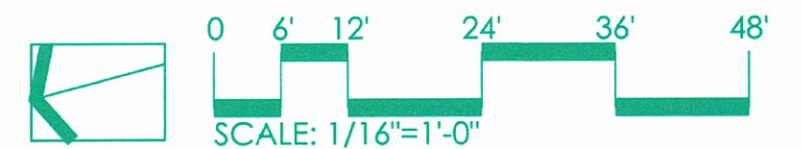
KOBER HANSEN MITCHELL ARCHITECTS





# BUILDING A - SECOND FLOOR PLAN

9,981 sf



WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
**BUILDING A**

AUGUST 2011

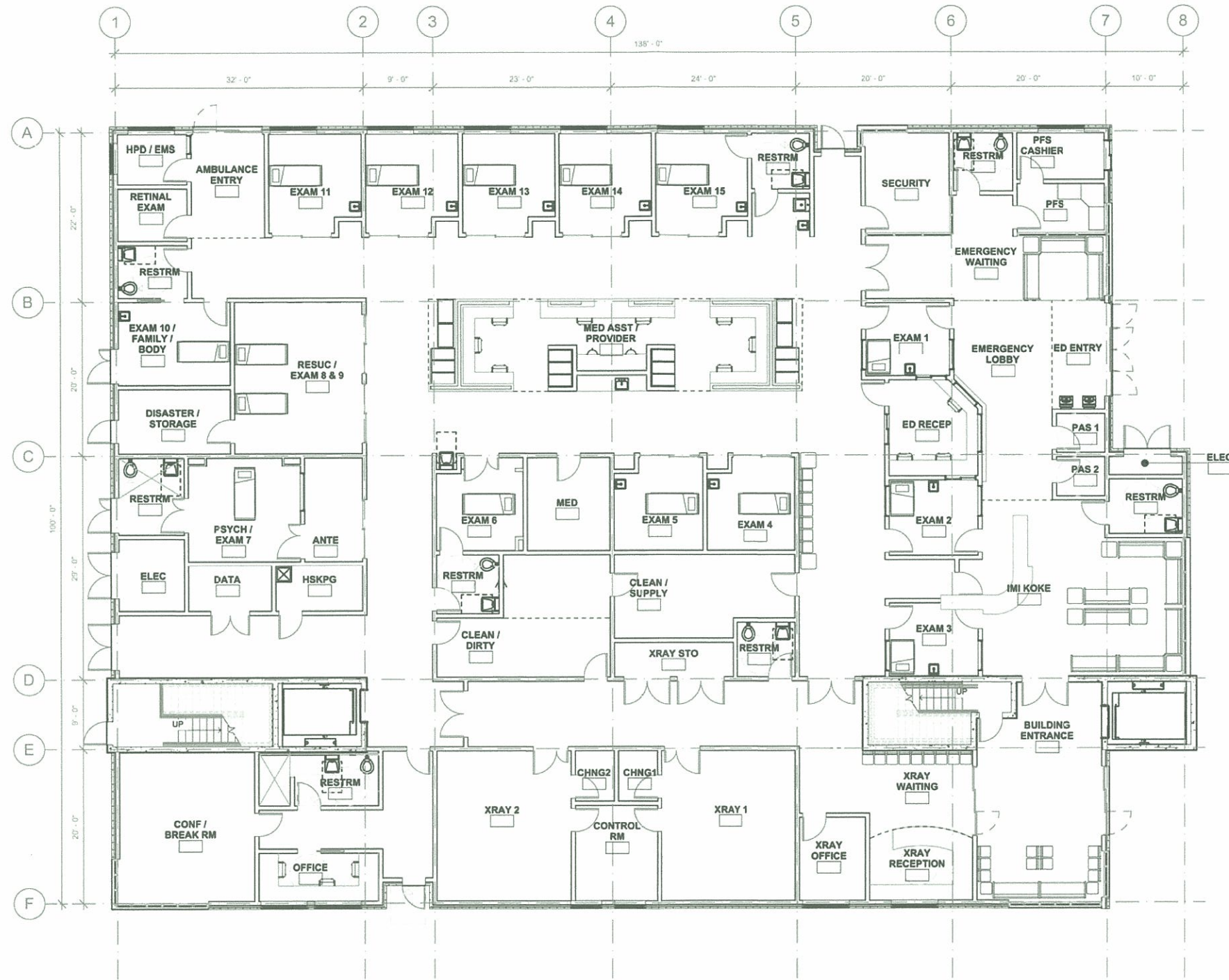


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 www.wcchc.com

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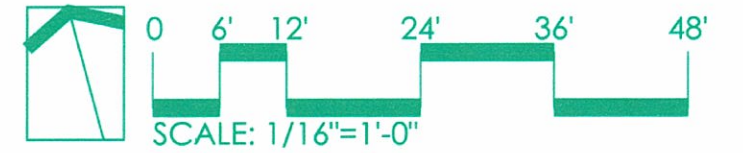
**SHEET D**





# BUILDING B - GROUND FLOOR PLAN

13,200 sf



WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
**BUILDING B**

AUGUST 2011

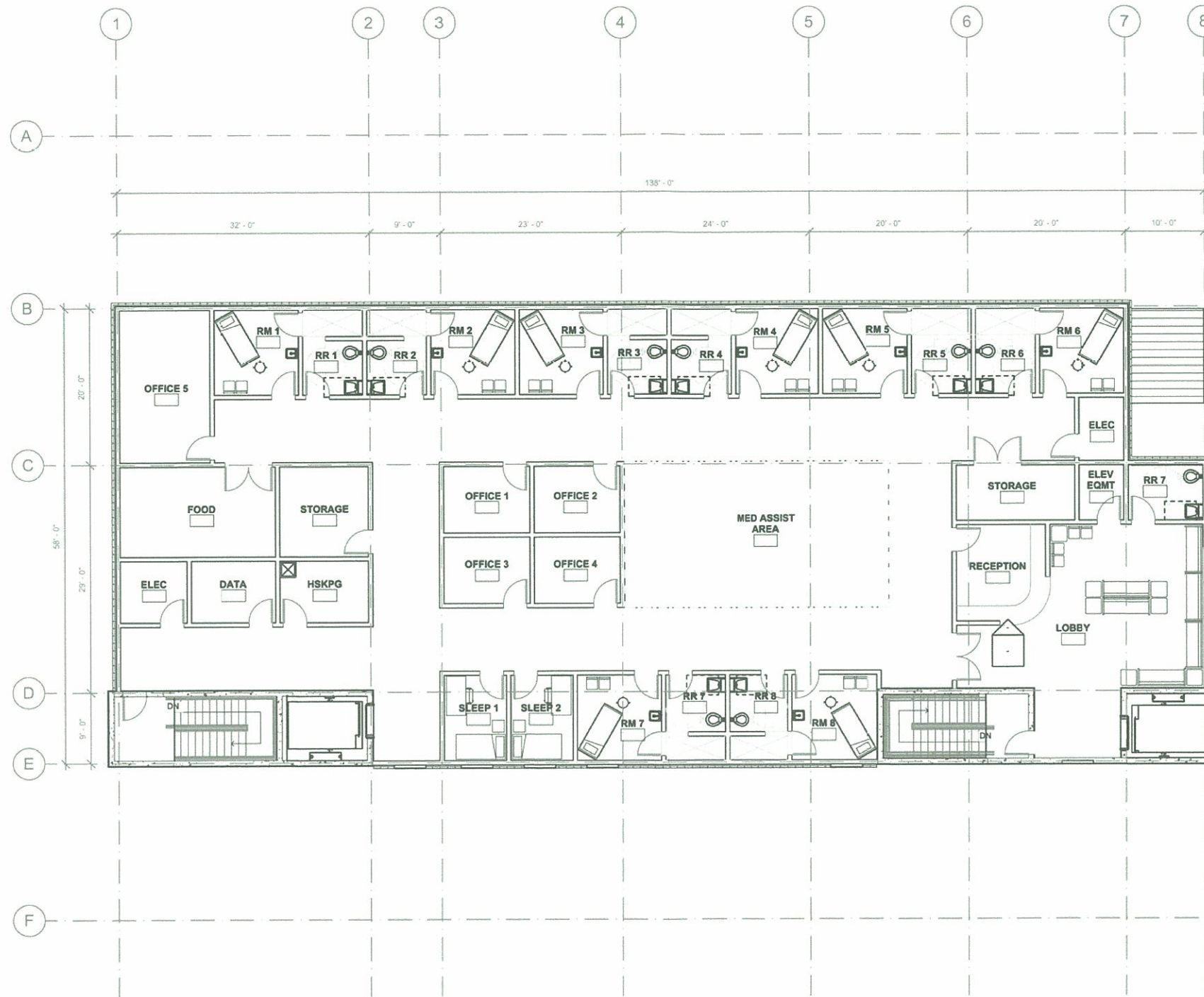


**WAIANAE COAST  
 COMPREHENSIVE  
 HEALTH CENTER**  
 www.wcchc.com

**SHEET E**

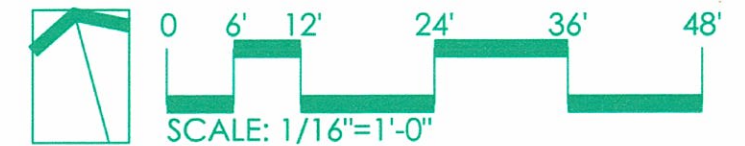
KOBER HANSEN MITCHELL ARCHITECTS





## BUILDING B - SECOND FLOOR PLAN

6,800 sf



WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
**BUILDING B**

AUGUST 2011

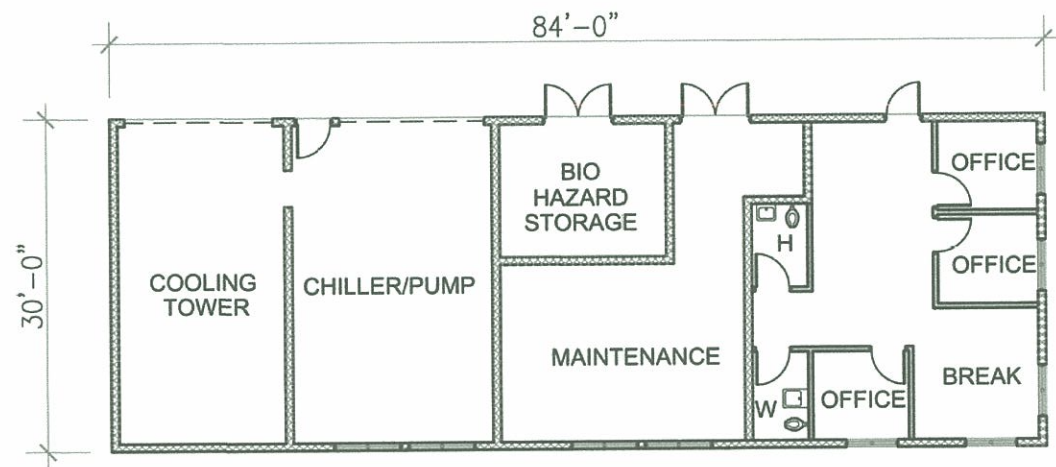


WAIANAE COAST  
**COMPREHENSIVE  
 HEALTH CENTER**  
 www.wcchc.com

**SHEET F**

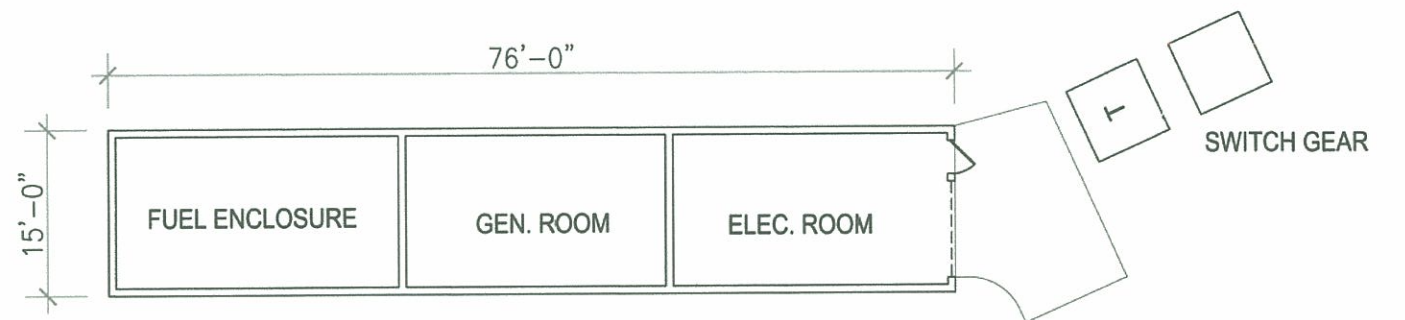
KOBER HANSEN MITCHELL ARCHITECTS





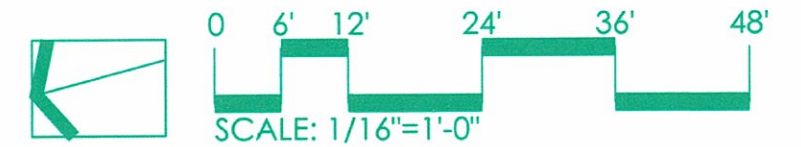
**BUILDING A1 - GROUND FLOOR PLAN**

2,520 sf



**BUILDING C - GROUND FLOOR PLAN**

1,140 sf







WCCHC - PERSPECTIVE RENDERING

note: rendering is for conceptual purposes only and subject to modification

WAIANAE COAST COMPREHENSIVE HEALTH CENTER

AUGUST 2011



**WAIANAE COAST  
COMPREHENSIVE  
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**SHEET H**



## EXISTING CONDITIONS AND TRENDS

Beginning in 1976, WCCHC has provided emergency medical services to Waianae Coast Communities from its present location. Along with 24-hour emergency care, laboratory, radiology, and security services are available around the clock. Ambulance service is provided and the facility is designed with a helipad on its front lawn. Severe trauma patients are stabilized through the emergency department and can be transported by ambulance or helicopter to another medical facility.

In 1976, the Primary Health Care/Specialty Clinic and Pharmacy opened offering outpatient services. Today the range of services includes adult medicine, internal medicine, gerontology, podiatry, obstetrics-gynecology, dermatology, general surgery, orthopedic surgery, and pharmacy.

Dental services began in 1995 when construction of the existing Dental/Lab Building was completed.

The Primary Health Care/Specialty Clinic and Pharmacy Building and the Emergency Department Building are old having served the WCCHC and the community for 35 years. As stated in the purpose for the proposal, the upgrades to both structures will improve existing patient-care capacity demands, correct space and operational deficiencies, and improve on WCCHC's ability to provide needed medical care.

Site conditions are shown in the Site Photographs and described in the section on Environmental Characteristics.

### Environmental Characteristics

**Climate** conditions along the leeward coast of the Island of O'ahu can be characterized as hot and dry. Annual rainfall averages less than 25 inches along the coastline to 80-100 inches at the higher elevations of the Wai'anae Mountains. Daily temperatures range between 72° and 80° Fahrenheit and can reach the low to mid-90s during the summer. Prevailing winds blow from the northeast direction at an average 10-13 miles per hour (Park, Gerald Urban Planner, 2000).

The WCCHC is located on the east facing **slope** of Pu'u Mā'ili'ili a prominent natural landform on the Wai'anae Coast. Ground elevation falls from a high of about 275 to 300 feet above mean sea level in the northwest corner to a low of approximately 15 feet msl at Mā'ili'ili Road in the southeast corner. Along this northwest-southeast gradient, ground slope averages 20%. Although the site is steeply sloped, the main clinic buildings are sited on a flat section (or plateau) in the middle of the eastern half of the lot.

The US Soil Conservation Service (1972) maps four (4) **soil** types occurring over the property and adjoining land. The soil types are naturally arranged in east-west horizontal "bands" over the property. In ascending order, these bands are Pulehu clay loam (PsA), Keaau stony clay (KmaB), Lualualei extremely stony clay (LPE), and Rock Land (rRK). Based on this preparer's interpretation, the clinic buildings are sited within the band of Keaau soils. Keaau soils pose a slight erosion potential and runoff is slow.



Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4.

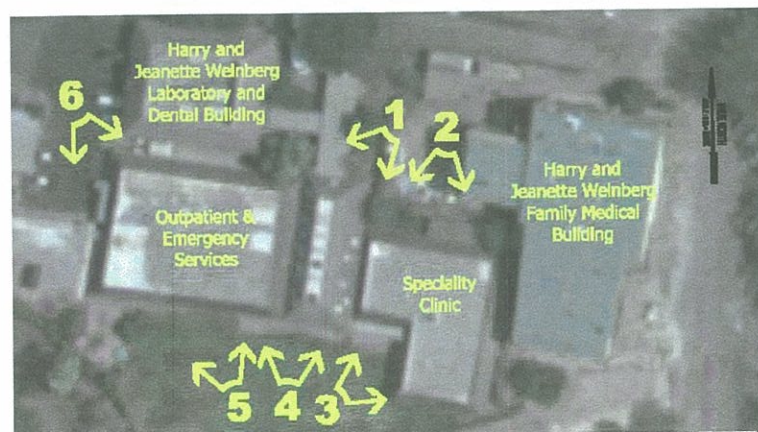


Photograph 5.



Photograph 6.

Aerial: USGS National Map Viewer  
Photographs: Gerald Park



**Photo Key Map**  
GRAPHIC SCALE IN FEET  
50 25 0 50 100

- Photograph 1. Covered Walkway to Central Waiting Area and Emergency Department.
- Photograph 2. Primary Health Care/Specialty Clinic and Pharmacy Building Looking South from Parking Area.
- Photograph 3. Primary Health Care/Specialty Clinic and Pharmacy Building Looking East.
- Photograph 4. North View of Central Waiting Area (Center). Partial Views of Emergency Department on Left and Primary Health Care/Specialty Clinic and Pharmacy on Right.
- Photograph 5. Emergency Department Looking North.
- Photograph 6. Emergency Department and Entry for Ambulance Patients.



Luakalo, Waianae, Oahu

Site Photographs  
Wai'anae Coast Comprehensive Health Center  
Phase II & Phase III Development Projects

Wai'anae Coast Comprehensive Health Center

The **Flood Insurance Rate Map** (Federal Emergency Management Agency, 2005) for the area (See Figure 3) places the property in Flood Zone “D” which is defined as “Areas in which flood hazards are undetermined, but possible.”

Coastal lands *makai* of the WCCHC property including Farrington Highway are within a **coastal high hazard area** and subject to inundation from the 1% chance annual flood. Tsunami evacuation zone maps prepared for the Wai‘anae coast depict an evacuation zone on the *makai* and *mauka* sides of Farrington Highway and extending inland following Mā‘ili‘ili Road and Mā‘ili Stream channel for approximately 0.75 miles.(Department of Planning and Permitting, 2010). In general, the evacuation zone includes the lower slopes of the three WCCHC properties adjoining Farrington Highway but not the building site which is on higher ground.

There are no **streams, rivers, ponds, wetlands**, or surface water features on the property. Mā‘ili Stream flows *mauka* to *makai* parallel with Mā‘ili‘ili Road about 60 feet to the east from the WCCHC entry driveway. An approximately 0.75 mile section of the stream from the ocean inland into Mā‘ili Valley flows within a 150 foot wide concrete channel. The channel passes under Farrington Highway and discharges into the ocean.

According to **groundwater** maps prepared by Mink and Lau (1990), the property overlies the Lualualei aquifer of the Waianae aquifer sector (See Table 2).

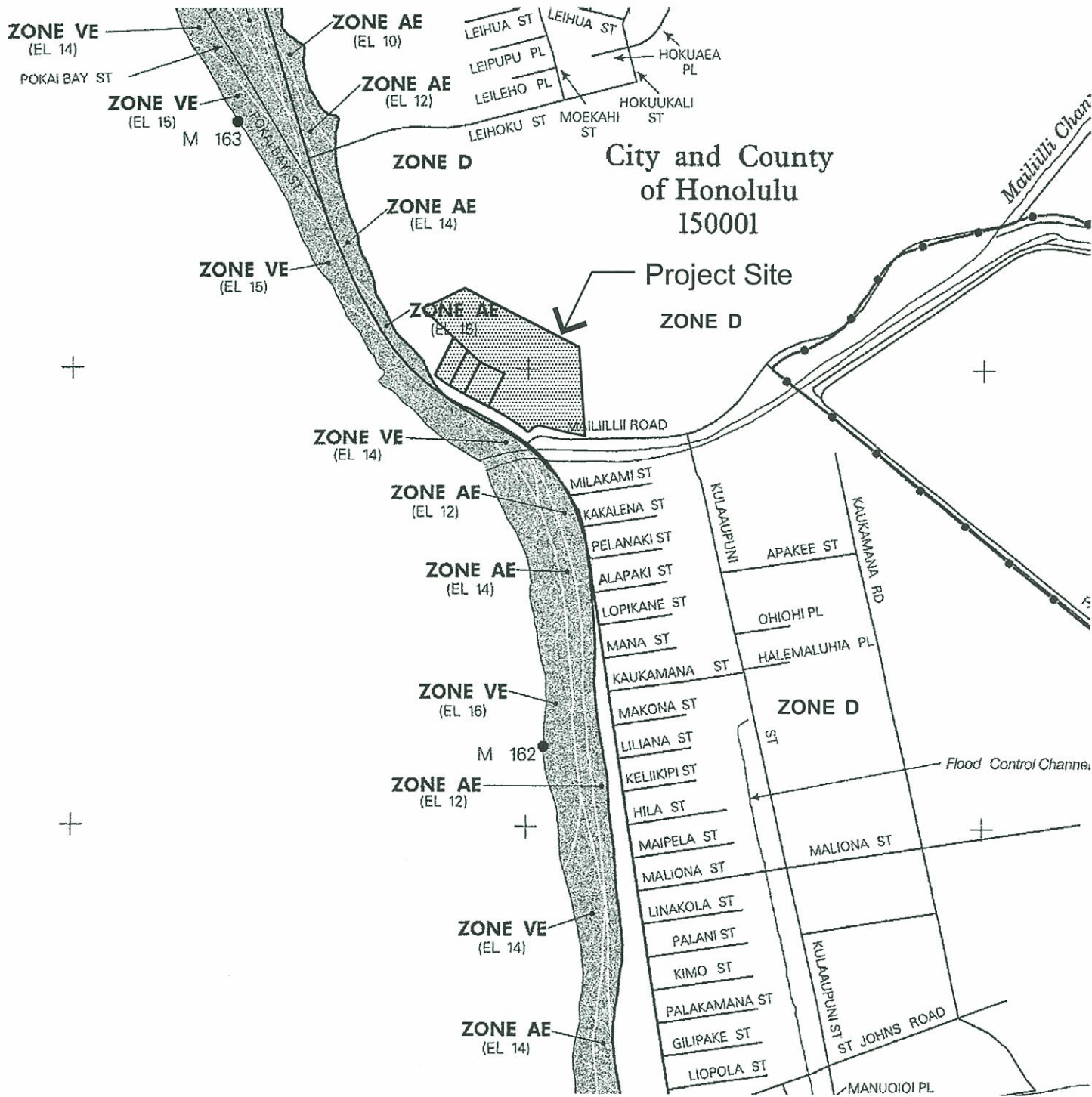
**Table 2. Aquifer Classification System Code**

<b>Aquifer Code</b>	<b>30302116</b>	<b>30302122</b>
Island Code	3 - Oahu	3 - Oahu
Aquifer Sector	03 - Waianae	03 - Waianae
Aquifer system	02 - Lualualei	02 - Lualualei
Aquifer Type, hydrogeology	1 - Basal	1 - Basal
Aquifer Condition	1 - Unconfined	2 - Confined
Aquifer Type, geology	1 - Sedimentary	2 - Dike
<b>Status Code</b>	<b>13311</b>	<b>23323</b>
Developmental Stage	1 - Currently Used	2 - Potential Use
Utility	3 - Neither	3 - Neither
Salinity (in mg/L Cl <sup>-</sup> )	3 - Moderate (1,000-5,000)	2 - Low (250-1,000)
Uniqueness	1 - Irreplaceable	2 - Replaceable
Vulnerability to Contamination	1 - High	3 - Low



Source: Mink and Lau, 1990.

The Lualualei aquifer is characterized by an unconfined sedimentary aquifer above a confined dike aquifer. The sedimentary aquifer is comprised of moderately brackish water, is currently being used (but not for drinking water), and is highly vulnerable to contamination. The dike-confined aquifer also is not used for drinking water, is low in salinity, and has a low vulnerability to contamination.

A variety of **landscape plantings** are found throughout the project limits. Trees include monkeypod, kukui, fiddlewood, breadfruit, noni, coral tree, plumeria, and Hong Kong orchid. Areca and Manila palms also dot the landscape. Common shrubs are planted under the building eaves, in a circular turnaround at the front of the Emergency Department, and



**Legend**

-  Special Flood Hazard Zone Subject to Inundation by the 1% Annual Chance Flood
-  Zone D Areas in which Flood Hazards are Undetermined, but Possible. Annual Chance Floodplain.
- Zone A No Base Flood Elevation Determined.
- Zone AE Base Flood Elevation Determined.
- Zone VE Coastal Flood Zone with Velocity Hazard (Wave Action); Base Flood Elevations Determined.

Source: Federal Emergency Management Agency  
 Flood Insurance Rate Map  
 Map Number 15003C0195G  
 Date: June 2, 2005.



Gerald Park  
 Urban Planner  
 December 2010

Luualualei, Wai'anae, O'ahu

**Figure 3**  
 Flood Insurance Rate Map  
 Wai'anae Coast Comprehensive Health Center  
 Phase II & Phase III Development Projects

around a sitting area overlooking Farrington Highway and the ocean below. These shrubs include hibiscus, croton, laua'e fern, mock orange, ti, jade plant, agave, podocarpus, aloe, and Tahitian gardenia. Lawns at the front and rear of the buildings are planted in zoysia grass.

An 'ulu tree (breadfruit) was planted many years ago by a Native Hawaiian Traditional Healer, Gregory Nali'iema, also known as Papa Kala. This tree holds a high degree of importance and cultural significance to WCCHC. Papa Kala was a well renowned traditional healer on the Wai'anae Coast. In 1982, on the 10<sup>th</sup> anniversary of the founding of WCCHC, Papa Kala planted the 'ulu tree. WCCHC's Board of Directors and the Kupuna community, out of support of the founders, have designated the tree as significant and to remain where planted. The tree is planted at the northwest corner of the Harry and Jeanette Weinberg Family Medical Building and will not be impacted by the proposed improvements.

None of the observed **flora** within the project limits is considered rare, threatened or endangered or proposed for that status. All are common plant materials found and used in landscaping throughout the Hawaiian Islands.

No **wildlife** was observed at the time of our field inspection. Feral cats were observed dozing under a propane gas tank behind the Emergency Department.

Barred dove, mynah, and sparrow were the only **birds** observed. All are common throughout the State of Hawaii and not listed as rare, threatened, or endangered.

**Archaeological resources** were not observed on the ground surface of the building site. The existence of archaeological resources were removed by construction of the existing Primary Health Care/Specialty Clinic and Pharmacy, Emergency Department, Dental Lab, Central Waiting Area, associated walkways, and driveways and parking pavement.

An archaeological assessment of the four properties comprising the WCCHC was conducted in 1994 by the Bishop Museum. The assessment documents that surface and subsurface historic sites are not present. The State Historic Preservation Division (SHPD) reviewed the archaeological assessment and stated: "future construction activities for this project will have "no effect" on historic sites (Hibbard, 1995, Young, 2003)." The SHPD "no effect" correspondence is found in Appendix A, No. 1.

A Phase I Environmental Site Assessment ("ESA") was conducted to evaluate existing conditions, investigate the environmental history, and identify the presence of **recognized environmental conditions** (REC) within and around the site (Environet, 2010). A REC is *the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property.*

The findings of the site reconnaissance component of the ESA are summarized below. Excerpts from the ESA are attached as Appendix B.

- No large quantities of hazardous chemical containing materials and waste were observed.
- Small quantities of flammable and hazardous materials were observed and were properly stored in approved flammable and hazardous material cabinets.

- Stains and chemical odors were not observed.
- Stressed vegetation was not observed.
- Two above ground storage tanks containing propane (575 and 125 gallons) are located on-site. A below ground 750 gallon grease trap was located near the cafeteria building. This tank is pumped on a regular basis and no spills or overflows have been reported for this tank. A diesel generator is available during emergency power outages. No spills or leaks have been reported for the generator.
- Chlorofluorocarbons (“CFCs”) may be present in the central air conditioning and refrigeration units. CFCs require proper and specific removal and disposal if the equipment containing them is no longer needed or the building is to be renovated/demolished.
- Fluorescent light ballasts and transformers manufactured before 1979 can contain Polychlorinated Biphenyl (PCB) materials. PCB containing ballasts may be present but would not be a REC unless they leak or are disposed of. Two Hawaiian Electric Company (“HECO”) transformers were observed on-site. HECO was contacted to check on the status of the transformers and they confirmed they were PCB free.
- The interior of the buildings utilized fluorescent lamps which contain fluorescent light bulbs. Such bulbs can contain small amounts of mercury and lead and legally cannot be disposed of in local landfills in large quantities. Large quantities (greater than five bulbs at one time) of fluorescent bulbs must be disposed of at a mainland EPA approved disposal facility or recycler.
- RECs were not observed at any of the properties adjacent to the Site.

Environmental Protection Agency regulatory record:

- National Priority List: One NPL site within one mile. Not a potential concern.
- RCRA CORRACTS: None within 1.0 mile or adjacent to. The Site is not listed.
- Delisted NPL: None within 0.5 mile.
- CERCLIS List: One CERCLIS site within 0.5 mile. Not a potential concern.
- RCRA TSD: None located on or within 0.5 mile.
- CERCLIS-NFRAP: None located on or within 0.5 mile.
- RCRA Generators: Not listed and no adjacent property RCRA generators.
- ERNS List: Not listed on the ERNS list.
- EPA Controls: Not listed on EPA Institutional and Engineering Controls Lists.

The Coastal View Study (Chu and Jones, 1987) does not identify significant **coastal views** over the property from the State highway (Farrington Highway) nearest the coastline (Section B Pōka’i Bay, Wai’anae Viewshed). In the vicinity of the WCCHC, coastal views are available across Lualualei Beach Park and Mā’ili Beach Park but there is nothing visually distinctive about this roadway view (Ibid).

The Study indicates that the “primary view objects include the land forms (Pu’u Mā’ili’ili and Pu’u O Hulu Kai) both rising to over 700 feet in elevation, the ocean and lateral coastal views as seen across the parks, and the distant Wai’anae Mountains.”

Important stationary coastal views are available from the “... Lualualei Beach Park, and Mā’ili Beach Park. These stationary views are linked by the continuous Park designation along the shoreline and are major recreational sites in Wai’anae. Stationary views are most significant when viewing laterally along the shoreline and viewing back towards the mountains. Views are fairly intact and unified (Ibid)”.

The WCCHC is approximately 0.2 miles from and overlooks the **shoreline** and the western end of Lualualei Beach Park.

### **Land Use Controls**

The property is classified Urban by the State Land Use Commission (See Figure 4), identified as "Rural" on the General Plan, designated Rural Residential on the Wai'anae *Sustainable Communities Plan*, and zoned B-2 Community Business District.

"The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of Oahu's residents and the strategies of actions to achieve them. It is the focal point of a comprehensive planning process that addresses physical, social, economic and environmental concerns affecting the City and County of Honolulu (General Plan)."

The general plan sets forth objectives and policies in eleven functional areas that can be achieved within a 20-year time span. General plan functional areas objectives and policies applicable to the proposed project are listed below.

#### Health and Education

Objective A To protect the health of the people of Oahu.

Policy 1 Encourage the provision of health-care facilities that are accessible to both employment and residential centers.

Policy 2 Encourage prompt and adequate ambulance and first-aid services in all areas of Oahu.

The WCCHC is located in an area designated Agriculture (or Rural Residential) by the Wai'anae Sustainable Communities Plan (See Figure 5). Sustainable Plan policies for health care services and facilities are:

#### 4.8.2 General Policies Pertaining to Health Care Facilities

##### 4.8.2.1 Quality Facilities

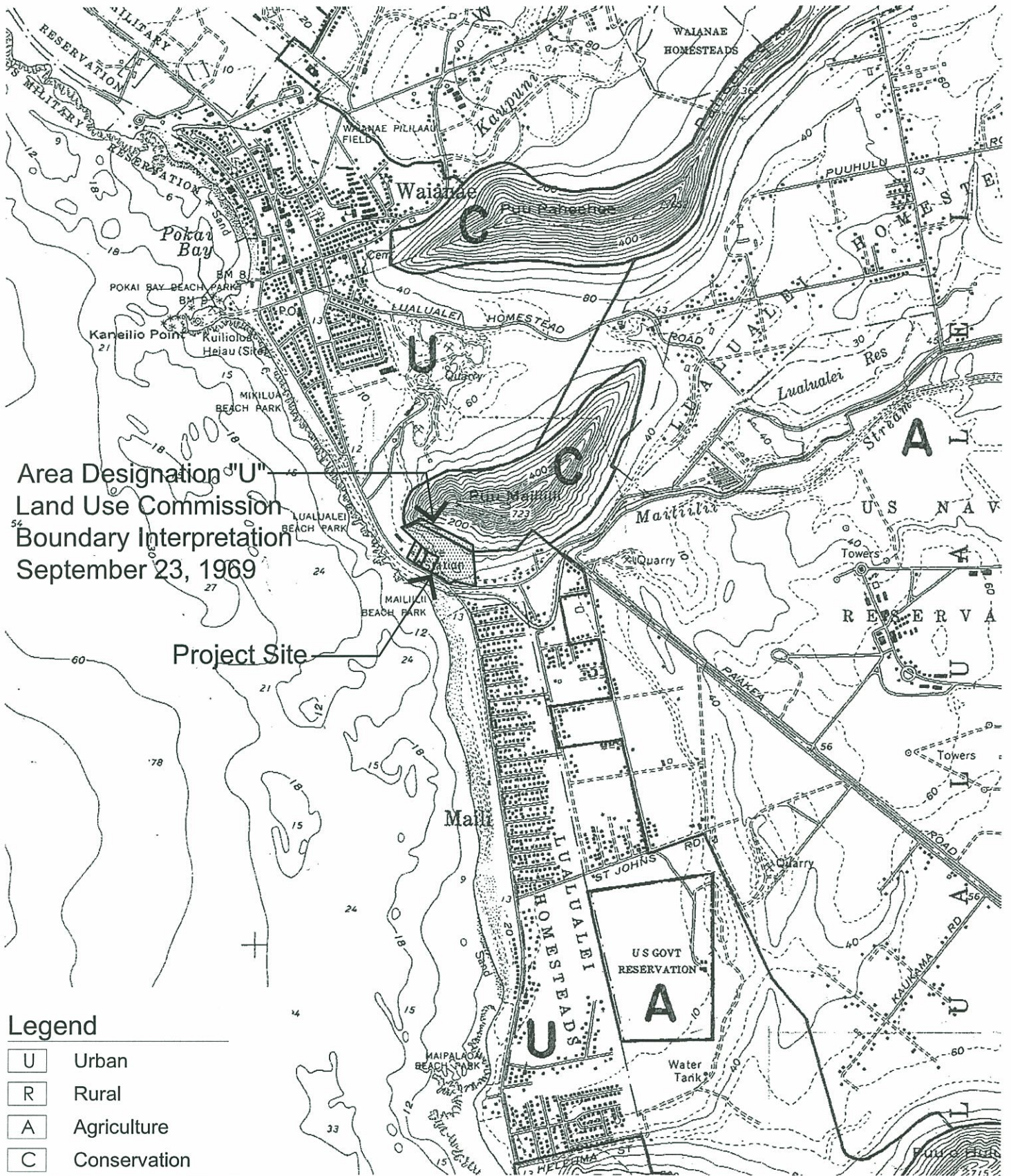
Support and assist community health care facilities and programs to ensure high quality health care for Wai'anae residents.

##### 4.8.2.2 New Facilities

Assess the need for new health care facilities, including possibly a full-service hospital. Proceed with planning and funding of new health care facilities.

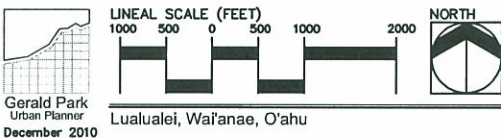
The property is zoned B-2 Community Business District (See Figure 6). The "intent of this zoning district is to provide for community-wide business establishments, serving several neighborhoods and offering a wider range of uses than is permitted in the B-1 district." Medical clinics are a permitted use in the zoning district.

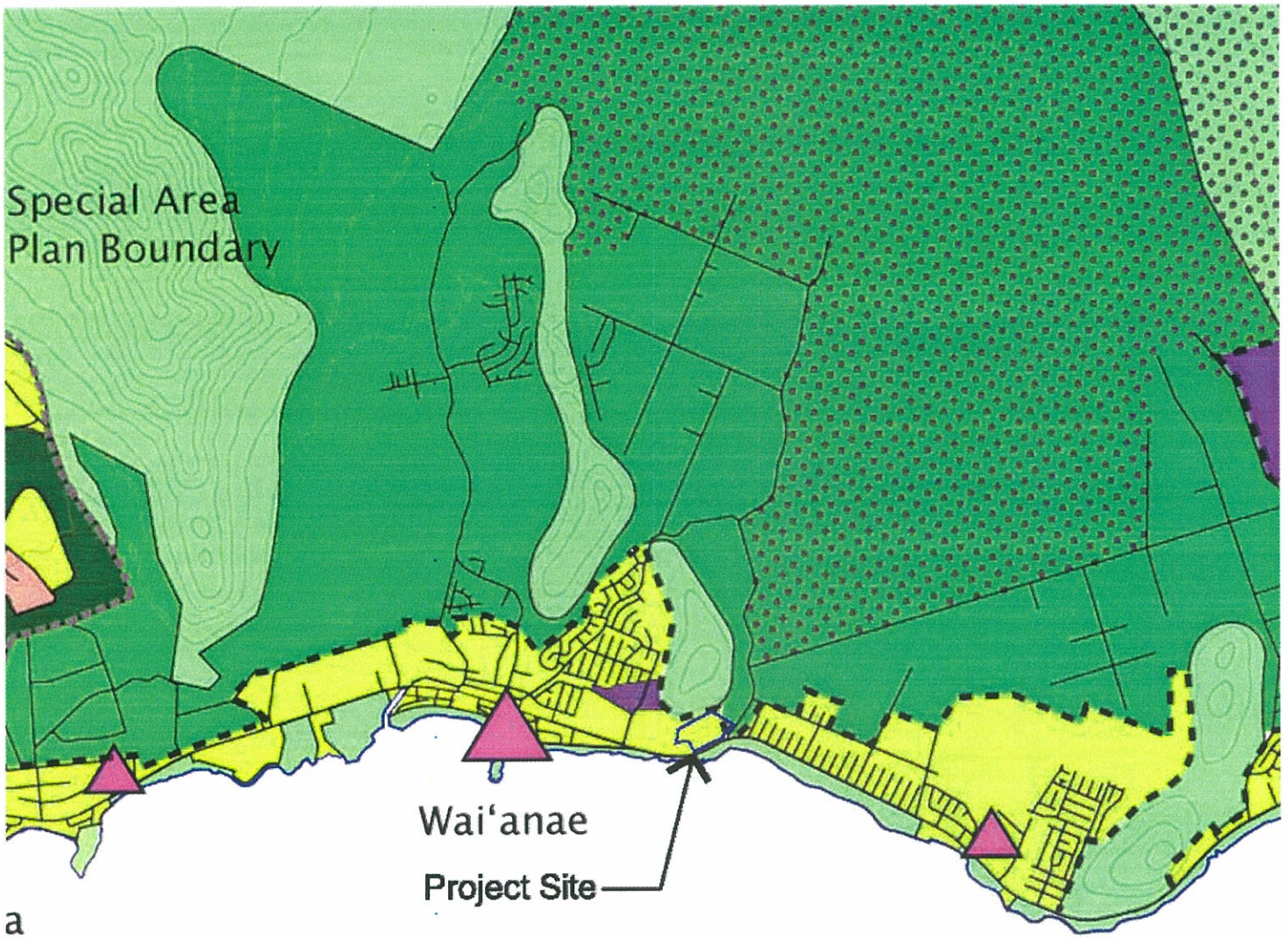




Source: State of Hawaii, Land Use Commission,  
Wai'anae (O-2) Quadrangle, December 23, 1974

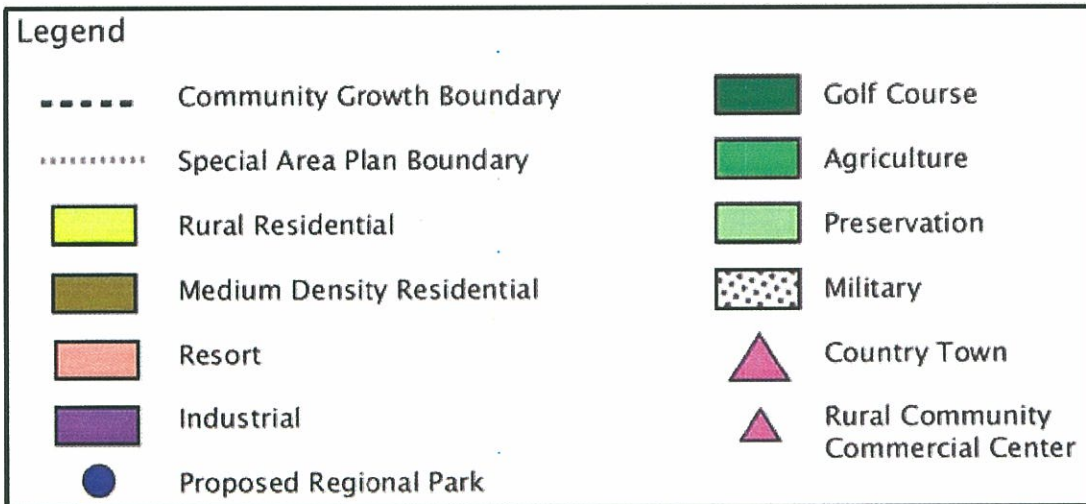
Figure 4  
State Land Use Districts  
Wai'anae Coast Comprehensive Health Center  
Phase II & Phase III Development Projects





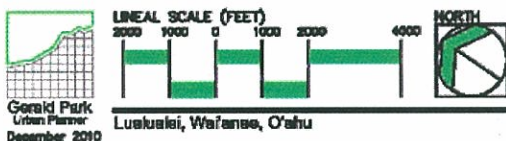
a

Mā'ili/Lualualei



Source: City & County of Honolulu WebSite

**Figure 5**  
 Wai'anae Sustainable Communities Plan  
 Land Use Plan  
 Wai'anae Coast Comprehensive Health Center  
 Phase II & Phase III Development Projects



The WCCHC property is located entirely within the County delineated Special Management Area. The Honolulu City Council approved Special Management Area Use Permit (SMA Use Permit No. 94/SMA-1) in June 1996 (Resolution 93-345 CD 1) to allow implementation of master plan improvements (DPP Correspondence, 2010). Subsequent to approval of the SMA Permit, the City Council approved a major modification (No. 2008/SMA-30) to SMA Use Permit No. 94/SMA-1 to allow a new family medical building in 2008. More recently, the Department of Planning and Permitting approved a minor modification to SMA Use Permit No. 94/SMA-1 allowing minor modifications to the approved SMA Use Permit.

### **Public Facilities and Services**

**Farrington Highway**, an undivided four lane, two-way, all-weather surfaced roadway, passes to the south of the WCCHC site. It is the only major public thoroughfare linking Leeward Coast communities with other parts of the island. In the vicinity of the WCCHC property, the State-owned highway is fully improved with curbs, gutters, and sidewalks. The posted speed limit is 35 mph near the intersection of Farrington Highway and Mā'ili'i Road. Vehicle movement at the intersection is controlled by a traffic signal.

The property has no street frontage on Farrington Highway. Vehicle access and egress is from two driveways on Mā'ili'i Road. The primary entry is from a driveway approximately 300 feet from Farrington Highway. An emergency driveway is located about 60 feet from Farrington Highway. This one-way driveway and road is also used for patient and visitor vehicle egress.

**Water** service is provided by the Honolulu Board of Water Supply. There is one existing eight-inch compound water meter, one two-inch domestic water meter, and two existing one-inch domestic water meters serving the project site (BWS, 1994).

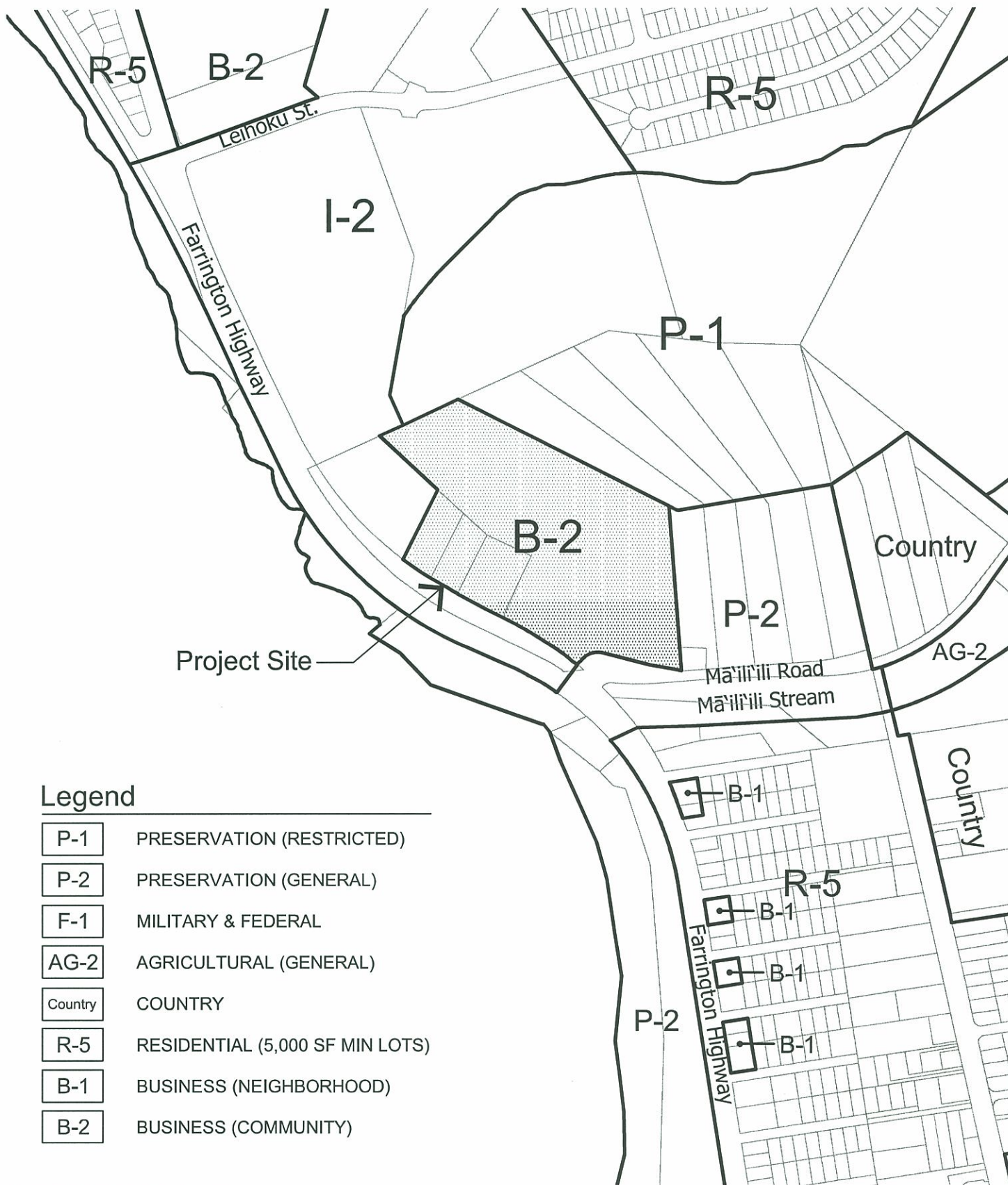
WCCHC is served by connection to the city **wastewater** system. Liquid waste is conveyed to the City's Wai'anae Wastewater Treatment Plant for treatment and ocean disposal.

**General office waste** is collected daily and disposed of in trash bins located behind the Emergency Department. Waste is collected twice weekly by a private hauler for disposal.

**Medical waste** (bandages, swabs, gauze, and syringes, for example) is disposed of in biohazardous containers placed in each examination/treatment room. The containers are changed out daily or more frequently as needed and stored in a biohazardous storage building to the rear of the Emergency Department. A private contractor collects the waste twice weekly for disposal.

The WCCHC does not have a recycling program *per se* for white paper, cardboard, aluminum containers, and plastics. Employees, however, are allowed to collect recyclable materials on their own initiative.

**Fire protection service** originates from the Wai'anae Fire Station (Engine 26 and Ladder 26) located slightly more than 1.5 miles away in Wai'anae town. On-site fire protection is provided from fire hydrants and new buildings are equipped with fire sprinklers. The existing access roads from Mā'ili'i Road, driveways, parking areas, and turnaround is adequately sized to accommodate a fire apparatus and ladder truck.

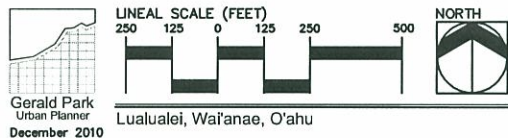


**Legend**

P-1	PRESERVATION (RESTRICTED)
P-2	PRESERVATION (GENERAL)
F-1	MILITARY & FEDERAL
AG-2	AGRICULTURAL (GENERAL)
Country	COUNTRY
R-5	RESIDENTIAL (5,000 SF MIN LOTS)
B-1	BUSINESS (NEIGHBORHOOD)
B-2	BUSINESS (COMMUNITY)

Source: City & County of Honolulu Website

Figure 6  
Zoning Map  
Wai'anae Coast Comprehensive Health Center  
Phase II & Phase III Development Projects



The Wai'anae Coast is part of the Honolulu Police Department's Patrol District 8 comprised of the geographic area between 'Ewa on the south and Ka'ena Point on the north. **Police protection** for Patrol District 8 originates from the Kapolei District Station in Kapolei about 12 miles to the southeast of Mā'ili.

The City and County of Honolulu is proposing to construct a new police station in Waianae town. The Police Department is proposing to reapportion Patrol District 8 and create a new Wai'anae Patrol District 9. It is anticipated that the reapportionment will improve and focus policing coverage for the Wai'anae coastline from Nanakuli to Ka'ena Point (Park, 2010).

**Power and communication** service is provided from overhead systems along the section of Farrington Highway fronting the WCCHC. Within the building site, utility services are underground.

Beaches along the Leeward Coast are a principal recreational, visual, and open space resource for residents and visitors. The City and County of Honolulu manages eight (8) **beach parks** between Nānākuli on the south and Kea'au on the north. One of the beach parks, Lualualei Beach Park, is located across Farrington Highway from the WCCHC.

There are no public parks at the WCCHC, however, active and passive recreation are provided for patients. Five trails of varying degrees of difficulty span the grounds and promote walking as physical exercise. An amphitheater and fountain provides patients and their *ohana* places for passive activities and self-reflection. A Native Hawaiian garden supports Native Hawaiian healing practices at WCCHC.

**STATUTORY CHECKLIST**  
(24 CFR §58.5)

**Factors Documentation**  
**Documentation and Compliance**

**Historic Preservation [36 CFR 800]**

The Hawaii State Historic Preservation Division has determined that “future construction activities for this project will have no effect on historic sites.”

Documentation: Correspondence from SHPD, May 4, 1995 and February 28, 2003.  
(See Appendix A, Item 1).

**Floodplain Management [24 CFR 55, EO 11988]**

The Flood Insurance Rate Map (Federal Emergency Management Agency, 2004) for the area (See Figure 3) places the property in Flood Zone “D” which is defined as “areas in which flood hazards are undetermined, but possible.”

Documentation: Flood Insurance Rate Map, Community Panel 15003C0195G, June, 2005.

**Wetlands Protection [EO 11990]**

The National Wetlands Map does not identify wetlands located on the property.

Documentation: <http://wetlands.fws.gov/>

**Coastal Zone Management [Sections 307 (c), (d)]**

The Hawaii Coastal Zone Management Program no longer reviews any HUD assistance programs including Community Development Block Grants and housing programs such as the Public Housing Capital Fund. Applicants for HUD assistance are no longer required to obtain CZM federal consistency approval for HUD assisted activities.

Documentation: Correspondence to United States Department of Housing and Urban Development, Hawaii Field Office from Administrator, Office of Planning, Department of Business, Economic Development & Tourism, June 24, 2004. (See Appendix A, Item 2)

**Sole Source Aquifers [40 CFR 149]**

The project is not located in an EPA designated Sole Source Aquifer area. The O‘ahu Sole Source Aquifer includes all of the Wahiawa District, all of the ‘Ewa District, and that portion of the Honolulu District west (Ewa) of Manoa Stream.

Documentation: <http://www.epa.gov/OGWDW/swp/ssa/reg9.html>

### **Endangered Species Act [50 CFR 402]**

The WCCHC is landscaped with flora commonly found on the Island of O'ahu and throughout the State of Hawai'i. None of the observed landscaping materials are listed or proposed for rare, threatened, or endangered status.

Documentation: Gerald Park Urban Planner, Field Investigation, September 2010.

### **Wild and Scenic Rivers Act [Sections 7 (b), (c)]**

There are no designated wild and scenic rivers in the State of Hawai'i.

Documentation: <http://www.rivers.gov/wildriverslist.html>

### **Air Quality [Clean Air Act, Sections 176 (c) and (d) and 40 CFR 6, 51, 93]**

The Clean Air Act required the U.S. Environmental Protection Agency to establish National Ambient Air Quality Standards ("NAAQS") for pollutants considered harmful to public health and the environment. The EPA Office of Air Quality Planning and Standards has set National Standards for six principal (or criteria) pollutants: carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone, and sulfur dioxide. A geographic area of the country that meets or exceeds the primary standard is called an attainment area; areas that don't meet the primary standard called are identified as non-attainment areas.

The City and County of Honolulu and the project site are located within an "attainment" area for the six criteria pollutants.

Documentation: <http://www.epa.gov/air/data/aqsdb.html>  
<http://www.epa.gov/air/criteria.html>  
<http://www.epa.gov/air/data/msummary.html?~HI~Hawaii>.

### **Farmland Protection Policy Act [7 CFR 658]**

The property is not designated Prime or Unique farmland used for agricultural production or associated activities.

Documentation: Agricultural Lands of Importance to the State of Hawaii, 1977.

### **Environmental Justice [EO 12898]**

The purpose of the proposed improvements is to improve the availability and delivery of emergency, dental, out-patient medical, and pharmacy services to residents of the Waianae Coast. Short-term construction related impacts such as noise, fugitive dust, and construction vehicle traffic is typical for any new construction project and no different for this undertaking. Measures will be implemented by the contractor to mitigate construction related impacts and it is anticipated that WCCHC staff will develop measures to minimize inconveniences to clients while providing the same level of health care during construction as currently practiced.

The proposed improvements are not an industrial, commercial, or municipal activity that will result in long-term negative environmental impacts or pose health and public safety

concerns to Waianae Coast residents. On the contrary, upgrading of the WCCHC facilities, patient services, and operations will benefit Waianae Coast residents since the WCCHC is the major health services provider in the area.

In the long-term, WCCHC will continue programs for reducing or eliminating potential pollution through source reduction, recycling (cardboard and individual volunteer efforts for collecting plastic bottles and aluminum cans), and proper disposal of biohazardous medical waste. The design of and incorporation of “green” building features will aid in energy conservation, promote sustainability, and reduce the facility’s carbon footprint.

Documentation: Project Plans, Kober Hanssen Mitchell Architects, June 2010.

## **HUD ENVIRONMENTAL STANDARDS AND COMPLIANCE DETERMINATION**

### **Noise Abatement and Control [24 CFR 51 B]**

The WCCHC abuts the Farrington Highway right-of-way. The proposed buildings overlook the highway and are sited approximately 300 feet away and 60 feet higher than the inland edge of the highway. Major contributors to existing ambient noise levels in the area are traffic along Farrington Highway, refuse collection trucks, buses, loud motorcycles, and sirens from emergency vehicles. Noise from overhead aircraft can be heard but is “masked” by noise sources closer to the ground.

Noise from the above sources should not be distinctly audible within the new buildings. Exterior walls, insulation, double glass windows, and other design features should attenuate exterior noises. Both buildings will operate under controlled environment conditions that will further mask any unwanted noise infiltration. Interior wall and ceiling design and detailing will also reduce and control unwanted noise and vibration.

Documentation: Project Plans, Kober Hanssen Mitchell Architects, June 2010.  
Gerald Park Urban Planner, Field Investigation, September 2010.

### **Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]**

The Phase I Environmental Site Assessment did not reveal the presence of toxic, hazardous, radioactive materials, and chemicals or gases that would endanger public health and safety.

An above ground propane tank is located about 75 feet west of the Emergency Department building. The tank will be taken out of service and removed as part of the proposed action.

Medical waste is disposed of in biohazardous containers placed in each examination/treatment room. The containers are changed out daily or more frequently as needed and stored in a biohazardous storage building to the rear of the Emergency Department. A private contractor collects the waste twice weekly for disposal.

Documentation: Phase I Environmental Site Assessment, Environet, September 2010.  
Project Plans, Kober Hanssen Mitchell Architects, June 2010.



### **Siting of HUD-Assisted Projects Near Hazardous Operations [24 CFR 51 C]**

An above ground 125 gallon propane gas tank is located adjacent to the biohazard waste storage building approximately 75 feet to the west of the Emergency Department. The propane tank will be taken out of service and removed as part of the project.

A second above ground propane gas tank is located approximately 450 to 500 northeast of the Emergency Building at the Dining Pavilion.

Documentation: Phase I Environmental Site Assessment, Environet, September 2010.

### **Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]**

The nearest airport to the project site is at Kalaeloa (formerly Barber's Point Naval Air Station) located about 10.2 miles away in the southwest corner of the island of O'ahu. The airport is owned and maintained by the State Department of Transportation. There are two active runways---one oriented southwest to northeast and the second southeast to northwest. The latter runway is oriented in the general direction of the Wai'anae Coast with its approach near or close to developed areas outside the airport proper.

Documentation: Kalaeloa Airport Master Plan, Airport Layout Drawing, State Department of Transportation, Airports Division, November 1996.

## ENVIRONMENTAL ASSESSMENT CHECKLIST

- Impact Codes
- 1 No impact anticipated
  - 2 Potentially beneficial
  - 3 Potentially adverse
  - 4 Requires mitigation
  - 5 Requires project modification

### LAND DEVELOPMENT

#### Conformance with Comprehensive Plans and Zoning

Code: 1

The WCCHC property is classified Urban by the State Land Use Commission (See Figure 6), identified as Rural in the general plan for O'ahu, and designated Rural Residential on the Wai'anae Sustainable Communities Plan Land Use Map. The existing use and proposed improvements are consistent with these comprehensive plans.

The property is zoned Community Business District (B-2). Medical clinics are a permitted use in the B-2 zoning district.

Source: State Land Use Map (O-2), 1974.

General Plan Objectives and Policies, 1988 (As Amended)

Waianae Sustainable Communities Plan, July 2000.

Land Use Ordinance, City and County of Honolulu, Ordinance No. 86-96.

Department of Planning and Permitting, Zoning Map No. 6, Waianae, 2001.

#### Compatibility and Urban Impact

Code: 2

WCCHC is neither proposing nor seeking alternative uses for its clinic and property. They will continue to offer the health care services and programs and introduce new programs and services to the same client group at the same location but in upgraded facilities.

The new Integrated Adult Medicine and Pharmacy Building and the Emergency Department Building will be constructed on the same site as the existing Primary Health Care/Specialty Clinic and Pharmacy and the Emergency Department buildings. The two new structures will have almost the same building footprint as the buildings they will replace but their two-story height will almost double the floor area. The existing Central Waiting Area will be demolished and incorporated into the expanded Emergency Department Building. The architectural character of the building will be designed to blend with the exterior features and roofline of the existing three-story Family Medical Building. The proposed addition will not alter the character of the area.

Source: Project Plans, Kober Hanssen Mitchell Architects, June 2010.

## Slope

Code: 1

Although the WCCHC is built on the slopes of Pu'u Mā'ili'ili, the building site is level and the sloping terrain will not affect the placement of the Integrated Adult Medicine and Pharmacy Building and Emergency Department Building.

Source: Project Plans, Kober Hanssen Mitchell Architects, June 2010.

## Erosion

Code: 1

Limited site work will expose soil thus creating opportunities for erosion (fugitive dust and suspended sediment in runoff). Grubbing, grading, and stockpiling excavated or imported material will be performed in accordance with the Revised Ordinances of Honolulu, 1990, as amended and with the Rules Relating to Soil Erosion Standards and Guidelines. Grading quantities are not available at this time.

Best Management Practices (BMPS) for erosion and drainage control during construction will be incorporated into grading plans. The area to be disturbed is less than 1.0 acre thus a National Pollutant Discharge Elimination System ("NPDES") General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will not be required from the State Department of Health.

Source: Project Plans, Kober Hanssen Mitchell Architects, Inc. June 2010.

## Soil Suitability

Code: 1

Keaau stony clay loam soils are suitable for building construction as evidenced by the existing improvements. The recently completed Harry and Jeanette Weinberg Family Medical Building, a three-story structure, is built on Keaau soils.

A geo-technical investigation of soils within the area of the respective building footprints is being performed. The results of the investigation and the recommendation of the consulting engineer will determine if the buildings need to be supported on piles.

Source: U.S. Soil Conservation Service, Soil Survey Maps.

## Hazards and Nuisances, including Site Safety

Code: 1

Natural hazards are not associated with the property.

An above ground propane tank is located approximately 75 feet west of the Emergency Department Building. The propane tank will be taken out of service and removed as part of the project. Removal will enhance site safety and mitigate a potential flammable hazard.

Asbestos containing materials were found in roofing material, flooring tiles and black mastic, and ceiling tiles in both buildings. Prior to demolition and renovation work, the buildings will be re-examined for asbestos containing materials and lead-based paints. A licensed hazardous material contractor will remove all hazardous materials following the required protocols prior to demolition.

Source: Gerald Park Urban Planner, Field Investigation, October 2010.  
Phase I Environmental Site Assessment, Environet, September 2010.  
'Āina Environmental Group, Asbestos Surveying, Sampling, Testing and  
Reporting, June 2001.

#### Energy Consumption

Code: 1

Energy consumption is expected to increase when the Integrated Adult Medicine and Pharmacy, Emergency Department, and Dental/Lab are fully operational. To offset the increase in energy usage, the buildings will incorporate insulated walls, energy efficient light fixtures, low-E glass, and efficient air conditioning systems.

Source: Project Plans, Kober Hanssen Mitchell Architects, Inc. June 2010.

#### Noise-Contribution to Community Noise Level

Code: 1

Like fugitive dust, construction noise cannot be avoided. Construction noise will be audible within the clinic grounds. Exposure to noise will vary by construction phase, the duration of each phase, and the type of equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source will be generated by heavy machinery during demolition and site work. After site work is completed, reductions in sound levels, frequency, and duration can be expected as the structure is being built. Interior work generally will be confined to within the respective building shells.

Pending the results of geo-technical investigation, the structural design of the buildings may require the use of reinforced concrete piles to bear gravity loads and resist seismic uplift. A pneumatic pile drive will drive the piles and is perhaps the noisiest and most irritating piece of construction equipment (at least to those that are exposed to the hiss-boom staccato) that can be used on a construction site. The use of this equipment and its associated noise impact cannot be avoided. Pile driving typically emits noise in the range of 100 to 108 dBA at 50 feet from the source. Regardless of measurable sound levels, pile driving is irritating to those exposed to it. Pile driving noise is difficult to attenuate because this activity occurs after construction sites are cleared of vegetation, structures, and other features that help to attenuate noise. Pile driving is projected to take about 1 month to complete. The contractor will provide advance notice to patients and residents in the vicinity of the property of the date and approximate times that pile driving will occur.

The geo-technical and structural engineers will determine if alternative technologies for constructing building foundations on piles would achieve the same purpose as pile driving but with less acoustical impact.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the business zoning of the area, the project is considered to be located in the Class B zoning district for noise control purposes. The maximum permissible daytime sound level in the district is 55 dBA all day (Chapter 46, Community Noise Control, 1996).

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty-minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels

cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed.

The contractor will be responsible for obtaining and complying with conditions attached to the permit. Work will be scheduled between the hours of 7:00 AM to 3:30 PM Monday through Friday. The contractor will also ensure that construction equipment with motors is properly equipped with mufflers in good operating condition.

All construction activities will comply with Chapter 46 Noise Control for Oahu, Administrative Rules, Department of Health, State of Hawaii.

Source: Gerald Park Urban Planner, October 2010.

Air Quality Code: 1  
Effects on Ambient Air Quality on Project and Contribution to Community Pollution Levels

Construction will temporarily affect ambient air quality. Building demolition will be followed by limited grubbing, grading, trenching and site work activities that can generate fugitive dust. Windy conditions coupled with exposed soil can create dust problems. The general contractor will employ dust control measures to prevent the work site and construction equipment and activities from becoming significant dust generators. Control measures will comply with Chapter 60.1, Air Pollution Control, Title 11, State Department of Health (and revisions thereto).

Most construction equipment and vehicles are diesel powered and emit exhaust emissions typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State nitrogen dioxide standard ---100mg/m<sup>3</sup> per annum---which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that generated by automobile traffic on adjoining streets. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

Source: Gerald Park Urban Planner, October 2010.  
Project Plans, Kober Hanssen Mitchell Architects Inc. June 2010.

Environmental Design Code: 1  
Visual Quality--Coherence, Diversity, Compatible Use, and Scale

The existing 3-story Family Medical Building on the eastern side of the building site sets the architectural character and aesthetic cohesion to this prominent area of the Center. The new buildings will not exceed the 40-foot height limit thus maintaining a consistent building height with the Family Medical Center. Building materials and architectural design will complement the Family Medical Center through matching exterior finishes, glass windows allowing natural light to enter interior areas (and for viewing), pitched metal roofs, and exterior colors. The Integrated Adult Medicine and Pharmacy and Emergency Department Buildings will be separated by a 40-foot wide opening for functional purposes. The opening also will break up the appearance of an elongated building and add visual interest.

Source: Project Plans, Kober Hanssen Mitchell Architects, Inc. June 2010.

## SOCIOECONOMIC

### Demographic/Character Changes

Code: 1

No change in the existing use of the site is contemplated that will alter neighborhood or community demographics and the character of the neighborhood. The project site does not support a permanent resident population and the proposed action will not introduce a permanent resident population to the area.

Source: Gerald Park Urban Planner, December 2010.

### Displacement

Code: 1

There are no commercial business establishments or permanent residents on the WCCHC property or the building site. Hence construction will not displace any business or residents.

All affected service offices will be relocated to existing on and off-site clinical spaces for the duration of construction. The offices will then relocate to the newly constructed buildings upon completion.

Source: WCCHC Project Plans.

### Employment and Income Patterns

Code: 1

Employment and income patterns in communities along the Wai'anae Coast will not be affected by the project.

Source: Gerald Park Urban Planner, December 2010.

## COMMUNITY FACILITIES AND SERVICES

### Educational Facilities

Code: 1

The project will not add school age children to public and private elementary, intermediate, and high schools in the area.

Source: Gerald Park Urban Planner, December 2010.

### Commercial Facilities

Code: 1

The project may have a short-term beneficial impact on commercial facilities. During construction, all affected service offices will relocate to off-site satellite clinics located at the Waianae Mall and Kapolei Medical Park Building. Additional space may be required and this would result in a short-term cash infusion in the form of lease rents for the commercial facilities. Rental income will continue until such time that the relocated service offices return to the new buildings at the WCCHC.

Source: Gerald Park Urban Planner, December 2010.

Health Care

Code: 2

WCCHC will continue to provide services during construction at either on-site or off-site locations during construction. Emergency, pharmacy, and dental lab services will continue to be provided on-site. Adult Medicine and Specialty Services will relocate temporarily to existing off-site satellite clinics located at the Waianae Mall and the Kapolei Medical Park Building.

Patients may be inconvenienced by the separation of services during construction but there should be no disruption to provided medical services to the community. The temporary inconvenience will be offset in the long-term by improvements in health care facilities and services available to the community and improvements in operational efficiency for WCCHC.

Source: Gerald Park Urban Planner, December 2010.

Social Services

Code: 1

Social services will not be affected by the project.

Source: Gerald Park Urban Planner, December 2010.

Solid Waste

Code: 1

Solid waste quantities have not been determined. The contractor may salvage and recycle construction waste and/or dispose of waste at a private construction waste disposal site in Nānākuli.

General office waste is disposed in trash bins and collected twice weekly by a private contractor. Biohazardous materials are collected daily or more frequently as needed from all clinics, the emergency department, and dental clinic and stored in a secured storage shed. A private contractor collects and disposes of biohazardous materials twice weekly.

Source: Waianae Coast Comprehensive Health Center, 2010.

Wastewater

Code: 1

Wastewater flow has not been determined (See discussion on Water Supply below). It is anticipated that the existing municipal wastewater disposal system can accommodate the average daily flow.

Source: Gerald Park Urban Planner, December 2010.

Storm Water

Code: 1

A Drainage Report for the proposed improvements has not been completed. Because the proposed buildings have a similar sized building footprint as the two existing structures they will replace, a significant increase in storm runoff is not anticipated. Existing runoff is accommodated on site with some discharge into the municipal system. Current City rules and regulation prohibit increases in runoff over existing conditions from being discharged off-site. Thus, future runoff will have to be accommodated on-site through discharge into

landscaped areas and the use of detention basins where water can evaporate or percolate into the ground.

Storm drain inlets were observed at four general locations on the property to aid in draining paved areas (Environet, 2010). There are no storm drains located within the building site.

Measures for controlling runoff will be identified in a Drainage Plan to be submitted to the City and County of Honolulu for review and approval.

Source: Site Investigation, Gerald Park Urban Planner, October 2010.  
Phase I Environmental Site Assessment, Environet, September 2010.

#### Water Supply

Code: 1

A current estimate of water demand is pending completion of preliminary design drawings and fixture counts. In 1995 total water use was projected at approximately 10,500 gallons per day. For this assessment, it is presumed that current water usage approximates this projection.

It is anticipated that water usage will fluctuate over time as a function of the number of patients treated at the Center. The Board of Water Supply will confirm the availability of domestic water at the time of Building Permit application and approval.

Water is a precious resource along the Wai'anae Coast. Measures to help conserve this resource will include using low flow water fixtures for medical use and in restrooms. Irrigation water can be conserved by limiting the times for landscape irrigation and using drought resistant, salt tolerant plant materials in the landscaping.

Source: Gerald Park Urban Planner, December 2010.

#### Public Safety: Police

Code: 1

The proposed improvements will not adversely affect police service.

Source: Gerald Park Urban Planner, December 2010.

#### Fire

Code: 1

The proposed improvements will not adversely affect fire protection service.

Source: Gerald Park Urban Planner, December 2010.

#### Emergency Medical

Code: 1

Emergency medical services will be provided at the WCCHC during construction. There are no plans to relocate the Emergency Department to an alternate location.

Source: Wai'anae Coast Comprehensive Health Center, 2010.



## Open Space and Recreation

### Open Space Code: 1

Public open space will not be affected by the proposed project.

Source: Site Investigation, Gerald Park Urban Planner, October 2010.

### Recreation Code: 1

Existing public recreation activities and facilities will not be affected by the proposed project.

Source: Site Investigation, Gerald Park Urban Planner, October 2010.

### Cultural Facilities Code: 1

No cultural facilities are known to be associated with the building site thus there should be no impact on cultural resources.

Source: Site Investigation, Gerald Park Urban Planner, October 2010.  
Correspondence from SHPD, February 28, 2003.

### Transportation Code: 1

Construction vehicles hauling materials and transporting workers will contribute traffic on Farrington Highway over the projected 24 month construction period. Material deliveries will be scheduled during morning and afternoon non-peak traffic hours to minimize impacts on local traffic and streets.

Utility connections will be made in the road right-of-way and take no more than one week. Traffic measures to be implemented during this phase of work include: closing one lane of traffic and posting flagmen or off-duty police officers for traffic control, and placing warning signs well distant from work sites to alert motorists of road work ahead. All open trenches will be bridged with steel plates during non-working hours. If required, traffic management plans will be prepared and submitted for review and approval to the State Department of Transportation for road work on Farrington Highway and the Traffic Review Branch, department of Planning and Permitting, City and County of Honolulu for road work on Mā'ili'i Road.

Source: Gerald Park Urban Planner, December 2010.

## NATURAL FEATURES

### Water Resources Code: 1

The project is not located in an EPA designated Sole Source Aquifer area. The southern Oahu Basal Aquifer includes all of the Wahiawa District, all of the Ewa District, and that portion of the Honolulu District west (Ewa) of Manoa Stream.

"This project has been reviewed and found to be consistent with the Memorandum of Understanding between HUD and EPA (effective 4.30/90) pursuant to Section 1424(e) of the Safe Water Drinking Act of 1974."

Source: Memorandum of Understanding between the U.S. Department of Housing and Urban Development and the Environmental Protection Agency, Region IX.  
(See Appendix A, Item 3)

Surface Water Code: 1

There are no streams, ponds, wetlands, or other surface water bodies on the premises.

Source: Site Investigation, Gerald Park Urban Planner, October 2010.

Unique Natural Features and Agricultural Lands Code: 1

The project is not proposed in an area with valuable agricultural land.

The WCCHC, however, is located on the lower slopes of Pu'u Mā'ili'iili, one of several prominent natural landforms arrayed along the Wai'anae coast. The proposed action will not adversely affect this prominent landform from Farrington Highway.

Source: Site Investigation, Gerald Park Urban Planner, October 2010.  
Agricultural Lands of Importance to the State of Hawaii Map, 1977.

Vegetation and Wildlife Code: 1

On-site plant materials are commonly found on the Island of O'ahu and the State of Hawai'i. None are listed or proposed for rare, threatened, or endangered status.

Source: Site Investigation, Gerald Park Urban Planner, October 2010.

Other Factors

Flood Disaster Protection Act (Flood Insurance) Code: 1

The Flood Insurance Rate Map for the area places the property in Flood Zone "D" which is defined as "Areas in which flood hazards are undetermined, but possible."

Source: Flood Insurance Rate Map, Community Panel15003C0195G, June, 2005.

Coastal Barrier Resources Act/Coastal Barrier Improvement Act Code: N/A

This act is not applicable to the State of Hawaii, as no formally identified "coastal barriers" are designated for the State of Hawaii.

Source: <http://www.csc.noaa.gov/digitalcoast.data.cbrs/download.html>

#### Airport Runway Clear Zone or Clear Zone Disclosure

Code: 1

The WCCHC is not situated within an airport runway clear zone.

Source: Kalaeloa Airport Master Plan, Airport Layout Drawing, November 1996.

#### Archaeological Features

Code: 1

There are no recorded archaeological features on the premises. Previous site work and construction of the existing buildings have altered the ground surface and subsurface such that archaeological features, if present at prior construction, have since been removed.

The Hawaii State Historic Preservation Division (SHPD) has determined that “no historic properties will be affected by this project”.

Source: Correspondence from SHPD, May 4, 1995 and February 28, 2003.  
(See Appendix A, Item 1).

### **SUMMARY OF FINDINGS AND CONCLUSIONS**

There are no recorded archaeological or cultural features associated with the property, it is not located in an area of natural hazards (such as flooding and coastal velocity waves), and there are no environmental hazards present or within 1 mile. A licensed hazardous material contractor will remove all potential hazardous materials from the structures prior to demolition.

Existing water and sewer system capacity is available and adequate to accommodate the proposed use. Actual water demand and wastewater flow will be determined when the design drawings are in preparation.

The renovated and new buildings will not interfere with views of the coastline and Pu‘u Mā‘ili‘ili from Farrington Highway.

Energy consumption will increase because of the increase in floor area of the Emergency Department and Integrated Adult Medicine buildings. Design measures such as insulated walls, energy efficient lighting, and low-E glass will help to reduce electrical use.

The new Integrated Adult Medicine and Pharmacy and the Emergency Department Buildings will replace the existing Primary Health Care/Specialty Clinic and Pharmacy and the Emergency Department Buildings on the same building site. The two new buildings have a larger building “footprint” but the spillover should not result in adverse impacts on the already disturbed building site. There are no archaeological, cultural, and biological resources on the building site and the site is not located in a flood hazard or tsunami evacuation zone. Potential environmental impacts would be primarily construction related and limited to the building site.

WCCHC is not introducing a new use to the area. The Center will continue to provide medical and dental services (and new programs) for Wai‘anae Coast residents at the same location. The new, modern, and clean facilities will improve operational efficiencies that can only benefit health care services for both provider and client groups.

## ALTERNATIVES TO THE PROPOSED ACTION

### Alternatives and Project Modification Considered

#### No Action Alternative

A No Action alternative would maintain the status quo of the building site, the physical environment, and the current level of Primary Health Care, Specialty, emergency, dental, and pharmacy services. Maintaining the status quo is not a desired option to WCCHC administrators. Space limitations would continue operational constraints affecting the delivery of new and future medical services and care. A No Action alternative would preclude the occurrence of all short and long term, beneficial and adverse impacts disclosed in this Assessment.

#### Alternative Location

There is no alternative on-site location to site the two new buildings given potential site work costs for preparing a level site on the sloping terrain to accommodate the proposed building area of both buildings. The existing Primary Health Care/Specialty Clinic and Pharmacy Building and Emergency Department Building are already sited on a flat section of the WCCHC property and can be redeveloped with minimal short and long-term impacts on the physical conditions of the building site. WCCHC is readily accessible from Mā'ili'ili Road and serviced by existing water, wastewater, power, and communication systems. Redevelopment of the two buildings on the same site will not require lengthy and costly extension of new infrastructure.

Mitigation Measures Recommended: None

#### Additional Studies Performed

'Āina Environmental Group, Inc. June 2011. Asbestos Surveying, Sampling, Testing, and Reporting, Various Buildings Waianae Coast Comprehensive Health Center.  
Environet. September 2010. Phase I Environmental Site Assessment Report, Wai'anae Coast Comprehensive Health Center.

#### List of Sources, Agencies, and Persons Consulted

Department of Planning and Permitting, Land Use Permits Division.  
Department of Community Services, Mr. Keith Ishida, Community Based Development Division

## **AGENCIES AND ORGANIZATIONS TO BE CONSULTED IN THE ENVIRONMENTAL ASSESSMENT PROCESS**

### City and County of Honolulu

Board of Water Supply  
Department of Planning and Permitting  
Department of Transportation Services  
Department of Environmental Services  
Fire Department  
Police Department

### State of Hawaii

Department of Land and Natural Resources  
    Land Division  
    State Historic Preservation Division  
Department of Health  
Department of Transportation

### Organizations

Hawaiian Electric Company  
Waianae Coast Neighborhood Board No. 24  
Nanakuli-Mailii Neighborhood Board No. 36  
Waianae Public Library (EA Placement)

## **PERMITS AND APPROVALS**

### **City and County of Honolulu**

#### Department of Planning and Permitting

Special Management Area Permit (Minor Modification)  
Grubbing, Grading and Stockpiling Permit  
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work  
Certificate of Occupancy

#### Board of Water Supply

Water and Water System Requirements for Developments

### **State of Hawaii**

#### Department of Health

Variance from Pollution Controls (Noise Permit)

## DETERMINATION OF SIGNIFICANCE

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

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

Natural and cultural resources are not present on the building site.

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

The proposed project will not curtail the range of beneficial uses of the environment.

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

The proposed use does not conflict with the state's long-term environmental policies.

**4) Substantially affects the economic or social welfare of the community or State;**

The project will not substantially affect the economic or social welfare of the community or the State. The proposed improvements will enhance and expand emergency medical services, specialty medical services, and health care programs for WCCHC clients and Wai'anae Coast residents.

**5) Substantially affects public health;**

Public health will not be adversely affected by the proposed project.

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

The proposed project will not increase population in the area or substantially impact public facilities.

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

Environmental quality will not be substantially degraded as a result of the project. The new medical buildings will replace existing medical buildings and will be constructed on the same site as the buildings being replaced.

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

The project is not the precursor for a larger action. It is, however, a major building program for WCCHC and their long-range plan to offer and diversify emergency and medical services, facilities, and health programs to Wai'anae Coast residents.

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

Rare, threatened or endangered flora or fauna are not found on the building site. Plant materials in landscaped areas surrounding the existing buildings are common to the State of Hawai'i.

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

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

Runoff will be directed to landscaped areas around and allowed to evaporate or percolate into the ground.

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

The project is not proposed in or near coastal waters, in an erosion prone area, or on geologically hazardous land. The building site and the WCCHC are not located in a flood hazard zone.

The proposed buildings are not within a tsunami evacuation zone delineated for the subject property. The evacuation zone is delineated for low elevation areas adjoining Farrington Highway and not the higher elevation areas where existing and proposed WCCHC medical facilities are located.

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

The building site is not located in an area identified as a scenic vista or viewplane on state and country plans.

**13) Requires substantial energy consumption.**

Energy consumption is expected to increase with the construction of the new buildings. Increases in energy use may be offset by the use of energy efficient lighting fixtures, natural lighting, and high efficiency air conditioning systems.

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Waianae Coast Comprehensive Health Center. <http://www.wcchc.com>

#### Websites

Air Quality	<a href="http://www.epa.gov/air/data/msummary.html?~H~IHawaii">http://www.epa.gov/air/data/msummary.html?~H~IHawaii</a>
Coastal Barriers	<a href="http://laws.fws.gov/lawdigest/coastbar.html">http://laws.fws.gov/lawdigest/coastbar.html</a>
Endangered Species	<a href="http://endangered.fws.gov/wildlife.html">http://endangered.fws.gov/wildlife.html</a>
Sole Source Aquifers	<a href="http://www.epa.gov/OGWDW/swp/ssa/reg9.html">http://www.epa.gov/OGWDW/swp/ssa/reg9.html</a>
Wetlands	<a href="http://wetlands.fws.gov/">http://wetlands.fws.gov/</a>
Wilderness	<a href="http://wilderness.nps.gov/">http://wilderness.nps.gov/</a>
Wild and Scenic Rivers	<a href="http://www.rivers.gov/wildriverslist.html">http://www.rivers.gov/wildriverslist.html</a>

#### Agreements

Correspondence to US. Department of Housing and Urban Development, Hawaii Field Office from Administrator, Office of Planning, Department of Business, Economic Development & Tourism, June 24, 2004.

Memorandum of Understanding between the U.S. Department of Housing and Urban Development and the Environmental Protection Agency, Region IX.

#### Maps

Flood Insurance Rate Map, Community Panel 15003C0195G, June, 2005.

Agricultural Lands of Importance to the State of Hawaii, 1977.

Zoning Map No.12 Waianae: Makaha. Department of Planning and Permitting, City and County of Honolulu.

## APPENDIX A

### CORRESPONDENCE AND AGREEMENTS

1. State Historic Preservation Division, May 4, 1995 and February 23, 2003.
2. Correspondence to US. Department of Housing and Urban Development, Hawaii Field Office from Administrator, Office of Planning, Department of Business, Economic Development & Tourism, June 24, 2004.
3. Memorandum of Understanding between the U.S. Department of Housing and Urban Development and the Environmental Protection Agency, Region IX.

BENJAMIN J. CAVETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 3TH FLOOR  
HONOLULU, HAWAII 96813

RECEIVED  
MAY 10 1995

TRB/ARCHITECTS

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

May 4, 1995

Kent Royle, AIA  
TRB Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

LOG NO: 14502  
DOC NO: 9505TD01

Dear Mr. Royle:

SUBJECT: **Waianae Coast Comprehensive Health Center**  
**Wai'anae, Wai'anae, O'ahu**  
**TMK: 8-6-1: 3, 40, 41, 46**

We have reviewed the report submitted by you entitled An Archaeological Reconnaissance of the Wai'anae Comprehensive Health Center (Flood and Dixon, 1994). This report documents that surface and subsurface historic sites are absent. Therefore, we believe that future construction activities for this project will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Aloha,

DON HIBBARD, Administrator  
State Historic Preservation Division

TD:jk

LINDA LINGLE  
GOVERNOR OF HAWAII



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

DEPUTY  
ERNEST Y. W. LAU

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 555  
801 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

FEB 28 2003

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

HAWAII HISTORIC PRESERVATION  
DIVISION REVIEW

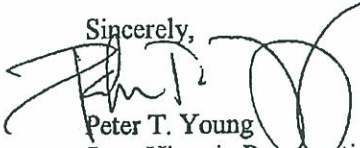
Log #: 31757  
Doc #: 0302ej27

Applicant/Agency: Marianne K. Glushenko  
Assistant Director  
Address: Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792  
SUBJECT: National Historic Preservation Act Section 106 Review -U. S. Department of  
Commerce, Economic Development Administration Construction Grant Funds  
for a Three-story Medical Facility at the Waianae Coast Comprehensive Health  
Center  
Ahupua'a: Lualualei,  
District, Island: Wai'anae, O'ahu  
TMK: (1) 8-6-001:003, 040, 041, 046

1. We believe there are no historic properties present, because:
- a) intensive cultivation has altered the land
  - b) residential development/urbanization has altered the land
  - c) previous grubbing/grading has altered the land
  - d) an acceptable archaeological assessment or inventory survey found no historic properties  
(An Archaeological Reconnaissance of the Wai'anae Comprehensive health Center  
(Flood and Dixon, 1994)
  - e) other:

2. This project has already gone through the historic preservation review process, and mitigation has been completed .

Thus, we believe that "no historic properties will be affected" by this undertaking

Sincerely,  
  
Peter T. Young  
State Historic Preservation Officer



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

LINDA LINGLE  
GOVERNOR  
THEODORE E. LIU  
DIRECTOR  
STEVE BRETSCHNEIDER  
DEPUTY DIRECTOR  
MARY LOU KOBAYASHI  
ADMINISTRATOR  
OFFICE OF PLANNING

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824

Ref. No. P-10520

June 24, 2004

Mr. Gordan Y. Furutani, Field Office Director  
U.S. Department of Housing and Urban Development  
Hawaii State Field Office  
500 Ala Moana Boulevard, Suite 3A  
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Hawaii Coastal Zone Management (CZM) Program Federal Consistency  
Requirements for U.S. Department of Housing and Urban Development  
(HUD) Grant Programs

We have recently revised the Hawaii CZM Program list of federal assistance programs that require CZM federal consistency review by our office. We no longer review any HUD assistance programs, including Community Development Block Grants, and housing programs such as the Public Housing Capital Fund. Applicants for HUD assistance are no longer required to obtain CZM federal consistency approval for HUD assisted activities. Other CZM regulations such as the Special Management Area and Shoreline Setback provisions which are administered by the Counties, are still valid and may apply to HUD assisted projects. Each County Planning Department should be consulted for the applicability of Special Management Area and Shoreline Setback Area requirements. We suggest that the environmental checklist that applicants for HUD assistance must complete be modified to reflect the change in CZM requirements.

Thank you for your cooperation in ensuring compliance with Hawaii's CZM Program. If you have any questions, please contact John Nakagawa at 587-2878 or Debra Tom at 587-2840, of our CZM Program.

Sincerely,

Mary Lou Kobayashi  
Administrator

CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

PAUL T. LEONG  
CHIEF BUDGET OFFICER  
CEMINIANO O. ARRE, JR.  
DEPUTY CHIEF BUDGET OFFICER

Memorandum to Participating Agencies  
August 15, 1991  
Page 2

August 15, 1991

MEMORANDUM

TO: PARTICIPATING AGENCIES

FROM: PAUL T. LEONG, CHIEF BUDGET OFFICER

SUBJECT: MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND THE ENVIRONMENTAL PROTECTION (EPA), REGION IX, SAN FRANCISCO, CALIFORNIA (EFFECTIVE 4/30/90) SAFE DRINKING WATER ACT OF 1974 (PUBLIC LAW 93-523)

Section 1424 (e) of the Safe Water Drinking Act of 1974 (Act) requires EPA consultation for all federally assisted programs and activities to be located in a EPA designated Sole Source Aquifer area. To facilitate and expedite such compliance, EPA and HUD have entered into the subject MOU (Attachment) which identifies the conditions (page 2) under which an activity must be referred to EPA for comment as part of the project's environmental review process.

Your attention is directed to the MOU's Review Procedure (page 4) which provides a 30 calendar day EPA comment and review period.

For all project activities which do not require EPA review as set forth in the MOU, the project's environmental review records (ERR) must contain the following statement to document compliance with the said Act:

"This project has been reviewed and found to be consistent with the Memorandum of Understanding between HUD and EPA (effective 4/30/90) pursuant to Section 1424 (e) of the Safe Water Drinking Act of 1974."

HUD has determined that a grantee's failure to appropriately consult with EPA as set forth in the MOU will constitute a finding of non-compliance with the said Act.

Compliance with the MOU is effective immediately.

Should you have any question regarding this matter, please contact Jean Tanji (X5676) or Stephanie Laws (X5062).

PTL:jkx

Attachment

Distribution: Board of Water Supply, Building, Parks and Recreation, Public Works and, Housing and Community

The Department of Housing and Urban Development  
Region IX, San Francisco, CA, and  
The Environmental Protection Agency, Region IX, San Francisco, CA

I. INTRODUCTION and PURPOSE

This Memorandum of Understanding (MOU) is a record of agreement between the Region IX Offices of the U.S. Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD) concerning EPA review of projects receiving Federal financial assistance and that may affect Region IX sole source aquifers designated pursuant to Section 1424(e) of the Safe Drinking Water Act (PL 93-523). This MOU outlines the steps that will be followed by HUD in determining which projects should be subject to review, and the procedures that will be followed by both agencies in meeting the requirements of Section 1424(e).

Pursuant to Section 1424(e), EPA has designated six (6) aquifers in Region IX (others may be added from time to time) which are the sole or principal source of drinking water for all municipal and private water systems in that watershed, and that if contaminated, would create a significant hazard to public health.

Therefore, per this MOU, no HUD (or HUD grant recipient) commitment for Federal financial assistance and/or Federal insurance may be entered into for any project which EPA pre-determines may contaminate the aquifer through its streamflow source and recharge zones so as to create a significant hazard to public health.

The purpose of this MOU is to ensure that each project proposed within an EPA designated sole source aquifer area (see attached maps) that is to receive HUD mortgage insurance or other financial assistance, is designed and constructed in a manner that will not cause contamination of any EPA designated sole source aquifer nor cause a public health hazard in connection with such designated sole source aquifers. In order to achieve this purpose, HUD or HUD Community Development Block Grant recipients (See Section III) will notify EPA of all applications for projects listed in II-A below at the earliest possible date. If an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA) is prepared for any project in the sole source aquifer area, HUD and EPA will coordinate so that the Draft EIS for the project contains EPA's 1424(e) comments.

II. PROJECT IDENTIFICATION

A. The following projects will be referred to EPA for review/comments under Section 1424(e):

Projects that are located within an EPA designated sole source aquifer area for which HUD mortgage insurance or other assistance is requested, and which involve:

1. Agricultural activities including but not limited to land related operations employed in the production, raising, processing and marketing of crops or livestock.
2. Construction of (or addition to) residential, commercial or industrial projects, or public facilities, or land developments, whose sanitation facilities will consist of individual disposal systems (cesspools, septic tanks with leach fields or seepage pits), or community sewerage systems (owned either privately or by a homeowners association), or a proposed (i.e. not yet in place) publicly owned piped sanitary sewer system, the discharge from which will terminate within the watershed of the aquifer.
3. The preparation of an EIS.
4. Existing or proposed industrial projects which manufacture, store, transport, or dispose of toxic chemicals or radioactive materials.
5. Acquisition of a site intended to be used for a sanitary landfill and its operation, or closure of a sanitary landfill.
6. Construction or abandonment of a water well.
7. Facilities which dispose of their waste water in either dry wells, retention ponds, or by other methods not employing a treatment plant.
8. The EPA and HUD mutually agree that activities listed below would not affect water quality in Region IX sole source aquifers, and need not be referred to EPA for evaluation prior to HUD approval:
  1. Construction of (or addition to) residential, commercial or industrial projects, or public facilities, or land developments, which will be served by an existing and publicly owned and operated sewerage system and treatment plant which is not subject to a locally or EPA imposed moratorium, except for any development covered in A above.
  2. Acquisition, disposition, rehabilitation, reconstruction or modernization of existing projects, buildings, and public facilities.

3. Financial assistance (loans or grants) including refinancing, or provision of mortgage insurance on existing projects, properties, buildings or developments.
4. Public services, preparation of environmental studies or project plans, planning activities, technical assistance and training, payment/repayment or reimbursement of loans or interest.
5. Emergency activities for mitigating an imminent threat to health and safety.

#### III. COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS

HUD regulations, at 24 CFR Part 58, implement the requirements of section 104(g) of the Housing and Community Development Act of 1974, as amended, and apply to activities and projects funded with HUD assistance, under all Community Development Block Grant (CDBG) and other grant programs. This includes entitlement grants, non-entitlement (i.e. small cities) grants administered by HUD or by States, and grants to Indian tribes.

Pursuant to section 104(g), a grant recipient's assumption of the responsibility for environmental review and decision making, includes such responsibilities under the other provisions of law and authorities specified at 58.5.

Before committing any CDBG or other grant funds (other than for activities exempt under 58.34), the recipient must certify that it has complied with the requirements and obligations which would apply to HUD under the other laws and authorities, including Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.

The following procedures shall apply to CDBG applications in addition to those specified in Section IV below:

- A. HUD will inform all CDBG recipients, and States which administer the Small Cities Block Grant program, that a 1424(e) review will be required for all projects listed in II-A above.
- B. If the recipient submits a Request for Release of Funds (RROF) and certification for a project listed in II-A above, and which EPA has determined will contaminate the sole source aquifer so as to create a hazard to public health and has so advised the recipient in writing, the EPA shall submit an objection to the RROF to HUD (or to the State in the case of a state administered Small Cities Block Grant program) within 15 days from the time EPA receives the Notice of Intent to RROF. In such cases, HUD (or the State) will not release the funds until the matter has been resolved between EPA and the recipient, and HUD (or the State) has been so advised in writing.

- C. The environmental requirements for multi-year projects must encompass the entire multi-year scope of activities and be included in the RROF and certification.

#### IV. REVIEW PROCEDURE

- A. Upon receipt of applications by HUD, or prior to submitting a RROF and certification to HUD (or to the State) by a recipient, for projects meeting the criteria in II-A above, the HUD office will send copies of the application, or the recipient will send a brief description of the proposed project (see 2 below), to EPA for its review.
1. EPA shall notify the HUD Office (or the recipient) in writing within 10 calendar days to request additional information it may need to conduct its review.
2. Information needed by EPA normally includes the following and may be submitted concurrently with Item IV-A above:
  - (a) Location map identifying project location relative to the sole source aquifer area, and topographic map.
  - (b) Description and objective of project activity, including project design, materials to be used, assessment of potential impacts on ground water quality and quantity, and alteration of natural topography and vegetation.
  - (c) Names/addresses/telephone numbers of any City, County, State or Federal agencies that are involved.
3. EPA shall have 30 calendar days to review and submit its comments to the HUD Office, or to the recipient. The 30 day period will begin when EPA has received the additional data it may have requested.
4. EPA may request and HUD (or the recipient) may grant additional time for review and comment in exceptional cases. Requests and approvals shall be in writing.
5. HUD (or the recipient) may approve the project if no EPA approval has been received within the normal 30 days or longer agreed-to period.
6. EPA review recommendations shall be sent directly to the HUD Office, or to the recipient, as applicable.
7. When the project reviewed was submitted to EPA by a HUD Field Office, a copy of EPA comments shall also be submitted to:
 

HUD Regional Environmental Officer  
San Francisco, CA 94102



- B. Each Draft EIS prepared by HUD or by a recipient, for projects within a sole source aquifer area, shall reflect EPA comments.
- C. Materials submitted to EPA by HUD or recipients under this Memorandum of Understanding will be addressed to the attention of the Office of Ground Water (W-1-G), EPA Region IX, San Francisco, CA 94105.
- D. Local Area Certification (HUD Handbook 4135.1 Rev 2) - If all or part of the geographical boundaries of a certifiable or conditionally certifiable community are within a sole source aquifer area, and residential land developments will meet criteria II.A. 2 above, the HUD office may consult with EPA as part of the certification review process.
- E. HUD and EPA will each assign liaison personnel to serve as contact points and to be responsible for maintaining communications as to procedures and activities of their respective agency in Federal Region IX. The liaison personnel are:

HUD: Regional Environmental Officer  
San Francisco, CA 94102

EPA: Director, Office of Groundwater,  
San Francisco, CA 94105

The liaison personnel, accompanied by appropriate staff, will hold meetings as needed to discuss matters of concern related to Region IX aquifers and this Memorandum of Understanding.

- F. The Memorandum of Understanding is subject to revision upon agreement of both parties.

U.S. Department of Housing  
and Urban Development

U.S. Environmental  
Protection Agency



Regional Administrator-Regional  
Housing Commissioner



Regional Administrator

Date: 1/8/90

Date: 4.30.90



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION IX  
215 Fremont Street  
San Francisco, Ca. 94105

8/14/91  
New EPA address  
75 Hawthorne Street,  
San Francisco, CA  
94105

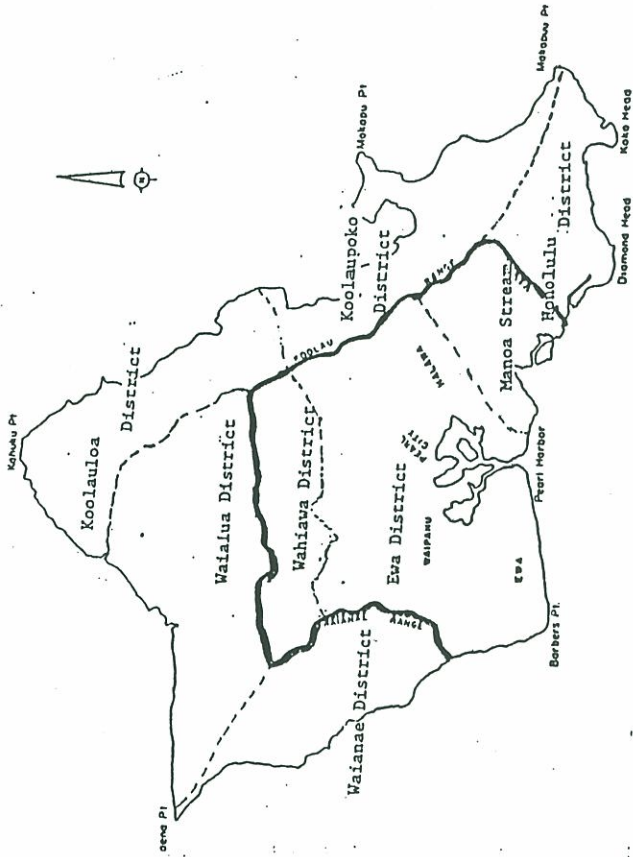
AQUIFER: Southern Oahu Basal Aquifer

DATE DESIGNATED: 11/30/87

DESIGNATED AREA:

In the State of Hawaii, Island of Oahu, entirely contained within Honolulu County. Including portions of the City of Honolulu.

Specifically, all of the Wahiawa district, all of the Ewa district, and that portion of the Honolulu district west (Ewa) of Manoa stream.



DESIGNATED SOLE SOURCE AQUIFER  
Oahu, HI

## APPENDIX B

### Phase I Environmental Site Assessment

Author's Note: The following Appendices to the Phase I Environmental Site Assessment were not printed. The information can be made available upon request.

Appendix A: Photographs

Appendix B: EDR Data Base Search 2836665.2s, August 9, 2010

Appendix C: Interview Documentation

Appendix D: Qualifications.

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**Wai'anae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Wai'anae, O'ahu, Hawai'i 96792  
TMK (1) 8-6-001, Parcel 003**

**Latitude: 21° 25' 46.9" N  
Longitude: 158° 10' 48.4" W**

**Environet Project No.: 1063-001**

**Prepared by:  
Environet, Inc.  
650 Iwilei Road, Suite 204  
Honolulu, Hawai'i 96817  
(808) 833-2225**

**Prepared for:  
Gerald Park Urban Planner  
95-595 Kananee Street #324  
Mililani, Hawai'i 96789**

**September 2, 2010**



A Report Prepared for:

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

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
WAI'ANAEO COAST COMPREHENSIVE HEALTH CENTER  
86-260 FARRINGTON HIGHWAY  
WAI'ANAEO, O'AHU, HAWAII 96792  
TMK (1) 8-6-001, PARCEL 003**

Environet Project No.: 1063-001

*We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.*

*We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.*

Prepared By:



---

Mike Van Woerkom  
Project Manager

Environet, Inc.  
650 Iwilei Road, Suite 204  
Honolulu, Hawai'i 96817  
(808) 833-2225

September 2, 2010



# Table of Contents

<b>List of Acronyms</b> .....	<b>v</b>
<b>Executive Summary</b> .....	<b>vii</b>
<b>Section 1 Introduction</b> .....	<b>1-1</b>
<b>Section 2 Site Description</b> .....	<b>2-1</b>
2.1 General Site and Vicinity Characteristics and Zoning .....	2-1
2.2 Physical Setting.....	2-1
2.2.1 Topographic Review .....	2-1
2.2.2 Geologic Review.....	2-1
2.2.3 Wells and Drinking Water Sources.....	2-7
2.3 Past Land Use of Site and Surrounding Properties .....	2-8
2.3.1 Building Permits .....	2-8
2.3.2 Aerial Photographs and Maps .....	2-8
2.3.3 Sanborn Fire Insurance Maps .....	2-8
2.3.4 Environmental Liens.....	2-9
2.3.5 Tax Records .....	2-9
2.4 Previous Environmental Reports.....	2-9
<b>Section 3 User Provided Information</b> .....	<b>3-1</b>
<b>Section 4 Records Review</b> .....	<b>4-1</b>
4.1 EPA NPL.....	4-2
4.2 EPA RCRA CORRACTS Facilities List .....	4-2
4.3 DOH SHWS List.....	4-2
4.4 EPA Delisted NPL .....	4-2
4.5 EPA CERCLIS List .....	4-2
4.6 EPA RCRA TSD Facilities List.....	4-2
4.7 DOH Landfill and/or Solid Waste Disposal Site Lists .....	4-2
4.8 DOH Leaking UST List .....	4-3
4.9 DOH UST Section Database Listing.....	4-3
4.10 EPA CERCLIS-NFRAP List .....	4-3
4.11 EPA RCRA Generators List .....	4-3
4.12 EPA ERNS List.....	4-3
4.13 EPA Institutional Controls and Engineering Controls Lists .....	4-3
4.14 DOH Institutional Controls and Engineering Controls Lists .....	4-3
4.15 DOH Voluntary Response Program List.....	4-4
4.16 DOH Brownfields List.....	4-4
<b>Section 5 Personnel Interviews</b> .....	<b>5-1</b>
5.1 Current Personnel Interviews.....	5-1
5.1.1 Site Manager(s)/Property Manager(s) Interview .....	5-1



5.2	Historical Personnel Interviews .....	5-1
5.2.1	Past Owner(s), Operators(s), and Occupant(s) Interview .....	5-1
5.3	Additional Interviews.....	5-1
5.3.1	State or Local Official(s) Interview .....	5-1
<b>Section 6</b>	<b>Site Reconnaissance.....</b>	<b>6-1</b>
6.1	Site Reconnaissance.....	6-1
6.1.1	Utilities and Services .....	6-1
6.1.2	Hazardous Chemical Containing Materials and Waste .....	6-1
6.1.3	USTs, Aboveground Storage Tanks (ASTs), Oil/Water Separators, Pipelines .....	6-1
6.1.4	Drains.....	6-1
6.1.5	Indication of Polychlorinated Biphenyl (PCB) Containing Materials.....	6-2
6.1.6	Mercury.....	6-2
6.1.7	Chlorofluorocarbons .....	6-2
6.1.8	Stains and Chemical Odors.....	6-2
6.1.9	Stressed Vegetation.....	6-2
6.2	Adjacent Properties .....	6-2
<b>Section 7</b>	<b>Data Gaps.....</b>	<b>7-1</b>
<b>Section 8</b>	<b>Conclusions and Opinions .....</b>	<b>8-1</b>
<b>Section 9</b>	<b>Limitations .....</b>	<b>9-1</b>
<b>Section 10</b>	<b>References .....</b>	<b>10-1</b>
<b>FIGURES</b>		
Figure 1-1:	Site Location Map.....	1-3
Figure 2-1:	Site Aerial Map.....	2-3
Figure 2-2:	Site Area Map.....	2-5
Figure 6-1:	Site Plan .....	6-3
<b>TABLES</b>		
Table 2-1:	Tax Transaction History.....	2-9
<b>APPENDICES</b>		
Appendix A	Photographs	
Appendix B	EDR Database Search 2836665.2s – August 9, 2010	
Appendix C	Interview Documentation	
Appendix D	Qualifications	

## *List of Acronyms*

AST	aboveground storage tank
ASTM	American Society for Testing and Materials
AULs	activity and use limitations
B-2	Business District
CERCLA	Comprehensive, Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFC	chlorofluorocarbons
CFR	Code of Federal Regulations
Cl	chloride
CORRACTS	Corrective Action Site
DOH	State of Hawai'i Department of Health
EDR	Environmental Data Resources, Inc.
ELS	environmental lien search
EPA	United States Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
HECO	Hawaiian Electric Company
HEER	Hazard Evaluation and Emergency Response
HVAC	heating ventilation and air conditioning
KmaB	Keaau stony clay
LUST	leaking underground storage tank
mg/L	milligrams per liter
msl	mean sea level
NFA	no further action
NFRAP	no further response action planned
NPL	National Priority List
PCB	polychlorinated biphenyl
PsA	Pulehu clay loam
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
SHWB	Solid Hazardous Waste Branch
SHWS	State Hazardous Waste Site
TMK	tax map key
TSD	treatment, storage, and/or disposal
UIC	underground injection control
USGS	United States Geological Survey
UST	underground storage tank

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## *Executive Summary*

This report presents the results of the Phase I Environmental Site Assessment (ESA) for the Wai‘anae Coast Comprehensive Health Center located on the property identified as tax map key (TMK) (1) 8-6-001, Parcel 003 (hereinafter referred to as the Site). The Site address is 86-260 Farrington Highway, which is in Wai‘anae, Hawai‘i on the Island of O‘ahu. Our assessment and report have been performed in general accordance with the United States Environmental Protection Agency (EPA) “All Appropriate Inquiry” (40 Code of Federal Regulation (CFR) Part 312), as well as the American Society for Testing and Materials (ASTM) “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM Designation E 1527-05; ASTM, 2005).

This assessment was conducted to evaluate existing conditions, investigate the environmental history, and identify the presence of recognized environmental conditions (RECs) within and around the Site. A REC is *the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property* (ASTM E 1527-05).

This research consisted of a review of historical and regulatory records, present conditions, site geology and hydrogeology, and interviews with persons knowledgeable of the Site. The Site is a multi-building wellness and health center. The Site is approximately 9 acres and is zoned Business District (B-2).

Ms. Marianne Glushenko (the Site Manager) and Mr. Fidel Eviota II (a Site worker) who were familiar with current conditions were interviewed during a reconnaissance of the Site on Thursday, August 12, 2010 and via the ESA questionnaire on August 12, 2010. Based on responses from interview questions and the Site reconnaissance, the Site has been used as a wellness and health center for the last 37 years.

This assessment has revealed no evidence of RECs in connection with the Site and has revealed no evidence of RECs associated with nearby properties.

### **Current RECs**

Environet did not identify any current RECs in connection with the Site.

### **Historic RECs**

Environet did not identify any historic RECs in connection with the Site.

## Other Items of Environmental Concern

- The interior of the Site buildings utilized fluorescent lamps (Section 6.1.6). Certain bulb types can contain small amounts of mercury and lead and legally cannot be disposed of in local landfills in large quantities. Large quantities (greater than five bulbs at one time) of certain fluorescent bulbs must be disposed of at a mainland EPA approved disposal facility or recycler.
- Chlorofluorocarbons (CFCs) may be present in the central air conditioning and refrigeration units on the Site (Section 6.1.7). CFCs require proper and specific removal and disposal if the equipment containing them is no longer needed or the building is to be renovated/demolished.
- Since the Site building was constructed prior to 1978 (Section 2.1), some of the building materials may contain asbestos (e.g., wallboard and vinyl floor tiles) or have been painted with lead based paint. This Phase I ESA did not make a detailed assessment of asbestos or lead based paint at the Site. A focused assessment of these items should be performed if the structures older than 1978 are to be remodeled or demolished.
- A spent automobile battery was observed abandoned on the Site. Automobile batteries usually contain lead and sulfuric acid, and therefore, require proper and specific disposal practices.

## Data Gaps

- During the interview process, past owners of the property were not available for interview. Due to the tax records, Site history, and current interviews, this data gap does not appear to impact our ability to identify RECs at the Site. This does not represent a significant data gap.
- During the Site history review process the Site was not successfully characterized back to 1940. The Site was characterized back to 1941, when the Site was vacant, undeveloped land. This data gap does not appear to impact our ability to identify RECs at the Site. This does not represent a significant data gap.

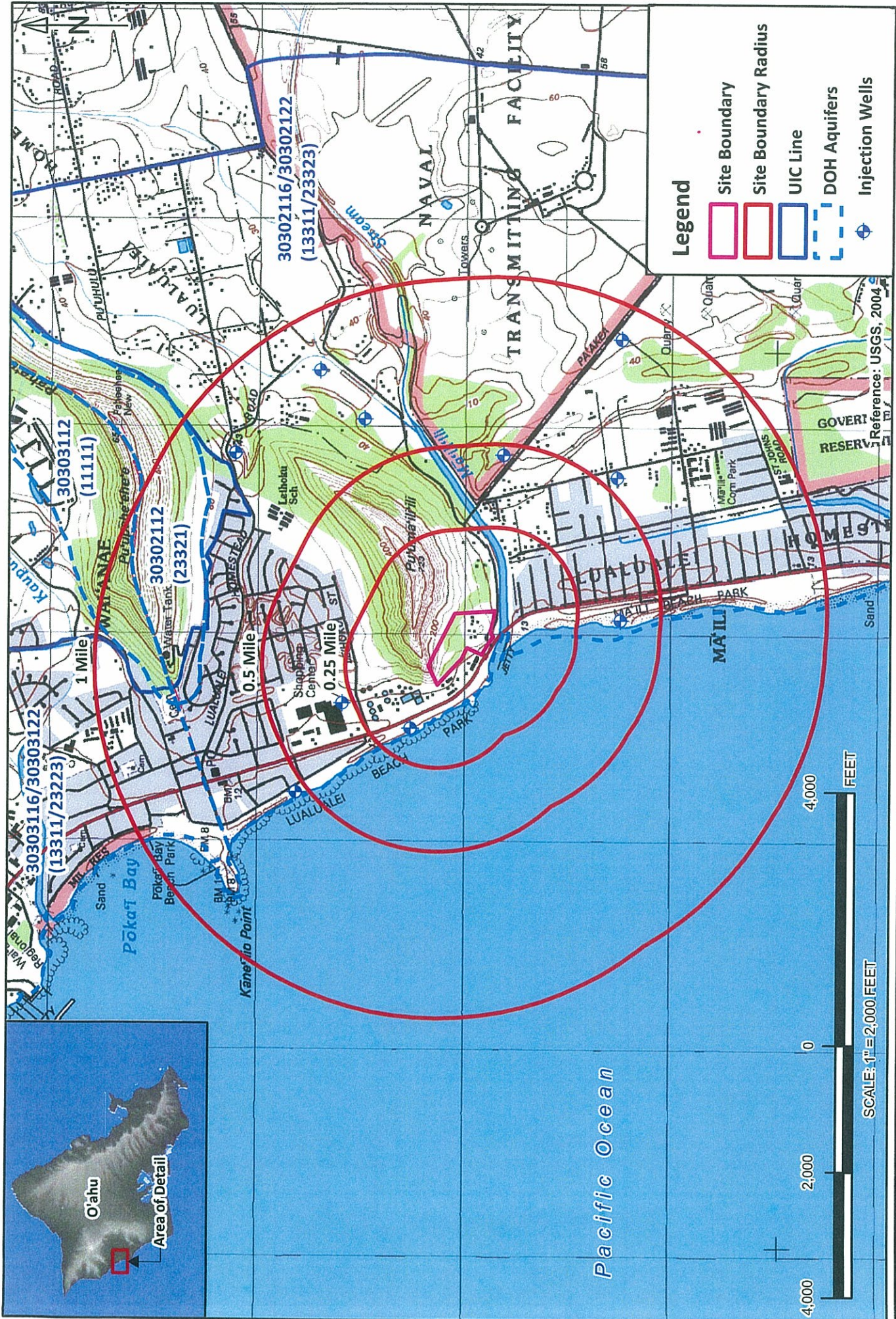
## *Section 1 Introduction*

This report presents the results of the Phase I ESA conducted at the Wai'anae Coast Comprehensive Health Center, a property located at 86-260 Farrington Highway in Wai'anae on the island of O'ahu. The property is denoted by TMK: (1) 8-6-001, Parcel 003 (Figure 1-1).

The purpose of this assessment was to evaluate, on the basis of readily available information, the presence of RECs at and surrounding the Site. The assessment of the Site has been performed by qualified environmental professionals as defined by, and in general accordance with the EPA "All Appropriate Inquiry" (40 CFR Part 312), as well as the ASTM E 1527-05; which defines a REC as *the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property* (ASTM, 2005). The scope of work for this ESA includes the following six elements:

1. REVIEW OF SITE GEOLOGY AND HYDROGEOLOGY - Includes a review of pertinent, available documents and maps regarding local geology and hydrogeology.
2. REVIEW OF REGULATORY RECORDS - Includes a review of publicly available federal, state, and local databases of known or potential hazardous waste sites, landfills, and sites currently under investigation for environmental violations within the ASTM recommended search distance of the Site.
3. REVIEW OF SITE HISTORY - Includes a review and interpretation of available historical sources, such as Sanborn Fire Insurance maps, archival topographic maps, and aerial photographs. Maps and photographs of the area surrounding the Site were examined to obtain information regarding historical land use that may or could have involved the manufacture, generation, use, storage, and/or disposal of hazardous substances. This review also includes the gathering of information regarding past and/or current Site development and/or land use provided by the City and County of Honolulu Building Permits and Land Use Department.
4. SITE RECONNAISSANCE - Includes performing a reconnaissance of the Site and adjoining areas to make visual observations of existing site conditions, improvements, and/or operations; types of land use; and nature of businesses.
5. PERSONNEL INTERVIEWS - Includes interviews with current and historical property representatives, past owners, operators, and occupants at the property, who are familiar with the Site, and who are likely to have material information regarding the potential for contamination. This information is used in order to obtain specialized Site knowledge and evaluate Site land use, Site history, Site operations, and Site maintenance procedures. Potential interviewees include: subject property owner(s), property manager(s), tenants, maintenance workers, and adjacent property owner(s) (for abandoned properties).

6. DATA EVALUATION AND REPORT PREPARATION - Includes a compilation of all the information gathered and preparation of this report. This report describes the research performed, findings, professional opinions, and conclusions.



PROJECT NO.: 1063-001  
 DATE: AUGUST 10, 2010  
 DRAWN BY: BI  
 REVIEWED BY: MVW



PHASE I ESA  
 WAI'ANAЕ COAST COMPREHENSIVE HEALTH CENTER  
 SITE LOCATION MAP  
 TMK (1) 8-6-001, PARCEL 003 WAI'ANAЕ, O'AHU, HAWAII'





## ***Section 2 Site Description***

This section describes the Site location and general environmental characteristics based on record reviews. Detailed descriptions of Site conditions observed during the Site reconnaissance are provided in Section 6.1.

### ***2.1 General Site and Vicinity Characteristics and Zoning***

The Site is currently used by the Wai‘anae Coast Comprehensive Health Center which is a medical and wellness facility. The Site occupies approximately nine acres at 86-260 Farrington Highway in Wai‘anae on the island of O‘ahu (Figure 2-1 and Figure 2-2). The structures on the Site cover approximately 10 percent of the Site area, an additional approximately 30 percent of the Site is covered with pavements, and the remainder is landscaped. Some of the structures were constructed prior to 1978.

According to the City and County of Honolulu, Department of Planning and Permitting website, the Site is zoned as B-2. “The intent of the B-2 business district is to provide areas for community business” (City and County of Honolulu, 2004).

Historically, the Site had been used for residential purposes or was vacant land before it was gradually converted to be solely a business district area. The uses of the properties immediately adjacent to the Site are shown on Figure 2-2. None of the general business types or property uses immediately surrounding the Site at this time indicate a REC.

### ***2.2 Physical Setting***

This section presents a summary of the Site’s physical environment based on published information.

#### ***2.2.1 Topographic Review***

The 1998 United States Geological Survey (USGS) Topographic Map of the area (Figure 1-1) shows the Site as generally flat with an elevation of approximately 39 feet above mean sea level (msl). The Site is approximately 62 feet north of Ma‘ili‘ili Stream and approximately 282 feet northwest of the Pacific Ocean. There are no surface water bodies on the Site or adjacent to the Site. There are no other significant topographic features near the Site.

#### ***2.2.2 Geologic Review***

Environet reviewed published geologic and hydrogeologic reports and maps to obtain available information regarding subsurface conditions in the general area of the Site.

### *Geology*

The Island of O'ahu comprises two volcanoes: the Ko'olau Volcano and the Wai'anae Volcano. The Wai'anae Range is the older of the two volcanoes and lies to the west of the younger Ko'olau Volcano.

The Wai'anae Volcano is a shield volcano built by a series of eruptions, which produced the Wai'anae Volcanic Series. The Wai'anae Mountains, the eroded remains of the Wai'anae Volcanic Shield, comprise western O'ahu.

The Ko'olau Volcano is an unusually elongate shield volcano built principally by eruptions along a northwest-southeast trending rift zone. The lavas produced during the shield building phase of the volcano are known as the Ko'olau Volcanic Series and consist of tholeiitic and olivine basalts with small amounts of oceanite. The Ko'olau Mountains, the eroded remains of the Ko'olau Volcanic Shield, are approximately 37 miles long, trending northwest-southeast, and comprise approximately two-thirds of O'ahu (Macdonald *et al.*, 1983).

A long period of volcanic quiescence followed the Ko'olau shield building stage, during which erosion occurred and alluvium and marine sediments accumulated along coastal regions. Deep valleys were incised into the bedrock by major streams and subsequently filled with sediments. Following a long period of volcanic quiescence, volcanic activity resumed. These subsequent eruptions, such as Diamond Head, constituted the Honolulu Volcanic Series. Lavas of the Honolulu Volcanic Series include nephelinites, melilite nephelinites, basanites, and alkalic olivine basalts (Macdonald *et al.*, 1983).

The Site is located on alluvial sediments on the southwest end of the Wai'anae Mountains. The upslope of the Wai'anae Mountains starts approximately 3,500 feet northeast of the Site.

### *Soil*

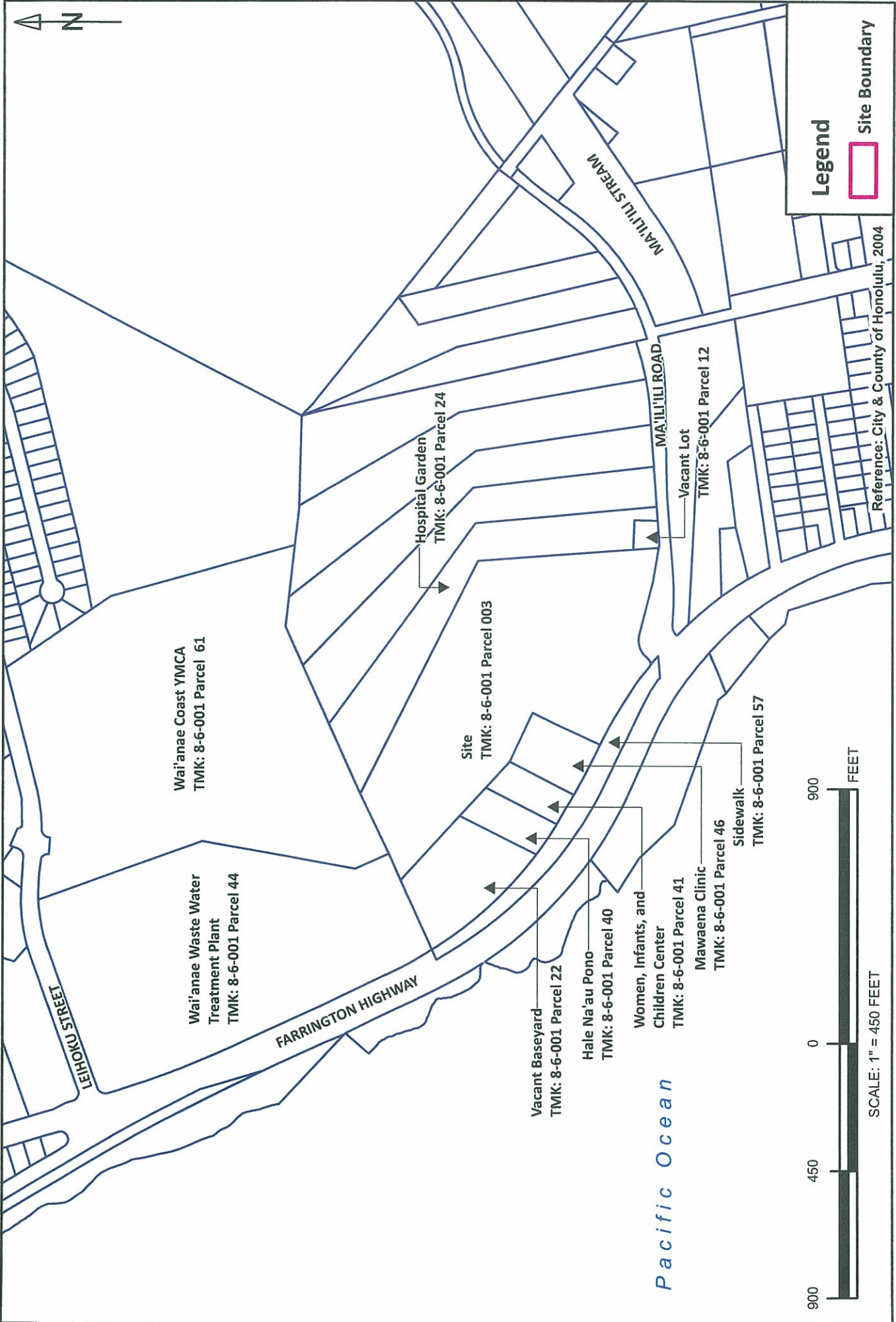
Soil in the Site area is designated Keaau stony clay (KmaB) and Pulehu clay loam (PsA) (Foote, *et al.*, 1972). KmaB soil occurs on lowlands on the coastal plain. It has a soil profile like that of Keaau clay except that there are sufficient stones to hinder machine cultivation. Runoff is slow, and the erosion hazard is slight. PsA soil occurs on alluvial fans, stream terraces, and in basins. Permeability is moderate. Runoff is slow, and the erosion hazard is more than slight (Foote, *et al.*, 1972).

In a representative soil profile of KmaB and PsA the KmaB surface layer is very dark grayish-brown clay about 15 inches thick. The subsoil, which is approximately 19 inches thick, is very dark grayish-brown and dark-brown, mottled clay that has subangular and angular blocky structure. The substratum is white to very 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. PsA surface layer is dark-brown clay loam about 21 inches thick. This surface layer is underlain by dark-brown, dark grayish-brown, and brown, massive and single grain, stratified loam, loamy sand, fine sandy loam, and silt loam about 29 inches thick. Below this is coarse, gravelly or sandy alluvium. The soil is neutral in the surface layer and neutral to mildly alkaline below the surface layer (Foote *et al.*, 1972).



	PROJECT NO.: 1063-001 DATE: AUGUST 10, 2010 DRAWN BY: BI REVIEWED BY: MVW	PHASE I ESA WAI'ANAЕ COAST COMPREHENSIVE HEALTH CENTER SITE AERIAL MAP TMK (1) 8-6-001, PARCEL 003 WAI'ANAЕ, O'AHU, HAWAII	FIGURE 2-1
	SCALE: 1" = 450 FEET		





	PROJECT NO.: 1063-001 DATE: AUGUST 10, 2010 DRAWN BY: BI REVIEWED BY: MVW	PHASE I ESA WAI'ANAEO COAST COMPREHENSIVE HEALTH CENTER SITE AREA MAP TMK (1) 8-6-001, PARCEL 003 WAI'ANAEO, O'AHU, HAWAII	FIGURE 2-2
	Reference: City & County of Honolulu, 2004		



### *Hydrogeology*

According to Mink and Lau (Mink and Lau, 1990), two aquifers underlie the Site area. The upper aquifer, code 30302116 (13311), is unconfined (the aquifer is not confined under pressure beneath relatively impermeable rocks or soil), basal (fresh water in contact with seawater), and is a sedimentary-type (non-volcanic lithology) aquifer. This aquifer is currently used and is neither ecologically important nor a drinking water source. The salinity of this irreplaceable aquifer is considered moderate (1,000 to 5,000 milligrams per liter (mg/L) chloride (Cl)) and the aquifer is listed as having a high vulnerability to contamination.

The lower aquifer, code 30302122 (23323), is confined (the aquifer is confined under pressure beneath relatively impermeable rocks or soil), basal (fresh water in contact with seawater), and is a dike-type (intrusive dike compartments) aquifer. This aquifer is neither ecologically important nor a drinking water source. The salinity of this replaceable aquifer is considered moderate (1,000 to 5,000 mg/L Cl) and the aquifer is listed as having a low vulnerability to contamination (Mink and Lau, 1990).

Groundwater resources in the area are listed as being in the Lualualei aquifer system of the Wai'anae aquifer sector. The Mink and Lau aquifer designation for the Site is shown in Figure 1-1. Annual rainfall for the Site area is approximately 25 inches (Juvik and Juvik, 1998).

Based on the elevation of the Site, approximately 39 feet above msl, the depth to groundwater at the Site is likely 40 to 45 feet below ground surface. Generally, groundwater travels downgradient towards the ocean. Therefore, the groundwater gradient in the vicinity of the Site is probably to the west southwest towards the Pacific Ocean.

### ***2.2.3 Wells and Drinking Water Sources***

The Site is located approximately three-quarters of a mile south and seaward (makai) of the underground injection control (UIC) line (Figure 1-1). The UIC line was established by the State of Hawai'i Department of Health (DOH) to protect groundwater resources. Groundwater landward (mauka) of the UIC line is considered a potential drinking water source. Groundwater makai of the UIC line is considered as non-potable and saline. Injection wells are prohibited mauka of the UIC line.

Injection wells within approximately one mile of the Site are shown on Figure 1-1 and page A-14 of the Environmental Data Resources, Inc. (EDR) report (Appendix B). The wells illustrated on Figure 1-1 are from the DOH UIC program and are based on information from July 6, 1984. The wells illustrated and listed in the EDR report (Appendix B) include information through approximately 2005. Some wells are illustrated on both Figure 1-1 and the EDR map. Based on the location, status, and use of the wells, there is no environmental concern associated with the wells.



## ***2.3 Past Land Use of Site and Surrounding Properties***

The following subsections discuss the findings regarding the Site and surrounding area history that could be gleaned from historic building permits, aerial photographs, maps, tax records, and tax assessment records.

### ***2.3.1 Building Permits***

Building permits for the Site and adjacent properties were examined on the City and County of Honolulu Real Property Assessment Division web site (1977 to present). The permit records were examined in order to identify RECs associated with the Site and adjacent properties. The building permit records indicated the following:

#### *Site*

None of the building permits on file included evidence of a REC or potential REC at the Site.

#### *Adjacent Properties*

None of the building permits on file included evidence of a REC or potential REC at the adjacent properties.

### ***2.3.2 Aerial Photographs and Maps***

Past land use was evaluated by reviewing historical topographic maps (1954, 1963, 1983, and 1998 (USGS Department of the Interior)). Environet selected representative documents to show the evolution of the Site and the surrounding area, which are summarized below.

The first topographic map reviewed (1954) did not show any structures or roads on the Site. A few dwellings were indicated to the southeast of the Site on the map. The 1963 map depicted the same information as the 1954 map.

The 1983 topographic map indicated construction had taken place on Site. Buildings were indicated by black squares within the property boundaries.

There were few changes in the 1998 topographic map. A few more buildings were depicted and a road leading north to the Site was also visible on the map.

In summary, the Site obtained its current configuration in 1973 and the historic maps and aerial photographs do not indicate the presence of any RECs associated with the Site or neighboring properties.

### ***2.3.3 Sanborn Fire Insurance Maps***

No Sanborn Fire Insurance Maps were available for review.

### ***2.3.4 Environmental Liens***

Environmental liens are a user responsibility (Section 3.0). Environet did not order an environmental lien search (ELS) report or an activity and use limitations (AULs) report from EDR.

According to the EDR report, there were no environmental liens or AULs found in the available records for the Site.

### ***2.3.5 Tax Records***

Environet reviewed City & County of Honolulu Real Property tax records for the Site to assess the chain of title for Site uses that may indicate a REC. The result of the tax records review is listed below.

**Table 2-1: Tax Transaction History**

<b>Date</b>	<b>Transaction/Event</b>	<b>Fee Owner(s)</b>
1941		Territory of Hawai‘i
1963	Leased property to Hawaiian Homes Lands	State of Hawai‘i
1972	Leased property to Research Corp of the University of Hawai‘i	State of Hawai‘i

The tax records show no evidence of past title use that would indicate either a current or historic REC.

## ***2.4 Previous Environmental Reports***

Three reports were reviewed that pertained to work performed at the Site. The reports are listed below:

- Asbestos Surveying, Sampling, Testing, and Reporting, 2001;
- Methylmethacrylate and Glutaraldehyde Exposure Determination, 2003; and
- Asbestos Removal and Air Monitoring Report, 2004.

None of the listed reports indicated the presence of a REC.

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## *Section 3 User Provided Information*

ASTM E1527-05 outlines the responsibilities of the user (*i.e.* the user of this Phase I ESA report, in context of completing a Phase I ESA. A user is defined as *the party seeking to use the Phase I ESA to complete an ESA of a property. A user may include a potential purchaser of a property, a potential tenant of a property, an owner of a property, a lender, or a property manager* (ASTM E 1527-05). In line with this definition, the user is the person/organization requesting this Phase I ESA. As part of completing a Phase I ESA, the user has the following duties:

- Review title and judicial records to identify environmental liens or AULs, if any, that are currently recorded against the property.
- Communicate, in advance of the Site reconnaissance, any specialized knowledge or experience of the user that is material to RECs.
- Communicate, in advance of the Site reconnaissance, any actual knowledge or any environmental lien or AULs encumbering the property or in connection with the property.
- Consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products.
- Communicate, in advance of the Site reconnaissance, any commonly known or reasonably ascertainable information within the local community about the property that is material to RECs in connection with the property.
- Make known the reason why the user wants to have the Phase I ESA performed.

Ms. Marianne Glushenko was interviewed on August 12, 2010, for information regarding user responsibilities associated with the Phase I ESA. Ms. Glushenko is the current site manager of the Site, and has been familiar with the Site for 37 years.

Ms. Glushenko did not provide Environet with the reason for conducting the Phase I ESA. As a result, Environet assumes the reason is to satisfy one of the requirements for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

None of Ms Glushenko's interview responses indicate a REC exists at the Site.

It is Environet's opinion that the user met all user responsibilities for this Phase I ESA, as described in ASTM E 1527-05 (ASTM, 2005).

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## ***Section 4 Records Review***

State and federal regulatory agency records were reviewed for information on known or potential sources of hazardous waste, petroleum products, or other RECs at or near the Site. The following records and lists were reviewed for sites within the ASTM specified minimum search distance from the property located at 86-260 Farrington Highway, which, according to EDR, is located at the coordinates 21° 25' 46.9" N latitude and 158° 10' 48.4" W longitude. The following is a summary of the regulatory list and search distances.

### **Sites Within One Mile of the Site**

- EPA National Priority List (NPL)
- EPA Resource Conservation and Recovery Act (RCRA) Corrective Action Site (CORRACTS) List
- DOH State Hazardous Waste Sites (SHWS)

### **Sites Within 0.5 Mile of the Site**

- EPA Delisted NPL
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List
- CERCLIS no further response action planned (NFRAP) List
- EPA RCRA Treatment, Storage, and/or Disposal (TSD) Facilities List
- DOH Landfill and/or Solid Waste Disposal Site Lists
- DOH leaking underground storage tank (LUST) List

### **On the Site and Adjoining Properties**

- DOH Registered underground storage tank (UST) List
- RCRA Generators List

### **On the Site**

- Federal Emergency Response Notification System (ERNS) List
- EPA Institutional Controls and Engineering Controls Lists
- DOH Institutional Control and Engineering Control Lists
- DOH Voluntary Response Program List
- DOH Brownfields List

Explanations of each federal record or list are provided in EDR's report attached in Appendix B. State of Hawaiʻi records are defined within this report, because they are not all included in the EDR report.

#### ***4.1 EPA NPL***

There is one NPL site listed on or within one mile of the Site (EDR, 2010). The listed site is not a potential concern to the Site.

#### ***4.2 EPA RCRA CORRACTS Facilities List***

There are no RCRA CORRACTS facilities located within one mile of the Site, none are adjacent to the Site, and the Site is not listed (EDR, 2010).

#### ***4.3 DOH SHWS List***

The SHWS records are the states' equivalent to CERCLIS. These sites may or may not be listed on the federal CERCLIS list. The SHWS list contains information on sites identified by the State of Hawaiʻi as abandoned, inactive, or uncontrolled hazardous waste sites that may require cleanup. There are three SHWS facilities located within one mile of the Site, none are adjacent to the Site, and the Site is not listed (EDR, 2010). All of the three sites have been provided a no further action (NFA) status by the DOH.

#### ***4.4 EPA Delisted NPL***

There are no delisted NPL sites located on or within half a mile of the Site (EDR, 2010).

#### ***4.5 EPA CERCLIS List***

There is one CERCLIS site located within half a mile of the Site. It is not adjacent to the Site, and the Site is not listed (EDR, 2010). The listed CERCLIS site is not a potential concern to the Site.

#### ***4.6 EPA RCRA TSD Facilities List***

There are no RCRA TSD facilities located on or within half a mile of the Site (EDR, 2010).

#### ***4.7 DOH Landfill and/or Solid Waste Disposal Site Lists***

There are no permitted landfills or solid waste disposal sites located on or within half a mile of the Site (EDR, 2010).

#### ***4.8 DOH Leaking UST List***

There are three LUST sites located within half a mile of the Site. None of the listed LUST sites are adjacent to the Site, and the Site is not listed (EDR, 2010). Due to the distance and location of the three LUST sites they are not considered a potential concern to the Site.

#### ***4.9 DOH UST Section Database Listing***

The Site is not listed on the UST database and there are no UST sites located on adjacent properties (DOH, 2004b and EDR, 2010). One UST was located within a quarter mile of the Site but due to the distance and location the UST site is not considered a potential concern to the Site

#### ***4.10 EPA CERCLIS-NFRAP List***

There are no CERCLIS-NFRAP sites located on or within half a mile of the Site (EDR, 2010).

#### ***4.11 EPA RCRA Generators List***

The Site is not listed on the RCRA generators list and there were no adjacent property RCRA generators (EDR, 2010).

#### ***4.12 EPA ERNS List***

The Site is not listed on the ERNS list. There were no reported incidents on the Site (EDR, 2010).

#### ***4.13 EPA Institutional Controls and Engineering Controls Lists***

The Site is not listed on the EPA Institutional Controls List. The Site is not listed on the EPA Engineering Controls List (EDR, 2010).

#### ***4.14 DOH Institutional Controls and Engineering Controls Lists***

The DOH Institutional Controls List and Engineering Controls Lists are the states' equivalent to the federal Institutional Controls and Engineering Controls lists maintained by the EPA. These sites are part of the DOH Hazard Evaluation and Emergency Response (HEER) Office's State Response Program. These sites may or may not be listed on the federal equivalent lists.

The Site is not listed on the DOH Institutional Controls List. The Site is not listed on the DOH Engineering Controls List (EDR, 2010).



### ***4.15 DOH Voluntary Response Program List***

There are no Voluntary Response Program facilities located on or within a half mile of the Site (EDR, 2010).

### ***4.16 DOH Brownfields List***

There are no Brownfields located on or within a half mile of the Site (EDR, 2010).

## ***Section 5 Personnel Interviews***

EnviroNet conducted multiple interviews with persons knowledgeable of the Site, in order to gain information regarding land use, Site history, and Site operations.

### ***5.1 Current Personnel Interviews***

#### ***5.1.1 Site Manager(s)/Property Manager(s) Interview***

EnviroNet interviewed Ms. Marianne Glushenko on August 12, 2010, for information and knowledge regarding RECs associated with the Site. Ms. Glushenko is the current site manager of the Site, and has been familiar with the Site for 37 years. Completed interview documentation is included in Appendix C.

None of Ms. Glushenko’s interview responses indicate a REC exists at the Site.

### ***5.2 Historical Personnel Interviews***

#### ***5.2.1 Past Owner(s), Operators(s), and Occupant(s) Interview***

An attempt was made to interview any past owners, operators, or occupants from the Site for information and knowledge regarding RECs associated with the Site. The attempt was unsuccessful because none of the individuals could be contacted.

### ***5.3 Additional Interviews***

#### ***5.3.1 State or Local Official(s) Interview***

EnviroNet interviewed Ms. Amy Liana on August 26, 2010, for information and knowledge regarding ongoing investigations and current RECs associated with the Site. Ms. Liana is a representative of the DOH Solid Hazardous Waste Branch (SHWB). None of Ms. Liana’s interview responses indicate a REC exists at the Site.



## ***Section 6 Site Reconnaissance***

### ***6.1 Site Reconnaissance***

A reconnaissance of the Site was conducted on Thursday, August 12, 2010. All observations were based on the Site’s condition at the time of the reconnaissance. Permission to access the Site was given by Mr. Fidel Eviota II of Wai‘anae Coast Comprehensive Health Center. All accessible areas of the Site are shown in Figure 6-1 and in Photos 1 through 11 (Appendix A).

The Site was a large parcel approximately nine acres in size consisting of many different medical buildings and parking lots. Some of the buildings on Site consisted of a dental office, family medical office, the Native Hawaiian Healers Building, a green house, and some maintenance storage areas. The remainder of the parcel was unpaved vegetated areas. The unpaved portion of the Site encompassed approximately 60 percent of the Site.

#### ***6.1.1 Utilities and Services***

The following companies provided utilities and services to the Site:

- Electricity: HECO/emergency generator.
- Water: City and County of Honolulu.
- Refuse: Honolulu Disposal Service.

#### ***6.1.2 Hazardous Chemical Containing Materials and Waste***

There were no large quantities of hazardous chemical containing materials and waste observed on the Site. Small quantities of flammable and hazardous materials were observed on Site. These materials were properly stored in approved flammable and hazardous material cabinets.

#### ***6.1.3 USTs, Aboveground Storage Tanks (ASTs), Oil/Water Separators, Pipelines***

To the west of the Emergency Department was one 575 gallon propane tank. The tank was in good working condition and there was no report of any leaks or problems with the tank. A second propane tank containing 125 gallons was located to the north of the wellness and fitness building. A grease trap was located outside of the cafeteria’s kitchen. This below ground tank was 750 gallons and is pumped on a regular bases. No problems such as spills or overflows have been reported with this tank. In case of an emergency power loss, a large diesel generator can be used. This generator was located to the east of the Family Medical Building. The diesel capacity was 240 gallons. No spills or leaks were reported (Figure 6-1).

#### ***6.1.4 Drains***

Storm water drains were located throughout the Site to assist in draining storm water that fell on paved areas. Storm water on Site that was not controlled by drains would most likely percolate

into the ground on the unpaved vegetated areas or flow via sheet flow in a southwest direction. The Site also has a current Industrial Wastewater Discharge Permit #20100111 (Appendix C).

### ***6.1.5 Indication of Polychlorinated Biphenyl (PCB) Containing Materials***

Florescent light ballasts and transformers manufactured before 1979 can be PCB containing. Since the building on the Site was reportedly constructed around 1973 (Section 2.3), PCB containing ballasts may be present. However, these would not be a REC unless they leak or are disposed of.

Transformers manufactured before 1979 may contain PCBs. Two HECO vaulted transformers were observed during the Site reconnaissance located on the west side of the Emergency Department and the east side of the Family Medical Building. HECO was contacted on August 11, 2010 to check the status of the transformers. On August 17, 2010, HECO confirmed the transformers were PCB free.

### ***6.1.6 Mercury***

The interior of the buildings located on the Site utilized fluorescent lamps which contain fluorescent light bulbs. Such bulbs can contain small amounts of mercury and lead and legally cannot be disposed of in local landfills in large quantities. Large quantities (greater than five bulbs at one time) of fluorescent bulbs must be disposed of at a mainland EPA approved disposal facility or recycler.

### ***6.1.7 Chlorofluorocarbons***

CFCs may be present in the central air conditioning and refrigeration units on the Site (Section 6.1). CFCs require proper and specific removal and disposal if the equipment containing them is no longer needed or the building is to be renovated/demolished.

### ***6.1.8 Stains and Chemical Odors***

Stains or chemical odors were not observed during the Site reconnaissance.

### ***6.1.9 Stressed Vegetation***

Stressed vegetation was not observed during the Site reconnaissance.

## ***6.2 Adjacent Properties***

Environet did not walk the individual adjacent properties; however, Environet performed an offsite visual inspection of the properties located immediately adjacent to the Site to observe visible environmental conditions (Figure 2-1). Environet did not observe any RECs at any of the adjacent properties.



**Legend**

- Asphalt
- Site Boundary
- Vegetation
- Buildings
- Transformer
- Propane Tank
- Grease Trap
- Storm Drain



PROJECT NO.: 1063-001  
 DATE: AUGUST 10, 2010  
 DRAWN BY: BI  
 REVIEWED BY: MVW

**PHASE I ESA**  
**WAI'ANAE COAST COMPREHENSIVE HEALTH CENTER**

**SITE PLAN**  
 TMK (1) 8-6-001, PARCEL 003 WAI'ANAE, O'AHU, HAWAII

FIGURE  
6-1

## *Section 7 Data Gaps*

In performing this Phase I ESA, several data gaps were identified. A data gap is a lack or inability to obtain information required by ASTM E 1527-05 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice (ASTM E 1527-05). The following data gaps were identified relating to this Phase I ESA:

- During the interview process, past owners of the property were not available for interview. Due to the tax records, Site history, and current interviews, this data gap does not appear to impact our ability to identify RECs at the Site. This does not represent a significant data gap.
- During the Site history review process the Site was not successfully characterized back to 1940. The Site was characterized back to 1941, when the Site was vacant, undeveloped land. This data gap does not appear to impact our ability to identify RECs at the Site. This does not represent a significant data gap.

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## ***Section 8 Conclusions and Opinions***

This Phase I ESA has been performed in conformance with the scope and limitations of ASTM E 1527-05 at 86-260 Farrington Highway in Wai'anae on the island of O'ahu. Any exceptions to, or deletions from this practice are described in Section 9.0 of this report.

This assessment has revealed the following:

### **Current RECs**

No current RECs were identified in connection with the Site.

### **Historic RECs**

No historic RECs were identified in connection with the Site.

### **Other Items of Environmental Concern**

- The interior of the Site buildings utilized fluorescent lamps (Section 6.1.6). Certain bulb types can contain small amounts of mercury and lead and legally cannot be disposed of in local landfills in large quantities. Large quantities (greater than five bulbs at one time) of certain fluorescent bulbs must be disposed of at a mainland EPA approved disposal facility or recycler.
- CFCs may be present in the central air conditioning and refrigeration units on the Site (Section 6.1.7). CFCs require proper and specific removal and disposal if the equipment containing them is no longer needed or the building is to be renovated/demolished.
- Since the Site building was constructed prior to 1978 (Section 2.1), some of the building materials may contain asbestos (*e.g.*, wallboard and vinyl floor tiles) or have been painted with lead based paint. This Phase I ESA did not make a detailed assessment of asbestos or lead based paint at the Site. A focused assessment of these items should be performed if the structures older than 1978 are to be remodeled or demolished.
- A spent automobile battery was observed abandoned on the Site. Automobile batteries usually contain lead and sulfuric acid, and therefore, require proper and specific disposal practices.

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## *Section 9 Limitations*

The conclusions and recommendations of this ESA have been based on interpretation of the available historical and regulatory information, documents reviewed, and a visual Site inspection performed on Thursday, August 12, 2010. No guarantee or warranty is made that the Site is free of contamination. This Phase I ESA was performed with the usual competence and thoroughness of the consulting profession, in accordance with the standard operating procedures of this time. Environet does not provide any other guarantee or warranty.

This Phase I ESA is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based on findings derived from a Site reconnaissance and a review of specified regulatory records and historical sources. This Phase I ESA did not include any investigation with respect to lead, asbestos, arsenic, radon, methane, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or site geotechnical concerns. All information on UST and LUST sites is based on information reported to the DOH Solid and Hazardous Waste Branch (DOH, 2004a and DOH, 2004b). All information on HEER listed sites and release sites is based on information reported to the DOH HEER Office (DOH, 2000a and DOH, 2000b).

There are no exceptions or deletions to ASTM practices in this Phase I ESA.

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