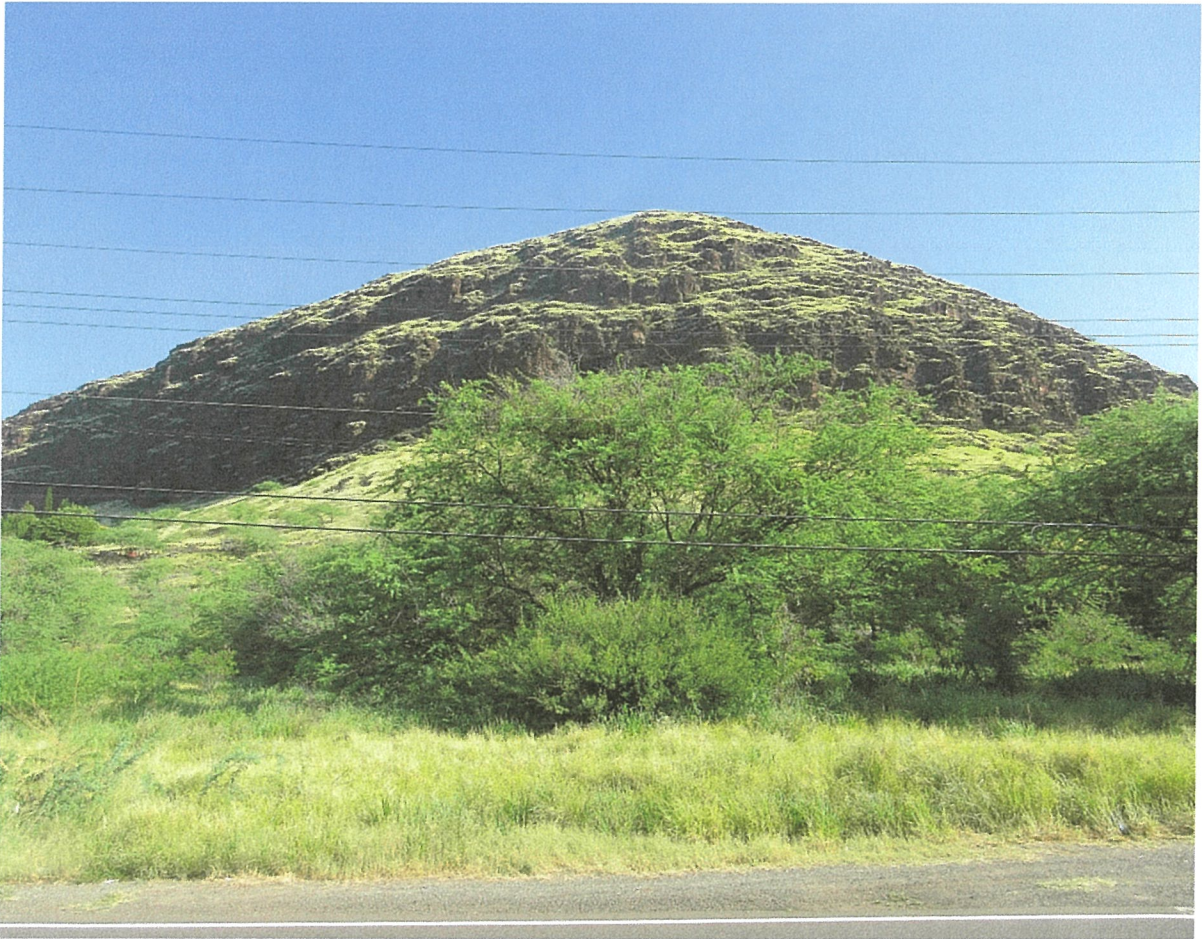


‘ELEPAIO FOOD CAMPUS MASTER PLAN

Ahupua‘a of Lualualei, District of Wai‘anae, O‘ahu



South View of Pu‘u Mā‘ili‘ili from Mā‘ili‘ili Road

Prepared for

‘Elepaio Social Services
86-260 Farrington Highway
Wai‘anae, O‘ahu, Hawai‘i 96792

April 2025

DRAFT ENVIRONMENTAL ASSESSMENT

‘ELEPAIO FOOD CAMPUS MASTER PLAN

Ahupua‘a of Lualualei, District of Wai‘anae, O‘ahu

Prepared in Partial Fulfillment of Chapter 343, Hawai‘i Revised Statutes and Hawai‘i Administrative Rules Chapter 11-200.1, Department of Health, State of Hawai‘i

Prepared for

‘Elepaio Social Services
86-260 Farrington Highway
Wai‘anae, O‘ahu, Hawai‘i 96792

Prepared by

Gerald Park Urban Planner
95-595 Kaname‘e Street #324
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And

Office of Facilities Planning and Design
Wai‘anae Coast Comprehensive Health Center
96-260 Farrington Highway
Wai‘anae, O‘ahu, Hawai‘i 96792

April 2025

PROJECT PROFILE

Proposed Action:	Food Campus Conceptual Master Site Plan		
Location:	Ahupua'a of Lualualei District of Wai'anae, O'ahu, Hawai'i		
Street Address:	86-134 Mā'ilī'ili Road Wai'anae, O'ahu, Hawai'i		
Tax Map Key:	[1] 8-6-001: 012, 024, 025, 026, 027, 028		
Land Area:	012:	7,405	0.17
	024:	215,186	4.94
	025:	217,800	5.0
	026:	217,800	5.0
	027:	217,800	5.0
	028:	<u>217,800</u>	<u>5.0</u>
		1,093,791 SF	25.11 AC
Landowner:	Department of Hawaiian Home Lands State of Hawai'i		
Existing Use:	Lot 012: Shade House, Collection Area Lot 024: Parking, Workshops, Culture Area Lots 025,026,027,028: Vacant		
State Land Use Designation:	Urban (U) and Conservation (C)		
General Plan for O'ahu:	Rural		
Sustainable Communities Plan (SCP):	Wai'anae		
SCP Land Use Map / C&C Zoning	Preservation / P-1 Restricted Preservation		
	Agriculture / P-2 General Preservation		
SCP Open Space Map:	Agriculture / Preservation		
Department of Hawaiian Home Lands			
Wai'anae and Lualualei Regional Plan:	Community Use Public		
Special Management Area:	Outside Special Management Area		
Contact Person:	John Griego, AIA, Director Facilities Planning and Design Wai'anae Coast Comprehensive Health Center 86-260 Farrington Highway Waianae, Hawaii 96792 Telephone: (808) 697-3704 E: jgriego@wcchc.com		

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SECTION 1 DESCRIPTION OF THE PROPOSED ACTION

‘Elepaio Social Services, a non-profit subsidiary of the Wai‘anae Coast Comprehensive Health Center (“WCCHC” or COMP”), proposes to construct a resiliency hub for the community to be located in the *ahupua‘a* of Lualualei, District of Wai‘anae, O‘ahu, Hawai‘i.

‘Elepaio Social Services (“Elepaio”) has prepared a master plan for new facilities and structures to be located on partially improved land to the north and east of the COMP. Consisting of 6 lots, the land is bounded by Pu‘u Mā‘ili‘ili on the north, agricultural / residential lots and Pu‘u Mā‘ili‘ili on the east, Mā‘ili‘ili Road and Mā‘ili‘ili Drainage Channel on the south, and the COMP on the west. A Vicinity Map is shown as Figure 1.

A Tax Map shown as Figure 2 and Table 1 summarize the area of the six lots. All lots are owned by the Department of Hawaiian Home Lands (“DHHL”). The COMP currently is allowed use of TMK 8-6-001: 012 and 024 under Department of Hawaiian Home Lands Revocable Permit No. 407. The permit expired in June 2007 but was continued on a month-to-month basis. In April 2024, the DHHL issued Right of Entry No. 728 (“ROE 728”) to the COMP for lots 012, 024, 025, 026, 027, and 028. The ROE expires one year from commencement but can be extended for additional one-year periods (ROE No. 728).

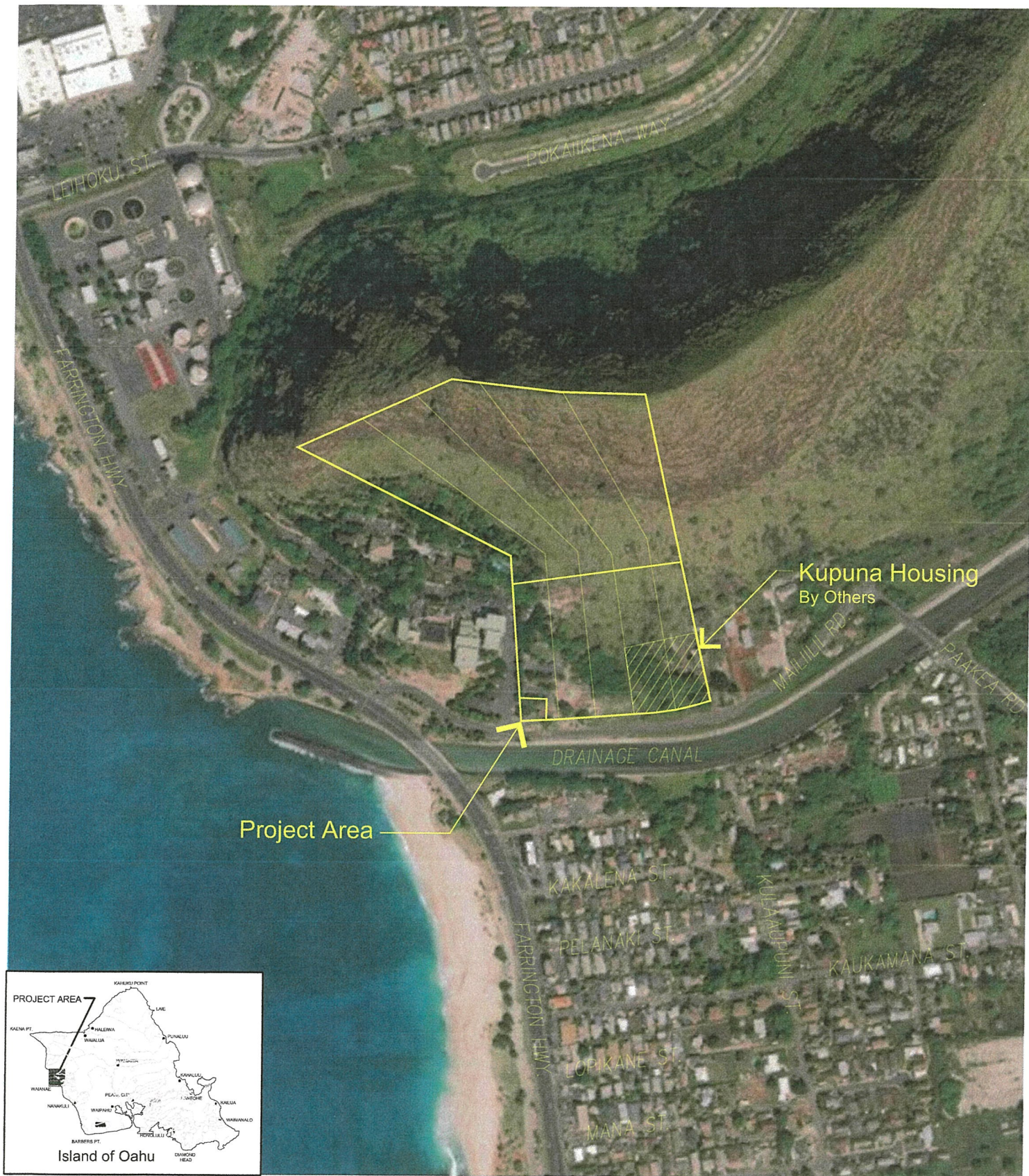
Table 1. Parcel Data

Tax Map Key	Square Feet	Acres	Use
8-6-001: 012	7,504	0.17	Shade House, Collection Area
8-6-001: 024	215,186	4.94	Workshops, Parking, Culture Center
8-6-001: 025	217,800	5	Vacant
8-6-001: 026	217,800	5	Vacant
8-6-001: 027	217,800	5	Vacant
8-6-001: 028	217,800	5	Vacant
Total	1,093,791	25.1	

Source: O‘ahu Tax Map; ROE No. 728.

The project is proposed on land comprising the southern portion of the lots fronting Mā‘ili‘ili Road. The area to be developed is shown on Figure 3 and comprises approximately 10.5 acres with the remainder dedicated to nature trails and fire mitigation.

Approximately 3.5 acres in the lower sections of lots 027 and 028 are set aside for *kupuna* housing. The housing project is proposed by the King Lunalilo Trust and use of the land has been approved by the Department of Hawaiian Homelands. The *kupuna* housing area is outlined on Figure 1 Vicinity Map and called out as Kupuna Housing. The Kupuna Housing project is a separate action and not included in this environmental assessment.

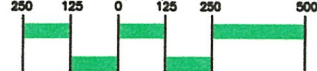


Source: Google Maps 2020 Imagery



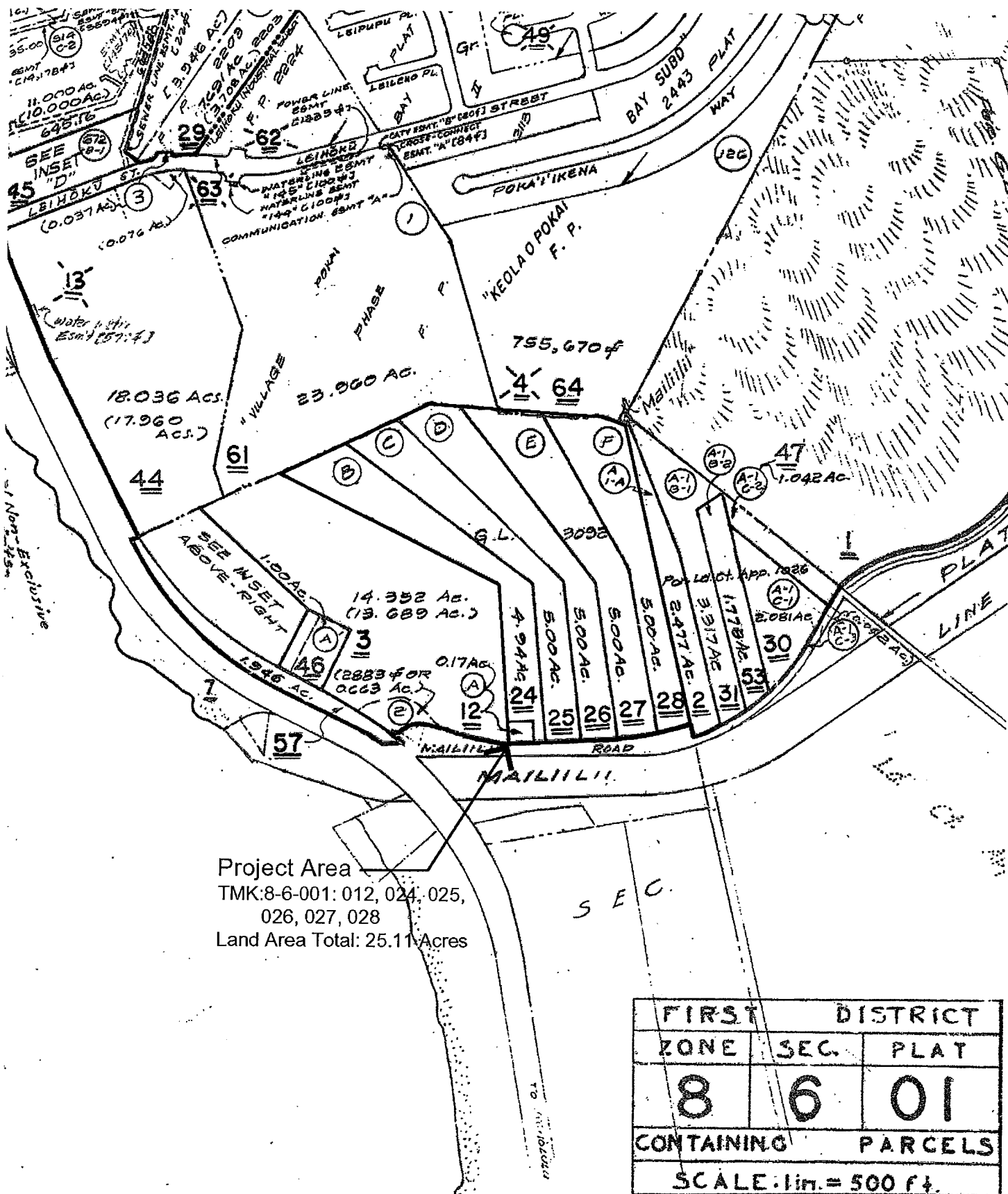
Gerald Park
Urban Planner
December 2024

LINEAL SCALE (FEET)



Lualualei, District of Wai'anae, O'ahu

Figure 1
Vicinity Map
**Food Campus Conceptual
Master Site Plan**



Source: C&C Website, Tax Map Division

Figure 2
 Tax Map
 'Elepaio Food Campus
 Master Plan

A. Scope of the Master Plan

The Wai‘anae Coast Comprehensive Health Center has been providing medical and emergency services to Leeward Coast residents since 1972. For 50+ years, its focus has been on physical and behavioral health care. The Covid 19 pandemic of 2020 was a game changer. “During the COVID epidemic, the Health Center diversified its service mix and began addressing the basic human needs of its the broader community through major food distribution systems, while also integrating a wider range of social service coordination through its recently launched ‘Elepaio Social Services. The center acquired temporary food storage space at Waianae Mall and would regularly distribute food through drive-through food delivery reaching more than 10,000 people a month and through home delivery to Kupuna and other high-risk families.” (WCCHC, 2024).

As the social services arm of the COMP, ‘Elepaio has as its goals:

Goal 1. To strengthen community preparedness and response through the creation of the first emergency food warehouse facility on the Wai‘anae Coast as part of its community resilience hub.

Goal 2. To improve food banking optimization by streamlining and shifting the supply chain focus to local food systems, thereby strengthening the Wa‘ianae food system and food security for its community.

Goal 3. To develop a dynamic workforce to support the emergency food warehouse which will create more jobs for the community.

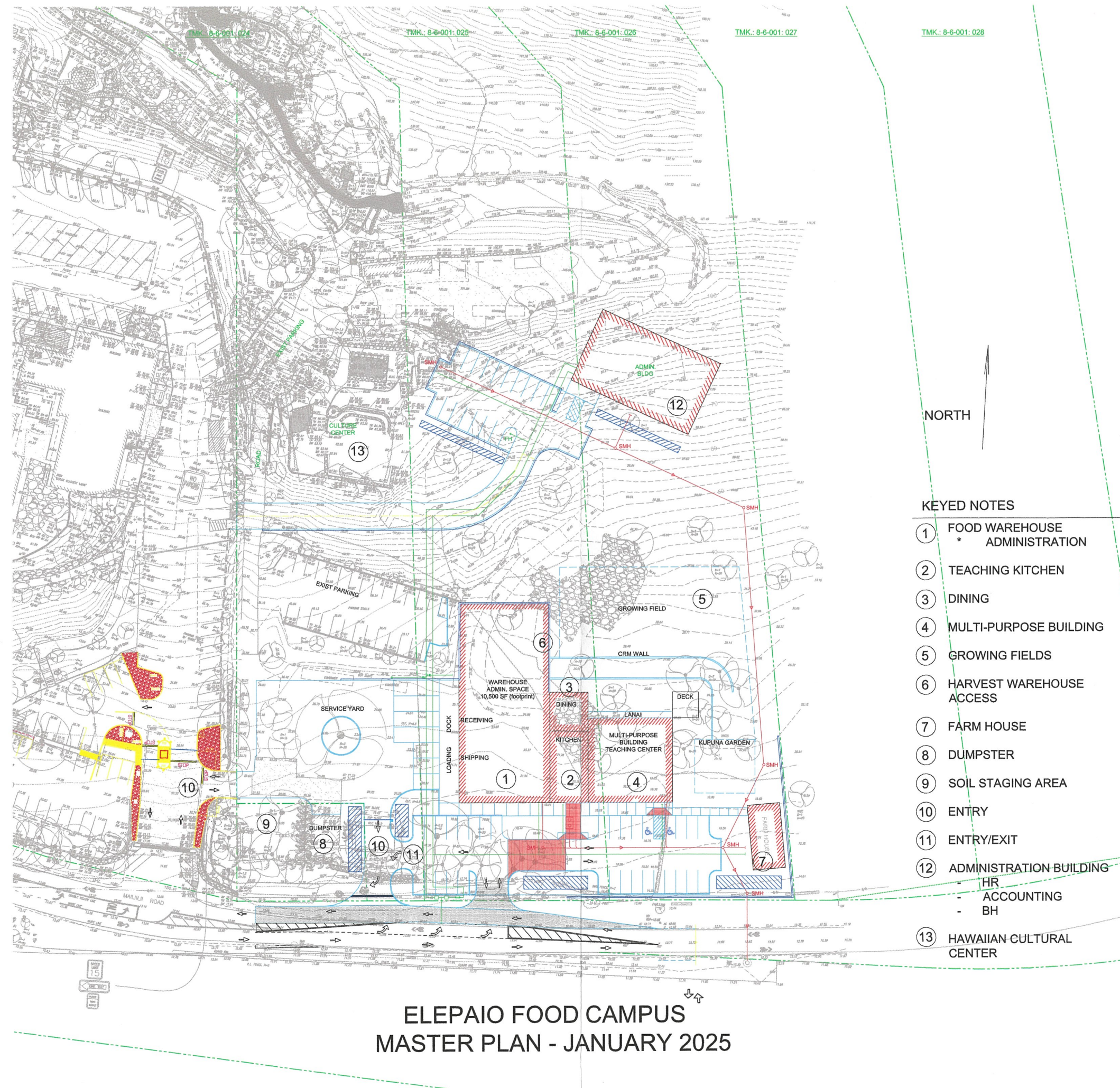
Goal 4. To provide food and minimize hunger by merging different systems from food growing and harvesting, processing and packing, cooking, and distributing foodstuffs to the community from a centralized food hub.

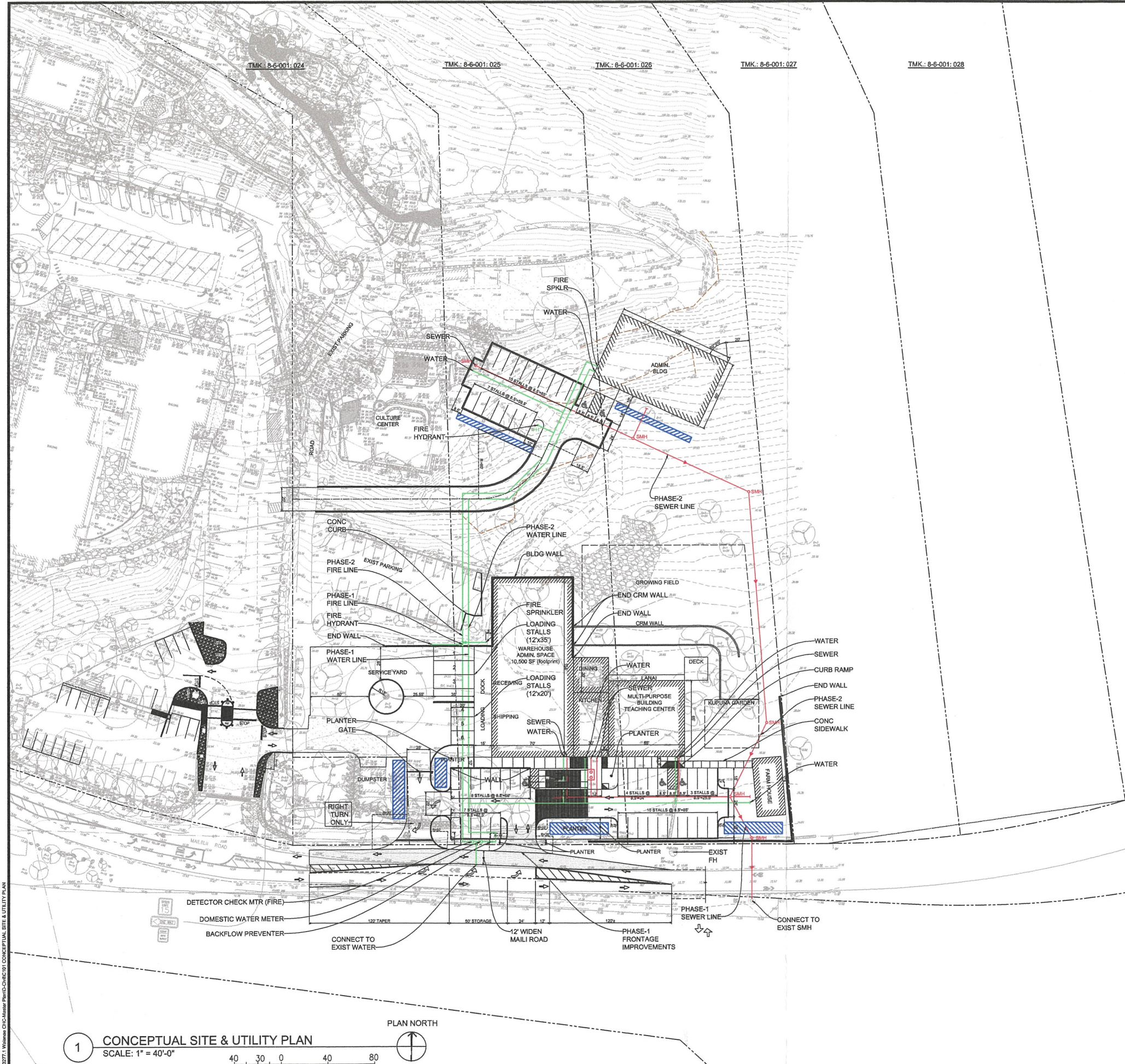
Goal 5. To teach the cultural significance of food as medicine.

The proposed Food Campus will physically expand ‘Elepaio’s current food storage and distribution network, grow food for security and sustainability, provide a community center that can shelter residents during emergencies, and offer training for future job opportunities.

The ‘Elepaio Food Campus Master Plan (“Plan”) is shown as Figure 3. As indicated by its title, it is a conceptual plan depicting proposed uses, their respective locations, and building “footprints”. Further technical studies such as geotechnical investigation and engineering drawings such as a grading plan will help “fix” actual building locations. Architectural, structural, mechanical, and electrical plans for the respective structures have not been prepared for this early stage of the regulatory and development processes. Said drawings will evolve during the design development stage. A Conceptual Site and Utility Plan is shown as Sheet C101. The purpose of the Plan is to depict the layout of water and wastewater systems for the proposed uses, drainage improvements, and road improvements. It is also the basis for preliminary site improvement cost estimates.

The Food Campus Conceptual Master Plan is treated as the proposed action for this environmental assessment.





LEGEND		
EXISTING	DESCRIPTION	NEW
W ₆	WATERLINE	
S ₁₅	SEWER LINE	
D ₂₄	STORM WATER RETENTION SYSTEM	



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THIS WORK WAS PREPARED
BY ME UNDER MY SUPERVISION
AND CONSTRUCTION OF THIS
PROJECT SHALL BE UNDER MY
OBSERVATION.
Alan T. Okamoto
SIGNATURE
JULY 2024
DATE
LICENSE EXPIRES: 30 APRIL 2026

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
ENTRY IMPROVEMENTS
88-260 FARRINGTON HWY, WAIANAE, OAHU, HAWAII 96792
TAX MAP KEY: 8-6-001: 003
CONCEPTUAL SITE & UTILITY PLAN

Rev.	Date	By	Check	Approved

Designed: ATO
Drawn: OJP
Checked: TAA
Date: JULY 2024
Job No.: 21-3277.1
Drawing No.:
C101
Sheet - of - Sheets

B. Development Phasing

The proposed Food Campus will be developed in three phases over a projected 6-7 years. Improvements associated with each phase are described below. The order of improvements listed for both phases is not a priority listing for construction.

1. Phase 1 (Year 2025 – 2027)

Phase 1 improvements will prepare the site for the improvements to follow, rough in water and wastewater systems, construct drainage improvements, and improve Mā'ilī'ili Road. The Food Warehouse will be constructed in this phase.

a. Sitework: Establish Grades and Infrastructure Easements

There are no permanent structures to be demolished on the lots proposed for the Food Campus.

Sitework will entail grubbing, grading, stockpiling and hauling, drilling, and rock hammering associated with rock removal. Blasting also may be required based on geo-technical conditions. When blasting, adjoining residents will be notified of the day and time of the occurrence. A warning siren will sound prior to blasting.

Approximately 2 acres (87,000 square feet) will be grubbed and graded for the improvements to follow. Because of the steep grades, earthwork is anticipated and will be specified relative to the building design and footprints. Earthwork quantities (excavation and embankment) will be quantified as construction plans and drawings for specific improvements are prepared. A Conceptual Grading and Drainage Plan is shown as Sheet C102.

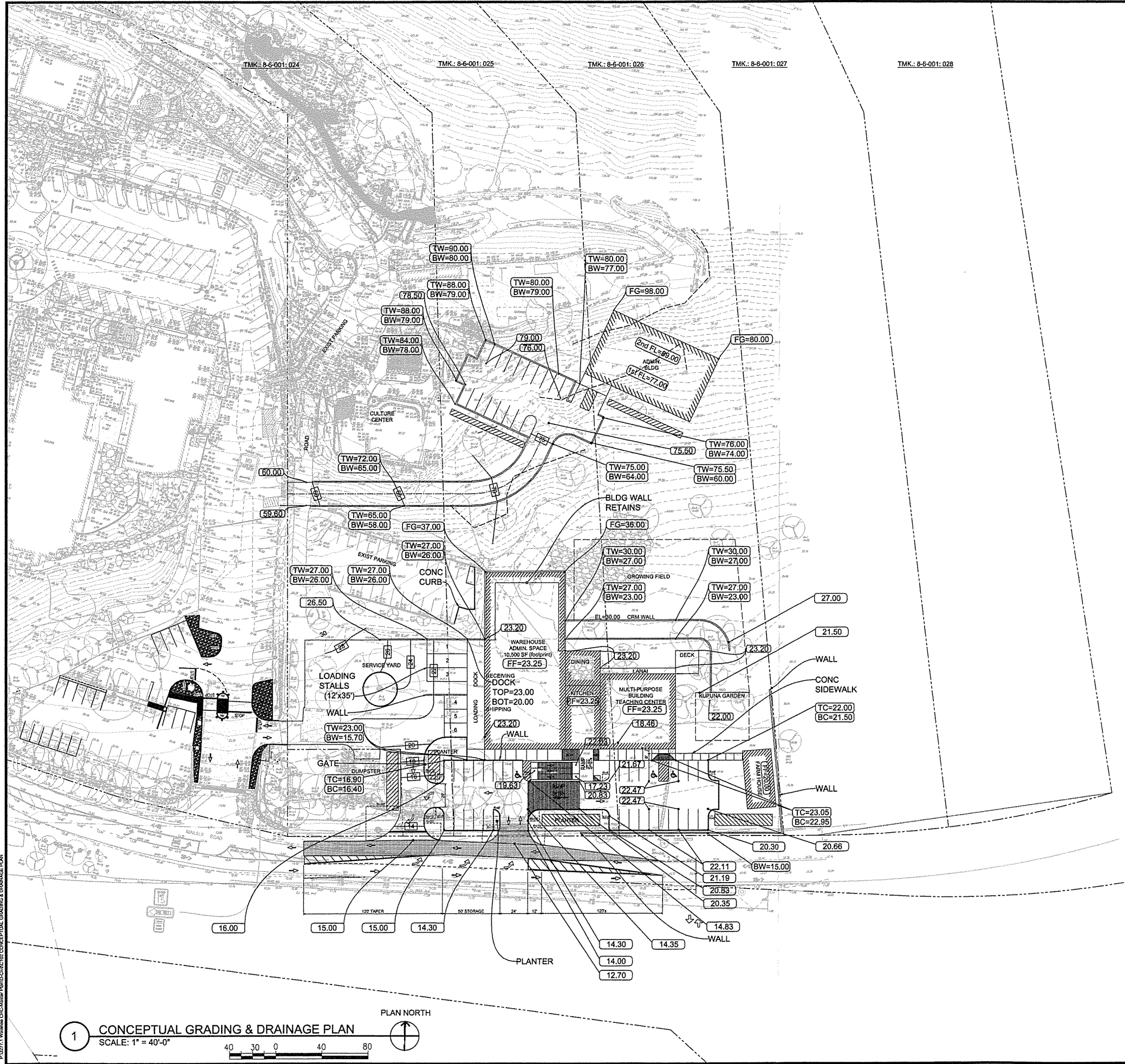
b. Install Primary Infrastructure

There are no water and wastewater systems serving the lots to be developed. Two primary utility / infrastructure improvements are proposed for water and wastewater systems. A 4-inch water main (trunk main) will be installed along the west side of lot 025. The trunk main will connect to an existing Board of Water Supply service line in Mā'ilī'ili Road. Distribution lines (2-inch) from the trunk main will branch off and supply the respective Food Campus uses and users. Approximately 540 lineal feet of waterline will be installed.

The Food Campus will be built in 3 phases spanning 6 to 7 years (See Table 2 Construction Improvements). Phase I domestic water use is projected at 510 gallons per day (gpd), Phase II at 690 gpd, and Phase III at 1,830 gpd for a projected total of 3,030 gpd by 2032.

A trunk sewer (6-inch and 8-inch lines) will be installed along the east side of lot 026. Service laterals will connect the proposed buildings to the trunk main. Wastewater will gravity flow to the municipal sewer in Mā'ilī'ili Road. Approximately 400 lineal feet of sewer and 7 manholes will be constructed. A Conceptual Site and Utility Plan is shown as Sheet C101.

Wastewater flow is projected at 470 gpd, 640 gpd, and 1,660 gpd for the 3 development phases, respectively, for a total flow of 2,770 gpd by 2032.



LEGEND		
EXISTING	DESCRIPTION	NEW
	SPOT GRADE	25.00
	CONTOUR	25
	DRAINAGE FLOW	
	DRAIN INLET (D.I.)	
	DRAIN MANHOLE (DMH)	DMH
	TRENCH DRAIN (TD)	
	STORM WATER RETENTION SYSTEM (SWRS)	
	FINISH FLOOR	FF
	FINISH GRADE	FG
	TOP WALL	TP
	BOTTOM WALL	BW
	SIDEWALK CULVERT (SC)	SC
	DRAIN LINE (DL)	D12



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Alan T. Okamoto
DATE: JULY 2024
LICENSE EXPIRES: 30 APRIL 2025

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
ENTRY IMPROVEMENTS
86-260 FARRINGTON HWY, WAIANAE, OAHU, HAWAII 96792
TAX MAP KEY: 8-6-001: 003
CONCEPTUAL GRADING & DRAINAGE PLAN

Rev.	Date	By	Appr.

Designed: ATO
Drawn: OJP
Checked: TAA
Date: JULY 2024
Job No.: 21-3277.1
Drawing No.:
C102
Sheet - of - Sheets

Irrigation water for the Growing Field and general site landscaping is estimated at 2,000 gallons per day for Phase I and part of Phase II. When completed water use is estimated at 4,000 gpd.

WCCHC is consulting with the Department of Environmental Services, City and County of Honolulu about drawing treated wastewater from the Wai'anāe Wastewater Treatment Plant for irrigation and fire mitigation. The Plant provides secondary wastewater treatment which will have to undergo additional treatment per State Department of Health guidelines for the treatment and use of recycled water (State Department of Health, 20022).

Permanent drainage structures are not proposed. The terrain will be sloped to convey runoff into swales and strategically placed percolation basins at different elevation where it can percolate into the ground. Landscaped areas and the Growing Field will also aid in collecting and retaining runoff on-site.

Aerial power and communication lines along Mā'ilī'ili i Road will extend to the development and placed underground. Overhead systems along Mā'ilī'ili Road will remain intact.

On-site infrastructure piping and electrical conduits will be placed underground where they cannot be seen. The exceptions would be surface swales and retention basins for diverting and retaining on-site surface runoff and water system check valves and pressure reducers which would rise above grade.

Fire flow lines and fire hydrants will be installed within required distances from the proposed buildings.

c. Improve Mā'ilī'ili Road

Improvements to Mā'ilī'ili Road will be required. Said improvements would include striping a new left-turn storage lane at the new entry to the Food Warehouse parking area, widening a section of Mā'ilī'ili Road by 12 feet, and providing right-turn ingress / egress lanes at two intersections. Approximately 5,000 square feet of frontage improvements is proposed.

d. Access

The existing entry driveway to the COMP from Mā'ilī'ili Road will serve as the principal access route for trucks to the Food Warehouse. An existing two-way driveway to lots 012 and 024 just inside the entry will accommodate delivery vehicles. A Service Yard for vehicle maneuvering and a loading dock will be constructed on the west side of the Food Warehouse. Two truck stalls and one small vehicle access door will be provided at the loading dock.

From the Yard, delivery vehicles will egress via a new, 20-foot wide, one-way driveway, right turn only at Mā'ilī'ili Road. Vehicles from uses above the Warehouse and from the parking area fronting the Warehouse can also exit through this driveway.

A 24-foot wide driveway from Mā'ilī'ili Road will access a parking area to be constructed in front of the Food Warehouse. The two-way entry and parking area can also function as a food pickup drive-thru.

The existing *mauka-makai* driveway on Lots 012 and 024 will be improved to accommodate increases in vehicle traffic. A 24-foot wide road will be constructed off the *mauka-makai*

driveway to gain proposed uses and structures planned for the upper sections of the Project Area and provide access for a fire apparatus.

Parking for the various uses is estimated as follows. The parking formula used for determining the number of parking stalls was 1 stall / 200 square feet. The Food Warehouse and Multi-Purpose Building will share parking.

	Regular	Accessible
Food Warehouse	36	4
Farm House	2	0
Hawaiian Cultural Center	15	1
Kitchen	6	1
Dining Area	12	1
Multi-Purpose Building	Share with Food Warehouse	
Administration Building	32	2

e. Food Warehouse (Keyed Note 1)

The Food Warehouse is the principal use of the Food Campus and the key facility for food security and distribution. It is located in the center of the Food Campus with accessible routes from Mā'ili'ili Road for delivery vehicles, employees, volunteers, and the public

The Warehouse will be operated by the Hawai'i Food Bank. Space in the 10,500 square foot structure is allocated for a loading dock / receiving area, sorting and packaging, refrigerator and freezer cold storage, distribution, operations office, meeting room, breakroom, and restrooms. A wash area for vegetables harvested from the Growing Fields and space for a produce prescription program operated by 'Elepaio Social Services will be provided.

The Warehouse is situated adjacent to the growing fields, teaching kitchen, and dining . It will also function as a community pantry where residents can pick up packaged food.

f. Growing Fields (Keyed Note 5)

An approximately 2.0± acre site is planned as Growing Fields for raising produce, fruits, and Native Hawaiian staples. The crops to be grown will be determined by a Garden Manager and others. Produce grown on site will be harvested for use in the Teaching Kitchen, Farmers Market, Meals on Wheels, and food distribution events. Participants in the Teaching Kitchen will plant, tend, and harvest vegetables for use in the cooking program.

Livestock, fowl, and other animals will not be raised on the Food Campus

It is anticipated that the Growing Field will help increase fruit and vegetable consumption of WCCHC patients, improve health outcomes, reduce healthcare costs of program participants, and decrease food insecurity.

g. Farm House (Keyed Note 7)

The "Farm House" will house the Growing Field Manager and staff. The 1,000 square foot structure will provide office space, a meeting room, restrooms, and a tool room for storing garden tools, equipment, and irrigation supplies.

h. Hawaiian Cultural Center (Keyed Note 13)

The existing Hawaiian Cultural Center has been partially improved. Improvements include a Native Hawaiian open-sided thatched roof *hale* (Hale O' Palani), stacked stone walls bounding a grass lawn used for small gatherings, hula performances, reflection / meditation, and a small garden for raising Native plants.

A hula mound and healing garden --- "Ka Aina Hoopulapula O' Kamaki Kanahale" --- are proposed. Infrastructure improvements would include providing electrical power, wastewater, and irrigation lines. Approximately 1.5 acres is allocated for existing and proposed improvements.

2. Phase 2 (Year 2027 – 2029)

a. Teaching Kitchen and Dining Area (Keyed Note 2 and 3)

A certified Teaching Kitchen and Dining Area of approximately 3,500 square feet will be built adjoining the Food Warehouse. The Kitchen will teach hands-on skills and methods for cooking healthy and nourishing vegetable-based meals in the home. Participants will also plant, tend, and harvest vegetables from the Growing Field and cook them in the Kitchen, in effect a field to table learning experience.

The Dining Area is for food campus and COMP employees and workers and also a setting for teaching meal services. Meals may be made available from the Teaching Kitchen. The Kitchen also will prepare packaged meals for a Meals on Wheels program.

b. Multi-Purpose Building (Keyed Note 4)

A 6,500 square foot Multi-Purpose Building will be constructed as a place of assembly, a learning place, and a gathering place for non-emergency and emergencies. 'Elepaio Social Services will use the building for promoting its community wellness programs and provide access to services, resources, and opportunities for the communities it serves. 'Elepaio already has conducted workshops on emergency preparedness, financial literacy, and food preparation and these workshops are expected to continue. It is anticipated that the facility will be promoted as a safe, secure, gathering place for the community.

During emergencies, the building can function as an operations center for emergency responders and provide shelter and food for those in need. The shelter portion is sized to accommodate 100 persons.

3. Phase 3 (Year 2029 – 2032)

a. Administration Building (Keyed Note 12)

An approximately 10,000 square foot, two-level office building for 'Elepaio Social Services. The structure would provide space for administrative officers, operations support, community programs and staff, conference / meeting rooms, and training rooms.

Construction Improvements are summarized in Table 2.

Table 2. Construction Improvements

Food Campus Proposed Improvements		
	Area	Type of Construction
Phase 1		
Site Improvements	10.5± acres	Grubbing, grading, trenching Establish building pads and vehicle routes Infrastructure layout Conduit placement for service points
Food Warehouse	10,500 sf	Slab on grade w/ steel frame, metal siding and roof
Growing Field	2.0± acres	No structures proposed
Farm House	1,000 sf	2X wood framing with T1-11 prefinished exterior sheathing, metal roof
Hawaiian Cultural Center	1.5± acres	Healing garden, hula mound, infrastructure
Phase 2		
Teaching Kitchen and Dining Room	3,500 sf	Slab on grade w/steel frame, metal siding and roof
Multi-Purpose Building	4,500 sf	2X wood framing with T1-11 prefinished exterior sheathing, metal roof
Phase 3		
Administration Building	8,000 sf	Frame slab on grade

Source: 'Elepaio Food Campus Master Plan, 2025.

4. Associated Improvements

- The Food Warehouse would be approximately 30-feet in height. All other buildings will not exceed 25 feet in height.
- Planting areas around buildings / grounds will be landscaped for beautification, shade, screening, and drainage control. Irrigation system to be installed in landscaped areas
- WCCHC is in discussion with the City and County of Honolulu about the possibility of using treated, recycled water from the Wai'anae Wastewater Treatment Plan for irrigating the Growing Fields and landscape plantings. Recycled water will be pumped to below grade cisterns above the Food Campus and gravity flow to the Growing Fields below.

The Wai'anae WWTP treatment facilities would have to be retrofitted with a filtration system for irrigating vegetables (R-2 water), constructing a pump station and piping, and constructing storage vessels. Costs associated with producing and piping irrigation water will be borne by the COMP.

The second option is to seek temporary use of potable water from the municipal system for irrigating the Growing Field until such time that a recycled water system is constructed and operational.

- The Administration Building, Teaching Kitchen, Dining Area, Multi-Purpose Building, and office spaces in the Food Warehouse will be air conditioned.
- Fire sprinklers will be installed in the Food Warehouse, Teaching Kitchen, Multi-Purpose Building, and Administration Building.

C. Economic Characteristics

Projected cost estimates for the proposed improvements and the build year(s) are summarized in Table 3.

Table 3. Projected Cost and Timeline

Project	Cost (\$M)	Year 1-2-3-4-5-6
Site Plan and Infrastructure	1	1 and 2
Fire Mitigation	0.5	1 and 2
Recycled Water System	1.5	1 and 2
Food Warehouse w/ Mezzanine	7.5	1 and 2
Growing Field	0.3	1 and 2
Hawaiian Cultural Center	0.25	1 and 2
Farm House	0.45	3 and 4
Teaching Kitchen / Dining Area	2.8	3 and 4
Multi-Purpose Building	3.5	3 and 4
Administration Building	12	4 to 6
TOTAL	\$29.80	7 Years

Source: 'Elepaio Food Campus Master Plan, 2025.

Construction will be funded primarily by the COMP through Federal, State, and County grants, contributions from charitable foundations, corporate giving programs, and donations from community organizations, and individuals. Site work and infrastructure costs may be shared with the Department of Hawaiian Home Lands.

Construction will commence after all permits and approvals are received. A 7-year buildout is projected.

The COMP and 'Elepaio Social Services have as their goal to provide economic opportunities in the community and provide job opportunities to achieve that goal. The COMP currently employs about 700 persons and 'Elepaio Social Services 18 persons.

Development of the Food Campus will create job opportunities for Leeward Coast residents and organizations well into the future. An employment study was not prepared for this

environmental assessment. Forty full-time jobs are projected based on the opening and staffing of a facility. It is not a projection of long-term employment.

<u>Facility</u>	<u>FTE</u>
'Elepaio Food Campus Office	16
Food Warehouse	6
Growing Field / Farm House	6
Hawaiian Cultural Center	2
Teaching Kitchen / Dining Room	2
Multi-Purpose Building	<u>8</u>
Total:	40

SECTION 2 EXISTING CONDITIONS

For this environmental assessment, it was determined early on that field investigations would be limited in area by the land's topography, steep terrain, accessibility, and investigator safety. As such field surveys were based on the State land use district designations for each lot. All lots bear two land use designations: Urban and Conservation. Field surveys covered the areas designated Urban as these areas are designated for urban uses. Areas designated Conservation were not surveyed for reasons given above.

A. Existing Uses and Structures

Lots 012 and 024 have been partially improved for COMP use. Lot 012, the smaller of the two lots, has been partially grubbed, graded, and landscaped. Improvements are limited to a paved entry, a *mauka/makai* paved driveway to Lot 024, and an enclosure for trash bins, temporary green houses, and a collection area for construction debris and landscaping materials (Photograph 1).

Improvements on Lot 024 are more extensive. A large paved parking lot with 28 stripped stalls, several smaller areas for parking, a plant nursery and maintenance area with greenhouses, shipping containers used for workshops and material storage, and equipment parking areas have been constructed or placed on the site. A Cultural Area (Photograph 2) and associated parking are located on Lot 024.

Three of the four other lots are vacant, undeveloped, and free of structures. Photograph 3 shows the general location of the Food Warehouse on lot 025 as seen from above. The tree and grass covered rocky terrain is typical for the four lots.

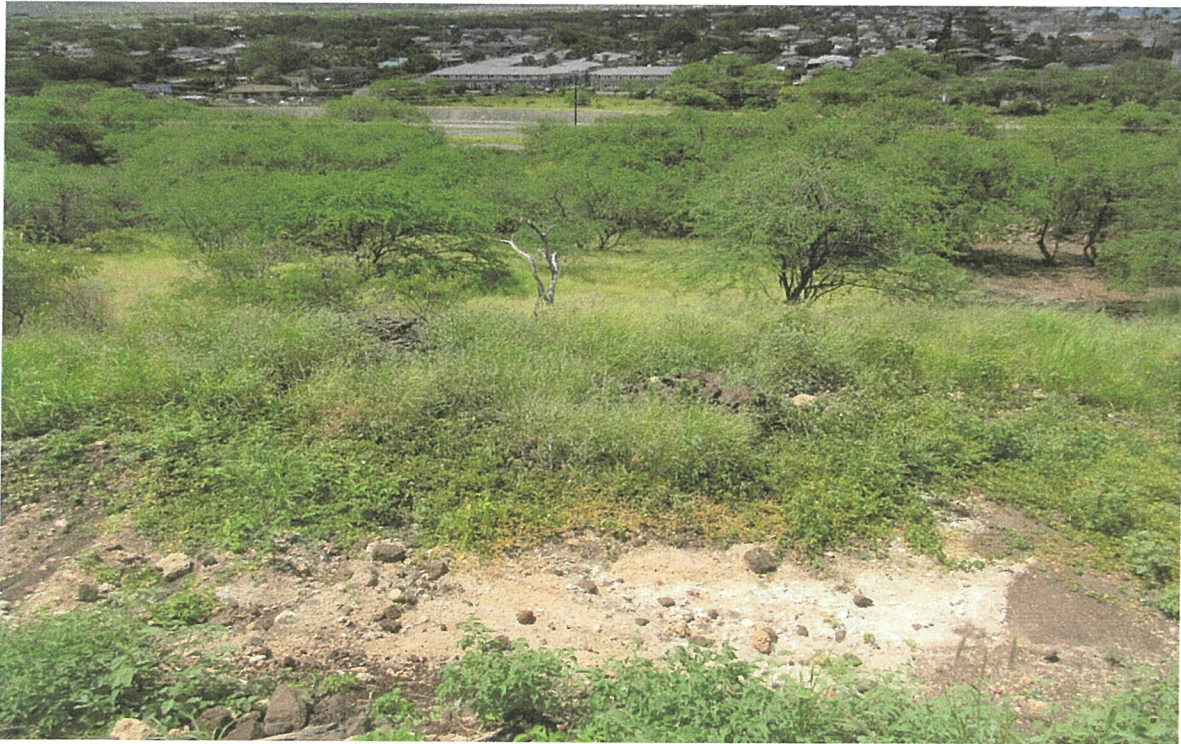
The owner of TMK 8-6-001: 002 on the east of Lot 028 has built or caused to be built 2 or more structures overlapping into lot 028. It also appears that a portion of Lot 028 is used for parking large semi-trucks or for storage containers.



Photograph 1. East View of Lot 012.



Photograph 2. View of *Hale* and Portion of Hawaiian Cultural Center.



Photograph 3. South View of Food Warehouse Location From Above.

B. Environmental Characteristics

1. Climate

The climate of Wai'anae 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 Mountain. Daily temperatures range between 72° and 80° Fahrenheit and can reach the low to mid-90's during the summer. Prevailing winds blow from the northeast direction at an average 10-13 miles per hour (Gerald Park Urban Planner, 2000).

2. Topography

The lots of interest form the north face of Puu Mā'ili'ili and front on approximately 1,000 lineal feet of Mā'ili'ili Road. Street frontage for the lots is estimated at Lot 012, 150 feet; Lot 024, 50 feet; Lots 025, 026, and 028, 200 feet; and Lot 027, 250 feet.

Ground elevation rises from 12 feet at Mā'ili'ili Road to about 235 feet at the top of parcel 028. Lower areas across the lots are relatively flat up to the 40 – 50-foot elevation. The terrain begins to steepen across the middle of the lots then rises sharply from about the 125-foot elevation.

Measured from street grade to the upper end of the Project Area, ground slope ranges from 19% at Lot 024, 25% at Lot 026, and 29% at Lot 028.

3. Soils

Soil Conservation Service (1972) soils map for the area identifies four soil types over the lots. The soils appear as bands stacked on each other crossing the lots in an east-west direction. Beginning at Mā'ili'ili Road the soils are "stacked" on top of each preceding layer.

- Pulehu clay loam 0 to 3 percent slopes (Symbol: PsA)

This soil occurs on the flat lands adjoining Mā'ili'ili Stream Channel, Mā'ili'ili Road, and the lower slopes of the lots. This soil is about 60" thick, loamy in its surface and subsurface layers, and rests on a bed of alluvium. Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight.

- Keaau stony clay 2 to 6 percent slopes (Symbol: KmaB)

This soil generally occurs on lowlands of coastal plains. The soil is about 36" thick and sits on limestone and consolidated coral sand. Runoff is slow and the erosion hazard is slight.

- Lualualei extremely stony clay 3 to 35 percent slopes (Symbol: LPE)

This soil is about 50" thick and rests on coral and gravel sand. Runoff is medium to rapid, and the erosion hazard moderate to severe.

- Rockland (Symbol: RrK)

This soil is found on level or steep slopes. Where it occurs, it covers 25 to 90 percent of the ground surface. Outcrops are mainly basalt and andesite rock. This soil has a high shrink-swell potential and buildings are susceptible to sliding when the ground is saturated and foundations and retaining walls are subject to cracking.

4. Geology

The Waia'anae Range is the prominent geological feature spanning the Wai'anae Coast from Ka'ena Point on the west to Makakilo on the east. It is the oldest of the two volcano that gave rise to the island of O'ahu. The younger Ko'olau Range formed the Windward side and lava from both created the broad Schofield Plateau between both ranges.

Broad amphitheater shaped valleys (Nanakuli, Lualualei, Wai'anae, and Makaha) separated by discontinuous ridges---Kamalie'unu Ridge between Makaha and Wa'ianae Valleys and Pāhe'ehe'e Ridge between Wai'anae and Lualualei Valleys. Puu Mā'ili'ili at one time may have been part of Pāhe'ehe'e Ridge.

Another geological feature are valleys choked with enormous accumulations of alluvium deposited by streams that once emanated from dikes, gullies, and waterfalls in the Wai'anae Range. The accumulation is the result of not having sufficient water for transporting sedimentary material out of the valleys.

Alluvium, limestone, and coral sand underlying the soil "bands" comprising the project area relate the geological history of the area. Limestone and coral sand indicate that the ocean was much higher than existing and alluvium deposits are sedimentary material from weathering of the Waianae Range. Areas of Rockland are younger lavas consisting of andesite or basalt and have little to no soil cover.

5. Water Resources

a. Surface Water

There are no surface water features on the premises. Mā'ili'ili Stream flows from east to west within a concrete lined, trapezoid-shaped channel. The channel outlets into the Pacific Ocean through a boulder lined groin at Farrington Highway.

The stream was first channelized 1966-67 with additional unknown improvements completed in 1974 (Timbol & Maciolek, 1978; U.S. Senate, 1971).

b. Ground Water

According to groundwater maps prepared by Mink and Lau (1990), the lots overlie the Lualualei aquifer of the Wai'anae aquifer sector (See Table 4). The Lualualei aquifer is characterized by a confined sedimentary aquifer above a confined dike aquifer. The sedimentary aquifer is comprised of moderately brackish water, is currently being used (but not for drinking), and is highly vulnerable to contamination. The dike confined aquifer also is not used for drinking, is comprised of moderately brackish water, and has a low vulnerability to contamination.

Table 4. Aquifer Classification System

Aquifer Code	30302116	30302122
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 - Confined	2 - Unconfined
Aquifer Type, geology	6 - Sedimentary	2 - Dike
Status Code	13311	23223
Developmental Stage	1 - Currently Used	2 - Potential Use
Utility	3 - Neither	3 - Neither
Salinity (in mg/L Cl ⁻)	3 - Moderate (1,000-5,000)	3 - Moderate (1,000-5000)
Uniqueness	1 - Irreplaceable	2 - Replaceable
Vulnerability to Contamination	1 - High	3 - Low

Source: Mink and Lau, 1990.

In the absence of soil borings, the depth to groundwater cannot be determined at this time.

c. Marine Waters

The State Department of Health Water Quality Standard Map for O'ahu (2014) classifies the ocean waters at the Mā'ili shoreline as Marine Waters Class A. Hawaii Administrative Rules, Title 11, Chapter 54 states the following:

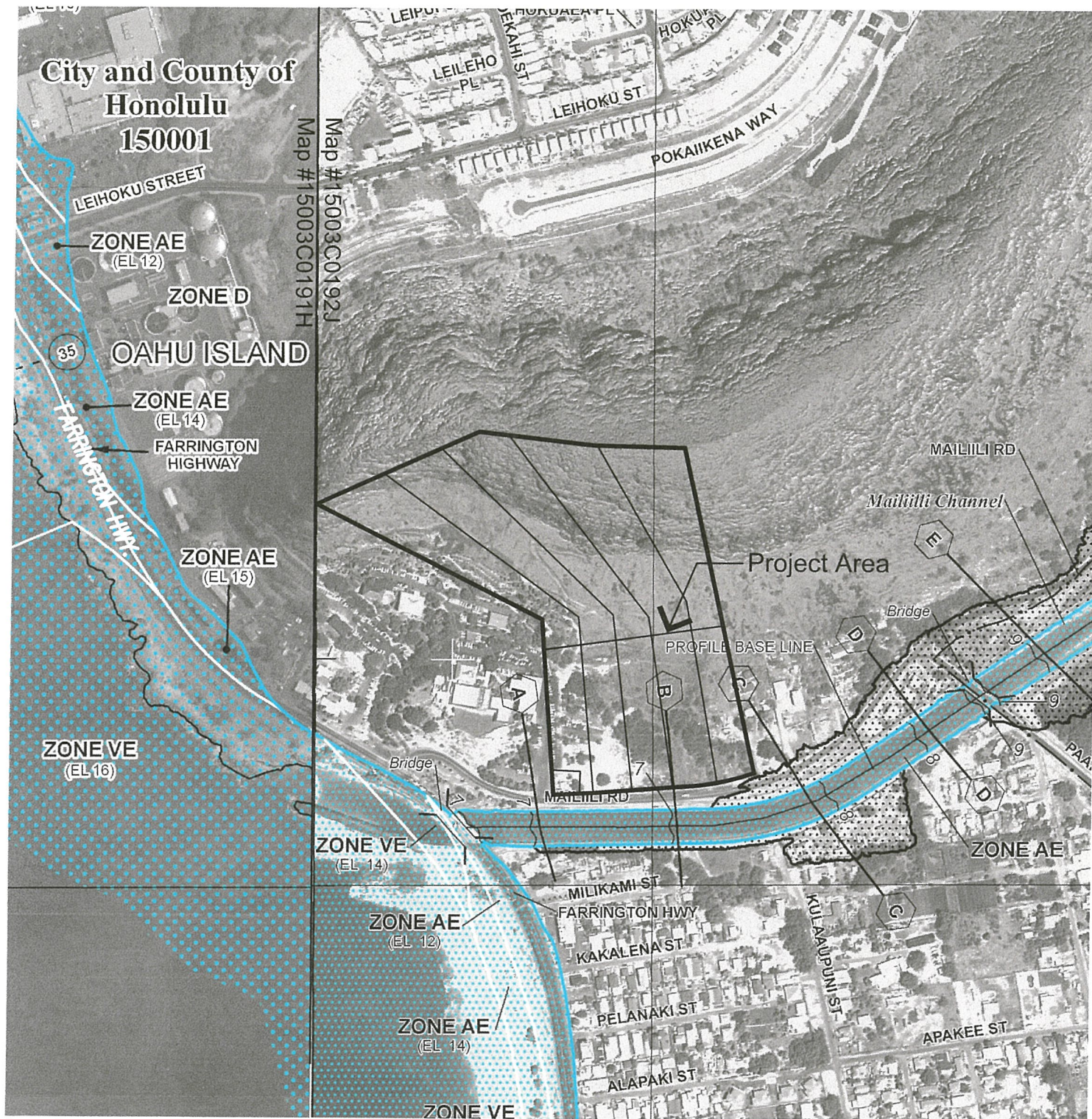
"It is the objective of Class A waters that their use for recreational purposes and aesthetic enjoyment be protected. Any other use shall be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class. No new sewage discharge will be permitted within embayments. No new industrial discharges shall be permitted within embayments, with the exception of: " [Note: Industrial discharge is not associated with the Project].

The ocean and Mā'ili Beach are less than 1,000 feet from Lot 012 which is nearest to the ocean.

6. Flood Hazards

The Flood Insurance Rate Map ("FIRM") panel for this section of Wai'anāe shows the lots to be in a Non-Special Flood Hazard Area which is "an area in a low to moderate risk flood zone". Within this area the lots are designated Zone X which is defined as "areas determined to be outside the 0.2% annual chance floodplain" (the 500-year floodplain). The FIRM panel is shown as Figure 4.

Although overland flooding poses a low to moderate risk low lying areas on both sides of Mā'ili'ili Road are inside a tsunami evacuation zone (Department of Emergency



Legend



Special Flood Hazard Zone Subject to Inundation by the 1% Annual Chance Flood
Zone AE Base Flood Elevation Determined.
Zone VE Coastal Flood Zone with Velocity Hazard (Wave Action); Base Flood Elevations Determined.
Floodway Areas in Zone AE



Other Flood Areas
Zone X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



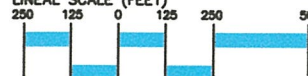
Other Areas
Zone X Areas determined to be outside the 0.2% annual Chance Floodplain.
Zone D Areas in which flood hazards are undetermined, but possible.

Source: Federal Emergency Management Agency
Flood Insurance Rate Map
Map #15003C0192J, Jan. 19, 2011
Map #15003C0191H, Nov. 5, 2014



December 2024

LINEAL SCALE (FEET)



Lualualei, District of Wa'ianae, O'ahu

Figure 4
FIRM Map
'Elepaio Food Campus
Master Plan

Management Public Information System, TsunamiReady@honolulu.gov). Elevations along the road shoulder is approximately 12 feet above mean sea level.

A second zone called the Extreme Tsunami Evacuation zone extends inland from the Tsunami Evacuation Zone. Lot 024 is entirely within the Extreme Tsunami Evacuation Zone. For the remaining lots the boundary for this zone is the 60-foot contour (estimated). The boundary is slightly higher for Lots 027 and 028. Tsunami Evacuation Zones are shown as Figure 5.

Sea level rise in coastal areas affecting public and private properties is a concern for the City and County of Honolulu. Modeling and analyses of sea level rise specific to the project and property were not performed for this assessment. In lieu of intensive analyses, the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (December, 2017) was reviewed and its companion tool, the Hawai'i Sea Level Rise Viewer, used to gauge potential sea level rise.

The Report models three hazards attributable to sea level rise for the state of Hawai'i---passive flooding, annual high wave flooding, and coastal erosion. The DHHL lots should not be affected by high wave flooding and coastal erosion because of their location away from the shoreline and Pacific Ocean. Passive flooding, however, could pose conditions in need of mitigation.

The Report projects sea level rise for four time periods (See Table 5). The projections are not hard and fast but provide parameters for identifying areas vulnerable to variations in sea level rise. Changes in global climate conditions can influence the projections.

Table 5. Upper Boundaries of Global Sea Level Rise Projections

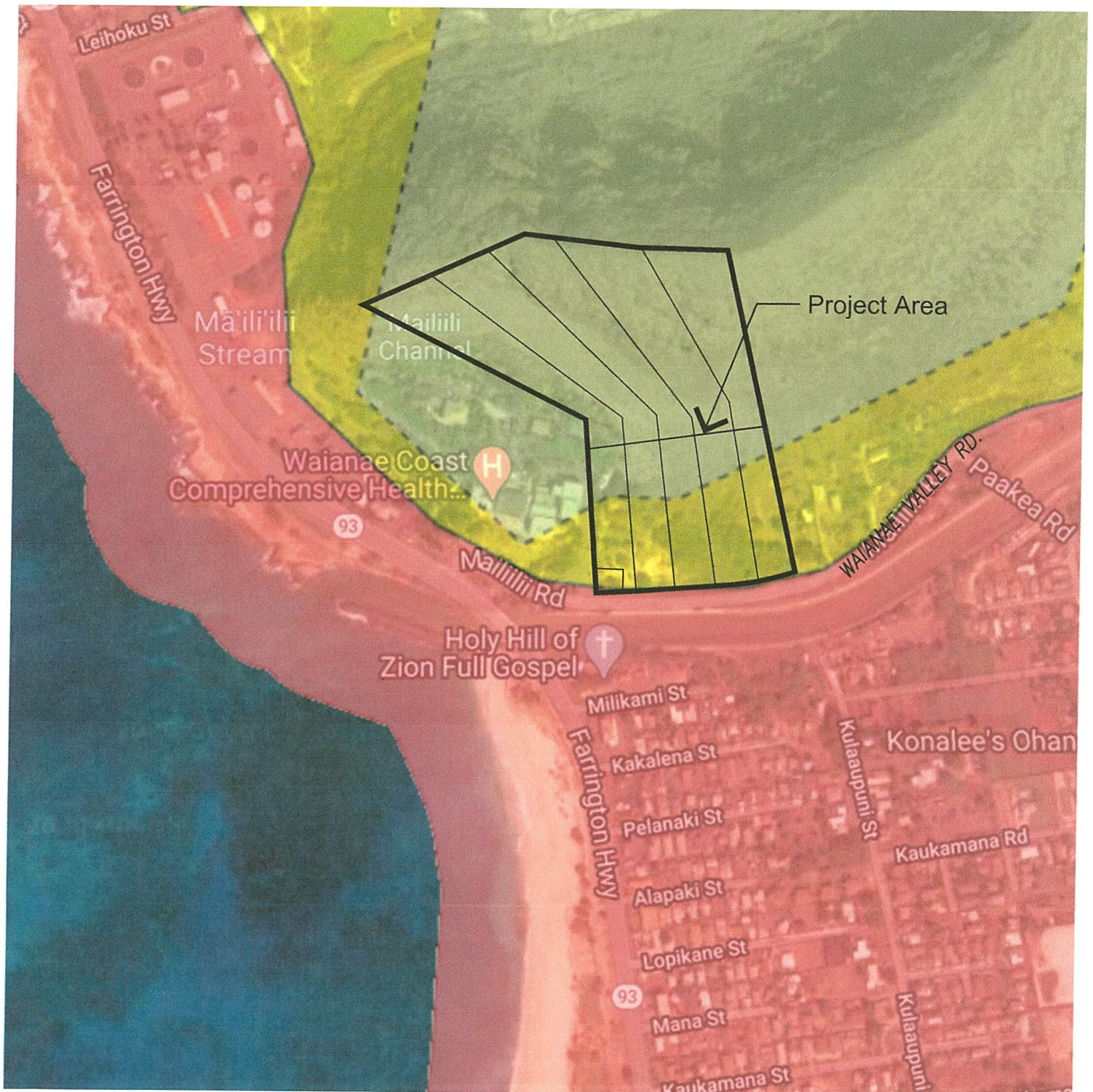
Global Sea Level Rise Projection		
Year	Feet	Meters
2030	0.5	0.16601
2050	1.1	0.3224
2075	2	0.5991
2100	3.2	0.9767

Source: Hawai'i Sea Level Rise Vulnerability and Adaptation Report (December 2017)

The Sea Level Rise Viewer shows that the lots are outside the Sea Level Rise Exposure Area for a 3.2 foot rise in sea level resulting from passive and annual flooding (See Figure 6).

7. Natural Resources

A natural resources assessment of the property did not reveal the presence of rare, threatened, or endangered flora or fauna (AECOS, 2019). Excerpts from the survey are presented below and the entire report is attached as Exhibit A. The survey did not span the entire acreage of the five lots. By design it was limited to below the 200-foot contour of Pu'u Mā'ili'ili because of the near-vertical cliff face and talus slope at the base.



Legend

Fire Station

Hospital

EMS

Police

Public/Private School

Safe Zone

Extreme Tsunami Evacuation Zone

Tsunami Evacuation Zone

Major Street

Street

Source: Tsunami Inundation Zones Website,
<https://tsunami.coast.noaa.gov/#/>

Figure 5
Tsunami Inundation Zones
'Elepaio Food Campus
Master Plan



LEGEND

APPROXIMATE AREA OF 3.2 FOOT RISE IN SEA LEVEL

Source: Hawaii Sea Level Rise Viewer,
<http://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

Figure 6
Sea Level Rise Exposure Area
'Elepaio Food Campus
Master Plan

Vegetation

Vegetation across the undeveloped lots comprises *kiawe* (*Prosopis pallida*) forest in the lowlands, becoming open savannah of *kiawe* and *buffle grass* (*Cenchrus ciliaris*) up the slope, and then grassland or grassland with widely scattered shrubs, mostly *koa haole* (*Leucaena leucocephala*) and *klu* (*Vachellia farnesiana*) near the top of the talus apron. Sparse evidence of wildfire damage to vegetation was seen in a few places.

A total of 134 taxa are included in the listing. These break down as 47 ornamentals (plants not naturalized; another 31 or so are native or Polynesian introduced species planted as ornamentals), 14 are native (12 indigenous and 2 endemic), and 8 are early Polynesian introductions. Of potential conservation concern would be the two endemics: *koki'o ke'oke'o* (*Hibiscus arnottianus*) and *lo'ulu* (*Pritchardia* sp.). *Koki'o ke'oke'o* is a common landscape plant. All of the indigenous natives are common plants in the Islands.

Birds

A total of 190 individual birds of 18 species representing 11 separate families was recorded. All of the species detected during the course of this survey are alien to the Hawaiian Islands. Avian diversity and densities were in keeping with the habitats present on the site. Three species: *Red-vented Bulbul* (*Pycnonotus cafer*), *Zebra Dove* (*Geopelia striata*), and *Japanese White-eye* (*Zosterops janonicas*) accounted for 56 percent of all birds recorded. The most frequently counted species was Red-vented Bulbul.

Mammals

Barking dogs were heard from an area on the eastern side of the site and from areas within a housing area south of Mā'ilī'ili Stream. Additionally tracks and scat of dogs were encountered within the undeveloped portion of the study area. Several small *Indian mongoose* (*Herpestes javanicus*) were seen. No other mammals were recorded though it is highly probable that one or more of the four alien Muridae species currently established on the Island of O'ahu---roof rat (*Rattus rattus*), brown rat (*Rattus norvegicus*), Polynesian rat (*Rattus exulans hawaiiensis*) and European house mouse (*Mus Musculus*)---uses resources on the property on a seasonal and temporal basis.

It is possible that the endangered Hawaiian Petrel (*Pterodroma sandwichensis*) and the threatened Newell's Shearwater (*Puffinus newelli*) may overfly the site during the nesting season. These two species have recently been deterred over the Island of Oahu. Additionally, Wedge-tailed Shearwaters (*Ardenna pacifica*), a coastal nesting non-listed indigenous seabird could also potentially overfly the site on a seasonal basis; no suitable nesting habitat for any of these three seabird species is found on the Project site.

The O'ahu population of White-Tern (*Gygis alba*) is listed as an endangered species by the State of Hawai'i; it is not listed under federal statute. This ephemeral species was not recorded during this survey nor was it expected. The current resident population of White-Terns on O'ahu is found on the leeward side of the island concentrated in the Waikīkī area.

No owl species were recorded during this survey. Two resident owl species occur on O'ahu: the introduced Barn Owl (*Tyto alba*) and the endemic sub-species of the Short-eared Owl or *Pue'o* (*Asia flammeus sandwichensis*). This latter species has become increasingly scarce on the Island and the O'ahu population is listed as an endangered species by the State of

Hawai'i (it is not listed under federal statute). Pue'o is a ground nesting diurnal species and does nest in the greater Wai'anae area. Grassland occupies much of the undeveloped portion of the Project site and could be used by Short-eared Owls.

It is possible that Hawaiian hoary bats overfly the project area.

8. Archaeological Resources

A Field Inspection of the properties was performed to document the presence or absence of historical features on the ground surface and to assist in future planning endeavors. Excerpts of the inspection report are presented below and the entire report is attached as Exhibit B. Three potential archaeological historic properties were identified. The features are described below and their locations shown on Figure 7.

- CSH 1 comprises a basalt and concrete mortared structural remnant in relatively poor condition. The observable intact portion is approximately 2.86 m long by 1.5 m wide with a maximum height of 70 cm. CSH 1 is two to three courses high and one course wide. A rectangular post hole was observed within the feature. Piles of large tires and trash hindered investigation of the immediate vicinity.
- CSH 2 comprises a circular basalt and concrete mortared structural remnant. It is 4.3 m in diameter, with a maximum height of 1.2 m. and a maximum width of 75 cm. CSH 2 is five to seven courses high and one to two courses wide. A post hole or chimney-like structure is within the southwest portion of the feature with an abutment of basalt and concrete mortar adjacent to the hole on the interior of the feature. Thick wire extends from portions of the concrete mortar near the hole. What appears to be a clean edge, four courses high, may represent an entrance or doorway to the enclosed circular area. CSH 2 exhibits similar construction style and materials to the CSH 1 Structural remnant. CSH 2 is in overall fair condition with some collapse of the northeast portion and cracking of the concrete mortar throughout the feature.
- CSH 3 is an L-shaped basalt boulder alignment in good condition. The long axis is 11 m long and extends northeast to southwest. The short axis is 2.4 m long and extends southeast from the southwest end of the long axis. The maximum height of the boulders is 72 cm. The northeast end of CSH 3 is 1.8 m from the post hole/chimney structure of CSH 2.

In addition to the potential historic properties, a boulder-filled limestone sinkhole and walking trails were also identified. The sinkhole may be modified, as the observable portion appeared vertical and straight; however, portions of the sinkhole were obscured by boulders and vegetation. The sinkhole is approximately 3 m long by 2.3 m wide with a maximum observable depth of 180 cm below surface.

Based on background research the potential for traditional Hawaiian subsurface archaeological historic properties is low. No LCAs were awarded with or in the vicinity of the project area, and two previous archaeological surveys adjacent to the current project area yielded negative results.

The trails are maximum 3 m wide and are likely modern and associated with development of the Health Center.



LEGEND

ARCHAEOLOGICAL SITE

Source: Cultural Surveys Hawaii, Inc.

Three houses with adjacent parking areas were documented along the eastern boundary of the project area. Two buildings partially within the project area are over fifty years old. These buildings, which appear to “straddle” the boundary between TMKs [1] 8-6-001: 028 (within the project area) and [1] 8-6-0011; 002 (outside the project area). Both buildings may need to be assessed as architectural historic properties.

9. Cultural Resources

Cultural Surveys Hawai'i (2020) prepared a cultural assessment for the COMP which broadly covered the entire *ahupua'a* of Lualualei. The purpose of the assessment was to investigate and compile information of traditional cultural practices associated with the area. The investigative phase included a literature review, archaeological survey and reports for the site and adjoining areas, informant interviews and written testimonies.

The description of cultural resources presented below is excerpted from Section 7 Traditional Cultural Practices of the cultural assessment. The description has been paraphrased for brevity. Italicized names are that of individuals who shared their knowledge of traditional cultural gathering practices both past and ongoing, cultural sites, and cultural associations. The cultural assessment is attached as Exhibit C.

Habitation and Subsistence

- The eastward slopes of the southern end of the Wai'anae Mountains were famous for cultivating *'uala* (sweet potato). Sweet potatoes were also cultivated on the “the other side of the Wai'anae Mountains on the dry slopes of Nānākūlii, Lualualei, and Wai'anae-kai, and other small valleys as far as Makua” (Handy 1940:15). Although there was some *kalo* (taro) cultivated in the valleys of Wai'anae-uka, sweet potatoes grown on the *kula* lands were the main food of the people there; with the exception of Wai'anae-kai, the sweet potato was the staple for the inhabitants of this area. The lowlands of Wai'anae District provided *uala* and *niu* (coconut) and the inland valley was planted in *kalo* and *wauke* (paper mulberry). The upland forest regions provided various woods needed for weapons and canoes. By the 1790s, a variety of introduced vegetables were likely planted in the valley as well.
- Lualualei was a region of importance in the sandalwood trade. Shortly after 1800, the Hawaiian Islands began exporting sandalwood to Asia. The demands placed on the *maka'āinana* to harvest wood for trade caused many agricultural fields to be fallow and unused. By 1811, sandalwood merchants began actively exploiting the Hawai'i market and huge amounts of sandalwood were shipped to China. Traditionally, Hawaiians used sandalwood for medicinal purposes and as a scent to perfume their *kapa*. The bulk of the sandalwood trade was controlled by Kamehameha I and few other chiefs. By 1829, the bottom fell out of the trade business, as the majority of the sandalwood trees had been harvested. The population of Lualualei would undoubtedly have been affected by the population shifts and disruption of traditional lifestyles and subsistence patterns caused by sandalwood gathering.
- *James Brito* and *Maile Keli'ipio-Acoba* mentioned that the area where WCCHC is located is known as Green Lanterns which is named after a bar known as Green Lanterns which was formerly located in the vicinity of where the bus stop is. People refer to the beach [Mā'ili Beach?] as Green Lanterns and the middle of the beach as Tumble Lands.

- *Brito* stated Pōka'i Bay was "one of the best places for learning how surf, however, he added that Pōka'i Bay cannot surf no more. They built that breakwater wall."
- *Brito* also recalled hunting for pig on Mount Ka'ala and goats on the mountain near Makaha.

Marine Resources

- Wai'anae District was renowned for its ocean resources, especially for deep sea fishing off Ka'ena Point, where the ocean currents meet. The meaning of Wai'anae ("mullet water") also implies an abundance of fish—hence the word *'anae*, which is the full-grown mullet. Today Wai'anae is still considered to be one of the best fishing grounds on O'ahu.
- The informants talked about area beaches as a traditional and current place for gatherings, camping, and fishing. They also mentioned the many species of fish ---*'anae*, *moi*, *awa*, tilapia, *kala*, *āholehole*, *menpachi*, and *āweoweo*— found in ocean and fresh waters and certain locations.
- *Carl Jennings* mentioned there was a "fishing Koa [shrine] fronting this area." He also stated that prior to aircraft being used for spotting fish such as *akule* and *'anae*, the "Mauna (mountain)" that the WCCHC was built upon was a *kilo i'a* site that Hawaiians used "as a visual vantage point to spot fish." He added that "in the old days the Kilo site is that second ledge at the very front of the Mauna roughly 150 feet elevation." He also noted that "till today fishermen drive up to the Comp area and walk out fronting the Hospital Building and use the old hele [helicopter] pad sight [site] as a Kilo to spot *akule*."
- *Brito and Keliipio-Acoba* recalled gathering *limu* along the shores to include *limu kohu*, *limu wawae'iole*, *limu kala*, *limu līpe'epe'e*, and *ogo*. *Keliipio-Acoba* noted that "I think the *ogo* is gone, *limu kohu* is gone, I haven't see *wawa'eiole* for long tim.e"

Mo'olelo and Wahi Pana

- Numerous *mo'olelo* attest to Lualualei Ahupua'a's important place in Hawaiian history. The demigod Māui is connected with the arid, leeward side of the island. Māui and his mother, Hina, are associated with Heleakalā in Lualualei and with Haleakalā on the island of Maui. The sun passes over Haleakalā every morning, thus "the house of the rising sun." Heleakalā, in contrast, is on the west side of O'ahu, where the peaks receive the "ray of the setting of the sun", this is the path the sun takes before it sets in the west. Here, the west side of Heleakalā is burnt; the sun setting, which is the reason Māui had to slow down or snare the sun for his mother, who was drying her *kapa*. The Māui legends on both islands are manifested in the landscape. These two mount peaks are very prominent, with no obstruction blocking the sunrise and sunset.
- Mr. Jennings mentioned that the "Mauna" where the WCCHC is located, which is known as Pu'u Mā'ilī'ili, was "named by the old timers as one of the Twin Mountains." Ms. *Keliipio-Acoba* also stated that Pu'u Mā'ilī'ili is associated with the *mo'olelo* about Puu o Hulu and the Legend of the Twin Sisters. Pu'u Mā'ilī'ili is one of the twin sisters, Mā'ilī'ili from the legend.

- A myriad of cultural sites, or *wahi pana*, exist for Waianae Moku; however, for the *ahupuaa* of Lualualei, *peeaks*, *pohaku*, and temples were of particular importance. Various mountain peaks surround Lualualei Ahupuaa, including Puu Heleaka, the puu that separates Nanakuli from Lualualei. Pukui and Ebert (1986) define Heleakala as “where the sun is snared.” This translation is fitting, since the mountain peak faces the sunset. It is also the location where Hina, the moon goddess and demigod Maui’s mother, once lived in a cave and made kapa (Sterling and Summer, 1978:62).
- Two *pōhaku* of importance can be found in Lualualei; a large rock said to be Māui (McAllister Site 148) and a petroglyph stone. The Māui Pōhaku is in the vicinity of Pu’u o Hulu. A shelter and spring northeast of the rock was supposedly where Māui the demigod lived and obtained water. The petroglyph stone is near a dried swamp in a public park at the edge of a beach. The stone was removed and stored by the Bishop Museum.
- Jan Becket led CSH to the remnant of a *hōlua* on Pāhe’ehe’e Ridge, *mauka* of Pu’upāhe’ehe’e Heiau. The site may have been associated with ceremonial or religious practices.

Religious Practices

- McAllister (1933) identified five *heiau*, or possible *heiau*, in the vicinity of the *ahupua’a* of Lualualei. These include Nīoi’ula Heiau (Site 149), Kakioe Heiau (Site 151), Pu’upāhe’ehe’e Heiau (Site 152), Kū’īlioloa Heiau (Site 153) and Site 150 (house sites or a possible *heiau* in the middle of Lualualei at the foot of the cliffs of Pāhoa).
- Glen Kila was not aware of any *heiau* in the vicinity of the project area.
- Ms. Keli’ipio-Acoba talked about Nīoi’ula Heiau and Kolekole Pass and their association with Night Marchers. She stated “there are stories of night marchers because this valley was actually a valley of a lot of battles going up and over Kolekole Pass.” She also noted “Nīoi’ula was a sacrificial *heiau*.”
- Becket led CSH on a *huaka’i* to Pu’upāhe’ehe’e Heiau, located on the Wai’anae side of Pu’upāhe’ehe’e Ridge and Kū’īlioloa Heiau at the tip of Kāne’īlio Point. He pointed out remnant features at each and the association with Hawaiian gods.

10. Visual Resources

The Coastal View Study (Chu and Jones, 1987) “address the issue of “preserving, maintaining, and where desirable improving and restoring shoreline open spaces and scenic resources”. The scope of the study “includes an inventory of significant coastal views and coastal land forms which together, make up the shoreline scenic resources on Oahu”. Coastal areas are categorized by viewsheds generally corresponding to geographic locale. In some instances, the viewshed is separated into sections again corresponding to a geographic locale.

Coastal views in the Wai’anae Viewshed are separated into Section A, Makaha and Section B, Pokai Bay. The five lots are in the Pokai Bay section extending from Maili Point on the east to Lahilahi Point on the west a distance of approximately 5.0 miles.

Although much of the coastal land in the Pokai Bay section consists of beach parks (Pokai Bay, Lualualei, and Mā'ili) and public property (Wai'anae Boat Harbor, Wai'anae High School, Wai'anae Regional Park (undeveloped), Military, and other PF (Public Facility) designations). "few coastal views from the highway can be found due to building placement and strands of vegetation. Roadway views are generally oriented *mauka* in the direction of the Waianae Mountains".

"Pedestrian coastal views are numerous from all beach areas. Important pedestrian viewing points include the Waianae Boat Harbor, Pokai Bay, Lualualei and Lahilahi Beach Parks". Puu Maillili is described as a vivid landmark and one of the prominent landforms in the viewshed.

The Study also mentioned "lateral and mauka views may be vulnerable to the industrial, Commercial, and Public Facilities designated at the base of significant land formations along the Waianae coast, especially in the area opposite Lualualei Beach Park (Puu Maillili). As a positive example The Comprehensive Health Center, which is tucked into the Puu Maillili land form, represents a well-conceived design solution and should serve as a prototype in similar situation."

C. Land Use Controls

State Land Use District:	Urban (U) and Conservation C)
O'ahu General Plan	Rural (Wai'anae District)
Development Plan Area:	Wai'anae
Sustainable Communities Plan (SCP):	Wai'anae
<i>Community Growth Boundary:</i>	<i>Outside Community Growth Boundary</i>
<i>SCP Land Use Map:</i>	<i>Agriculture and Preservation</i>
<i>SCP Open Space Map:</i>	<i>Agriculture and Preservation</i>
Public Infrastructure Map:	Emergency Alternate Route
Zoning:	P-1 Restricted Preservation
	P-2 General Preservation
DHHL Waianae and Lualualei Regional Plan:	Community Use Public
Special Management Area:	Outside Special Management Area

The State Land Use Commission under the authority of Chapter 205, Hawai'i Revised Statutes classifies all land in the State of Hawaii as Agricultural, Conservation, Rural, and Urban. Uses in the Agricultural District are regulated by the Land Use Commission; uses in the Conservation District by the Board of Land and Natural Resources, uses in the Rural District by the Land Use Commission, and uses in the Urban District by the respective county government. The zoning powers of the respective counties also govern uses in other than the Conservation District.

- The 6 lots individually bear dual classifications of Urban and Conservation. The boundary between land use districts generally follows where the property lines for all lots "bend" in the *makai* direction towards Wai'anae Town.. The "bend" does not follow a single contour but ranges from a high elevation of 200' at lot 028 to a low of 135' at lot 024. Land below the "bend" and facing the direction of Mā'ili is designated Urban. Land above the "bend" and facing the direction of Wai'anae is designated Conservation (See Figure 8).

Land designated Urban is under the authority of the City and County of Honolulu and its applicable plans, ordinances, and regulations. Land in the Conservation District is in the Limited Subzone. The Board of Land and Natural Resources, State of Hawai'i has jurisdiction over Conservation designated land.

City land use policies and controls for O'ahu are vertically aligned or tiered for managing growth and land uses beginning with the O'ahu General Plan, community development plans and sustainable community plans, and zoning. Special districts and special management area rules provide supplementary controls for defined areas where natural resources and man-made features should be protected and managed.

The O'ahu General Plan (2022) is the first tier. It sets forth broad objectives and policies in eleven key areas to include Population, Natural Environment and Resource Stewardship, Transportation and Utilities, Physical Development and Urban Design, and Public Safety and Community Resilience. The Population component and its objectives and policies are key to managing growth. The component establishes a population distribution pattern for eight geographic regions comprising the county. Each region has an upper and lower limit (percentage) of the island wide population for a targeted year (currently 2025). The General Plan also includes a Conceptual Development Pattern on Oahu (Figure 3) map depicting the eight districts and the desired development pattern for and within the respective district.

- The Conceptual Development Pattern Map designates developed areas within the District of Wai'anae "Rural". The designation is based on the distribution of resident population described in the key area of Population Objective B, Policies 3 and 4 and Table 1. Distribution of Resident Population.
- The Wai'anae District is a Policy 3 area.
- Mountainous areas are labeled Non-Designated Areas.

Development Plans or Sustainable Communities Plans prepared for the eight geographic regions in the County comprise the second tier. Although encompassing eight regions where each area's values, vision, and policies for accommodating growth are different, the plans collectively support the General Plan. The Wai'anae Sustainable Communities Plan (2012) 1) describes the role of the district in Oahu's development pattern, 2) articulates a vision for the near-term future, 3) prescribes policies, planning principles, and guidelines for land use and infrastructure, and 4) identifies measures for implementing the plan. The key plan feature is its vision statement:

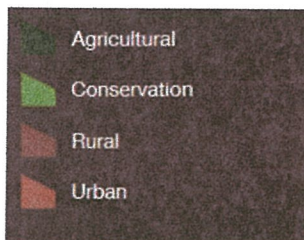
"The Vision for the future of the Wai'anae District is that all members of our community from the *Kūpuna* (Grandparents/Elders) to the *Mo'om'o'* (children, including those yet unborn) have their essential needs met."

The vision comprises ten elements or goals. The elements (paraphrased) are:

- Adapt the concept of ahupua'a as the framework for land use planning
- Delineate four major land use categories
- Restrict coastal development *makai* of Farrington Highway
- Preserve land north of Kepuhi Point as open space
- Restore streams and stream corridors
- Preserve cultural sites and landscapes
- Improve transportation systems



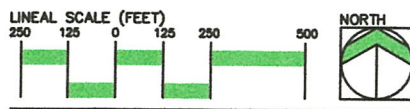
LEGEND



Source: Department of State Land Use-Website
<https://hislategis.maps.arcgis.com>



December 2024



Lualualei, District of Wa'ianae, O'ahu

Figure 8
 State Land Use
 'Elepaio Food Campus
 Master Plan

- Plan and develop town centers and community gathering places
- Develop and support community-based businesses
- Partner with government agencies to better manage natural and cultural resources.

Collectively and with supporting policies and guidelines the vision seeks to preserve and protect the physical environment from degradation, provide access to the mountain, valley, and sea, and provide residents with economic opportunities.

The Wai'anae Sustainable Communities Plan ("WSCP") reaffirms the Rural designation of the General Plan. The Plan acknowledges that growth will take place and establishes a Community Growth Boundary spanning the district. The boundary identifies areas where growth and infill can occur (inside the boundary) and areas where agriculture, open space, and natural resources should be maintained and preserved (areas outside the boundary).

- The DHHL lots are outside the Community Growth Boundary.

The Plan also prescribes land uses by category, policies, and guidelines applicable for the District. The categories are Rural Residential, Medium Density Residential, Resort, Industrial, Golf Course, Agriculture, Preservation, and Military. Two symbols---Country Town and Rural Community Commercial Center---denote commercial areas.

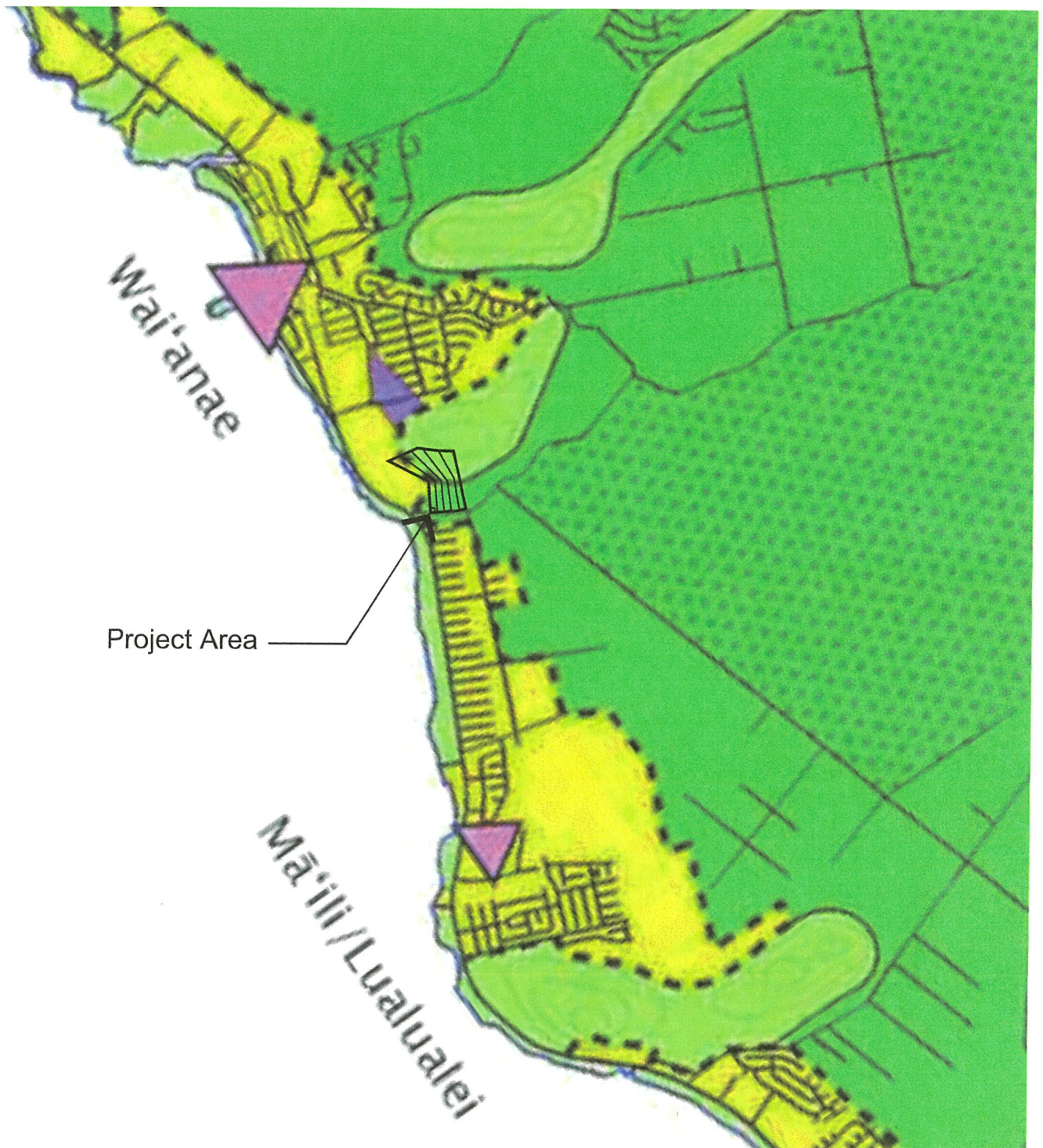
- The land use categories for the DHHL lots are Agriculture and Preservation as shown on Exhibit A-1 Land Use (See Figure 9).
- Land in the state land use Urban district is designated Agriculture and land in the Conservation District is designated Preservation.

"The Preservation lands consist generally of the steeper lands, mountainous lands, coastal ridges, and pu'u, including such prominent coastal features as as Pu'u Heleakalā, Pu'u o Hulu, Pu'u Mā'ili'ili, Pu'u Pāhe'ehe'e, Pu'u Kamaile'unu, and Mauna Lanhilahi. Land uses within these areas should be limited to those uses that are compatible with the preservation and conservation of natural ecosystems and traditional and cultural sites and resources. Access to preservation lands should be ensured for cultural practices."

- The Wai'anae Sustainable Communities Plan Land Use Map (Exhibit A-1) designates the entirety of the DHHL lots Agriculture and Preservation (See Figure 9).
- The Wai'anae Sustainable Communities Plan Open Space Map (Exhibit A-2) designates the entirety of the DHHL lots Agriculture and Preservation. The Open Space Map designations apply to the same land area as the Land Use Map designations.

The Wai'anae Sustainable Communities Plan Public Infrastructure Map ("PIM") symbolizes an "Alternate Emergency Route" between Nānākuli and Mā'ili (Symbol R018). Located *mauka* of Farrington Highway and Pu'u O Hulu the approximately 5-mile long Emergency Route traverses Lualualei Naval, Pa'ale'a, and Mā'ili'ili Roads. The Route connects with Farrington Highway at both ends.

Zoning comprises the third tier of the City's land use management system. As shown on city zoning maps, land is zoned by use and density (for example AG-1 Restricted Agriculture with a minimum lot size of 5 acres). The Land Use Ordinance (which incorporates the zoning maps) prescribes the types of uses permitted in zoning districts and associated development



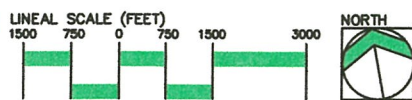
Source: City & County of Website
<http://honolulu.gov/planning/Waianae/2012WaianaeSCPReduced.pdf>

LEGEND

-----	Community Growth Boundary		Golf Course
.....	Special Area Plan Boundary		Agriculture
	Rural Residential		Preservation
	Medium Density Residential		Military
	Resort		Country Town
	Industrial		Rural Community Commercial Center



Gerald Park
Urban Planner
December 2024



Lualualei, District of Waianae, O'ahu

Figure 9
 Waianae Sustainable Community-
 Land Use Plan
 'Elepaio Food Campus
 Master Plan

standards. The LUO also establishes requirements for parking, specific use standards, signs, development in flood districts and special districts, and administration and enforcement procedures.

- The DHHL lots are zoned P-1 Restricted Preservation and P-2 General Preservation(See Figure 10).
- The P-1 zoning applies to land in the state Conservation District and WSCP Preservation designated area. The P-2 zoning applies to land in the state Urban District and WSCP Agriculture designated area.

Oahu's shoreline and coastal areas are located within a Special Management Area ("SMA") and developments in the SMA are subject to County review and permitting. The SMA is defined generally as land extending inland from the shoreline supporting valuable coastal resources that need to be preserved, protected, and where possible restored. Development in the SMA is reviewed and approved by the City and County of Honolulu through Chapter 25, Special Management Area, Revised Ordinances of Honolulu.

- The lots are located outside the SMA thus SMA permitting does not apply.

The Department of Hawaiian Home Lands Waianae and Lualualei Regional Plan 2018 designates the DHHL lots Community Use Public (Figure 11). The Plan, which does not identify uses for this land use designation, talks about Community Uses thusly:

"There are approximately 85 acres proposed for Community Use. These include Community Use lands benefitting the community as a whole as well as uses benefitting the homesteaded communities specifically".

Approximately 57 acres will benefit the community as a whole. These include existing uses that will be retained with no changes such as the Wai'anāe Coast Comprehensive Health, a church, and a water storage facility as well as the Kamehameha School's Learning Center (Ka Pua) in Mā'ili....."

- The proposed Food Campus appears consistent with the Community Use land use designation.

D. Public Facilities and Services

1. Circulation

Mā'ili'ili Road, a paved, all-weather surface, two-way road connects the interior of Lualualei Valley with Farrington Highway. The 20-foot wide driving surface features two ten-foot wide lanes. There are no paved shoulders, curbs, gutters, and sidewalks. Speed limit signs were not observed but a 25 mph is assumed. The outbound travel lane is marked for "sharrow" use. Vehicle movement at its intersection with Farrington Highway is controlled by traffic signals.

2. Water System

Domestic water is provided by the Honolulu Board of Water Supply (BWS). BWS maps show a 12" service line in the Mā'ili'ili Road right-of-way. The service line connects to a 12" main in



LEGEND

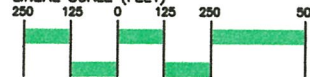
B-1	BUSINESS (NEIGHBORHOOD)	I-2	INDUSTRIAL (GENERAL)
B-2	BUSINESS (GENERAL)	P-1	PRESERVATION (RESTRICTED)
R-5	RESIDENTIAL (5,000 SF. LOT.)	P-2	PRESERVATION (GENERAL)
Country	COUNTRY	F-1	MILITARY

Source: City & County of Honolulu-Website,
<http://cchnl.maps.arcgis.com/apps/webappviewer/index.html?id=31b9607333e94c64ba581461892f32e8>



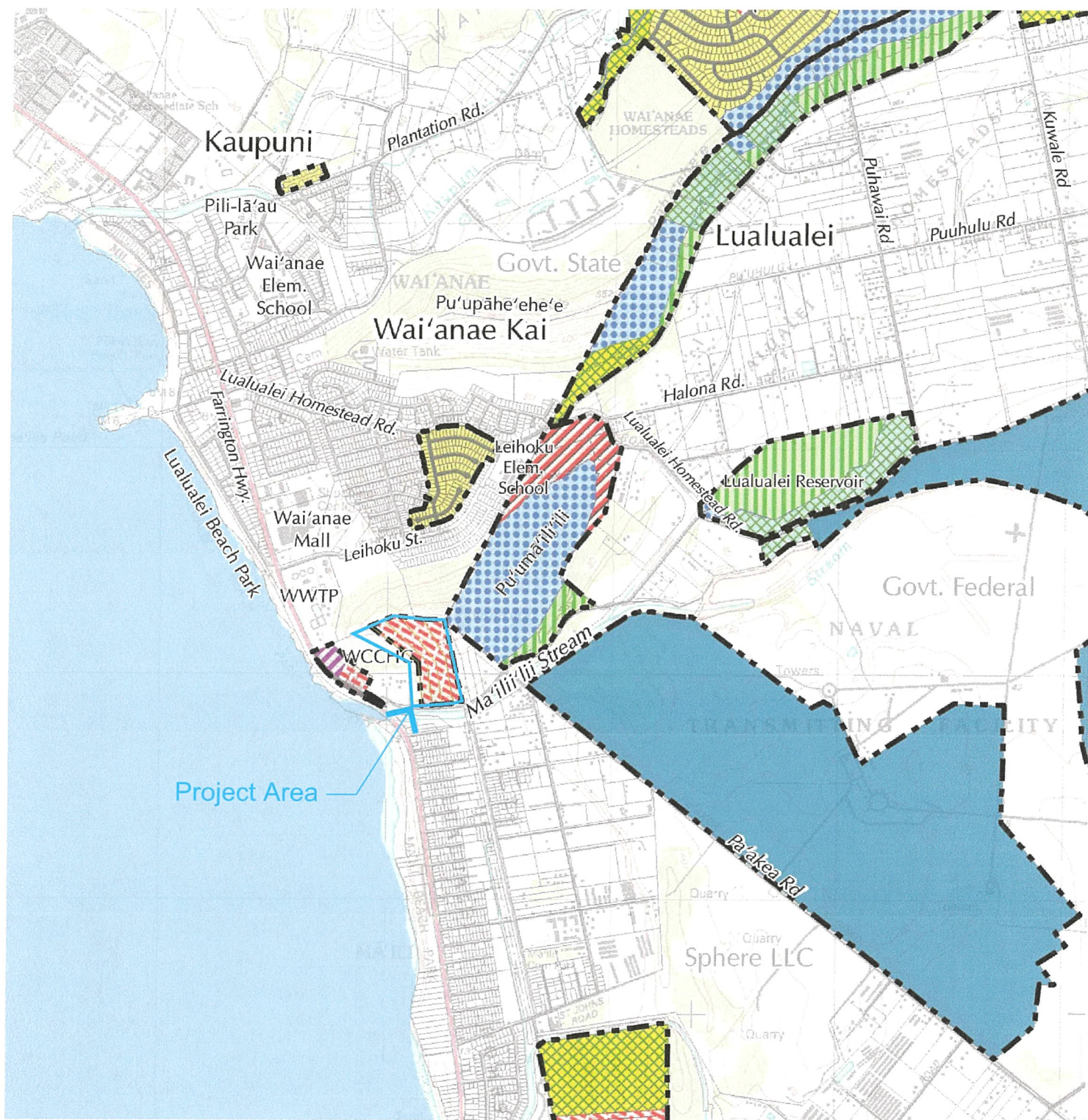
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LINEAL SCALE (FEET)



Lualualei, District of Wa'ianae, O'ahu

Figure 10
Zoning
'Elepaio Food Campus
Master Plan



LEGEND

DHHL Parcels

Proposed Land Use Designations

Commercial

Community Use - Homestead

Community Use - Public

Conservation

Industrial

General Agriculture

Special District

Homestead - Existing Residential

Homestead

Homestead - Existing Agriculture

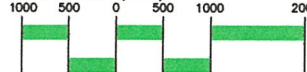
Other

Road



Gerald Park
Urban Planner
December 2024

LINEAL SCALE (FEET)



Lualualei, District of Wa'ianae, O'ahu

Source: DHHL Website,
https://dhhl.hawaii.gov/wp-content/uploads/2013/04/Handout_Waiana-Waiana-Kai-Lualualei-Land-Use.pdf

Figure 11
DHHL Land Use Designations
Wai'anae & Lualualei
'Elepaio Food Campus
Master Plan

Farrington Highway. There are no service laterals or water meters at the undeveloped lots.

A fire service line is located within the outbound lane shoulder. Fire hydrants were noted near the entrance to the COMP and the boundary of Lot 025 and 026.

3. Wastewater System

The six lots are not sewered.

Water use and sewer flow estimates are shown in Table 6.

Table 6. Water Use and Sewer Flow Estimates

FOOD CAMPUS MASTER PLANNING								
PHASE	BUILDING	FOR DESIGN				FOR DPP SEWER CONNECTION APPLICATION		
		SEWER Gallon per min	Gallon per day	WATER Gallon per min	Gallon per day	Category	Units	Quantity
I	Food Warehouse (Comm)	32.4	150	36	160	Warehouse	No of Employees	6
	Mezzanine Office (Comm)	27	320	30	350	Office	No of Employees	16
II	Teaching Kitchen (Comm)	5.4	300	6	330	School	No of Students	12
	Dining (Comm)	0	60	0	60	Restaurant	No of Seats per day	12
	Multi Purpose Facility (Comm)	23.4	160	26	170	Office	No of Employees	8
	Farm House (Res)	4.5	120	5	130	Office	No of Employees	4
	Teaching Center (Comm)	33.3	1000	37	1110	School	No of Students	40
III	Admin (Comm)	32.4	600	36	660	Office	No of Employees	30
	Hawaiian Cultural Center (Comm)	3.6	60	4	60	Office	No of Employees	4
	Total	162	2770	180	3030			
	Commercial				2900	gpd		
	Residential				130	gpd		

4. Underground Injection Control

Underground Injection Wells are used for injecting water or other fluids into a groundwater aquifer. State Department of Health rules (Hawai'i Administrative Rules, Title 11, Chapter 23) stipulate conditions governing the location, construction, and operation of injection wells so that injected fluids do not migrate and pollute underground sources of drinking water. Chapter 23 also states criteria for classifying aquifers into those that are designated underground sources of drinking water (USDW) and those that are not (or exempted).

The boundary between USDW and exempt aquifers is generally referred to as the "UIC Line". The UIC Line is delineated for all islands for general information purposes only. Restrictions on injection wells differ, depending on whether the area is inland (*mauka*) or seaward (*makai*) of the UIC line (<http://health.hawaii.gov/sdwb>).

The lots are below or *makai* of the UIC line.

5. Drainage

A Drainage Master Plan Report (Hida, Okamoto & Associates, 2020) was prepared for the COMP and the adjoining DHHL properties. The Master Plan demarcated the entire area

into 26 Tributary Areas (See Exhibit 1 Existing Condition Run-Off Map). Tributary Areas 19 to 26 are the DHHL lands most likely to be developed.

This area is covered by rock and grass. There are no drainage improvements present except for temporary features such as exposed, shallow culverts constructed on lots 12 and 24 Tributary Area 23). Stormwater runoff from Tributary Areas 19 to 24 ($Q=46.58$ cfs), flows to Mā'ilī'ili Road and Mā'ilī'ili Stream Channel. Stormwater from Tributary Areas 25 and 26 ($Q=25.05$ cfs) flows to Mā'ilī'ili Road and Mā'ilī'ili Stream Channel.

Drainage and ponding conditions on Maillili Road have not been observed for a rain event during preparation of this report. More than likely, runoff ponds at low road sections until draining into Mā'ilī'ili Stream Channel or evaporating / percolating into the ground.

6. Solid Waste Facilities

Residential solid waste collection and disposal is provided by the City and County of Honolulu. There is no refuse collection for the undeveloped lots..

7. Healthcare Facilities

The Wai'anae Coast Comprehensive Health Center in Waianae and Kaiser Permanente in Nanakuli are the major health care providers on the Waianae Coast. Both provide primary health care, behavioral health, specialty care, and patient and community services. The Waianae Coast Comprehensive Health Center also operates a 24-hour emergency room and imaging services.

There is no hospital on the Wai'anae Coast, Queen's Hospital West located off Fort Weaver Road in the town of Waipahu about 16± miles to the east is the nearest hospital.

8. Protective Services

Police and Fire services originate from stations located on the west side of Wai'anae Town. Police service is based at the Wai'anae Sub-station near the corner of Farrington Highway and Pokai Bay Drive about 1.0 miles away.

The Wai'anae Fire Station (Station 26) is located on Farrington Highway about 0.5 mile past the Police Station. An Engine Company and Ladder Company are based at the station.

9. Recreation Facilities

There are no ocean or mountain recreation areas on the subject parcels. The archaeological study noted the presence of several walking trails in the upper elevations. The trails are associated with a 1.5 mile network of trails and gardens at the COMP. The trail is for use by COMP patients and also open to the public.

SECTION 3

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with the Waianae Coast Comprehensive Health Center Office of Planning and Design, Department of Hawaiian Home Lands planning office staff, consulting engineers, and resource consultants. State and County agencies were contacted for information relative to their jurisdiction and expertise. Time was spent in the field noting site and nearby conditions and features. Pre-assessment consultation with agencies, organizations, food growers along the Wai'anāe coast, and adjoining property owners sought input for preparing the environmental assessment. From the discussions, field investigations, and consults existing conditions and features that could be affected by or affect the project were identified. These influencing conditions are:

- The lots are owned by the Department of Hawaiian Home Lands;
- The site is generally unimproved land of varying slope;
- There are no rare, threatened or endangered flora or fauna present;
- Three historical features were discovered;
- The properties are not in a flood hazard area;
- The properties are not within a sea level rise exposure area;
- The properties are in an Extreme Tsunami Evacuation Zone;
- There is no on-site water, wastewater, and drainage systems;
- Potable water, wastewater, and power systems are available from Mā'ilīlī Road;
- There is a need for irrigation water; and
- There is no direct vehicle access to the properties from Mā'ilīlī Road.

The land conversion process and associated improvements will be carried out in three phases over 6-7 years. It is anticipated that 'Elepaio can commence and build out the improvements within the time frame subject to funding, availability of construction labor, material costs, and other externalities. Short-term or construction related impacts will be repeated for each of the proposed improvements. The improvements, their location, the duration of construction, and mitigating measures should minimize adverse environmental impacts disclosed in this assessment.

B, Short-term Impacts

1. Air Quality

Construction will temporarily affect air quality and the acoustical environment. Demolition, grubbing, grading, stockpiling, backfilling and associated earth moving activities will raise fugitive dust that can settle in adjoining areas. Windy conditions coupled with cleared areas of exposed soil can create severe 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. Frequent water sprinkling and erecting dust screens around the perimeter of the work site are commonly employed for dust control. The site work contractor may implement alternative methods adaptable to the scope of the improvements

and site features and conditions. Control measures will comply with Chapter 60.1, Air Pollution Control, Title 11, Department of Health, State of Hawaii (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/m³ 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 passing automobiles. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

2. Noise

Construction noise, like fugitive dust, cannot be avoided. Exposure to noise will vary by construction phase, the duration of each phase, the type of activity, and 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 the site work phase. After this phase is completed, reductions in sound levels, frequency, and duration can be expected as the building walls, roof, parking area, and interior improvements are constructed.

Layers of rock will be encountered on and below the ground surface. Dislodging / breaking up rocky material may require limited blasting, drilling, and rock hammering.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the preservation zoning for the site, it is classified a Class A zoning district for noise control purposes. The maximum permissible daytime sound level in the district attributable to stationary noise sources and equipment related to construction activities is 55 dBA during daytime (7:00 AM to 10:00 PM) and 45 dBA during nighttime (10:00 PM to 7:00 AM) (Chapter 46, Community Noise Control, 1996). As disclosed above, construction noise will exceed the 55 dBA threshold during sitework.

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 general 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 Mondays through Fridays. The contractor will also ensure that construction equipment with motors is equipped with mufflers in proper operating condition.

Noise will be audible over the entire construction period. All construction activities will comply with Chapter 46 Community Noise Control, Title 11, Administrative Rules, Department of Health, State of Hawaii (and revisions thereto).

Residents living adjacent to the project area and across Mā'ili'ili Stream Channel will be exposed to noise for the duration of construction. Noise will be "loudest" during site work and diminish as structures are erected. The structure and its walls should confine noise to inside

the building as interiors are built out. Physical separation between the various job sites and the aforementioned residential areas also will aid in noise attenuation.

3. Erosion

Site work will create opportunities for erosion (fugitive dust and suspended sediment in runoff). Grubbing, grading, and stockpiling of excavated and imported material will be performed in accordance with the erosion control ordinance of the City and County of Honolulu and grading and erosion control plans approved by the Department of Planning and Permitting, City and County of Honolulu.

The project will comply with construction and post-construction BMP requirements pursuant to the City and County of Honolulu "Rules Relating to Water Quality".

Construction work will exceed one (1) acre thus a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will be required from the State Department of Health. A Notice of Intent to discharge hydrotesting water effluent for the water system will be submitted to the State Department of Health for review and approval prior to the discharge.

4. Natural Resources

Adverse effects on plant species are not anticipated. Site work will cut into the toe of the slope and trees, shrubs, and ground cover will be removed. Plant species in this area are common to O'ahu and the State of Hawai'i. None of the species observed are rare, threatened, or endangered or proposed for said status. Two endemic species were identified but both are common to the islands.

Terrestrial mammals (except for a cat) were not observed during the field survey. The Hawaiian hoary bat, the only native terrestrial mammal was neither observed nor effort made to record them at night.

Endangered seabirds may overfly the project area. Night lights can disorient seabirds resulting in their downing and harm from collision and predation from dogs and cats if downed. Security lights mounted building exteriors will be activated by motion sensors, shielded with light reflectors, and light directed downward to illuminate the ground and not the sky. Night-time construction is not proposed.

5. Archaeological Resources

The State Historic Preservation Division ("SHPD") will be consulted about the findings of the archaeological field investigation and measures for mitigating effects on the three features.

Should site work activities encounter human remains or subsurface deposits, all work in the immediate area will stop and historic authorities promptly notified of the finds. If human remains are uncovered and appear to be of recent origin, the Honolulu Police Department will be summoned to inspect the finds.

6. Traffic

On and off-site construction will affect traffic flow on Mā'ili'ili Road and Farrington Highway.

The contractor will implement measures to minimize inconvenience to motorists, buses, pedestrians, and bicyclists during construction. These measures include but are not limited to:

- Keeping one traffic lane open at all times when working in the roadway;
- Posting warning signs on both ends of the work area to alert motorists of road work and to slow traffic speed;
- Positioning barricades, traffic cones and / or other directional devices in the roadway to guide vehicles around work areas;
- Posting off-duty police officers for traffic control;
- Limiting construction to the hours between 7:30 AM and 3:00 PM, Monday through Friday;
- Covering open trenches with steel plates at the end of the work day;
- Posting lighted safety devices during night hours.; and
- Preparing a Traffic Management Plan if required.

Construction vehicles hauling workers and material will contribute traffic to roads leading to/from the project site. Material deliveries will be scheduled at times that would minimize impacts on local traffic. Materials will be off-loaded on-site. Appropriate traffic control measures will be implemented should materials be unloaded in or adjoining the right-of-way.

It is anticipated that Food Campus Phase 1 improvements to include site work and infrastructure, the Food Warehouse, and the Growing Field will precede construction of the Kupuna Housing project. Construction impacts associated with these improvements will not affect the housing project if there is none.

B. Long-term Outcomes

‘Elepaio will manage the Food Campus. Until space is made available for its operations ‘Elepaio will continue leasing space at the Waianae Mall. They currently deliver meals and food to eleven schools (*keiki* pantries) serving 5,000 *keiki* per week and four drive-through *kupuna* pantries serving 1,100 persons per week.

Long-term ‘social welfare’ impacts below are not original for this assessment. The outcomes have been expressed by others in print or other media. The outcomes, however, are anticipated outcomes of ‘Elepaio Social Services’ objectives for the Food Campus, their vision and activities for community resiliency, providing food and reducing hunger, and sustaining the health and welfare of Leeward Coast households.

Social Welfare / Community

- The Food Campus is a non-profit community-based center.
- Achieve the goals set forth for the project.
- Reduce hunger for Leeward Coast households.
- Strive to improve the health and well-being of Leeward Coast households.
- Provide a resilience hub supportive of city plans and policies for community resiliency.
- Contribute to food security and control with on-site growing fields.
- Develop a sustainable farm-kitchen-table system to withstand food shortages and economic downturns.
- Promote food nutrition and food as medicine.
- Provide food assistance to *kupuna*, *keiki*, and households.
- Establish a food banking program and distribute food in partnership with the Hawaii Food

Bank.

- Raise Native Hawaiian staple foods.
- Teach cooking using vegetables as a staple ingredient.
- Provide food for non-emergency and emergency scenarios.
- Shelter residents during emergencies and / or natural disasters.
- Provide a meeting facility for community outreach programs, family, and community activities.
- Continue community outreach programs in communities and at the Food Campus.
- Integrate food distribution with healthcare services (provided at the COMP).

Environmental

- Soil management will minimize erosion and dust generation from the Growing Field.
- The proposed activities are not significant noise generators and long-term impacts are not anticipated.
- Post-construction best management practices and maintenance, repair, or replacement of same should retain storm runoff on site.
- Follow up archaeological work would determine the significance of the three identified archaeological features and appropriate measures for mitigating impacts to the features.
- Adverse long-term impacts on natural resources are not anticipated.
- There are no traditional cultural practices associated with the Food Campus.
- COMP maintenance personnel will continue on-going vegetation management of grasslands above the COMP and Food Campus.
- Recycled water use will promote water conservation and minimize demand for potable water.

Economic

- Relocate 'Elepaio from the Waianae Mall to the Food Campus thereby vacating rental costs. 'Elepaio would occupy the mezzanine floor in the Food Warehouse and relocate to the Administration Building when it is completed.
- Provide job training and employment opportunities for Leeward Coast residents.
- Hire full and part-time workers to staff current and future 'Elepaio programs and Food Campus operations.

Visual

- The structures will present new objects to be seen from Mā'ili'ili Road, residential areas across Mā'ili'ili Stream Channel, from locations along Farrington Highway approaching the COMP, and from Mā'ili Beach Park. The buildings will be designed to resemble existing structures at the COMP.
- Structures close to Mā'ili'ili Road will appear to be lower in height because of the lower ground elevation. Landscaping along the Road and in the parking area should aid in screening the buildings from view.
- The two-level Administration Building will be clearly visible because of its location at a higher elevation. In architectural scale and form it should resemble the exterior design of the newer medical buildings at the COMP (Emergency, Family Medical, and Adult Medical).
- On-site and perimeter landscaping will screen or partially screen structures from public view.
- Structures will not exceed the building height for the zoning district thus

minimizing visual impacts associated with heights.

- Buildings are clustered near the center of the Campus providing view corridors towards Puu Mā'ili'ili and preserving open space on both sides of the cluster.

Vehicle Traffic

- According to the Hawaii Food Bank, the proposed Food Warehouse is similar in size to their facilities on the Neighbor Islands. It is projected that two to four "box" trucks operating daily is sufficient for distributing food in the mornings and picking up food from suppliers in the afternoon before returning to the Warehouse. Four to eight vehicle trips per day (2 per truck) is not expected to adversely affect vehicle circulation on Mā'ili'ili Road. The vehicle fleet can be adjusted based on supply and demand.
- Suppliers delivering food to the Warehouse will contribute minimal traffic to the area. Deliveries are projected at 4-5 times per week.
- Traffic queuing on Mā'ili'ili Road can be expected during drive-up food distribution drives to be conducted once or twice per month. Off duty police officers can be hired for off-site traffic control with on-site assistance from volunteers.
- 'Elepaio Social Services will prepare a traffic management plan for food distribution days if required.
- The Food Campus should not adversely affect traffic circulation on Mā'ili'ili Road. Proposed improvements should provide for safe ingress / egress from the Food Campus and provide for safe north and south bound traffic movement. The street frontage will be widened 12-feet on the *mauka* side of the public entry to the Food Campus. The widening provides a left turn storage land into the Food Campus for northbound traffic and unimpeded through access to Farrington Highway for southbound traffic.

Facilities

- Regularly scheduled maintenance will sustain the useful life of the buildings and its components, equipment, and operational systems.
- Repair, renovation, painting, and replacement of building elements and systems can be expected over the building life cycle.
- Long-term costs for building maintenance will be funded by the Wai'anae Coast Comprehensive Health Center.

Land Use

- Convert underused, vacant land to beneficial uses proposed by the 'Elepaio Food Campus Master Plan.
- The development would Infill the area if the Community Growth Boundary is modified to comport with the state land use Urban district.
- The DHHL lands are designated for Agriculture by the WSCP but not rated for productive agricultural uses by Agricultural Lands of Importance to the State of Hawaii ("ALISH") and Important Agricultural Lands ("IAL") for O'ahu maps. Lands in the state land use Urban district are not eligible for IAL consideration.
- The project would not achieve its objectives without proper WSCP and zoning amendments.

As discussed in a previous section of this assessment State and County land use controls are not vertically aligned and consistent for the six lots. The Master Plan improvements are allowed in the State land use Urban District but the Growing Field is not. Additionally, the Master Plan uses are not expressly allowed under the current City and County of Honolulu Wai'anae Sustainable Communities Plan Land Use Map and County zoning.

Two amendments to the Wa'ianae Sustainable Communities Plan are needed to implement the Master Plan. The amendments would be limited to land in the state land use Urban district. One amendment would be to adjust the Community Growth Boundary for the area to be consistent with the Urban district boundary. The second amendment would be to revise the Land Use Map Agriculture designation to Rural Residential but excluding the area set aside for the Kupuna Housing project. Although designated agriculture, the property is not identified as agricultural land important to the State of Hawaii or important agricultural land by the City and County of Honolulu's Important Agricultural Lands study.

The Food Campus is not a residential use but a small scale, food-based, low intensity use suitable for the location and land area on which it is proposed. It is not likely that an alternative WSCP designation that allows for development---Resort, Medium Density Residential, Industrial, Country Town, or Rural Community Commercial Center and the uses associated with said designations would be appropriate for this location.

The Wai'anae Coast Comprehensive Health Center is designated Rural Residential and the proposed amendment would extend this land use pattern to residential areas across Mā'ili'i Stream Channel. It is unknown what land use designation would be sought for the Kupuna Housing project.

The Food Campus is not a permitted use *per se* in a Rural Residential area. However, it is postulated that the proposal is a low-density community support facility that should be allowed. Said designation would preclude high density residential uses or uses that are not compatible with the area. The WSCP includes the following statements which are interpreted as supportive for a Rural Residential designation with an agriculture component.

"Future urban and suburban development in the Wai'anae District shall be limited to the Rural Residential areas, and shall not be allowed to intrude into the Agricultural area or the Preservation area. (see Land Use Map in Appendix A), nor *makai* of Farrington Highway."

"Continued small-scale agriculture uses on small farm lots within the Community Growth boundary should be encouraged".

Zoning for the area to be developed needs to be changed from P-2 General Preservation to a zone that permits the proposed uses. Based on the urban type uses and development components a change of zone to the B-2 Community Business District will be sought. The Food Warehouse, Teaching Kitchen / Dining Area, Multi-purpose Building, and the Administration Building are permitted under B-2 zoning. The Food Campus will operate as a non-profit, food-based resiliency hub not a profit motivated commercial enterprise.

The Growing Field poses a zoning challenge because agricultural activities are not a permitted use in the B-2 zoning district. Instead of dismissing this issue or disallowing this use, 'Elepaio Social Services will develop and implement agricultural performance standards for mitigating environmental impacts on adjoining areas resulting from small scale agricultural use.

The question for the Growing Field should be would small scale agricultural use promote a greater public good in the context of the total project and its goals? The arching public good is fighting hunger in the community and the Food Campus is the vehicle for creating a resilience hub on the Leeward Coast.

Resolution of the above land use issues is provided by a statement from the Department of Hawaiian Lands. The statement reads:

Pursuant to the Hawaiian Homes Commission Act of 1921, as amended, the Hawaiian Homes Commission exercises land use authority over Hawaiian Home Lands. The proposed project is located on Hawaiian Home Lands and is therefore not subject to the regulatory authority of the State Land Use Commission or the City and County of Honolulu. The proposed project will comply with any land use requirements set forth by the Hawaiian Homes Commission.

Department of Hawaiian Home Lands authority to exempt development of its lands from County land use controls is referenced in the Wai'anae Sustainable Communities Plan as such:

"Overall, the timing and conditions for the development of DHHL's Wai'anae lands are not subject to the Policies of the Wai'anae Sustainable Communities Plan, nor to review and approval by the City Council because DHHL is exempt from City and County zoning and land use regulations (Section 3.8.2.2)".

SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

A No Action alternative will maintain the environmental status quo of the six lots, their existing uses (or nonuse), and preclude the occurrence of all impacts, short and long term, beneficial and adverse disclosed in this Assessment.

B. Alternate Locations for the Proposed Uses

The COMP's Board of Directors have approved the Master Plan for the Project. Siting the proposed improvements at alternate locations would not result in environmental impacts significantly different from what is disclosed in this Assessment.

Locating the Growing Field near the Kupuna Housing project cannot be avoided because of the inter___ between the other uses. It is anticipated that acceptable agricultural practices can mitigate potential environmental impacts on the Kupuna Housing project.

SECTION 5

PERMITS AND APPROVALS

Permits and approvals that may be required for the proposed project are listed below. Additional construction permits and approvals may be required depending on the final design and construction plans.

City and County of Honolulu

Board of Water Supply

Building Permit Application

Department of Planning and Permitting

Grubbing, Grading, and Stockpiling Permit
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway, and Demolition
Permit to Excavate Public Right-of-Way (Trenching)
Sustainable Communities Plan Land Use Amendment
Change of Zone
Conditional Use Permit (Joint Development)
Sewer Connection

Department of Transportation Services

Street Usage Permit

Honolulu Fire Department

Building Plan Review

State of Hawaii

Department of Health

Variance from Pollution Controls (Noise Permit)
Disability and Communication Access Board Approval
National Pollutant Discharge Elimination System General Permit
Permit to Discharge Hydrotesting Water

Department of Land and Natural Resources

Historic Site Review (Chapter 6E)

SECTION 6 CONSULTATION

A. Pre-Assessment Consultation

Pre-assessment consultation for this environmental assessment was conducted from August 1, 2024 to September 3, 2024. The purpose of the outreach program was to solicit input from stakeholders with an interest in the project. The request was mailed to state, county, and federal agencies, organizations, elected officials, neighboring landowners, and food growers along the Wai'anae coast.

A sample outreach letter, list of stakeholders, and comments received are found in Exhibit A.

B. Agencies and Organizations to Be Consulted in the Environmental Review Process

State of Hawai'i

Department of Health
Department of Land and Natural Resources
 State Historic Preservation Division
Department of Transportation, Highways Division
Office of Hawaiian Affairs
Office of Planning and Sustainable Development

City and County of Honolulu

Board of Water Supply
Department of Emergency Management
Department of Environmental Services
Department of Facilities Management
Department of Land Management
Department of Planning and Permitting
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Office of Climate Change, Sustainability and Resilience
Office of Economic Revitalization

United States of America

U.S. Army Corps of Engineers, Pacific Ocean Division
U.S. Department of the Interior
 Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office

Elected Officials

The Honorable Darius K. Kila, Representation 44th Representative District
The Honorable Cedric A Gates, Representative 45th Representative District
The Honorable Samantha DeCorte, Senator, 22nd Senatorial District

The Honorable Andria Tupola, Councilmember, District 1

Utilities

Hawaiian Electric Co.
Hawaiian Telcom
Hawai'i Gas

Organizations

Hawaii Food Bank
King Lunalilo Trust
Wai'anae Coast Neighborhood Board No. 24
Nānākuli-Mā'ili Neighborhood Board No. 36
MA'O Organic Farm
Hoa 'Āina O Mākaha
Ka'ala Farm
Kahumana Organic Farm

Native Hawaiian Organizations

'Āina Momona
Association of Hawaiian Civic Clubs
Association of Hawaiians for Homestead Lands
Au Puni O Hawaii
Council for Native Hawaiian Advancement
Kamealoha
Koa Ike
Makaha Hawaiian Civic Club
Native Hawaiian Church
Wai'anae Hawaiian Civic Club
Wai'anae Kai Homestead Association
Wa'ianae Valley Homestead Association
Princess Kahanu Estates Association
Ahupua'a o Nānākuli Hawaiian Homestead Association
Nānākuli Hawaiian Homestead Community Association

Property Owners (East Side)

Guoming Li (8-6-001: 002)
Walter Durapan and Meldene Balecha TR (8-6-001: 031)
Min Gun Choi TR (8-6-001: 053)
Alexander and Victoria Agustin (8-6-001: 030)
Jo Anne Cariaga (8-6-001: 047)
Maile Point Properties (8-7-003: 004)

SECTION 7 DETERMINATION OF SIGNIFICANCE

Hawai'i Administrative Rules, Title 11, Department of Health, Chapter 200.1 (Environmental Impact Statement Rules) establishes criteria for determining whether an action may have significant effects on the environment (§11-200.1-13). The relationship of the proposed project to these criteria is summarized below.

- 1) Irrevocably commit a natural, cultural, or historic resource;

Three surface historic features were recorded in the Project Area. Two of the features are in the general location of the proposed Food Warehouse. The third feature is on a lot to be developed by others. The COMP will consult with the State Historic Preservation Division for disposition of the sites and appropriate mitigation measures to minimize potential impacts.

Should subsurface features be unearthed, work in the immediate area will cease and historic authorities notified for proper treatment of the finds.

The cultural assessment did not disclose on-going traditional and customary cultural practices associated with the lots.

- 2) Curtail the range of beneficial uses of the environment;

Most of the area is vacant and unused land. The proposed project will develop a food-based resiliency hub. In total, the Food Campus will help residents cope with hunger, raise produce, distribute food, and provide a shelter during emergencies.

- 3) Conflict with the State's environmental policies or long-term environmental goals established by law;

The project will not conflict with the State's environmental policies or long-term environmental goals. The resiliency hub supports City plans for constructing hubs in all of Oahu's communities.

- 4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

The project will not result in substantial adverse effect on the economic welfare, social welfare, and cultural practices of the community and the state. Conversely, reducing hunger and providing food to those in need, providing training and classes for job opportunities, and building facilities for community use and emergency sheltering would benefit Leeward Coast households.

- 5) Have a substantial adverse effect on public health;

Public health will not be adversely affected during construction. Construction related impacts on public health can and will be mitigated through public health regulations,

best management practices, other measures adaptable to the site and scale of a particular improvement.

In the long term, growing, teaching, and distributing food provides residents with the tools and outreach for positively improving their health. It is anticipated that actions by individual households to improve their lot, collectively improves overall public health in the community.

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

Adverse secondary impacts on population and effects on public facilities are not anticipated.

Irrigation water

- 7) Involve a substantial degradation of environmental quality;

Environmental quality will not be substantially degraded.

- 8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;

Cumulative adverse environmental effects are neither anticipated nor a commitment for larger actions are not expected beyond the Master Plan timeframe. Should the time come and there is pressing community need to physically add or expand the Food Campus, said action should be subject to environmental assessment.

- 9) Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat;

Rare, threatened, or endangered flora and fauna were not observed on the properties. In the event said type of species or habitat are discovered during site work, work in the immediate area will cease and a botanist or wildlife specialist summoned to examine the finds.

- 10) Have a substantial adverse effect on air or water quality or ambient noise levels;

Substantial adverse effects on air, water quality, ambient noise levels are not anticipated in the short and long term.

- 11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Based on available information, the project is not located in an environmentally sensitive area as cited in this criterion. The environmental assessment disclosed that lower sections of the development are located in an Extreme Tsunami Evacuation Zone.

- 12) Have a substantial adverse effect on scenic vistas and view planes, day or night, identified in county or state plans or studies, or,

Buildings at the Food Campus will not totally block views of Puu Mailili thus substantial effect on views is not anticipated. Depending on viewing location, some structures and trees may interfered with views of its lower south facing slope but not views of its sheer cliff face and top ridgeline.

Structures or portions thereof (a roof for example) would be visible from nearby residential areas and roadways crossing this part of Maili. This impact cannot be avoided and over time the proposed improvements succeed vacant land becoming an urban landscape.

- 13) Require substantial energy consumption or emit substantial greenhouse gases.

Substantial energy consumption or emission of greenhouse gases are not anticipated.

REFERENCES

- AECOS, Inc. December 2019. *Natural resources assessment for future expansion lots [TMKs 8-6-01: 012, 024, 025, 026, 027, and 028] Wai'anae Coast Comprehensive Health Center [WCCHC] Mā'ili, Wai'anae District, Island of O'ahu*. AECOS No. 1594.
- Cultural Surveys Hawai'i. November 2019. *Draft Archaeological Literature Review and Field Inspection Report for the Wai'anae Coast Comprehensive Health Center Project, Lualualei Ahupua'a, Wai'anae District, O'ahu TMKs: [1] 8-6-001: 012, 024, 025, 026, 027, and 028*. Prepared for Gerald Park Urban Planner on behalf of the Waianae Coast Comprehensive Health Center.
- Cultural Surveys Hawai'i. May 2020. *Draft Cultural Assessment for the Wai'anae Coast Comprehensive Health Center Project, Lualualei Ahupua'a, Wai'anae District, O'ahu TMKs: [1] 8-6-001: 012 and 024 - 028*.
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- Department of General Planning, City and County of Honolulu. November 2021. *O'ahu General Plan*. Adopted as Ordinance 21-23, CD1, January 2022.
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- _____. August 2000. *Public Infrastructure Map Waianae*. Resolution No. 2000-121.
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- Park, Gerald Urban Planner. April 2020. May 2024. *Field Observation*.

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U.S. Department of Agriculture, Soil Conservation Service. August 1972. *Soil Survey Report for Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. In Cooperation with the University of Hawaii Agricultural Experiment Station.

Waianae Coast Comprehensive Health Center. June 2024. *Prospectus for the Development of the DHHL Properties, TMK 12, TMK 24, TMK 25-26*.

EXHIBIT A

Pre-Assessment Consultation

EXHIBIT A

Pre-Assessment Consultation Comments



WAIANAE COAST
HEALTH CENTER

June 26, 2024

The Honorable Josh Green
Governor, State of Hawaii
Executive Chambers
415 S. Beretania Street
Honolulu, Hawaii 96813

Dear Governor Green:

Subject: Right of Entry 728 Food Campus Masterplan
Tax Map Key: 8-6-001: 012, 024, 025, 026
Lualualei, District of Waianae, Oahu

The Waianae Coast Comprehensive Health Center ("COMP") proposes to construct a community resiliency hub on land adjoining the COMP to the north. A Location Map is attached. The resiliency hub would be a "Food Campus" with the objective of providing and teaching Waianae Coast residents about food resiliency and sustainability. Central to this objective is the construction of a food warehouse where food products can be received, processed, packed, and distributed to households in need. The warehouse, infrastructure, and off-street parking will be constructed as Phase 1.

Food sustainability would be achieved by raising local and Native Hawaiian produce and other crops in a growing area. Produce at the growing area would support and complement a proposed training kitchen. Students enrolled in the training kitchen program will learn about vegetable farming at the growing area and food preparation, handling, sanitation, nutrition, cooking meals, and meal services. The growing area will be established and the training kitchen constructed as Phase 2.

Phase 2 improvements also include an Administrative Area with meeting spaces, an Agriculture Support Area, and Hawaiian Cultural Area. A proposed Site Plan is attached.

The project may be of interest to you or your organization and your input would aid in preparing a thorough environmental assessment. We would appreciate receiving your comments by July 15, 2024. I can be contacted by telephone at 808-625-9626 or email at gpark@gpup.biz. Mr. John Griego, Sr. Director of Facilities, Planning & Design for the Waianae Coast Comprehensive Health Center can be contacted at 808-697-3704 or email at jgriego@wcchc.com. Please cc. Ms. Shay Guerrero, Project Manager for Waianae Coast Comprehensive Health Center on email correspondence at sguerrero@wcchc.com.

Sincerely,

Gerald Park
Urban Planner

c: Kristelle Ompad, WCCHC

Attachments: Location Map, Site Plan

Outreach: Government Addresses

State of Hawaii

Sharon Hurd, Chairperson

Department of Agriculture
1428 S. King Street
Honolulu, HI 96814

Kenneth Fink, MD, Director

Department of Health
Kinau Hale, 1250 Punchbowl Street
Honolulu, HI 96813

Dawn Chang, Director

Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, HI 96813

Ed Sniffen, Director

Department of Transportation
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Honolulu, HI 96813

Stacey Kealohalani Ferreira

Chief Executive Officer
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu HI 96817

Mary Alice Evans, Director

Office of Planning and Sustainability
235 S. Beretania Street, 6th Floor
Honolulu, HI 96813

City and County of Honolulu

Michael D. Formby, Managing Director

City and County of Honolulu
530 S. King Street, Room 306
Honolulu HI 96813

Ernest W. Lau, P.E., Manager

Board of Water Supply
630 South Beretania Street
Honolulu, HI 96813

Hirokazu Toiya, Director

Department of Emergency Management
650 S. King Street, Basement
Honolulu, HI 96813

Roger Babcock, Jr. Ph.D, P.E., Director
Department of Environmental Services
1000 Ulu'ōhi'a Street, Suite 306
Kapolei, HI 96707

Dawn Szewczyk., P.E. and Chief Engineer
Department of Facility Maintenance
1000 Ulu'ōhi'a Street, Suite 215
Kapolei, HI 96707

Scott K. Hayashi, Director
Department of Land Management
530 S. King Street, Suite 306
Honolulu, HI 96813

Laura H. Thielen, Director
Department of Parks and Recreation
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Kapolei, HI 96707

Dawn Takeuchi Apuna, Director
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650 S. King Street, 7th Floor
Honolulu, HI 96813

J. Roger Morton, Director
Department of Transportation Services
650 S. King Street, 3rd Floor
Honolulu, HI 96813

Arthur J. Logan, Chief of Police
Honolulu Police Department
801 South Beretania Street
Honolulu, HI 96813

Sheldon K. Hao, Fire Chief
Honolulu Fire Department
636 South Street
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Matthew Gonser, AICP, Executive Director
Office of Climate Change, Sustainability and Resiliency
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530 S. King Street, Room 306
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Denise Iseri-Matsubara, Executive Director
Office of Housing
530 S. King Street, Room 306
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United States

US Army Corps of Engineers

Pacific Ocean Division
Building 230, Room 302
Fort Shafter, HI 96858-5440

US Department of the Interior

Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

Elected Officials

The Honorable Josh Green

Governor, State of Hawai'i
Executive Chambers
415 S. Beretania Street
Honolulu, Hawaii 96813

The Honorable Sylvia Luke

Lieutenant Governor, State of Hawaii
415 S. Beretania Street
Honolulu, Hawaii 96813

The Honorable Rick Blangiardi, Mayor

City and County of Honolulu
530 S. King Street, Suite 300
Honolulu, Hawaii 96813

Representative Darius K. Kila

44th Representative District
Hawaii State Capitol
415 S. Beretania Street, Room 322
Honolulu, HI 96813

Representative Cedric Gates

45th Representative District
Hawaii State Capitol
415 S. Beretania Street, Room 441
Honolulu, HI 96813

Andria Tupola, Councilmember

Honolulu City Council Honolulu Hale
530 S. King Street, Room 202
Honolulu, HI 96813

Organizations

Amy Miller, President and Chief Executive Officer

Hawaii Food Bank
2611 Kili Hau Street
Honolulu, HI 96819

King Lunalilo Trust

501 Kekauluohi Street
Honolulu, HI 96825

Tiana Wilbur, Chair

Waianae Coast Neighborhood Board No. 24
925 Dillingham Boulevard, Suite 160
Honolulu, HI 96817

Samantha Decorte, Chair

Nanakuli Maili Neighborhood Board No. 36
925 Dillingham Boulevard, Suite 160
Honolulu, HI 96817

Utilities**Rouen Q.W. Liu, Permits Engineer**

HECO Engineering Department
PO Box 2750
Honolulu, HI 96840-0001

Alicia E. Moy, President and Chief Executive Office

Hawaii Gas
515 Kamakee Street
Honolulu, HI 96814

Su Shin, President

Hawaiian Telcom
1177 Bishop Street
Honolulu, HI 96813

Andrea David, Right of Entry Specialist

SPECTRUM Enterprise Delivery Service
750 Canyon Drive, Suite 500W
Coppell, TX 73019

Native Hawaiian Organizations**Trisha Kehaulani Watson, Vice-President**

Aina Momona
4348 Wai'ala'e Avenue, #254
Honolulu, HI 96816

Hailama Farden, President

Association of Hawaiian Civic Clubs
PO Box 1135
Honolulu, HI 96807

Blossom Feiteira, President

Association of Hawaiians for Homestead Lands
2149 Lauwiliwili Street, Ste. 200
Kapolei, HI 96707

Samson L. Brown, President

Au Puni O Hawaii
21 Pohai Street
Hilo, HI 96720

Napali Woode, Senior Vice-President

Council for Native Hawaiian Advancement
2149 Lauwiliwili Street, Ste. 200
Kapolei, HI 96707

Thomas Kamealoha, Cultural Monitor

Kamealoha
84-1035 Kaulaili Road #A
Waianae, HI 96795

Glen Kila, Program Director

Koa Ike
89-530 Mokiawe Street
Waianae, HI 96792-3840

Lu Faborito, Secretary

Makaha Hawaiian Civic Club
PO Box 305
Waianae, HI 96792

Kaleo Patterson, President
Native Hawaiian Church
1127 Bethel Street, Suite 16
Honolulu, HI 96813

Mele Worthington, President

Waianae Hawaiian Civic Club
PO Box 687
Wainae, HI 96792-0687

Duane Hew Len

Waianae Kai Hawaiian Homestead Association
86-303 Hukupaa Street
Waianae, HI 96792-2971

Don Jugoz, President / Secretary

Princess Kahanu Estates Association
87-117 Princess Kahanu Avenue
Waianae, HI 96792

Kamaki Kanahele

Nanakuli Hawaiian Homestead Community Association
1188 Bishop Street, Suite 907
Honolulu, HI 96813

Property Owners**Guoming and Wenying LI**

86-164 Mailili Road Unit A
Waianae, HI 96792

Walter Durapan and Meldene Balecha TR

86-168 Mailili Road
Waianae, HI 96792

Min Gun Choi TR

86-174 Mailili Road
Waianae, HI 96792

Alexander and Victoria Agustin

86-130 Mailili Road
Waianae, HI 96792

Jo Anne Cariaga

86-180 C Mailili Road
Waianae, HI 96792

Maile Point Properties

86-185 Mailili Road
Waianae, HI 96792

Agriculture Practitioners

Kukui-Maunakea Forth, Executive Director

MA'O Organic Farm
86-148 Puhawa Road
Waianae, HI 96792

Avary Maunakea, Executive Director

Kahumana Organic Farm
86-660 Lualualei Homestead Road
Waianae, HI 96792

Chelsey Jay, Executive Director

Hoa 'Āina O Mākaha
84-766 Lahaina Street
Wai'anae, HI 96792

Eric Enos, Executive Director

Ka'ala Farms
PO Box 630
Waianae, HI 96792

Kehau Hanohano

Waianae Valley Homestead Association
PO BOX 601
Waianae, HI 96792

Kamaki Kanahele

Ahupuaa o Nanakuli Hawaiian Homestead Association
PO BOX 2142
Waianae, HI 96792

Gerald Park

From: Dang, Charmian I <charmian_dang@fws.gov>
Sent: Tuesday, August 6, 2024 8:11 AM
To: gpark@gpup.biz; jgriego@wcchc.com; sguerrero@wcchc.com
Subject: Waianae Coastal Comprehensive Health Center Proposed Community Resiliency Hub on Oahu
Attachments: IPaC Info Letter_Species List Instructions_PIFWO_20Apr2022_Final.pdf

Dear Mr. Park, Mr. Griego and Ms. Guerrero,

Our office received your letter requesting the US Fish and Wildlife Service's input on the proposed Community Resiliency Hub Project in Waianae on Oahu. Below are instructions for the IPaC online portal to obtain a list of species that may be affected in the project location and conservation measures which should be included in the EA.

The Pacific Island Fish and Wildlife Office (PIFWO) is transitioning to the use of the Information for Planning and Consultation (IPaC) online portal, <https://ipac.ecosphere.fws.gov/>, for federal action agencies and non-federal agencies or individuals to obtain official species lists, including threatened and endangered species and designated critical habitat in your project area. Using IPaC expedites the process for species list distribution and takes minimal time. Therefore, the IPaC list would fulfill your request for a species list. Please find step by step instructions attached to use IPaC for future projects, and feel free to share with additional project partners.

For recommended avoidance and minimization measures, you can visit the following webpage <https://www.fws.gov/office/pacific-islands-fish-and-wildlife/library>

Aloha,
Charmian Dang

Charmian Dang
U. S. Fish and Wildlife Biologist
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawaii 96850
808-792-9400

Gerald Park

From: 'Āina Momona <ainamomona1893@gmail.com>
Sent: Wednesday, August 7, 2024 9:06 AM
To: gpark@gpup.biz; lgriego@wcchc.com
Cc: sgurrero@wcchc.com
Subject: Food Campus Masterplan

Aloha Gerald,

Thank you for your pre-consultation letter. Aina Momona strongly supports the project. Although, it is unclear from the figures provided where the project area actually is. Is it the entire yellow area? Or a small subset of that area? There is no clear legend indicating the project area. If you could provide clearer figures, we're happy to provide additional feedback.

Mahalo

--

Donate to 'Āina Momona: <https://secure.actblue.com/donate/aina-momona>

Walter Ritte, Executive Director

'ĀINA MOMONA

P.O. Box 376 | Ho'olehua, HI 96729

www.kaainamomona.org

Gerald Park

From: Dorene Eddy <d.eddy@capitol.hawaii.gov>
Sent: Thursday, August 8, 2024 3:06 PM
To: gpark@gpup.biz; jgriego@wcchc.com; sguerrero@wcchc.com
Cc: Rep. Darius K. Kila
Subject: Right of Entry 728 Food Campus Masterplan

Good Afternoon:

Representative Kila is in receipt of your letter dated August 1, 2024, regarding the Right of Entry 728 Food Campus Masterplan. I apologize for the delay in responding as Representative Kila was off island for business.

Representative Kila would like to have a presentation by you and/or your group regarding this project. He is willing to do it in Wai'anae or in town, at your convenience. Please send some dates and times that you will be available so that I may coordinate it with Representative's calendar.

Thank you for your assistance regarding this matter.



Dorene W. Eddy

Office Manager for Representative Darius K. Kila
House District 44
Honokai Hale, Nānākuli, Mā'ili

p: (808) 586-9480

e: d.eddy@capitol.hawaii.gov

a: 415 S. Beretania St. Room #322
Honolulu HI, 96813

Gerald Park

From: Jimmy Yanos <jyanos@hbws.org>
Sent: Wednesday, August 14, 2024 9:06 AM
To: gpark@gpup.biz; jgriego@wcchc.com; sguerrero@wcchc.com
Subject: Right of Entry 728 Food Campus Masterplan Questions.
Attachments: 240669.pdf

Aloha,

The Honolulu Board of Water Supply (BWS) has received your request concerning the early consultation for environmental assessment regarding the proposed Right of Entry 728 Food Campus Masterplan in Waianae (see attached). We just had the following questions:

- What is the total proposed water demands of the project?
- Will a private water system be used for the irrigation demands for agricultural uses?
- On the Food Campus Conceptual Master Site Plan map, there are several numbers in circles (1, 2, 3, 7, and 8). What do these numbers represent?

Please let me know if you have any questions.

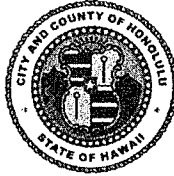
Thanks,

Jimmy Yanos, P.E.
Honolulu Board of Water Supply
Civil Engineer
Water Resources, Project Review
630 South Beretania Street
Honolulu, HI 96843
808-748-5439
jyanos@hbws.org

**HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU**

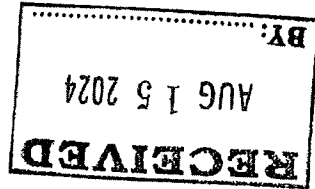
636 SOUTH STREET • HONOLULU, HAWAII 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA



SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI



August 12, 2024

Mr. Gerald Park, Principal
Waianae Coast Comprehensive Health Center
86-260 Farrington Highway
Wai'anae, Hawaii 96792

Dear Mr. Park:

Subject: Request for Comments for Environmental Assessment
Food Campus Masterplan
Tax Map Key: 8-6-001: 012, 024, 025, and 026

In response to your letter dated August 1, 2024, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1, as amended.)

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2018 Edition, Section 18.2.3.2.1.)

2. Fire department access roads shall be in accordance with NFPA 1; 2018 Edition, Section 18.2.3.
3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which

Gerald Park
Page 2
August 12, 2024

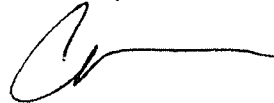
facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.

4. Submit civil drawings to the City and County of Honolulu's Department of Planning and Permitting (DPP). They will be routed to the Honolulu Fire Department as needed by the DPP.

The abovementioned provisions are required by the HFD. This project may necessitate that additional requirements be met as determined by other agencies.

Should you have questions, please contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or phwang@honolulu.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Uchimura', with a long horizontal stroke extending to the right.

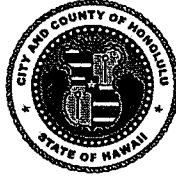
CRAIG UCHIMURA
Assistant Chief

CU/MD:ns

DEPARTMENT OF DESIGN AND CONSTRUCTION
KA 'OIHANA HAKULAU A ME KE KĀPILI
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8480 • FAX: (808) 768-4567 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA



HAKU MILLES, P.E.
DIRECTOR
PO'O
MARK YONAMINE, P.E.
DEPUTY DIRECTOR
HOPE PO'O

August 22, 2024

SENT VIA EMAIL

Gerald Park
gpark@gpup.biz

John Griego
jgriego@wcchc.com

Dear Mr. Park and Mr. Griego:

Subject: Right of Entry 728 Food Campus Masterplan
Tax Map Key: 8-6-001:012, 024, 025, 026
Luahalei, District of Wai'anae, O'ahu

Thank you for the opportunity to review and comment. The Department of Design and Construction has no comments to offer at this time.

Should you have any questions, please contact me at (808) 768-8480.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Milles".

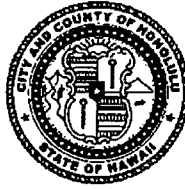
Haku Milles, P.E., LEED AP
Director

cc: Shay Guerrero (sguerrero@wcchc.com)

HM:krm (926164)

HONOLULU POLICE DEPARTMENT
KA 'OIHANA MĀKA'I O HONOLULU
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 • WEBSITE: www.honoluluupd.org

RICK BLANGIARDI
MAYOR
MEIA



ARTHUR J. LOGAN
CHIEF
KAHU MĀKA'I

KEITH K. HORIKAWA
RADE K. VANIC
DEPUTY CHIEFS
HOPE LUNA NUI MĀKA'I

OUR REFERENCE **EO-SH**

August 22, 2024

SENT VIA EMAIL

Mr. Gerald Park, Principal
gpark@gpup.biz

Dear Mr. Park:

This is in response to your letter of August 1, 2024, requesting input on the proposal to construct a resiliency hub at the Wai'anae Coast Comprehensive Health Center.

Based on the information provided, the Honolulu Police Department does not have any concerns at this time.

If there are any questions, please call Major Gail Beckley of our District 8 (Kapolei, Wai'anae) at (808) 723-8600.

Thank you for the opportunity to review this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Hayashi".
GLENN HAYASHI
Assistant Chief of Police
Support Services Bureau

Gerald Park

From: Liu, Rouen <rouen.liu@hawaiianelectric.com>
Sent: Friday, August 30, 2024 2:36 PM
To: gpark@gpup.biz
Cc: sguerrero@wcchc.com; Kuwaye, Kristen
Subject: Pre consultation EA - 728 Food Campus Master Plan

Dear Mr. Park,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should Hawaiian Electric have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Food Campus project comes to fruition, please continue to keep us informed.

Please contact me at 808-772-2135 should there be any questions.

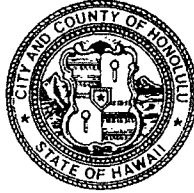
Rouen Liu (WA3 – PTA)
Permits Engineer
Hawaiian Electric Company
PO Box 2750
Honolulu Hawaii 96840-0001

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**DEPARTMENT OF FACILITY MAINTENANCE
KA 'OIHANA MĀLAMA HALE
CITY AND COUNTY OF HONOLULU**

1000 ULU'OHIA STREET, SUITE 215, KAPOLEI, HAWAII 96707
PHONE: (808) 768-3343 • Fax: (808) 768-3381 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA



GENE C. ALBANO, P.E.
DIRECTOR AND CHIEF ENGINEER
PO'O A ME LUNA NUI 'ENEKINIA

WARREN K. MAMIZUKA
DEPUTY DIRECTOR
HOPE PO'O

IN REPLY REFER TO:
DRM 24-322

August 29, 2024

Waianae Coast Comprehensive Health Center
86-260 Farrington Highway
Waianae, Hawaii 96792
Attention: Mr. Gerald Park, Principal

Dear Mr. Park:

Subject: Right of Entry 728 Food Campus Masterplan
Tax Map Key: 8-6-001: 012, 024, 025, 026
Lualualei, District of Waianae, Oahu



Thank you for the opportunity to review and to give our input regarding the proposed community resiliency hub, food campus masterplan located at Tax Map Key: 8-6-001: 012, 024, 025, 026 in Waianae dated August 1, 2024.

The Department of Facility Maintenance have no comments at this time as we do not have any facilities or easements on the subject property.

For your information, Mailiilii Road adjacent to the proposed development is under the jurisdiction of the City and County of Honolulu.

If you have any questions, please call Mr. Dustin Harbottle of the Division of Road Maintenance at (808) 768-3600.

Sincerely,

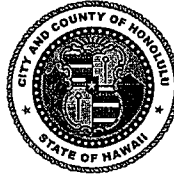

Gene Albano, P.E.
Director and Chief Engineer


DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

received
7.7.24

RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

September 3, 2024

2024/ELOG-1507 (LP)

SENT VIA EMAIL

Mr. Gerald Park
gpark@gpup.biz

Dear Mr. Park,

SUBJECT: Pre-Draft Environmental Assessment (EA)
92-100 Kamoana Place – Wai'anāe
Tax Map Keys (TMKs): 8-6-001: 003, 012, 024, 025, and 026

This is in response to your letter, received August 5, 2024, requesting comments on the scope and content to be addressed in a Draft EA (DEA), for a "food campus" consisting of a food warehouse, training kitchen, administrative area with meeting spaces, agriculture support area, and Hawaiian cultural area on five zoning lots with a combined lot area of 15.11 acres. The Project site is located in the P-1 Restricted Preservation District (P-1 District), P-2 General Preservation District (P-2 District), and Special Management Area (SMA). The Project site is also in Flood Zone X, which includes areas that have been determined to be outside the 0.2 percent annual chance floodplain. Additionally, adjacent to the Project site is the Wai'anāe Coast Comprehensive Health Center (WCCHC) located on TMK 8-6-001: 003 in the B-2 Community Business District. The Project site is owned by the State of Hawai'i and will be leased to WCCHC to expand their campus. Our step-by-step instructions for the preparation of EAs can be found on our website at the link below. Please utilize this resource as you prepare the disclosure document:

www.honolulu.gov/dpp/permitting/zoning-permits

In addition, the following items should be addressed in the DEA:

- **Planning Policies:** The DEA should describe the Project's consistency with the Oahu General Plan, and Wai'anāe Sustainable Communities Plan.
- **Land Use Consistency:** For the purposes of Revised Ordinances of Honolulu (ROH) Chapter 21, the Land Use Ordinance (LUO), it appears the uses are defined as the following:

Proposed Use	Defined LUO Use	Comment
Food warehouse	Agricultural product processing	Not permitted in the P-2 District.
Administrative area with meeting spaces	Meeting facility	Not permitted in the P-2 District.
Training kitchen	More information needed	More information needed to assess if use is permitted.
Agricultural support area	More information needed	More information needed to assess if use is permitted.
Hawaiian cultural area	More information needed	More information needed to assess if use is permitted.

The purpose of the Preservation District is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value. As a result, the Preservation District is limited on the types of uses permitted. Some of the proposed uses are not permitted in the P-2 Preservation District and other proposed uses require more information in order for the Department of Planning and Permitting to make a determination on the use. Further, uses and structures within the P-1 District are governed by the State agency and not the City and County. A more detailed description should be provided in the DEA.

Additionally, development activities must comply with the development standards applicable to the zoning districts. Project compliance with these standards should be presented and evaluated in the DEA. The LUO is available on our website at:

https://www.honolulu.gov/rep/site/dpp/dpp_docs/land-use-ordinance.pdf

- State Land Use District: Part of the Project site is in the P-1 District and Conservation District which is regulated by the State. Any development within this area will need approval from the Office of Conservation and Coastal Lands, Department of Land and Natural Resources. Plans should show the zoning district overlayed on the proposed development.
- Existing and Proposed Structures: The DEA should describe any existing or proposed structures, including when the existing structures were built, and identify any associated building permits or other land use approvals.
- SMA: The Project would require a SMA Permit. The DEA should also analyze the Project's consistency with ROH Chapter 25, the SMA Ordinance; and, Hawai'i Revised Statutes (HRS) Chapter 205A. The DEA should include the Project valuation and construction schedule. Instructions for preparation of an SMA Permit application are available on our website at:

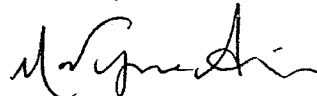
www.honolulu.gov/dpp/permitting/coastal-area-permits

- Other Permits and Approvals: The DEA should include a discussion of any other discretionary permits and approvals that the proposed Project will require prior to the Project's implementation. It appears that the Project will overlap between different TMK parcels. A Conditional Use Permit for joint development is required for multiple parcels to be developed jointly and be treated as one zoning lot or a subdivision to consolidate is required.
- Cultural Impact Assessment (CIA): The Draft EA must include a discussion analyzing the impact of the proposed Project on cultural practices and features associated within the Project area. The content requirements for a CIA are as detailed in Hawai'i Administrative Rules Sections 11-200-10 and 16 through 18.
- Historic Properties: The Draft EA should include a discussion identifying historic properties within the Project area, the potential impacts as a result of the Project, and the appropriate mitigation to be implemented. Additionally, the Project should be submitted to the State Historic Preservation Division (SHPD) for review and comment under HRS Chapter 6E-42. Please include our request for comment letter when submitting the Project to the SHPD. Our letter is available online through the link found on page one of this letter.

Copies of available records for the Subject property can be obtained from our Data Access and Imaging Branch. Please note that any request for permit research and/or copies (e.g., a Certificate of Occupancy, or a specific land use or building permit) must be accompanied with a research request fee. A money order or certified check in the amount of \$5.00, made payable to the City and County of Honolulu, will initiate the process of researching and copying the specific records you are interested in obtaining. There will also be a copy charge of \$0.50 for the first page of every record, and \$0.25 for each page of the same record, thereafter. In addition to the copy charge, there is a research fee of \$5.00 per 10 minutes, or fraction thereof, of research time. Shipping and handling charges will also be added to your total cost for this type of request. These charges will be imposed separately from the zoning clearance and confirmation request fee. Please contact our Customer Service Division at (808) 768-8272 for cost estimates to initiate the request.

Thank you for the opportunity to comment on this proposal. Should you have any questions, please contact Lena Phomsouvanh, of our Zoning Regulations and Permits Branch, at (808) 768-8052 or via email at lena.phomsouvanh@honolulu.gov.

Sincerely,



For Dawn Takeuchi Apuna
Director

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

September 3, 2024



LD 0114

Gerald Park, Principal
95-595 Kaname'e Street, #324
Mililani, Hawaii 96789

Via email: gpark@gpup.biz

SUBJECT: Right of Entry 728 Food Campus Masterplan, Lualualei, Waianae, Island of Oahu, Hawaii,
TMK: (1) 8-6-001: 012, 024, 025, 026

Thank you for the opportunity to review and comment on the subject project. The Land Division of the Department of Land and Natural Resources (DLNR) distributed copies of your request to DLNR's various divisions for their review and comment.

Enclosed are comments received from our Engineering Division. Should you have any questions, please feel free to contact Timothy Chee via email at timothy.chee@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

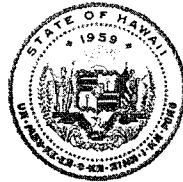
Russell Y. Tsuji
Land Administrator

Attachments

cc: Central Files

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

August 7, 2024

LD 0114

MEMORANDUM

FROM: ~~TO:~~

DLNR Agencies:

- X Div. of Aquatic Resources (via email: kendall.l.tucker@hawaii.gov)
- X Div. of Boating & Ocean Recreation (via email: richard.t.howard@hawaii.gov)
- X Engineering Division (via email: DLNR.Engr@hawaii.gov)
- X Div. of Forestry & Wildlife (via email: Rubyrosa.T.Terrago@hawaii.gov)
- X Div. of State Parks (curt.a.cottrell@hawaii.gov)
- X Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)
- X Office of Conservation & Coastal Lands (via email: Sharleen.k.kuba@hawaii.gov)
- X Land Division – Oahu District (via email: barry.w.cheung@hawaii.gov)
- X Aha Moku (via email: leimana.k.damate@hawaii.gov)

TO: ~~FROM:~~

Russell Y. Tsuji, Land Administrator

Russell Tsuji

SUBJECT:

Right of Entry 728 Food Campus Masterplan

LOCATION:

Lualualei, Waianae, Island of Oahu, Hawaii

TMK: (1) 8-6-001: 012, 024, 025, 026

APPLICANT:

Waianae Coast Comprehensive Health Center

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments to timothy.chee@hawaii.gov at the Land Division by the internal deadline of **September 1st, 2024**. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Timothy Chee at the above email address. Thank you.

BRIEF COMMENTS:

- () We have no objections.
- () We have no comments.
- () We have no additional comments.
- (✓) Comments are included/attached.

Signed:

Print Name:

Division:

Date:

Carty S. Chang
Carty S. Chang, Chief Engineer

Engineering Division

Aug 19, 2024

Attachments

Cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

Ref: Right of Entry 728 Food Campus Masterplan

LOCATION: Lualualei, Waianae, Island of Oahu, Hawaii

TMK(s): (1) 8-6-001: 012, 024, 025, 026

Applicant: Waianae Coast Comprehensive Health Center

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhathawaii.gov) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: Aug 19, 2024

**BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU**

630 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

received
9.6.24

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKI

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA



NĀ'ĀLEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
BRYAN P. ANDAYA
KAPUA SPROAT
LANCE WILHELM
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

September 3, 2024

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kaname'e Street, #324
Mililani, Hawai'i 96789

Dear Mr. Park:

Subject: Your Letter Dated August 1, 2024, Requesting Comments on the Preparation of an Environmental Assessment for the Proposed Food Campus Master Plan in Wai'anae, Mailiilili Road – Tax Map Key: 8-6-001: 012, 024, 025, 026, 027, 028

Thank you for your letter regarding the proposed food campus master plan.

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

To aid in our evaluation of the availability of water, the Draft Environmental Assessment should break down the potable water requirements for the commercial, agricultural, and residential needs of the proposed food campus.

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

The developer should investigate the feasibility of using non-potable water for irrigation of the proposed agricultural projects. If non-potable water is either unavailable or infeasible, a report of the investigation including proposed irrigation demands should be submitted to us before we will consider the use of potable water.

Water conservation measures are required for all proposed developments. These measures include utilization of non-potable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

Mr. Gerald Park
September 3, 2024
Page 2

Proposed mixed-use developments are required to install separate domestic meters and laterals serving the residential and non-residential spaces.

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

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division at (808) 748-5444.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ernest Y. W. Lau', is written over the printed name.

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

A small, stylized handwritten mark or signature, possibly initials, located below the printed name.

Gerald Park

From: Justin Medeiros <justin.medeiros@hawaiiantel.com>
Sent: Tuesday, September 24, 2024 5:21 PM
To: gpark@gpup.biz
Cc: Sean Cross; HT-Plan Reviews
Subject: RE: Letter from Waianae Coast Comprehensive Health Center
Attachments: Letter from Waianae Coast Comprehensive Health Center - 08-01-24.pdf

Hi Gerald,

I apologize for the delay in getting our initial comments to you about the Food Campus Masterplan in Waianae.

Please be aware that Hawaiian Telcom does have aerial facilities along the front of the property. When the project plans are available, please send them to our HT-PlanReviews@hawaiiantel.com email address for review. Feel free to send me an email if you have any questions.

Thank you,

Justin Medeiros
OSP Engineer I
Hawaiian Telcom
C: 808.888.1509
Email: justin.medeiros@hawaiiantel.com

