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PROJECT INFORMATION SUMMARY

PROJECT NAME	Waiawa Correctional Facility After the Fact Permits for State Special Use Permit (SUP)
APPLICANT & CONTACT PERSON	State of Hawai'i, Department of Accounting and General Services on behalf of the State of Hawai'i, Department of Public Safety 1151 Punchbowl Street, Room 430 Kalanimoku Building Honolulu, Hawai'i 96813 Contact: Lance Y. Maja, P.E., Coordinator (808) 586-0483
LANDOWNER(S)	State of Hawai'i, Department of Public Safety by Governors Executive Order (EO) 3414.
AGENT	SSFM International, Inc. 501 Sumner Street, Suite 620 Honolulu, Hawai'i 96817 Contact: Carah Kadota (808) 531-1308
STREET ADDRESS	94-670 Kamehameha Highway Waipahu, Hawai'i 96797
TAX MAP KEY	(1) 9-6-005: 011 (por.)
PARCEL LOT AREA	157.875 acres
SPECIAL USE PERMIT PETITION AREA	Approximately 24 acres
STATE LAND USE DISTRICT	Agricultural
COUNTY ZONING	F-1 Federal and Military; P-2 General Preservation
CENTRAL OAHU SUSTAINABLE COMMUNITY PLAN	Land Use Designation: Agriculture and Preservation Public Facilities Map Designation: Correctional Facility, outside of Community Growth Boundary
EXISTING USES	Minimum Security Correctional Facility
PROPOSED USES	Same as existing/no change

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1.0 INTRODUCTION

The Department of Public Safety's (PSD) Waiawa Correctional Facility (WCF) is located in the Waipahu district on the island of O'ahu, Hawai'i (see Figure 1). It is comprised of two (2) Tax Map Key (TMK) parcels identified as TMK (1) 9-6-005: 011 and 012. Parcels 011 and 012 are 157.875 acres and 22.611 acres, respectively. The correctional facility's operations are carried out on the southern portion of Parcel 011. Parcel 012 is currently undeveloped, used for agricultural purposes and not included as part of this permit application petition area. The original on-site structures were constructed in the 1940s during World War II for use as a federally-owned military reservation. In 1985, the entire facility was turned over to the State of Hawai'i under a 30-year quitclaim deed established by the United States federal government. Since 1985, the site has been known as the WCF and used as a minimum-security correctional facility by the State of Hawai'i.

In a letter dated June 5, 2009, the City and County of Honolulu's (City) Department of Planning and Permitting (DPP) notified the PSD and State Department of Accounting and General Services (DAGS) that continued operations at WCF would require Plan Review Use (PRU) and Special Use Permit (SUP) approvals after-the-fact. Subsequent to DPP's notification in 2009, applications for after-the-fact entitlements were deferred until full transfer of the site to the State could occur after the end of the 30-year quitclaim deed, and State funds were made available to establish the next permanent development at WCF. In 2015, DPP granted DAGS and PSD a five (5) year deferral extension to apply for entitlements by December 2019. DAGS and PSD applied for a SUP in December 2019. In DPP's letter response to the submitted application dated April 1, 2020, the DPP indicated that the previous Final Environmental Assessment (FEA) and Finding of No Significant Impact (FONSI) prepared in 1998 "erroneously described and concluded that the WCF is an agricultural use and thus avoided permitting requirements of Chapter 205, HRS." Although DAGS disagrees with DPP's position regarding the 1998 FEA-FONSI, DAGS and PSD agreed in good-faith to prepare a new HRS Chapter 343 Environmental Assessment (EA) to satisfy requirements for the SUP and PRU applications. In a letter dated June 25, 2020, the DPP granted DAGS and PSD a subsequent deferral extension to submit the SUP application no later than December 31, 2021 to allow for additional time to complete the new EA and findings. A FEA-FONSI titled *Waiawa Correctional Facility After-the-Fact Permits for State Special Use Permit and Plan Review Use Permit* was completed and notice of its availability was published in the Office of Environmental Quality Control's Environmental Notice dated July 8, 2021.

The WCF site is located within the State Land Use Agricultural District (see Figure 2). Prisons and correctional facilities are not classified as permissible uses within the Agricultural District; therefore, a SUP is required. The SUP petition area is approximately 24 acres and is within a portion of Parcel 011 (see Figure 1). The areas outside of the 24 acres consists of permissible uses within the Agricultural District, thus they are not included in the SUP petition area. The WCF site is within the City's F-1 Military and Federal Preservation zone, which was consistent with its prior use as a military reservation. However, an approved PRU is required for prison use within any of the City's zoning districts. The facility's existence predates both the State Land Use Law (Chapter 205, Hawai'i Revised Statutes (HRS), adopted in 1961 by the State Legislature) and also the Revised Ordinances of Honolulu 1990 (ROH). Securing these two (2) entitlements would enable the WCF to be in compliance with applicable State and City land use laws.

This technical report was prepared in support of WCF's SUP application to be submitted for DPP acceptance before the end of December 2021. The contents of this report describe the existing operation and conditions of WCF and provides a full description of all existing structures onsite. There are no current plans to expand or increase the capacity of WCF within the next five (5) years or foreseeable future.

Figure 1: PROJECT LOCATION MAP

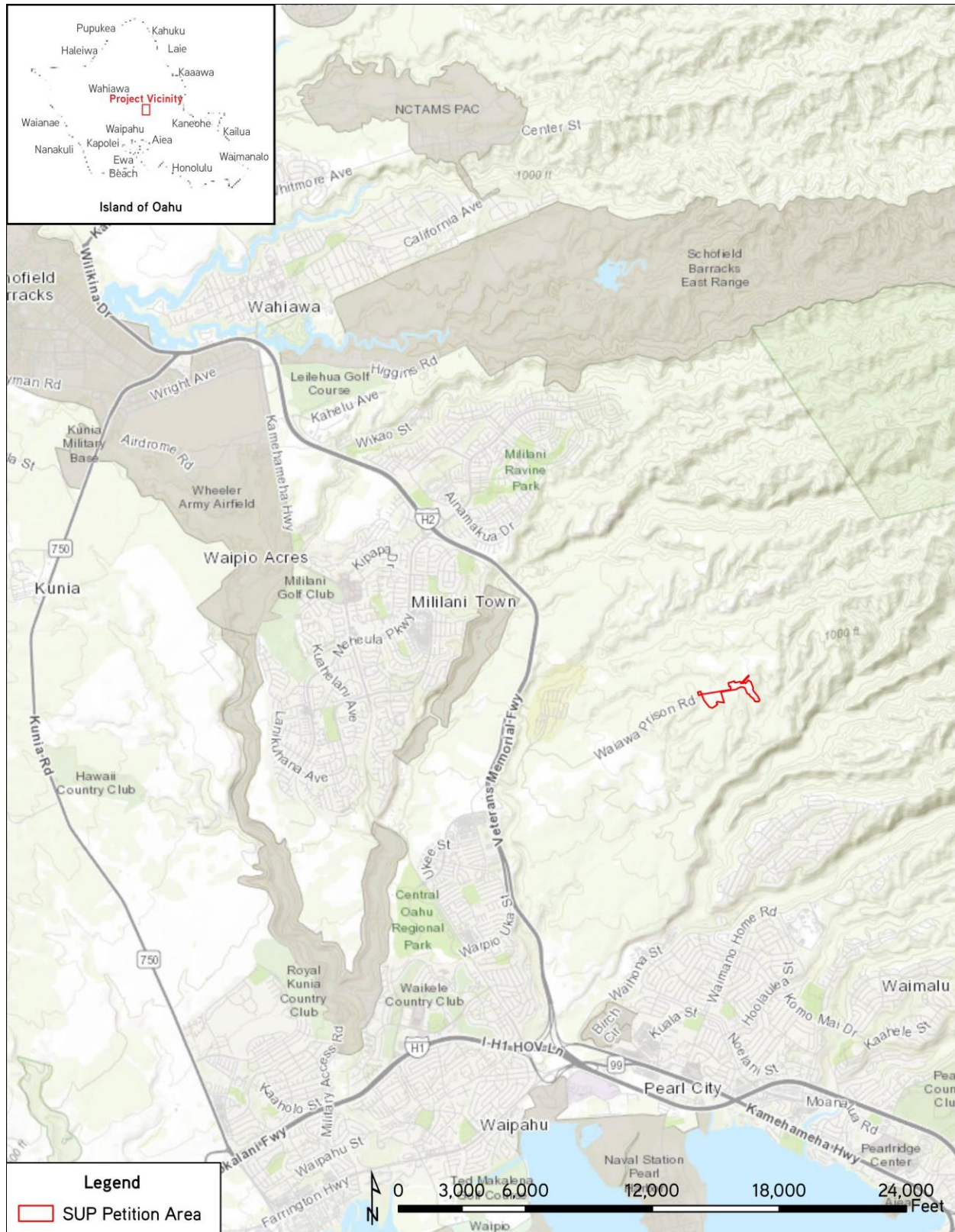
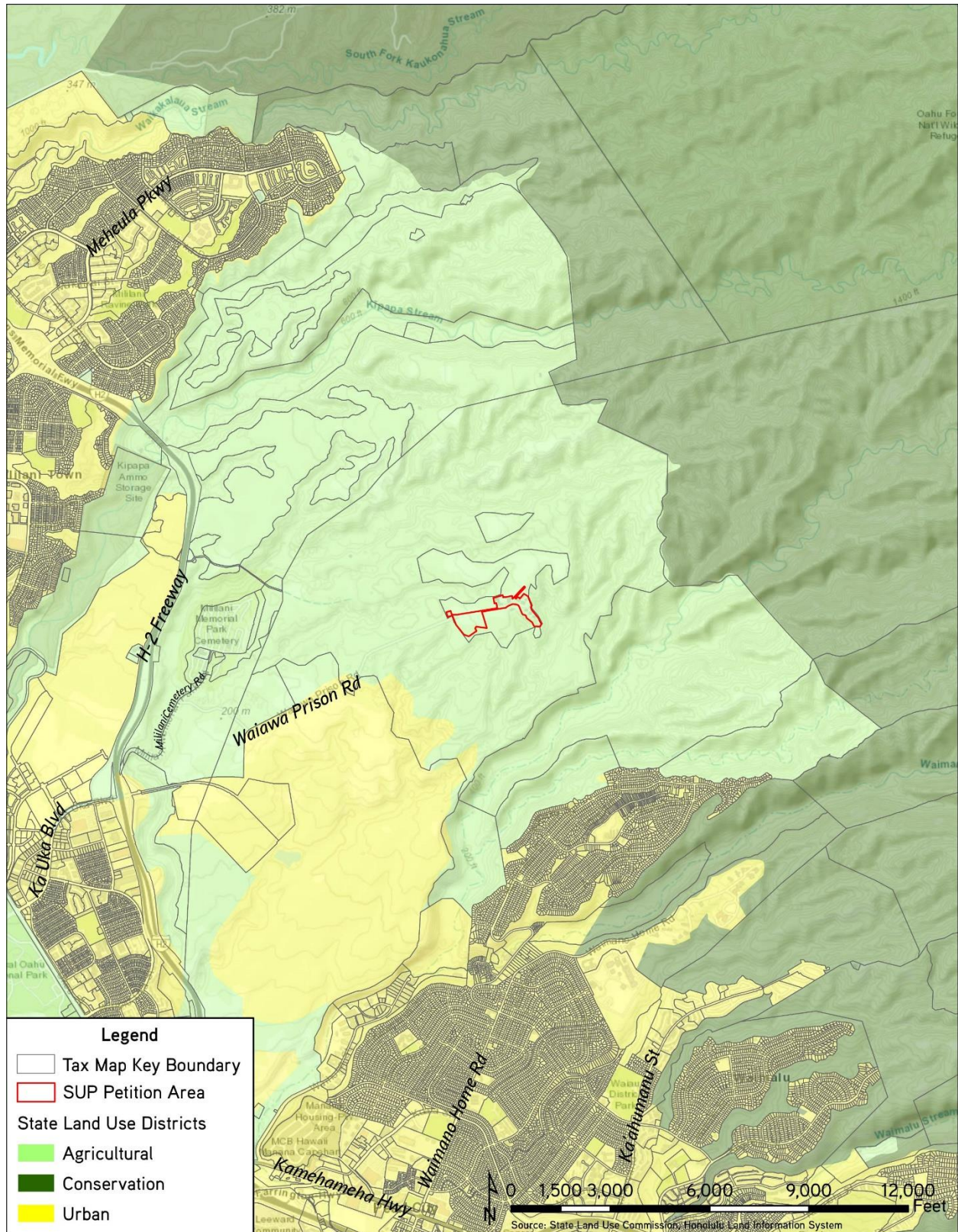


Figure 2: STATE LAND USE DISTRICT MAP



2.0 BACKGROUND

2.1 CHRONOLOGICAL HISTORY

The WCF encompasses approximately 180 acres of land in the ahupua‘a of Waiawa, which was claimed by Victoria Kamamalu, sister of Alexander Liholiho (Kamehameha IV) and Lot Kamehameha (Kamehameha V) (Cultural Surveys Hawai‘i, 1997). It was later inherited by Bernice Pauahi Bishop, and became a part of her estate after her death. In the early 1900s, most of Waiawa was subleased to O‘ahu Sugar Co. for commercial pineapple cultivation. Dole’s Hawaiian Pineapple Company opened a cannery and associated camp in Waiawa, including pineapple fields on plateau lands and the WCF site.

In 1916, the Waiāhole Ditch System, which passes through the WCF site, was completed. This system diverted water from Windward O‘ahu to Central O‘ahu, and made water available to irrigate sugarcane, thus the pineapple fields were converted for cane cultivation. In the 1940s after the United States entered World War II, the WCF site was taken over by the military for training and storage purposes and became known as the Waiawa Military Reservation. After World War II, the site was converted by the military to become a communications center as part of the Army Command & Administrative Network (ACAN), which provided the Army with a global radio communications system spanning from London to Tokyo.

In 1985, the State of Hawai‘i acquired the site from the federal government under a 30-year quitclaim deed. After acquiring the site, the PSD converted the former military communications center to create a 120-bed, minimum-security correctional facility.

2.2 GOVERNOR’S EXECUTIVE ORDER NO. 3414

Governors Executive Order (EO) No. 3414, executed by John Waihee on February 24th, 1989, set aside the WCF lands for correction and educational purposes to be under control and managed by the Department of Corrections, State of Hawai‘i.

The EO stated that the land designated as the WCF contained an area of approximately 157.875 acres (Parcel 011) and 22.611 acres (Parcel 012) and included Easements 3-E through 8-E, but was subject to easements A through D, as shown in the map included in Appendix A. Below is a description of Easements 3-E through 8-E that are included in the site; these easements have not, and are not planned to change.

Easements Included in the WCF:

Easement 3-E for Power Line Purposes

Easement 4-E for Access Road Purposes

Easement 5-E for Access Road Purposes

Easement 6-E for Water and Power Line Purposes

Easement 7-E for Power Line Purposes

Easement 8-E for Access Road Purposes

2.3 HAWAI‘I REVISED STATUTES CHAPTER 343 COMPLIANCE

In 1985, after the subject lands were acquired from the federal government, DAGS prepared an Environmental Assessment (EA) to convert the former military structures into a 120-bed minimum-security correctional facility. The former military structures were constructed only on Parcel 011, as Parcel 012 was not developed and has remained undeveloped.

In 1998, a Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) was completed to cover three (3) proposed actions: 1) the construction of various facilities since 1985 (that were being assessed after-the-fact); 2) interim infrastructure improvement activities; and 3) a proposed 200-bed compound for the Knowledge, Attitude, Skills, Habits, Behaviors, Opinion and X – The Unknown Factors (KASHBOX) Drug Rehabilitation Program.

In 2008, a FEA-FONSI was completed for the addition of two (2) temporary prefabricated program structures at WCF for additional operational space.

In July 2021, a FEA-FONSI was completed to satisfy the HRS Chapter 343 requirements for the SUP and PRU applications. DAGS and PSD’s requirement to obtain both the SUP and PRU include the use of state lands and funds, as described under Hawai‘i Administrative Rules (HAR) 11-200.1-8 (1), both of which trigger the preparation of an Environmental Assessment (EA) as prescribed by HRS Chapter 343. The proposed action in the FEA-FONSI did not include any proposed new improvements as the facility has not changed or added to its existing use (minimum security correctional facility) and has not developed new facilities that have a significant impact to the surrounding environment. All new buildings constructed since 1998 have received a HRS Chapter 343 Declaration of Exemption from the preparation of an environmental assessment by PSD (see Appendix B) since they were considered accessory structures to the existing buildings and structures onsite (see Table 1). The WCF’s size and capacity has remained the same.

2.4 EXISTING OPERATIONS

The WCF is an all-male facility that has on average a combined total of approximately 420 inmates and staff on-site. The facility is designed for a maximum capacity of 334 inmates and 118 staff. The WCF experiences a fluctuation in its inmate population as they are constantly being transferred in and out of the facility due to the nature of the minimum-security correctional system. The number of staff also fluctuates due to the various shifts and availability of staff to support the correctional facilities on the island. The WCF is in operation 24 hours a day, 7 days a week, 365 days a year.

At the WCF, the inmates are sectioned into two groups; the KASHBOX population and the General population. The KASHBOX population are those who are participating in the KASHBOX program, which is an intensive substance abuse treatment program for inmates with substance abuse problems. The General population consists of the remainder of inmates.

Visitors are only allowed one (1), one-hour visit per weekend on Saturday or Sunday. The maximum number of visitors in a group are three (3) adults. If the visitors consist of documented parents (through proof of birth certificate) of the inmate then they are considered as one (1) visitor, and two (2) additional adult visitors are allowed. Visitors are required to have visitation approval prior to entry. The hours of visitation for the KASHBOX population are from 7:45AM

to 9:45AM (last entrance at 9:15AM), and the hours for the General population are from 11:30AM to 1:30PM (last entrance at 1:00PM).

2.4.1 PROGRAMS

The objective of the WCF is to provide an environment conducive to the success of inmates re-entering the community after finishing their sentence. Inmates are required to participate in either education or substance abuse treatment programs and are also able to participate in the work programs offered on-site. The WCF has a Community Service Workline, but participation is subject to the inmates' sentence and demonstrated behavior.

Through the educational programs offered at the WCF, inmates are able to earn their General Education Degree (G.E.D.) and also work towards an Associate of Arts Degree. Other educational programs offered include adult basic education, life skills, restorative justice, interactive parenting skills, tutor practicum training, communication, keyboarding, test strategies, introduction to information technology, health management, forklift certification, choir, makahiki, and Toastmasters.

The KASHBOX substance abuse treatment program was established at the WCF in 1990. The program utilizes a holistic approach to treat inmates through a change in lifestyle by monitoring and reinforcing changes in attitude, emotions and conduct. The treatment consists of five different programs: the KASHBOX Therapeutic Community is the most intensive program, which spans from 12 – 15 months long; the Intensive Out Patient (IOP) program lasts for eight months; and the Continuing Care Program and Relapse Intervention Program lasts for four months each.

The work programs offered include food service, building maintenance, farming, landscaping, automotive, educational tutoring, store assistance, and janitorial worklines. Food service worklines are responsible for prepping, cooking, and serving every meal at the facility. They also wash the dishes and clean the dining room and kitchen. The building maintenance workline is responsible for the upkeep of all buildings and structures around the facility. This includes any electrical, carpentry, masonry, welding, and plumbing work that is needed. The farming workline works on the 8-acre on-site farm facility (outside of the SUP Petition Area) and upkeeps the hydroponics and aquaponics plants. The landscaping workline is responsible for the landscaping maintenance work around the facility. This includes conducting off-site landscaping work on the perimeter of Waiawa Prison Road. The landscaping workline uses weed whackers, lawn mowers, sickles, and cane knives, and are trained in equipment maintenance. The automotive workline is responsible for the repair and maintenance of all mechanical equipment on the facility, including vehicles, forklifts, tractors, and all power tools. The store assistance workline assists with laundry, store orders and clothing issuance. The janitorial workline is responsible for cleaning the restrooms, sweeping, moping, stripping and waxing floors, cleaning windows, and dusting. The farm workline earns \$0.50 an hour, while all other worklines earn \$0.25 an hour.

The farm workline cultivates approximately 2,000 to 3,000 pounds of produce per week, and averages over 10,000 pounds per month from the 8-acre agricultural area west of WCF-K KASHBOX facility (outside of the SUP Petition Area). Some of the produce they grow and harvest include lettuce, eggplant, squash, pineapple, beets, green onions, kale, bok choy, choy sum, taro, tomatoes, mango, lemons, banana, strawberry, beans, mizuna, radish, spinach, sweet

potato, bell peppers, corn, and various herbs. They also raise sunfish tilapia for the aquaponics plants, which works in harmony with the hydroponics plants. The produce grown on-site is cooked and served in meals at the facility. Surplus produce is shared with the Women's Correctional Facility, O'ahu Community Correctional Center, and the Hālawā Correctional Facility, while fish is shared with Kapi'olani and Leeward Community Colleges' culinary programs. Deliveries to these other facilities occur approximately twice a month.

Inmates who are allowed to work in the Community Service Workline are able to work off-site to do various landscaping work. This sometimes includes landscaping work for the Department of Education (DOE), Department of Health (DOH), the Attorney General's Office, Department of Hawaiian Home Lands (DHHL), Community Cultural Centers, Honolulu City and County Refuse and Sewer Divisions, Divisions of Public Safety, protected areas and wetlands for endangered plants, wildlife and species, and the State Capitol.

2.5 EXISTING STRUCTURES

The WCF has 40 existing buildings and structures. An Architectural Reconnaissance Level Survey (RLS) was prepared by Fung Associates Inc. in 2019 to inventory and identify any potential historic properties for listing under the State Register of Historic Places and National Register of Historic Places. The RLS was submitted to the State Historic Preservation Division (SHPD) for review under Hawai'i Revised Statutes (HRS) Chapter 6E-08. In a letter dated December 11, 2019, the SHPD concurred with the DAGS determination of "no historic properties affected" since no WCF activities affect any existing sites that have been found to retain historic integrity. This letter, along with the RLS report is included in Appendix C.

Out of the 40 existing buildings and structures, three (3) buildings and four (4) structures were found to be existing remnants of the Waiawa Military Reservation and have retained their historic integrity.

- WCF-04, 05 and 06: these buildings have retained their integrity of design, workmanship, material, setting, feeling, location, and association, and appear to meet Criterion C as examples of the modern, international building style in Hawai'i in the 1950s.
- V1, V2, V3, and V4: these telecommunication huts have retained their integrity of design, workmanship, material, setting, feeling, location, and association, and appear to meet Criterion A associated at the local level with military history and installation construction in Hawai'i.

The remainder of this section includes a brief description of each existing building and structure listed in order by Building ID in Table 1. See corresponding Site Plan in Figures 3 - 4. Floor plans and elevations for each building are included in Appendix D. Images of the existing buildings and structures can be found in Appendix E.

The WCF also contains structures for infrastructure facilities that are abandoned. In the 1940s, the military developed four splinter proof concrete cable huts that were used for telecommunications (labeled V1, V2, V3, and V4 on the site plan). The huts are located north of buildings WCF-B, WCF-C and WCF-F, and are currently not in use by the WCF's operations. In addition to the cable huts, the military also constructed a supporting underground, reinforced concrete tunnel system that once housed five electrical transformers and other electronic equipment. The entrance to the tunnel is hidden by dense vegetation south of WCF-A, and runs

up north past buildings WCF-S1 and WCF-CP. The tunnel is currently closed off and there are no plans for PSD to use the tunnel in the future.

Further north of the site is a 0.5-million-gallon water tank that stores treated water for potable use that is pumped from the Waiāhole Ditch. This water tank is currently in use and is proposed to be replaced by a 0.75-million-gallon water tank under DAGS Job No. 12-27-5657 New Domestic Water System and Related Improvements project.

Near the entry gate is a wastewater treatment plant and disinfection basin that currently services three ponds. Wastewater that is generated at the WCF is delivered to the wastewater treatment plant, where it then flows by gravity into Pond A for nutrient removal. Water from Pond A is chlorinated in a disinfection basin, where it then flows into Pond B. The water in Pond B is classified as R-2 quality treated effluent. This water is disposed of by drip irrigation to the upper vegetated area (approximately 16-acres) that's outside of the Zone of Contribution (within Parcel 011 but located outside of the SUP Petition Area). This agricultural area is used to grow a variety of trees, including albizia, eucalyptus, mango, mulberry, citrus, guava koa, ironwood, and pine. The pine trees are cultivated for the Department of Land and Natural Resources' (DLNR) Christmas decorations at the Honolulu City Hall during the holiday season.

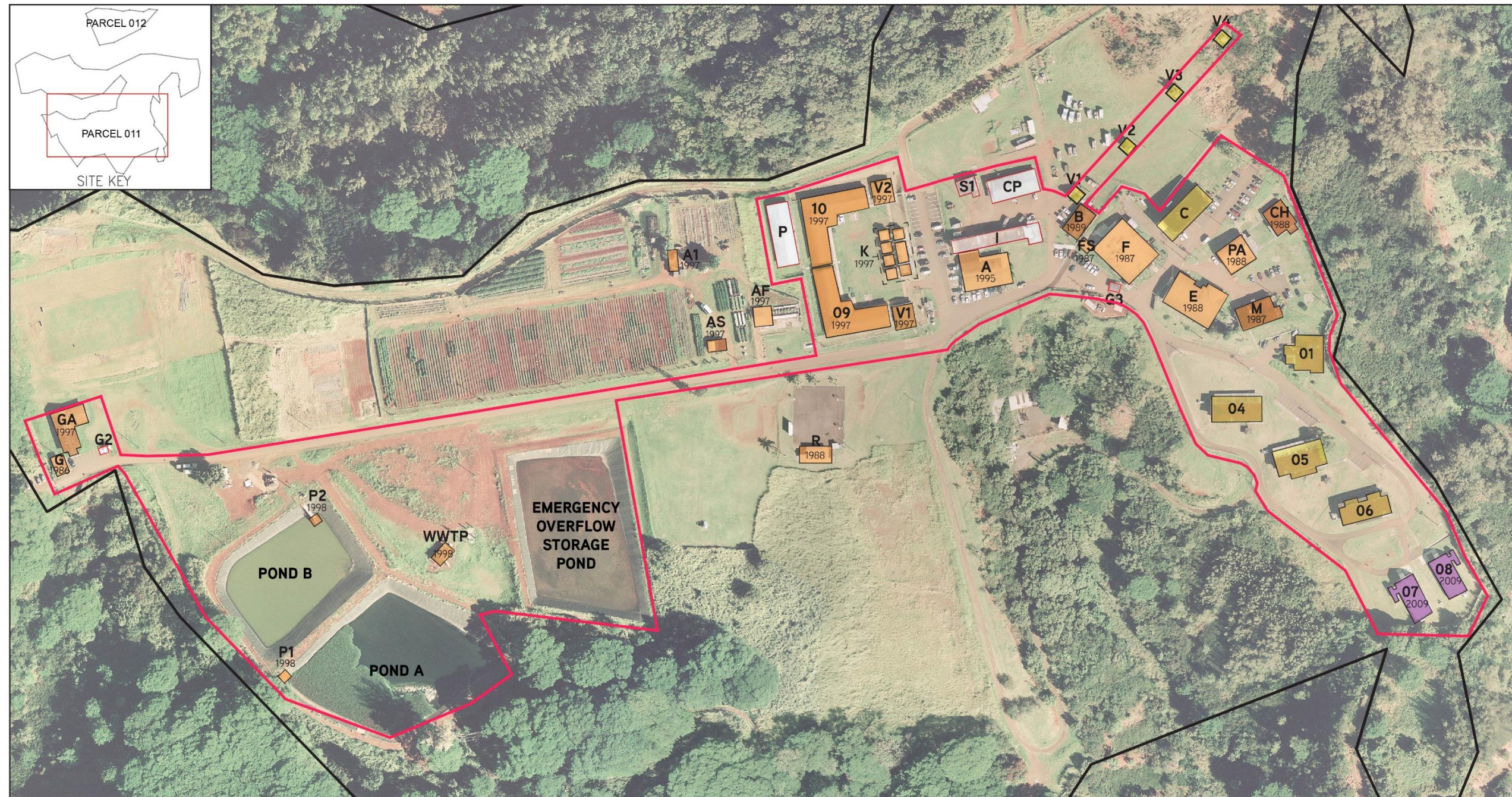
2.6 SUP PETITION AREA

The WCF site is located within the State Land Use Agricultural District. Prisons and correctional facilities are not classified as permissible uses within the Agricultural District; therefore, a SUP is required. The SUP petition area is approximately 24 acres and is within a portion of Parcel 011 (see Figures 3 and 4). The areas outside of the 24 acres consists of permissible uses within the Agricultural District, thus they are not included in the SUP petition area. Table 2 includes an assessment of the existing WCF structures against the permissible uses within the Agricultural District.

Parcel 012 of the WCF is not currently developed and is used for agricultural purposes; the northern portion of Parcel 011 is also used for agricultural purposes. The 8-acre on-site farm facility and accessory structures are also excluded from the SUP Petition Area as they are permissible uses in the Agricultural District.

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Figure 3: BUILDING HISTORY MAP



LEGEND: Yellow box: Original Military Structure (pre 1985) Orange box: 1998 FEA Approved (includes year built) Purple box: 2009 FEA Approved (includes year built)		Pink box: 2008 FEA Approved (includes year built) Red outline: 2019 to be filed under Declaration of Exemption by PSD		Box with 'R' and year: Building ID and Year Built Black line: Tax Map Key Boundary Red line: SUP Petition Area		WCF-01 Office Space WCF-04 Housing 4 WCF-05 Housing 5 WCF-06 Housing 6 WCF-07 Tent 7 WCF-08 Tent 8 WCF-09 Building 9 WCF-10 Building 10 WCF-A Administration Building WCF-A1 Agricultural Storage	WCF-AF Aqua Farm Storage WCF-AS Agricultural Storage WCF-B Operations WCF-C Control & Support WCF-CH Chapel WCF-CP Carport WCF-E Education WCF-F Inmate Dining Facility WCF-FS Food Service Storage WCF-G Guard Shack	WCF-G2 Gatehouse Storage Shed WCF-G3 Visitor Check-in Office WCF-GA Guard Shack Administration WCF-I Auto/Landscape Shop & Tool Room WCF-K KASHBOX Compound WCF-M Medical Services WCF-P Program WCF-PA Pavilion and Multi-Purpose Area WCF-P1 Pump Station 1 WCF-P2 Pump Station 2	WCF-P6 Pump Station 6 WCF-P7 Pump Station 7 WCF-R Recreational Center WCF-S1 Fuel Storage WCF-V1 KASHBOX Compound - Visiting 1 WCF-V2 KASHBOX Compound - Visiting 2 V1 Concrete Communications Structure V2 Concrete Communications Structure V3 Concrete Communications Structure V4 Concrete Communications Structure WWTP Wastewater Treatment Plant
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Figure 4: SITE PLAN

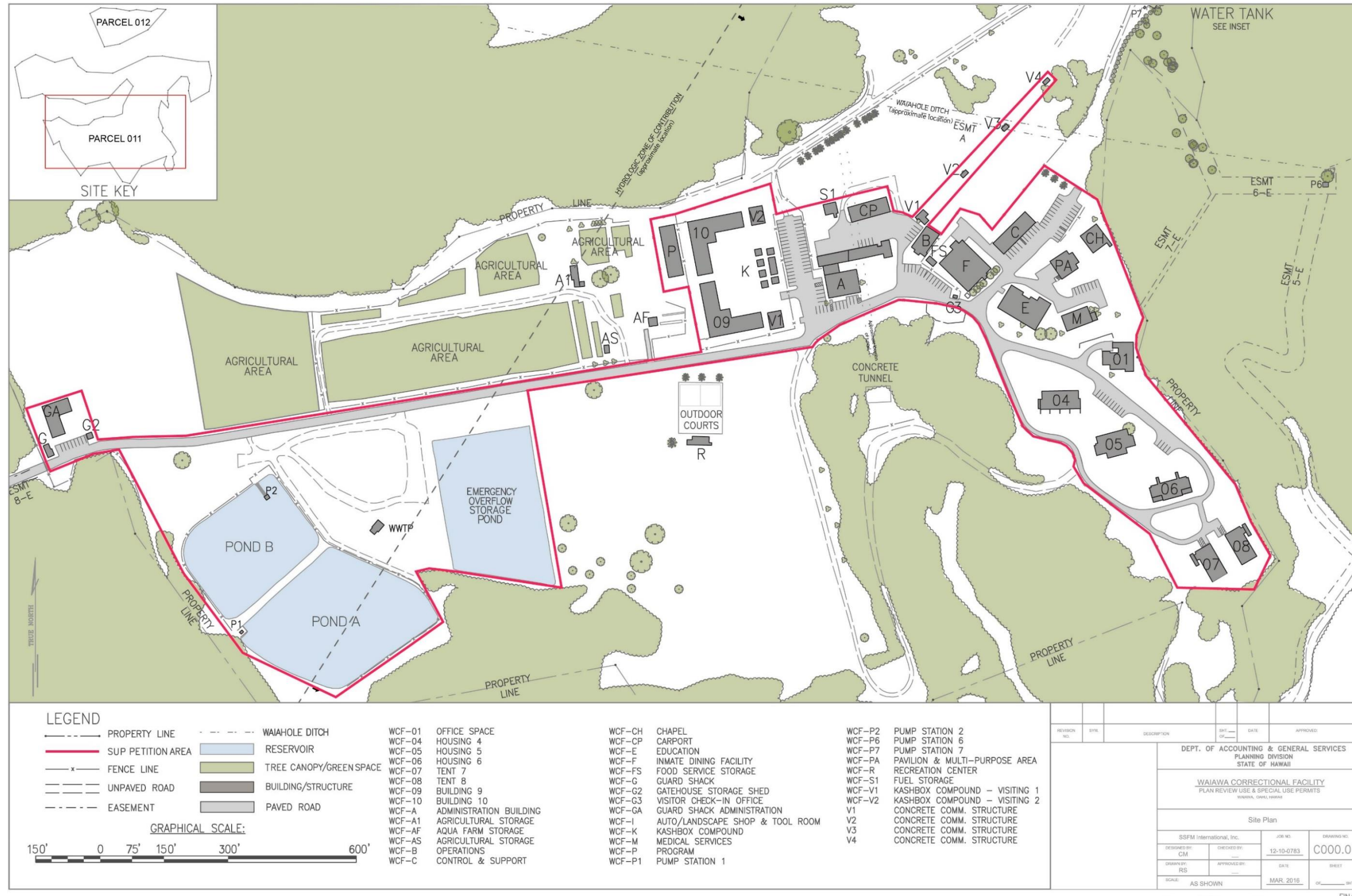


Table 1: WCF BUILDINGS INVENTORY

Building ID	Description	Building Area (Square Feet)	Building Height (Feet)	Number of Stories	HRS Chapter 343 Compliance	Building Permit
WCF-01:	Original military structure that served as a Commanding Officer's Quarters. It was converted in 1985 to an Administration Building, and then renovated in 1997 to serve as a 20-bed residential facility. Inmates were transferred out of this facility into other housing units, and the building was converted to an office space. It is currently being used by the Hawai'i Correctional Industries Office.	3905	11	1	Original Military Structure (established by the federal government)	No
WCF-04:	Original two-story military building that was used for Dependent Housing. It was converted around 1985 – 1986 into dormitories. The building is currently being used as inmate housing for the General Population, and it has a maximum capacity of 44.	3849	18	2	Original Military Structure (established by the federal government)	No
WCF-05:	Original two-story military building that was used for	4284	18	2	Original Military Structure	No

Building ID	Description	Building Area (Square Feet)	Building Height (Feet)	Number of Stories	HRS Chapter 343 Compliance	Building Permit
	Dependent Housing. It was converted around 1985 – 1986 into dormitories. The building is currently being used as inmate housing for the General Population, and it has a maximum capacity of 43.				(established by the federal government)	
WCF-06:	Original two-story military building that was used for Dependent Housing. It was converted around 1985 – 1986 into dormitories. The building is currently being used as inmate housing for the General Population, and it has a maximum capacity of 43.	3998	18	2	Original Military Structure (established by the federal government)	No
WCF-07 and WCF-08:	Former tent structures with toilets and showers that were erected in 1996 and 1997. In 2009, two prefabricated temporary program structures replaced the tent structures, and utilized the existing concrete building pads that served the former tents. The structures also contained mobile restrooms and a storage unit.	3200	21	1	2008 FEA	Yes

Building ID	Description	Building Area (Square Feet)	Building Height (Feet)	Number of Stories	HRS Chapter 343 Compliance	Building Permit
WCF-09 and WCF-10:	Two 100-bed buildings for the KASHBOX compound, which were built in 1997. Each building contains sleeping areas, restrooms and showers, and two (2) day rooms and support areas.	8404	24	1	1998 FEA	Yes
WCF-A:	Administration building that was built in 1995	4919	16	1	1998 FEA	No
WCF-A1:	Storage shed used to shelter agricultural tools and supplies, built between 1985 – 1996	695	8	1	1998 FEA	No
WCF-AF:	Storage building used to store aquaponics tools and supplies, built between 1985 – 1996	1232	9	1	1998 FEA	No
WCF-AS:	Storage building used to store aquaponics tools and supplies, built between 1985 – 1996	331	10	1	1998 FEA	No
WCF-B:	Operations building that was built in 1989	1529	14	1	1998 FEA	No
WCF-C:	Original three-story military building that was used as an Enlisted Men's	3770	33	3	Original Military Structure (established	No

Building ID	Description	Building Area (Square Feet)	Building Height (Feet)	Number of Stories	HRS Chapter 343 Compliance	Building Permit
	Barracks. It was converted in 1987 to become a 28-bed dormitory, Central Control Facility, Commissary, and an Intake Area. The building contains a holding unit, which can hold up to four inmates.				by the federal government)	
WCF-CH:	Chapel building that was built in 1988	2376	10	1	Original Military Structure (established by the federal government)	No
WCF-CP:	Carpport structure - the year built is unknown	3406	17	1	Covered under Declaration of Exemption by PSD	No
WCF-E:	Education building that contains a library, which was built in 1988	6613	15	1	1998 FEA	Yes
WCF-F:	Inmate dining facility that contains a food service kitchen, which was built in 1987	7212	18	1	1998 FEA	Yes
WCF-FS:	Food service storage structure, which was built in 1987	306	12	1	1998 FEA	No

Building ID	Description	Building Area (Square Feet)	Building Height (Feet)	Number of Stories	HRS Chapter 343 Compliance	Building Permit
WCF-G:	Guard shack at the front gate, which was built in 1986	443	9	1	1998 FEA	No
WCF-G2:	Gatehouse storage shed, where visitor and staffs' tobacco products are stored and locked	96	9	1	Covered under Declaration of Exemption by PSD	No
WCF-G3:	Visitor Check-in Office				Covered under Declaration of Exemption by PSD	No
WCF-GA:	Administration building that supports the guard shack, and also contains a weight room	3480	15	1	1998 FEA	Yes
WCF-I:	Open structure that serves as the auto and landscape shop, and also has an adjoining tool room.	790	11	1	Covered under Declaration of Exemption by PSD	Yes
WCF-K:	KASHBOX Compound that contains seven office buildings used by staff, which were built in 1997	2071	12	1	1998 FEA	Yes
WCF-M:	Medical services building that was built in 1987	2465	13	1	1998 FEA	No

Building ID	Description	Building Area (Square Feet)	Building Height (Feet)	Number of Stories	HRS Chapter 343 Compliance	Building Permit
WCF-P:	Program building used to support the KASHBOX Compound – the year built is unknown	4333	17	1	Covered under Declaration of Exemption by PSD	No
WCF-P1:	Pump Station No. 1 constructed in 1998				1998 FEA	No
WCF-P2:	Pump Station No. 2 constructed in 1998				1998 FEA	No
WCF-P6:	Pump Station No. 6 constructed in 1998				1998 FEA	Yes
WCF-P7:	Pump Station No. 7 constructed in 1998				1998 FEA	Yes
WCF-PA:	Pavilion and multi-purpose area built in 1988	3498	23	2	1998 FEA	No
WCF-R:	Recreational center structure built in 1988 that is adjacent to a basketball court and a baseball field	993	13	1	1998 FEA	No
WCF-S1:	Fuel storage structure	981	13	1	Covered under Declaration of Exemption by PSD	No
WCF-V1:	KASHBOX – Visiting 1 area for visitors of inmates in the KASHBOX program, built in 1997	1272	14	1	1998 FEA	Yes

Building ID	Description	Building Area (Square Feet)	Building Height (Feet)	Number of Stories	HRS Chapter 343 Compliance	Building Permit
WCF-V2:	KASHBOX – Visiting 2 area for visitors of inmates in the KASHBOX program, built in 1997	1272	14	1	1998 FEA	Yes
V1:	Concrete communications structure constructed circa 1944				Original Military Structure (established by the federal government)	No
V2:	Concrete communications structure constructed circa 1944				Original Military Structure (established by the federal government)	No
V3:	Concrete communications structure constructed circa 1944				Original Military Structure (established by the federal government)	No
V4:	Concrete communications structure constructed circa 1944				Original Military Structure (established by the federal government)	No

Table 2: WCF STRUCTURES - AGRICULTURAL DISTRICT PERMISSIBLE USE ASSESSMENT

WCF Building	Existing Use	Land Study Bureau Classification	Applicable Statute (per LSB classification)	Identified Permissible Use	Included in SUP Petition Area
WCF-G	Guard Shack	B	HRS §205-4.5	N/A	Yes
WCF-G2	Gatehouse Storage Shed	B	HRS §205-4.5	N/A	Yes
WCF-GA	Guard shack administration with weight room	B	HRS §205-4.5	N/A	Yes
Ponds A & B Emergency Storage Pond	Water treatment ponds	B	HRS §205-4.5	N/A	Yes
WCF-P1, P2	Pump stations	B	HRS §205-4.5	N/A	Yes
WWTP	Wastewater treatment plant	B	HRS §205-4.5	N/A	Yes
WCF-A1, AF, AS	Agricultural and aqua farm storage	B	HRS §205-4.5	HRS §205-4.5(a)(5)	No
WCF-R	Recreation center	B	HRS §205-4.5	HRS §205-4.5(a)(6)	No
WCF-P	Program building used to support KASHBOX compound	B	HRS §205-4.5	N/A	Yes
WCF-9 & 10	Two 100-bed buildings for the KASHBOX compound (includes	B	HRS §205-4.5	N/A	Yes

WCF Building	Existing Use	Land Study Bureau Classification	Applicable Statute (per LSB classification)	Identified Permissible Use	Included in SUP Petition Area
	restrooms, showers, two day rooms, and support areas)				
WCF-K	KASHBOX compound office buildings	B	HRS §205-4.5	N/A	Yes
WCF-V1 & V2	Visiting area for visitors of inmates in the KASHBOX program	B	HRS §205-4.5	N/A	Yes
WCF-A	Administration office	B	HRS §205-4.5	N/A	Yes
WCF-I	Open structure for auto and landscape shop	B/C	HRS §205-4.5, HRS §205-2	N/A	Yes
WCF-CP	Carport structure	C	HRS §205-2	N/A	Yes
WCF-S1	Fuel storage structure	C	HRS §205-2	N/A	Yes
V1, V2, V3, & V4	Historic concrete communications structure	None	HRS §205-2	N/A	Yes
WCF-B	Operations building	None	HRS §205-2	N/A	Yes
WCF-FS	Food service storage structure	None	HRS §205-2	N/A	Yes
WCF-F	Inmate dining facility and food service kitchen	None	HRS §205-2	N/A	Yes

WCF Building	Existing Use	Land Study Bureau Classification	Applicable Statute (per LSB classification)	Identified Permissible Use	Included in SUP Petition Area
WCF-G3	Visitor check-in office	None	HRS §205-2	N/A	Yes
WCF-C	Historic building converted to central control facility, commissary, and intake area	None	HRS §205-2	N/A	Yes
WCF-E	Education building that contains a library	None	HRS §205-2	N/A	Yes
WCF-PA	Pavilion and multi-purpose area	None	HRS §205-2	N/A	Yes
WCF-CH	Chapel	None	HRS §205-2	N/A	Yes
WCF-M	Medical services building	None	HRS §205-2	N/A	Yes
WCF-01	Historic building currently used by Hawai'i Correctional Industries Office	None	HRS §205-2	N/A	Yes
WCF-04, 05, & 06	Inmate housing for General Population	None	HRS §205-2	N/A	Yes
WCF-07 & 08	Temporary program structures	None	HRS §205-2	N/A	Yes

2.7 PROPOSED OPERATIONS AND ACTIVITIES

PSD currently has no plans for the addition or modification of current programs, operations, and activities at the WCF.

2.8 PROPOSED STRUCTURES AND PHYSICAL ALTERATIONS TO THE SITE

PSD currently has no plans for the addition of any structures or buildings to the WCF. No physical alterations are planned for the site.

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3.0 SITE DESCRIPTION

3.1 TOPOGRAPHY

The WCF is situated on a broad ridge at a mean elevation of 800 feet above mean sea level (AMSL) (see Figure 5). The topography in this area is generally sloping from north to south. The greatest change in elevation (approximately 100 feet) occurs south of building WCF-A, where the land begins to steeply slope down to the entrance to the underground concrete tunnel and further down to dense vegetation.

3.2 SOILS

According to the U.S. Department of Agriculture, Natural Resources Conservation Service Web Soil Survey, the WCF's site contains soils in the Leilehua, Manana, Helemano, and Wahiawā Series (see Figure 6).

- **Leilehua silty clay, 2 to 6 percent slopes (LeB) and 6 to 12 percent slopes (LeC).** The Leilehua Series soils cover a majority of the WCF site. They are well drained soils most commonly found in the uplands of O'ahu, at elevations of up to 1,200 feet, and in areas with an average rainfall of 60 to 80 inches a year. LeB soils fall under land capability Class 2, which has moderate limitations that reduces the choice of plants suitable for these soils, or would require moderate conservation practices. LeC soils are Class 3 soils that have severe limitations that reduce the choice of plants and/or would require special conservation practices. Both LeB and LeC soils have a subclass rating "e", which indicates the main hazard for these soils is the risk of erosion.
- **Manana silty clay, 2 to 6 percent slopes (MoB) and 6 to 12 percent slopes (MoC).** The Manana Series soils also cover a majority of the WCF site, along with the Leilehua Series soils. They are found at high elevations ranging from 500 to 1,200 feet, but in areas with a lower average rainfall of 40 to 60 inches per year. MoB soils fall under land capability Class 3. MoC soils are Class 4 soils that have very severe limitations that reduce the choice of plants suitable for these soils and/or would require very careful management. Both MoB and MoC soils have a subclass rating "e".
- **Wahiawā silty clay, 0 to 3 percent slopes (WaA) and 3 to 8 percent slopes (WaB).** The Wahiawā Series soils are found in high elevations of up to 1,200 feet, and in areas that receive an average of 40 to 60 inches of rainfall per year. Both WaA and WaB fall under the land capability Class 2. WaA soils have a subclass rating "c", which indicates that its main limitation is climate that is very cold or very dry, while WaB soils have an "e" rating.
- **Helemano silty clay, 30 to 90 percent slopes (HLMG).** Helemano Series soils consists of well drained soils found in upper elevations ranging from 500 to 1,200 feet, in areas with an average rainfall of 30 to 60 inches per year. They are steeper sloping and are classified as Class 7 soils, which has severe limitations that restrict their use to grazing, forestland or wildlife habitat, as they are unsuitable for cultivation. HLMG soils have a subclass rating "e".

Figure 5: TOPOGRAPHY – 40FT CONTOURS

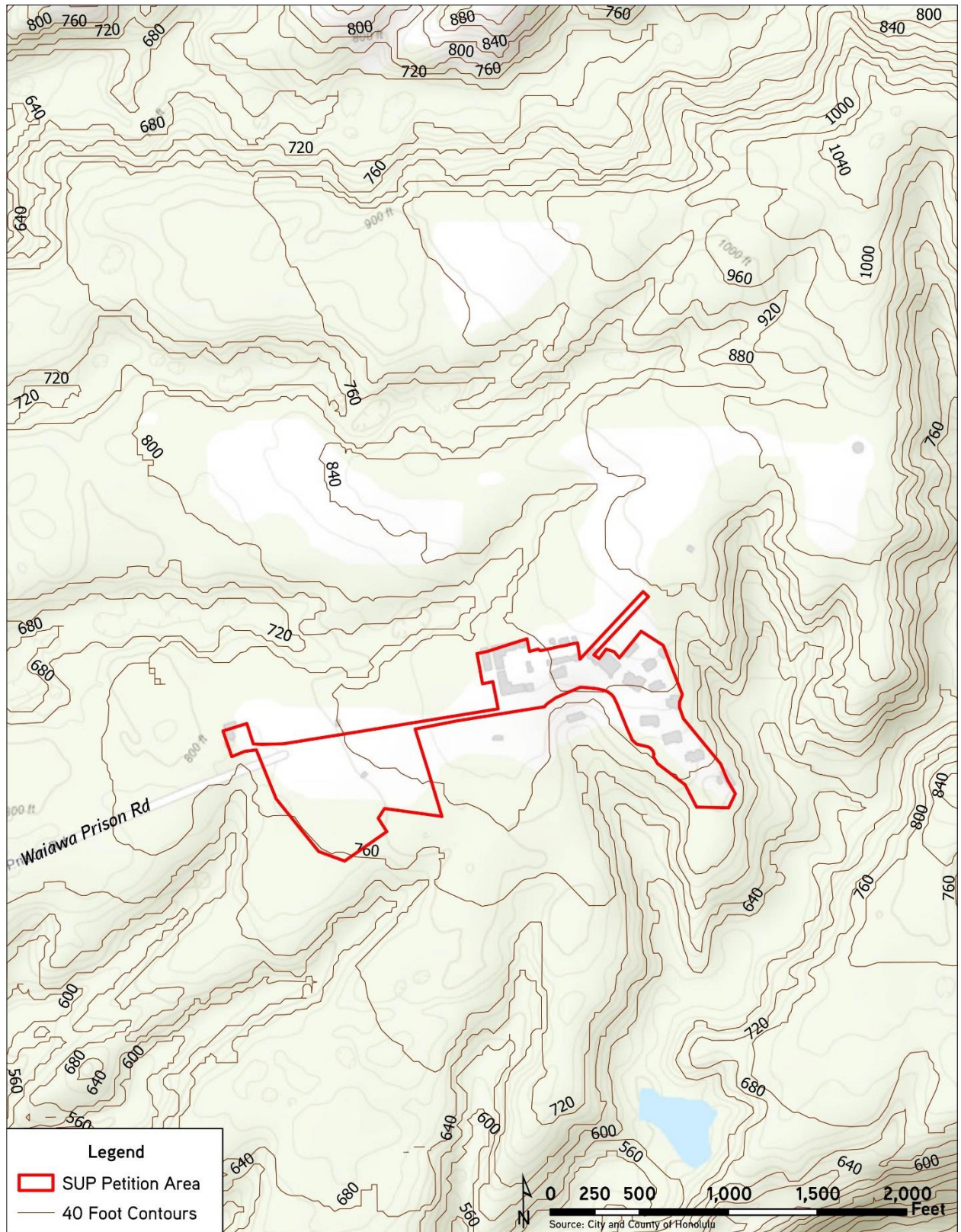
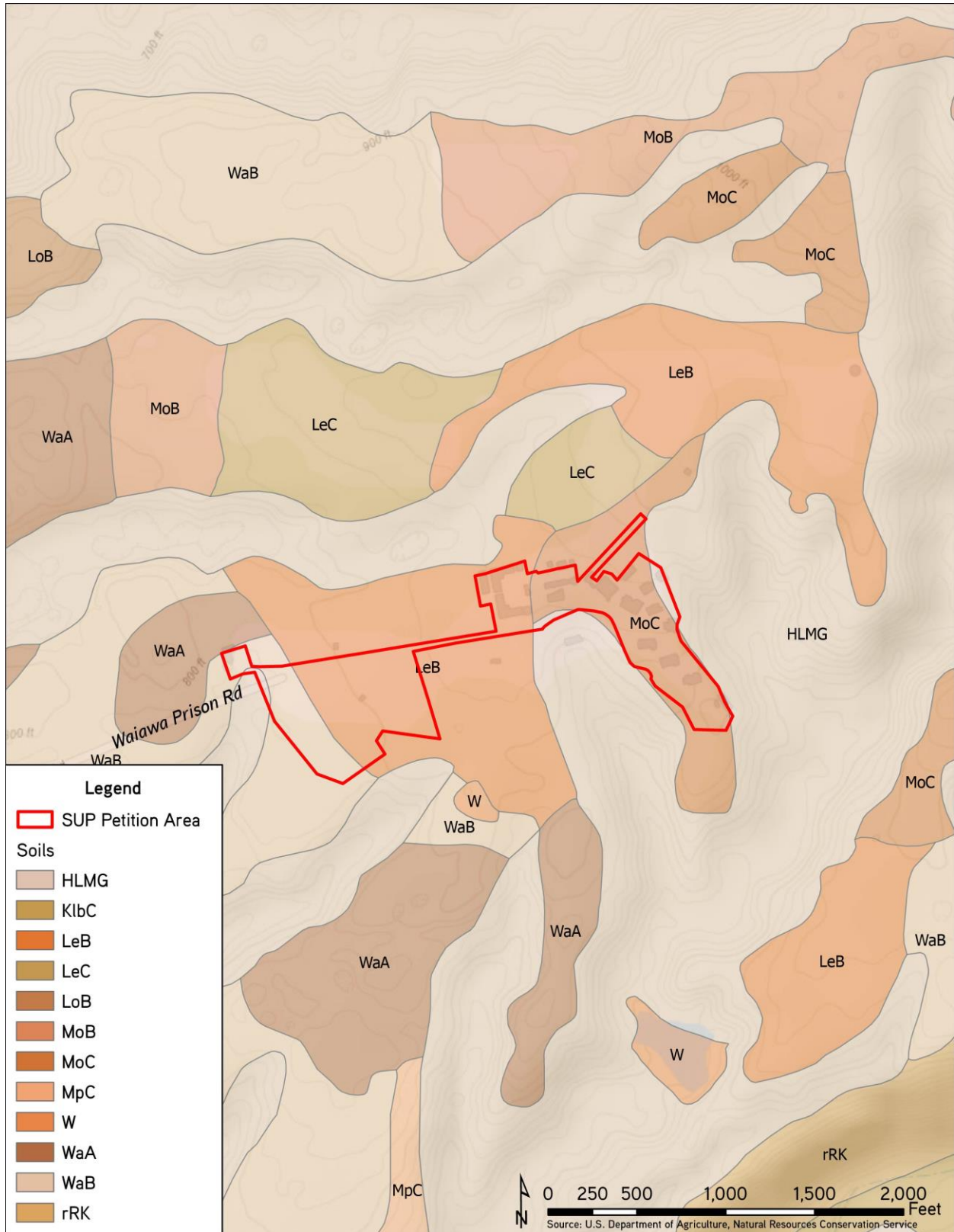


Figure 6: SOILS



The University of Hawai‘i’s Land Study Bureau established a five-class soil productivity rating system from “A” to “E”, with “A” representing the class of highest productivity and “E” as the lowest. The rating system is based on soil properties such as drainage, texture, stoniness, structure, slope, rainfall, material, and depth/penetration of roots. The WCF is located on land classified as “B”, “C” and “E” (see Figure 7). The areas of the WCF site with the lower class rating of “E” are lands with the steepest slopes.

The Hawai‘i Department of Agriculture, with the assistance of the Soil Conservation Service, U.S. Department of Agriculture, and the University of Hawai‘i College of Tropical Agriculture and Human Resources, established a classification system to identify Agricultural Lands of Importance to the State of Hawai‘i (ALISH) that is primarily, but not exclusively, based on soil characteristics. The classification system identifies three classes of ALISH: “prime”, “unique” and “other”. The WCF site does not contain any land identified as ALISH prime, unique or other.

3.3 ABUTTING USES

The WCF is generally located on an isolated ridge that is surrounded by undeveloped land. Both Parcel 011 and 012 are encompassed within TMK (1) 9-6-004: 003, which is owned by Bishop Trust Estate. The Bishop Trust Estate’s 1,831.45-acre parcel is comprised of undeveloped former agricultural land that creates a 0.3 to 0.8-mile natural buffer surrounding the WCF.

The nearest developed parcel adjacent to the Bishop Trust Estate parcel is Mililani Memorial Park & Mortuary, which is an approximate 2.1-mile drive from the WCF. Access to the Mililani Memorial Park & Mortuary is via Mililani Memorial Park Road, which adjoins with the Waiawa Prison Rd about 0.3 miles from the entrance to the memorial park. Adjacent to the Bishop Trust Estate parcel is a 343.64-acre parcel identified as TMK (1) 9-5-003:017, which is owned by Waipio Land Holdings LLC. This parcel is proposed to be used as a solar energy facility in the future. Figure 8 shows the location of the WCF in relation to the parcels.

The nearest residential community to the WCF is Waipio, which is an approximate 3-mile drive from the facility. Also nearby is the Pacific Palisades residential development, which is a 9.7-mile drive from the facility, but 1.2 miles south of the facility, geographically. A Final Environmental Impact Statement (FEIS) was accepted in 2009 for Castle & Cooke’s Koa Ride Makai and Waiawa Development, and it identifies approximately 191 acres of residential development to be located southwest of the WCF and directly south of the Mililani Memorial Park & Mortuary. Approximately 1,500 residential units will be built in the Waiawa development along with a community center and park complex, neighborhood parks and a new elementary school.

Figure 7: LAND STUDY BUREAU CLASSIFICATION

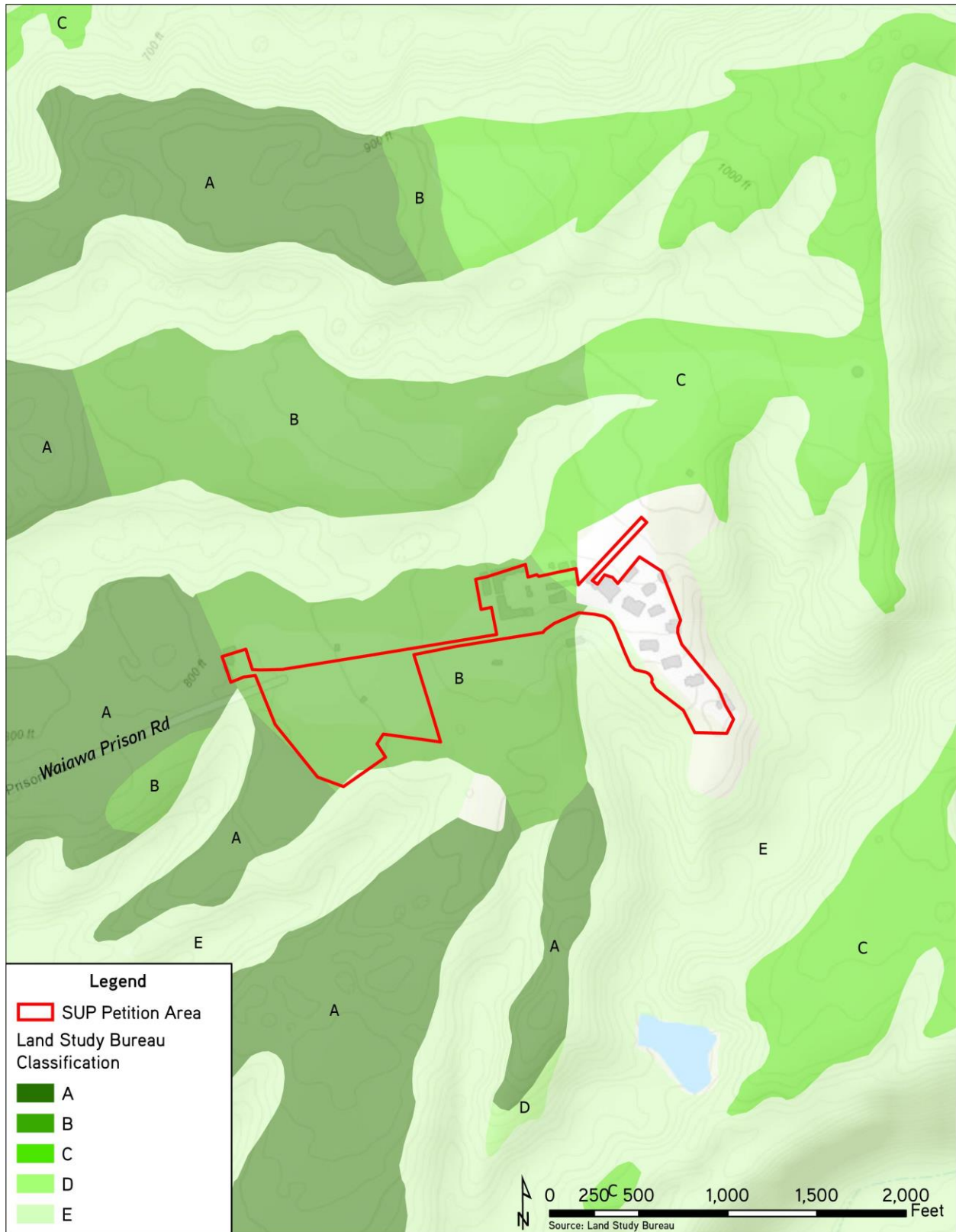
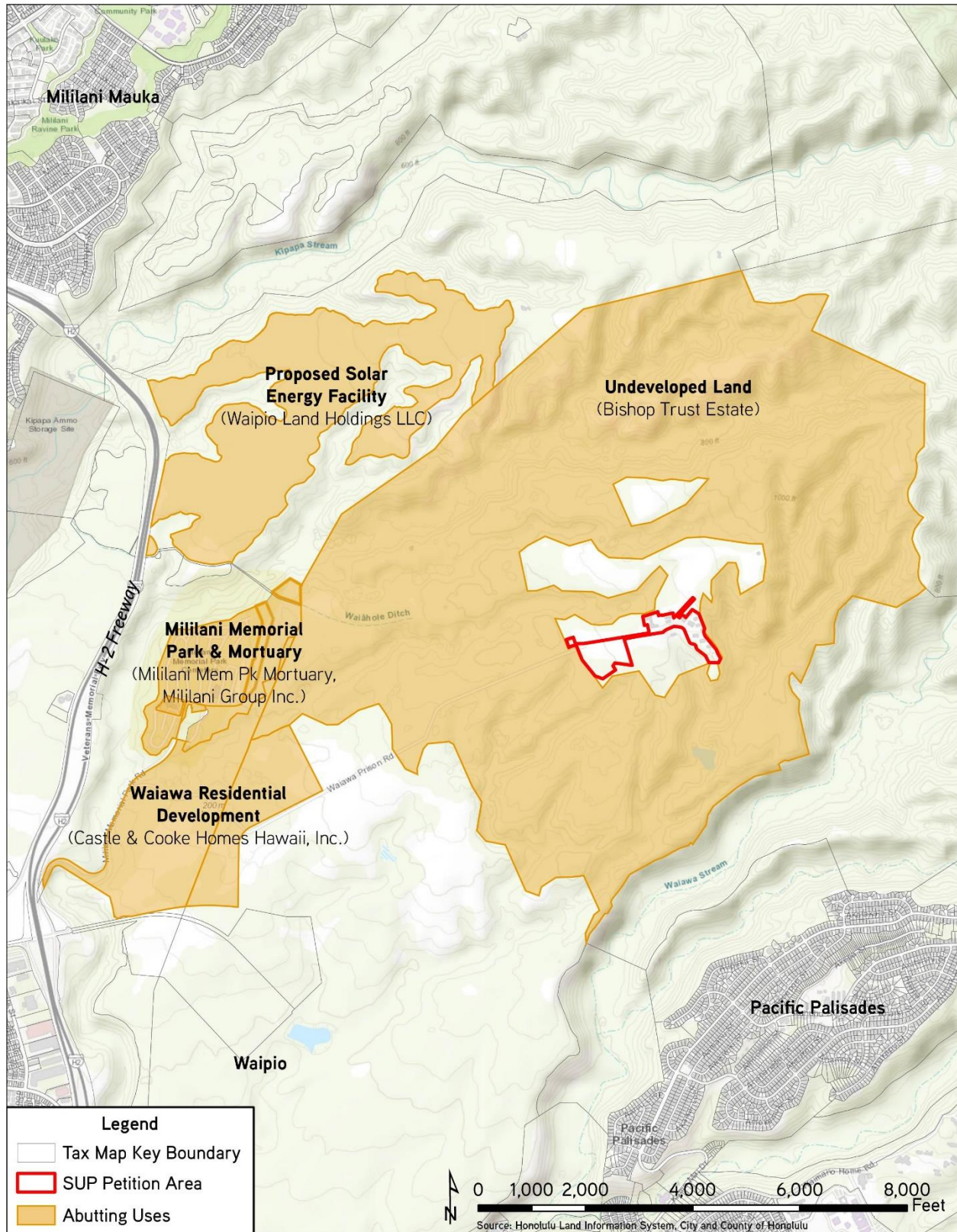


Figure 8: ABUTTING USES



4.0 INFRASTRUCTURE

4.1 WATER

Potable water for the WCF's domestic use is provided by an on-site water treatment plant system that operates 24-hours a day for five (5) days a week and meets daily domestic and peak potable water demands. At peak water demand, WCF plant operators would operate the water treatment plant over the weekend to satisfy higher water volumes as required. Table 3 below shows the Honolulu Board of Water Supply capacity requirements for the facility.

Table 3: WCF POTABLE WATER SUPPLY REQUIREMENTS (PER BWS)

Water System	Daily Use (Gallons)	Finished Supply (Gallons)	Finished Water Production Days	Existing Tank Capacity
Domestic Potable Water	40,000	60,000	5 days/week	0.5M Gallons
Peak Potable Domestic Water (Hot Humid Day)	60,000	60 - 72,000	5 – 6 days/week	
Fire Water	300,000	N/A	N/A	

Raw water is drawn from the Waiāhole Ditch, the sole water source for the WCF, by two booster pumps at Pump Station 6 (WCF-P6) and into a 2,400-gallon raw water storage tank. The existing PS6 pumps, P-301 and P-302 are each rated at 160 gallons-per-minute (gpm). There is an existing 1-1/2 inch draw off line between the PS6 and raw water storage tank used to fill an existing underground irrigation storage tank. Raw water is then transferred from the raw water storage tank to the treatment facility. At the treatment facility, raw water is run through two high pressure continuous microfiltration units with one unit in stand-by mode. Upon completion of the water treatment process, the water is transferred from a temporary 450-gallon capacity holding tank on to the existing 0.5-M gallon finished water storage reservoir through a 3-inch intake waterline. From the finished water storage reservoir, water is distributed to the WCF by a 12-inch waterline.

A portion of the site is located within the Zone of Contribution (ZOC) of the U.S. Navy's Waiawa Shaft. According to a Groundwater Hydrology Assessment prepared by Tom Nance Water Resource Engineering, the activities with the potential to impact the ZOC underlying groundwater are associated with percolation from the unlined silty basin on the drinking water system and potential leakage of treated wastewater from the systems two lined lagoons, however activities are considered to be insignificant. This assessment report is provided in Appendix F.

4.2 WASTEWATER SYSTEM

The wastewater flows at the WCF originate from the dormitories, kitchen/dining facilities, administration building and other miscellaneous facilities accommodating security, educational and recreational activities. Due to the remote location of this facility, connecting the WCF wastewater system to the City & County's system was not feasible. The last major improvement that enhanced the collection and treatment capabilities included a complete-mix activated sludge treatment facility; lift stations; and two sewage ponds. The last improvement conducted at this facility included the replacement of the lining at the two active ponds – Pond A and Pond B.

The current average influent daily flow rate is approximately 55,691 gpd, averaged over a three-year period. This influent flow is measured at the plant discharge point before Pond A using an ultrasonic flow meter, which is calibrated annually. The current averaged actual effluent flow rate is approximately 39,081 gpd, averaged over a three-year period. This effluent flow is measured at the end of the contact chamber before entering Pond B using an ultrasonic flow meter.

In the original basis of design average flow rate calculation, the gallons per capita per day estimate, which included inmate and staff population, was obtained from the M&E textbook (M&E Pacific, Inc., 2005). The design average flow of 56,000 gpd also matches the design average flow of 56,100 gpd calculated in the 1997 Preliminary Engineering Report (M&E Pacific, Inc., 1997). This design average flow data was used as the basis for the design and construction of the third and last improvement conducted within the WCF wastewater system. Note that the wastewater design standards required to design wastewater flow rates have since been updated, and any future improvements will require compliance with the Chapter 11-62, Hawaii Administrative Rules. The original basis of design average and peak flow rate calculations are presented below in Tables 4 and 5 for reference:

Table 4: DESIGN AVERAGE FLOW

Description	Capita	GPCD	Flow (gpd)
Inmate Population	334	150	50,100
WCF Staff	108	20	2,160
Civil Service	33	20	660
Health Care Staff	6	20	120
Subtotal			
	481		53,040
Dry Weather Infiltration & Inflow (I/I)		5	2,405

Total			55,445
Design Average Flow			56,000

The Design Peak Flow is listed in Table 5 below. Note the Babbit's peak flow factor was used to determine the Design Peak Flow:

Table 5: DESIGN PEAK FLOW

Description		Factor	Flow (gpd)
Babbit Max Flow Factor		1.45	
Maximum Flow			77,116
Design Maximum Flow			80,000
	<i>Acre</i>	<i>gpd/acre</i>	
Wet Weather Infiltration & Inflow (I)	50	1250	62,500
Total			142,500
Design Peak Flow			143,000

The WCF utilizes a grease trap which is not regulated by the Revised Ordinances of Honolulu or the Hawai'i State Department of Health since it discharges to a privately owned waste water treatment plant. This existing kitchen grease trap serves the kitchen for the entire population within the WCF. All biosolids are processed through the "activated sludge" under aeration. The microorganisms ("activated sludge") are grown in the presence of raw wastewater and dissolved oxygen, which in turn treat the incoming wastewater. The solids then stay in the system under constant aeration treating the wastewater as it comes in, converting it to a "settleable solid" which returns to aeration.

There are two influent wastewater pump stations. Pump station No. 2 (WCF-P2) serves the southern portion of the WCF inmate facilities and discharges into Pump Station No.1 (WCF-P1). Pump Station No. 2 consists of two pumps (one stand-by) each with a design capacity of 105 gpm. The pumps are automatically activated by float switches installed in the wet well. A 4-inch force main transports the wastewater from the pump station into the collection system which discharges wastewater into Pump Station No. 1 via an 8-inch gravity sewer line.

Pump Station No. 1 consists of two pumps with a design capacity of 125 gpm. A 4-inch force main discharges wastewater into the existing package plant.

The existing 30,000 gpd packaged wastewater plant was built in 1987. The packaged plant was built in the first of three phases for the wastewater facility. The second phase included the conversion of the evaporation pond to sewage pond (Pond B) and construction of a sewage pond (Pond A) and other-miscellaneous improvements. The third phase of construction in 1997 converted the ponds to their current operational states, and added the chlorine contact tank, R-2 effluent pump station, and the R-2 irrigation distribution system. A pressure sand filter was added after the startup of the 1997 construction when it was determined that the solids from the plant effluent were plugging the drip irrigation system.

The physical data for Ponds A and B are listed below in Table 6.

Table 6: PONDS A AND B DATA

Description	Value
Design Population: Inmates	334
Workers	147
Design wastewater flows, gpd	56,000
Pond A surface area, square feet	87,150 (2 acres)
Design hydraulic loading, gpd per acre of pond surface	28,050
Typical hydraulic loading, gpd per acre of pond surface	<64,600
Design influent 5-day Biochemical Oxygen Demand (BOD), mg/L	200
Design influent 5-day BOD loading, lbs per day	67
Design influent BOD lading, pbs per day per acre of pond	34
Typical influent BOD loading, lbs/day/acre	<89
Design effluent BOD, mg/L	30
Design effluent total suspended soils (TSS), mg/L	30
Pond A volume, gallons	261,500
Pond A depth, feet	3
Pond B volume, gallons	2,850,000

Pond B depth, feet	5
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4.3 TRAFFIC

4.3.1 EXISTING CONDITIONS

The WCF is located approximately 2.5 miles east of Interstate H-2's Ka Uka Boulevard off-ramp, as shown in Figure 9. Vehicular access for the WCF comes through Waiawa Prison Road and Mililani Cemetery Road. Waiawa Prison Road is a paved, two-way, 20-foot-wide, 1.8-mile-long road, oriented in the east-west direction with a 15-mph posted speed limit. It starts at a three-legged intersection with Mililani Cemetery Road and ends at the entrance to the WCF. The Waiawa Prison Road runs through two properties owned by Castle & Cooke (TMKs: 9-4-006:026; 9-6-004:021) and two properties owned by BP Bishop Trust Estate (TMKs: 9-6-004:024; 9-6-005:003), however the State owns Waiawa Prison Road via easements. The intersection of Mililani Cemetery Road and Waiawa Prison Road is stop sign controlled with a stop sign for the vehicles traveling along Waiawa Prison Road. Mililani Cemetery Road is a curvy, two lane, two-way road, oriented in the north-south direction. It starts at the signalized intersection of northbound Interstate H-2 ramps and Ka Uka Boulevard and terminates at the Mililani Cemetery. No curb/gutter or sidewalks exist along Waiawa Prison Road or Mililani Cemetery Road.

The most recent historical average daily traffic (ADT) along roadways in the project area are shown in Table 7. The data comes from the annual traffic counts completed by the State of Hawai'i Department of Transportation (HDOT) and is provided in the 2016 Traffic Station Mapbook for the Island of Oahu.

Table 7: ROADWAY AVERAGE DAILY TRAFFIC

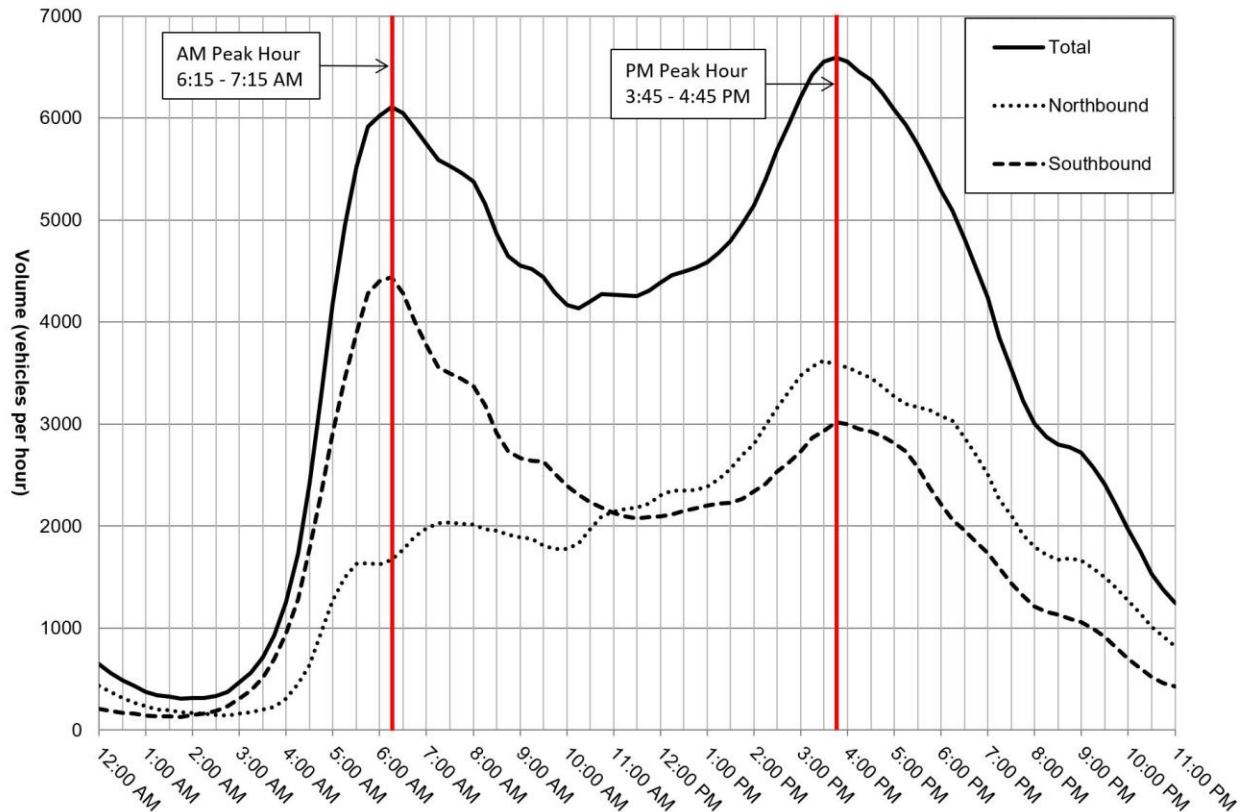
Location	Year	ADT
Interstate H-2, between northbound and southbound on ramps from Ka Uka Boulevard	2016	83,500
Interstate H-2 northbound off ramp from H-2 to Ka Uka Boulevard	2015	11,800
Interstate H-2 northbound on ramp from Ka Uka Boulevard to H-2	2016	5,800
Interstate H-2 southbound on ramp from Ka Uka Boulevard to H-2	2016	9,200
Interstate H-2 southbound off ramp from H-2 to Ka Uka Boulevard	2016	5,900

Figure 9: TRAFFIC COUNT STATIONS AND BUS STOP LOCATION



The 24-hour traffic volume distribution along Interstate H-2 (see Figure 10) at the traffic count station shows a variation in travel patterns throughout the day with prominent morning and afternoon commuter peak periods. Detailed 24-hour counts are included in Appendix G.

Figure 10: 24-HOUR VOLUME DISTRIBUTION ALONG INTERSTATE H-2



Along Interstate H-2, during the morning peak hour of 6:15 to 7:15AM, there were approximately 1,700 vehicles travelling northbound and 4,400 vehicles travelling southbound for a total of 6,100 vehicles. During the afternoon peak hour of 3:45 to 4:45PM, there were approximately 3,600 vehicles travelling northbound and 3,000 travelling northbound for a total of 6,600 vehicles.

No other significant developments or future construction projects are expected in the immediate surrounding area that would significantly affect the roadway geometrics or traffic volumes at the study intersections. This is based on research completed on September 25th, 2019 in the State of Hawai'i Office of Environmental Quality Control (OEQC) library and review of the Statewide Transportation Improvements Program (STIP).

4.3.2 BUS TRANSIT

The City and County of Honolulu transit system (TheBus) operates Route 433 that stops on Moaniani Street, opposite from Costco, which is approximately 2.5 miles from the WCF (see Figure 9). This route connects travelers to the Wahiawa Transit Center.

4.3.3 BICYCLE AND PEDESTRIANS

As noted earlier, no sidewalks exist nor are there any bikeway facilities in the vicinity of WCF.

4.3.4 POTENTIAL IMPACTS

The traffic in and out of WCF primarily comes from the Interstate H-2 northbound and southbound ramps. Vehicle trips generated by the WCF include employees, truck deliveries, visitors on the weekends and holidays, and small-scale agricultural production.

Employee shifts are from 6:00AM – 2:00PM, 2:00PM – 10:00PM, and 10:00PM – 6:00AM. The highest number of vehicles generated by the WCF are during the 30 minutes before and after shift changes. This equates to 5:30 – 6:30AM, 1:30 - 2:30PM, and 9:30 – 10:30PM. All shift changes occur during adjacent roadway off-peak hours, except for the 5:30 – 6:30AM period. During this shift change, there are approximately 25 incoming and 15 outgoing employees which, as compared to the traffic volumes on the Interstate H-2 ramps and Ka Uka Boulevard, is minor. Hence, the traffic generated by the WCF has a negligible impact on the operations and delay of adjacent intersections and roadways.

The signalized intersection of Mililani Cemetery Road, Interstate H-2 ramps and Ka Uka Boulevard was observed during a weekday between the hours of 5:45 – 6:45AM. This overlapped with peak periods along Interstate H-2 in addition to a shift change at the WCF. Approximately 15 vehicles were observed traveling to/from the WCF during this period. Minimal delay was observed as the traffic signal operated in a semi-actuated manner that was responsive to vehicle demand. Therefore, only minor queuing was observed coming from the Interstate H-2 northbound exit ramp.

The 8-acre farm operated by the WCF inmates requires vehicle trips associated with supplies and food distribution. The farm cultivates approximately 2,000 to 3,000 pounds of produce per week, and averages over 10,000 pounds per month. The produce grown on-site is cooked and used in the meals served at the WCF. The surplus produce is transported by truck to the Women's Correctional Facility, Oahu Community Correctional Center, and the Halawa Correctional Facility. Traffic produced by the 8-acre on-site farm include supply delivery trucks (approximately twice a month) and delivery of surplus produce to other correctional facilities (approximately twice a month).

The *Multimodal Transportation Impact Assessment for Site Development (ITE)*, recommends that a transportation impact study be conducted whenever a proposed development will generate 50 or more additional trips during the adjacent roadway's peak hour or the development's peak hour. The WCF's current and proposed operations do not contribute 50 trips to the adjacent roadway's peak hour, therefore a full transportation impact study was not conducted. The vehicular impact of the trips generated by the WCF is considered to result in a negligible impact on the operations and delay along Waiawa Prison Road, Mililani Cemetery Road, and the primary intersection of northbound Interstate H-2 ramps and Ka Uka Boulevard. In the event that there is future expansion or intensification of land use beyond the existing use at the WCF, an updated Traffic Assessment or Traffic Impact Analysis Report will be completed per recommendation by the State DOT Highways Division.

It is not anticipated that the traffic generated from the future Koa Ridge and Waiawa Ridge developments will affect the traffic generated by the WCF. The WCF employee shifts are mostly

during off-peak hours, except for the first shift at 6:00AM - 2:00PM. Since there is no planned expansion or increase in staff, the current staff and WCF operations should not be heavily impacted by the increase in traffic due to the new residential developments. Visitor hours (which are during weekends only) are not anticipated to be impacted as well.

According to the Final Environmental Impact Statement for Koa Ridge Makai and Waiawa Development (by Castle & Cooke), an extension of Ka Uka Blvd east of the Waipio Interchange will be constructed to serve the Waiawa Development. During construction of the Waiawa Development, access to the WCF will still be maintained at all times. While roadway improvements and new roadways may impact and/or change the Waiawa Prison Rd and WCF access, Castle & Cooke's project commits to providing access to the WCF during the construction and full buildout of the development.

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5.0 OTHER IMPACTS

5.1 PUBLIC SERVICES

5.1.1 REFUSE COLLECTION

Solid waste generated at the WCF is collected on a regular schedule (twice a week) by West O‘ahu Aggregate. The waste generation at WCF is estimated at approximately two to four pounds of waste generated per inmate, per day. Using the average of these numbers, if three pounds of waste was generated per inmate/staff, per day, this would approximate a total of 18.9 tons of waste generated per month. The WCF is not increasing staff or inmate populations or expanding the capacity of infrastructure facilities, therefore waste generation is not expected to increase or result in significant impacts through the foreseeable future.

5.1.2 FIRE PROTECTION

The nearest fire stations to the WCF are the Honolulu Fire Department’s (HFD) Fire Station 36 Mililani, Fire Station 41 Mililani Mauka, and Fire Station 42 Waikele, all of which are located approximately seven miles of the site (see Figure 11). HFD’s Fire Station 16 Wahiawa, Fire Station 20 Pearl City, and Fire Station 38 Waiau are also within range and are approximately 8 - 9 miles from the WCF. The WCF will not be adding additional buildings to their site, and no increase in inmate and staff population is expected. No impacts to HFD’s operations are expected.

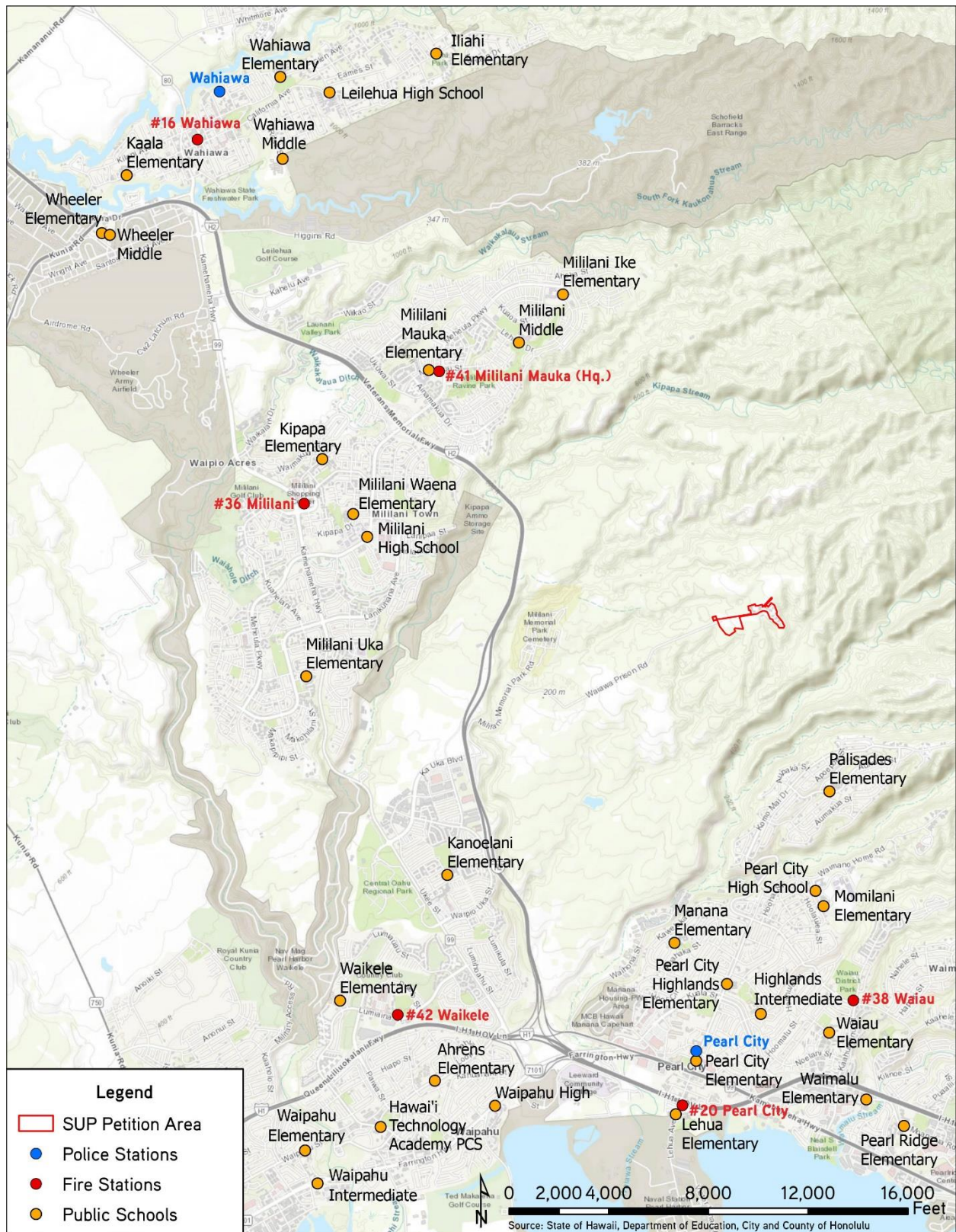
5.1.3 POLICE

The WCF lies within the Honolulu Police Department’s (HPD) Patrol District 2 – Wahiawā/North Shore, Sector 1, which covers Waipio, Mililani and Mililani Mauka. The nearest police stations are the Pearl City District Station and the Wahiawā District Station (see Figure 11). The inmates at the WCF pose a low risk to the public since they are in the final stage of their term and are being prepared for release. In addition, PSD staff would be trained and equipped to handle most emergency situations that may arise during operations at the facility. The WCF is not undergoing any expansion, thus the inmate and staff population is not expected to increase. Significant impacts to HPD’s services are not anticipated.

5.1.4 SCHOOLS

The WCF is located in the Hawai‘i State Department of Education’s (DOE) Leeward O‘ahu District, between the Pearl City and Waipahu school complexes. The schools closest to the site (in driving distance) include Kanoelani Elementary, August Ahrens Elementary and Waipahu High School, which range in distance from 4 - 7 miles south-west of the WCF (see Figure 11). The WCF and its operations will not generate an increase in residents and school children, thus no anticipated impacts to the Pearl City and Waipahu school complexes are anticipated.

Figure 11: NEARBY FIRE STATIONS, POLICE STATIONS AND PUBLIC SCHOOLS



5.2 PHYSICAL ENVIRONMENT

5.2.1 NATURAL LANDFORMS

Since the early 1900s, the WCF site was cultivated for pineapple and sugarcane fields. Over time the development of the site has generally remained within the parcel boundaries and has not significantly impacted its surrounding environment. Parcel 012 has remained undeveloped, along with the land surrounding the site. Since the WCF will not be expanding, no impacts to the surrounding environment and natural landforms are expected.

5.2.2 PUBLIC VIEWS

Due to the isolated location on top of a ridge, the WCF is not visible from areas that are generally accessible to the public nor does it restrict any public views or viewplanes. The tallest structure on-site is three-stories, while most are single-story buildings. These structures are obscured by the hilly terrain and trees surrounding the WCF. There are no plans to add any new structures to the WCF.

5.2.3 NATURAL HABITATS

Approximately several miles north-east of the WCF site is the O‘ahu Forest National Wildlife Refuge, which is home to endangered plant species and native birds. The federally endangered O‘ahu ‘Elepaio once inhabited forests just north of the WCF, however it was last observed in the area in 1978. According to the U.S. Fish and Wildlife Services (USFWS) database, there are no critical habitats for threatened or endangered species within proximity of the WCF. The Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife database indicates that the WCF is located within an area of low concentration of threatened and endangered plants. An inventory of plants found on-site was taken and no threatened or endangered plants were identified. The inventory of plants and existing landscape plan of the WCF is included in Appendix H.

5.2.4 FLORA AND FAUNA

In August 2020, a reconnaissance-level biological survey was conducted by H.T. Harvey & Associates (HTH) to identify and document wildlife species (birds and mammals) and vegetation communities and plant species at the WCF. Their findings, along with potential impacts and recommended mitigation measures, are documented in their Biological Survey Report, which is included in Appendix I.

The methods of HTH’s biological survey included visual and auditory detection and identification of birds and mammals during six 10-minute point counts that were conducted between 10AM and 3PM. Incidental observation of non-native mammal species were also recorded, and were based on visual detections of scat, tracks and other animal signs. Plant species and vegetation types were surveyed in areas that were accessible by foot, while the inaccessible areas (due to dense vegetation) were observed from strategic vantage points with binoculars.

Flora

No rare native Hawaiian plant species, or plant species that are listed as threatened, endangered, or candidates for listing on both state and federal lists, were observed in the accessible parts of the WCF. HTH observed 57 plant species at the facility, and a vast majority (53 species) are either non-native or cultivated species. Three species are Polynesian introductions, and only one species (*Acacia koa*) is native to Hawai'i.

HTH categorized the site by several different vegetation communities, which includes Acacia Dominated Forests, Cook Pine Plantation, Ironwood Stand, Mixed Alien Forest, Albizia Dominated Forest, Guinea Grass Grassland, Maintained Vegetation, and Agricultural Farm (see Figure 12).

Approximately 73 acres of the northern portion of the site comprises of Acacia Dominated Forest. While a few native koa trees (*Acacia koa*) were documented along the unpaved dirt road, other common species found in the forest included juniperberry (*Citharexylum caudatum*), ironwood (*Casuarina equisetifolia*), albizia (*Falcataria moluccana*), octopus tree (*Schefflera actinophylla*), and Christmas berry (*Schinus terebinthifolius*). HTH also documented the Cook pine (*Araucaria columnaris*) trees that are planted for the DLNR's use as Christmas trees, and the small orchard of fruit trees adjacent to the pine trees.

The Mixed Alien Forest that is identified near the underground tunnel comprises of a variety of alien tree species such as octopus tree, juniperberry, Christmas berry, ironwood, silk oak (*Grevillea robusta*), Australian blackwood (*Acacia melanoxylon*), Mangium wattle (*Acacia mangium*), strawberry guava (*Psidium cattleianum*), bingabing (*Macaranga mappia*), and opiuma (*Pithecellobium dulce*). The ground vegetation in this area and immediately to the west is dominated by tall guinea grass (*Megathyrsus maximus*).

Bordering the southern perimeter of the site is the Albizia Dominated Forest, which comprised of tall albizia trees with predominantly guinea grass in the understory. Other species such as octopus tree, bingabing and Magnium wattle were also spotted, along with several strawberry guava thickets. The Maintained Vegetation areas of the WCF (approximately 45 acres) are comprised of manicured lawns, landscaped plants, mowed areas, scrub vegetation, and roadside weeds.

Fauna

The point-count surveys conducted by HTH identified 107 birds comprising of 18 different species. Of the identified species, two are endemic and endangered Hawaiian waterbirds – the Hawaiian coot (*Fulica alai*) and Hawaiian stilt (*Himantopus mexicanus knudseni*); and one – the Pacific golden plover (*Pluvialis fulva*), is a migratory shorebird that is recognized as an indigenous species. The remaining species are alien to Hawai'i. No Hawaiian waterbird nests or nesting behavior was observed.

The most abundant species observed was the red-vented bulbul (*Pycnonotus cafer*); other common species included the common myna (*Acridotheres tristis*), common waxbill (*Estrilda astrild*), zebra dove (*Geopelia striata*), red-crested cardinal (*Paroaria coronate*), rose-ringed parakeet (*Psittacula krameri*), and the warbling white-eye (*Zosterops japonicas*). The Hawaiian

coot and Hawaiian stilt were considered as rare sightings; in total, two Hawaiian coots and three Hawaiian stilts were observed. The coots and stilts were observed in Pond B.

No non-native mammal species were observed, however feral pig wallows, scat and rooting signs were observed in the Acacia Dominated Forest in the northwestern part of the WCF.

Figure 12: VEGETATION COMMUNITIES OF WCF

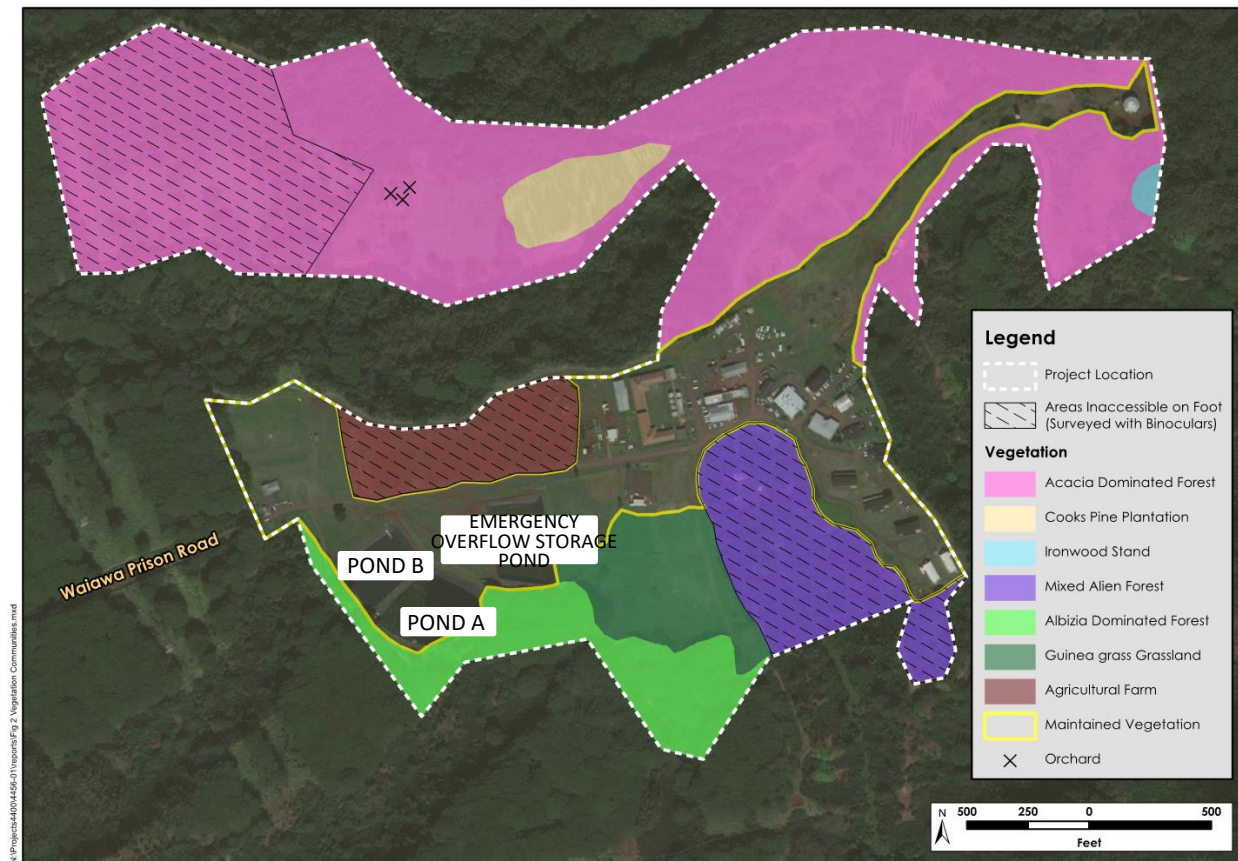


Figure 2. Vegetation Communities at Waiawa Correctional Facility
Waiawa Correctional Facility Biological Survey (4456-01)
December 2020



Any maintenance and construction activities at the WCF are not anticipated to have a substantial adverse impact on any plant species that is state or federally listed as threatened or endangered, candidate species for listing as endangered, species of concern, or rare native Hawaiian plant species. The site is highly disturbed and contains primarily alien forestry tree and plant species.

The Hawaiian stilt and Hawaiian coot are state and federally listed as endangered species and are protected under the state and federal Endangered Species Act. No nests or nesting behavior of these birds were observed. The ponds/reservoirs at the WCF do not provide the preferred nesting habitat for the Hawaiian coot, which would be a mosaic of open, shallow water and floating aquatic vegetation for nesting. The ponds are either too open (Pond B) or covered with hyacinths that limits open water (Pond A) and does not appear to provide suitable nesting habitat for these

species. HTH recommends that should the WCF undergo major construction activities, specifically near the ponds/reservoirs, then the DLNR and the U.S. Fish and Wildlife Service (USFWS) should be consulted to evaluate potential impacts on listed waterbirds from construction activities. In addition, HTH recommends the following to be incorporated to minimize impacts to the Hawaiian waterbirds:

- *In areas where waterbirds are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site or nearby.*
- *If water resources are located within or adjacent to the project site, incorporate the applicable best management practices (BMPs) regarding work in aquatic environments into the project design.*
- *Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest).*
- *If a nest or active brood is found:*
 - *Contact the Service within 24 hours for further guidance.*
 - *Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.*
 - *Have a biological monitor familiar with the species' biology present on the project site during all construction or earth moving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted.*

The following measures recommended by the U.S. Fish & Wildlife Service (USFWS) and the DLNR's Division of Forestry and Wildlife (DOFAW) will be followed to minimize impacts to State listed waterbirds, seabirds, and the endangered Hawaiian hoary bat:

- *Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).*
- *Avoid nighttime construction during the seabird fledging period, September 15 through December 15.*
- *If any State listed waterbirds such as the Hawaiian Stilt, Hawaiian Coot, Hawaiian Common Gallinule and Hawaiian Duck are present during operational activities that pose a risk, then all activities within 100 feet (30 meters) will cease, and the bird will not be approached. If a nest is discovered at any point, the O'ahu DOFAW Office will be contacted.*
- *To minimize predator presence at the WCF, bait stations for rodents and mongoose will be placed, feral cats will be removed, and covered trash receptacles will be used.*

Concerns over the outdoor lights impacting the Hawaiian hoary bat and Hawaiian seabirds at the WCF were raised by the USFWS, DPP and DOFA. The streetlights at the WCF have a photocell switch that will turn on at or below 3 footcandles, and off at 2 to 10 footcandles. A time delay will prevent the accidental switching from transient light sources. The streetlights are full-cutoff and do not illuminate light above the horizontal plane. The floodlights at the WCF do not stay on all night and are only activated when there is a security incident. In addition, the facility does not have any search lights or beams installed on any permanent fixtures; only mobile search lights are used at the WCF.

The use of motion sensors was another recommendation made by both USFWS and DPP. However, the use of motion sensors for the lighting at the WCF does not meet the necessary requirements of the facility to maintain its level of security and ensure lighting throughout the facility is sufficient for the tasks that need to be performed, including during a potential emergency event. This is consistent with performance-based standards published by the American Correctional Association, which includes dedicated manuals for the operation of differing facility types, including prisons, jails, juvenile correctional facilities, juvenile detention facilities, probation/parole agencies, halfway houses, and others.

5.2.5 HISTORIC SITES

An Archaeological Assessment was conducted in 1997 by Cultural Surveys Hawai'i (CSH) as part of the EA for the 200-bed KASHBOX facility. In this Archaeological Assessment, CSH prepared a brief archaeological literature review and a field inspection of the site for the KASHBOX facility, which is summarized below.

The field inspection conducted by CSH included the area of the KASHBOX facility and the facilities that were being built at that time. No historic sites were observed. Informal interviews with the WCF guards were also conducted at that time, and they had indicated that occasionally small spent cartridges and rocket launcher parts were found during subsurface excavations.

Based off the extensive land modification related to pineapple and sugarcane cultivation, followed by military utilization, no further archaeological research was recommended by CSH. They concluded that the proposed KASHBOX facility and the in-progress improvements at that time would have no adverse effects on historic sites. In a letter dated November 15, 1997, the SHPD concurred that the impacts from previous improvements and the 200-bed KASHBOX facility would have no effect on significant historic resources.

Since the archaeological assessment, the WCF has experienced minor upgrades and additions of small structures to the site. All new structures constructed since 1998 have been built on previously disturbed land. The FEA-FONSI completed in 2008 for the Temporary Housing and Program Structures also resulted in a finding of no impact on historic properties. As the land had been previously disturbed for pineapple cultivation and military utilization, the likelihood of the presence of archaeological, historical and cultural resources on the WCF site is very low.

5.2.6 FLOOD HAZARDS

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the WCF is within Zone D, which is defined as areas where flood hazards are undetermined. While no analysis of flood hazards has been conducted for Zone D areas, it is

unlikely that the WCF site will be subject to major flooding due to its location on a broad sloped ridge.

5.3 HOUSING AND POPULATION

There is no expected impact on the housing population of surrounding neighborhoods, as the WCF will not be expanding and the number of staff is expected to remain the same.

5.4 EMPLOYMENT

The WCF will not be expanding, and thus will not require an increase in staff. No significant impacts on employment in the region is anticipated.

5.5 PARKS & RECREATION

The WCF has its own recreational facilities on-site for the inmates and staff, including a basketball court and baseball field. The guard administration building also has gym equipment for the guards and staff. Since the WCF has its own on-site facilities and will not impact the housing and population of the surrounding area, the continued operation of WCF is likely to result in no impacts to parks and recreational facilities in the surrounding communities.

5.6 DAY CARE

There are no day care facilities on or within proximity of the WCF site. The facility is not anticipated to undergo any changes or upgrades that will affect day care facilities within the area.

5.7 COMMUNITY CONCERNS – NEIGHBORHOOD BOARD MEETINGS

Plans to apply for the PRU and SUP was presented to the Pearl City Neighborhood Board No. 21 at their meeting held on August 27, 2019. Official minutes from the Pearl City Neighborhood Board Meeting is included in Appendix J. Nearby property owners were sent written notification of the presentation to the Pearl City Neighborhood Board.

A brief presentation to the board covered the WCF's history and current programs, along with the permits' processes. A project informational handout that was provided at the meeting and is also included in Appendix J. The following is a summary of the questions and comments made following the presentation:

Elayne Funakoshi (board member)

- General public doesn't realize the process on how the inmates' sentence determines which facility they will be sent to
- The WCF is where inmates go to serve the last phase of their sentence, and it is like a community – it's heart-warming to see them ready to go out into society

Lorna Pacheco (board member)

- Because it's a minimum-security facility, what is the likelihood of the security level changing if there is a lack of space at the other facilities?

- Response: There are currently no plans to change operations in any way within the next five (5) years.

Myrtle Nyuha (community member)

- Visited the facility with the board many years ago
- Thinks it's a marvelous place and was able to learn a lot about the programs for the inmates
Thinks this is the place to go for those who need rehabilitation

Albert Fukushima (community member, former board Chairman)

- What is the timeline for the permits?
- Would the applicant do another presentation to the board?
- Requested that a summary of the report (including the history, proposed changes and details on the facility) be provided to the board
 - Response: The SUP application will be submitted before the end of this year. SSFM can inquire with DAGS and PSD if another presentation can be made. The permit applications will be available to the public, and SSFM can notify the board when it is posted online.

Larry Veray (chairman)

- Requested that a tour of the WCF be set up for the board members

Guy Inouye (board member)

- Requested an electronic copy of the handout be provided for the board's new website

Following the meeting, SSFM emailed an electronic copy of the handout to Larry Veray and Kekuni Agard for the board's website. An introduction via email was made to Larry Veray and Mistuko Hayakawa to Tessie Fernandez of PSD for the coordination and scheduling of a tour of the WCF.

In addition, SSFM also made a presentation to the Mililani/Waipio/Melemanu Neighborhood Board No. 25 at their meeting held on October 23, 2019. The Mililani/Waipio/Melemanu Neighborhood Board is not the board of the district that the WCF is in, but DAGS and PSD normally notifies the board of any new activities that occur at the facility because of the district's proximity to the site. Following the presentation, only one question was raised by a board member concerning what actions the permits will be covering and if any new developments would be happening at the WCF. SSFM reiterated that the permits are considered after-the-fact and necessary to bring the facility into compliance with State and County land use laws, and that no new developments would be occurring at the site. Copies of the Mililani/Waipio/Melemanu Neighborhood Board No. 25 meeting are also included in Appendix J.

A virtual presentation was made to the Pearl City Neighborhood Board No. 21 on February 23, 2021 to provide an update on the PRU and SUP process, and to inform the board of the Draft EA that was being completed for the facility. The Mililani/Waipio/Melemanu Neighborhood Board was consulted via email. A copy of the official minutes from the Pearl City Neighborhood Board Meeting along with the handout provided is included in Appendix J.

No questions or comments were made on the presentation, and the board provided unanimous support for the project. Following the presentation, two (2) comments were provided via letter

dated February 23, 2021 from the Pearl City Neighborhood Board, which can be found in Appendix J.

5.8 NOISE, DUST, LIGHTS AND ODORS

There are no substantial operations changes or construction activities planned at the WCF which might result any change in noise and air quality impacts. The existing operations at the facility do not make any significant noise or air quality impacts. Any increase in noise during regular operations would be slight and virtually inaudible by the public, as the nearest development is the Mililani Memorial Park & Mortuary, which is a two-mile drive from the WCF.

The outdoor light fixtures used at the WCF had been mentioned in two meeting records provided in the Waiawa Correctional Facility (WCF) Due Diligence Report prepared by HHF Planners for Austin Tsutsumi & Associates, Inc. in May 2017 (included in Appendix K). At a meeting held on January 30, 2017, DPP had mentioned that the outdoor lighting fixtures used should be “downward facing and shielded, not to exceed 3,000-degree kelvin temperature.” In another meeting held on February 1, 2017, WCF’s warden and facilities department head mentioned that a homeowner filed a complaint about a spotlight visible from their house in Pearl City. Staff at the WCF investigated and determined the location of the light fixture and explained that it needed to remain illuminated for security reasons. The light was aimed downwards, and the complaint had been resolved.

DAGS Security Lighting project (Project No. 12-27-5682) proposes to add and replace area and flood lights at the facility. New luminaires will also be installed on existing streetlights. Existing streetlights and new area lights are, and will be, downward facing and will not directly emit any light at a vertical angle more than 90 degrees from straight down. Flood lights will be outward facing, but are not intended to be used on a regular basis. These lights will be installed for security purposes to illuminate the perimeters of the facility and will be used during emergencies or as needed.

6.0 RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

6.1 HAWAI‘I STATE PLAN

The Hawai‘i State Plan was set forth by the Hawai‘i State Planning Act, which was signed into law in 1978 and codified under the Hawai‘i Revised Statutes (HRS) Chapter 226. The plan is a long-range comprehensive plan that identifies goals, objectives, policies, and priorities for the state. The plan is divided into three parts, in which the first part identifies the overall theme, goals, objectives, and policies of the state. The listing below identifies the objectives and policies that are met by the WCF.

HRS Chapter 226 Hawai‘i State Planning Act Part I. Overall Theme, Goals, Objectives and Policies	Applicability to Project
§226-5 Objective and policies for population	Not applicable
§226-6 Objectives and policies for the economy--in general	Not applicable
§226-7 Objectives and policies for the economy-- agriculture	Applicable
§226-8 Objective and policies for the economy--visitor industry	Not applicable
§226-9 Objective and policies for the economy--federal expenditures	Not applicable
§226-10 Objective and policies for the economy--potential growth and innovative activities	Not applicable
§226-10.5 Objectives and policies for the economy--information industry	Not applicable
§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources	Not applicable
§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources	Not applicable
§226-13 Objectives and policies for the physical environment--land, air, and water quality	Not applicable
§226-14 Objective and policies for facility systems--in general	Not applicable
§226-15 Objectives and policies for facility systems--solid and liquid wastes	Not applicable
§226-16 Objective and policies for facility systems--water	Not applicable
§226-17 Objectives and policies for facility systems--transportation	Not applicable
§226-18 Objectives and policies for facility systems--energy	Not applicable
§226-18.5 Objectives and policies for facility systems--telecommunications	Not applicable
§226-19 Objectives and policies for socio-cultural advancement--housing	Not applicable
§226-20 Objectives and policies for socio-cultural advancement--health	Applicable
§226-21 Objective and policies for socio-cultural advancement--education	Applicable
§226-22 Objective and policies for socio-cultural advancement--social services	Applicable
§226-23 Objective and policies for socio-cultural advancement--leisure	Not applicable
§226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being	Applicable
§226-25 Objective and policies for socio-cultural advancement--culture	Not applicable
§226-26 Objective and policies for socio-cultural advancement--public safety	Applicable
§226-27 Objective and policies for socio-cultural advancement--government	Not applicable

Described below are the sections of HRS Chapter 226 and the project's relation to the objectives and policies.

§226-7 Objectives and policies for the economy--agriculture.

(a) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:

(1) Viability of Hawaii's sugar and pineapple industries.

(2) Growth and development of diversified agriculture throughout the State.

(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.

(b) To achieve the agriculture objectives, it shall be the policy of this State to:

(1) Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.

(2) Encourage agriculture by making the best use of natural resources.

(3) Provide the governor and the legislature with information and options needed for prudent decision-making for the development of agriculture.

(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.

(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.

(6) Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.

(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's food producers and consumers in the State, nation, and world.

(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.

(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.

(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.

(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.

(12) In addition to the State's priority on food, expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.

(13) *Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency, including the increased purchase and use of Hawaii-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.*

(14) *Promote and assist in the establishment of sound financial programs for diversified agriculture.*

(15) *Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.*

(16) *Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.*

(17) *Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i'a, māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.*

(18) *Increase and develop small-scale farms. [L 1978, c 100, pt of §2; am L 1986, c 276, §6; am L 1993, c 25, §2; am L 2009, c 167, §3; am L 2013, c 55, §2; am L 2015, c 31, §2]*

Response: The WCF is consistent with the Hawai'i State Plan's objectives and policies for the economy with regard to agriculture. Currently, the WCF maintains eight (8) acres on-site for agricultural use. The inmates are taught the skills to plant and harvest a diversified range of produce and maintain aquaponics and hydroponics systems. The inmates grow a diversity of fruits, vegetables, and herbs, including traditional Hawaiian crops such as kalo. All produce is used in the preparation of meals for the inmates, and any surplus produce gets transferred to other correctional facilities on the island. In addition, the wastewater generated at the WCF is treated and reused for irrigation of the northern agricultural area of Parcel 011 (outside of the SUP Petition Area) to support pine, citrus, guava, koa, eucalyptus and other tree species.

§226-20 Objectives and policies for socio-cultural advancement--health.

(a) *Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:*

(1) *Fulfillment of basic individual health needs of the general public.*

(2) *Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.*

(3) *Elimination of health disparities by identifying and addressing social determinants of health.*

(b) *To achieve the health objectives, it shall be the policy of this State to:*

(1) *Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.*

(2) *Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.*

(3) *Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.*

(4) *Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.*

(5) *Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.*

(6) *Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.*

(7) *Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data. [L 1978, c 100, pt of §2; am L 1986, c 276, §19; am L 2014, c 155, §2]*

Response: The WCF is consistent with the Hawai‘i State Plan’s objectives and policies for socio-cultural advancement with regard to health. Per PSD, the WCF “provides an environment that helps inmates successfully re-enter the community from prison. All inmates participate in education or substance abuse treatment programs.” One of the main programs offered at the WCF is the KASHBOX Drug Rehabilitation Program. This substance abuse treatment program consists of five different programs, as described in section 2.2.1. The facility also supports the Keiki of Incarcerated Parents pilot program, which is designed to help inmates with substance abuse issues become better fathers through participation in parenting groups and structured playgroups with their children. In addition, the WCF offers educational programs that cover life skills, interactive parenting skills, self-improvement, health management, and cognitive skills.

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

(a) *Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.*

(b) *To achieve the education objective, it shall be the policy of this State to:*

(1) *Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.*

(2) *Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.*

(3) *Provide appropriate educational opportunities for groups with special needs.*

(4) *Promote educational programs which enhance understanding of Hawaii's cultural heritage.*

(5) *Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.*

(6) *Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.*

(7) *Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.*

(8) *Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.*

(9) *Support research programs and activities that enhance the education programs of the State. [L 1978, c 100, pt of §2; am L 1986, c 276, §20]*

Response: The WCF is consistent with the Hawai'i State Plan's objectives and policies for socio-cultural advancement with regard to education. As discussed in the previous response, the main objective of the WCF is to help inmates successfully re-enter the community from prison. To support this objective, it is required that all inmates at the WCF participate in education or substance abuse treatment programs. General education programs are provided, which offer inmates the opportunity to work towards a G.E.D or an Associate of Arts degree. Other educational programs offered at the WCF, along with the KASHBOX substance abuse treatment program, are described in section 2.3.1. In addition, the WCF offers worklines that teach inmates vocational and employment skills.

§226-22 Objective and policies for socio-cultural advancement--social services.

(a) *Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.*

(b) *To achieve the social service objective, it shall be the policy of the State to:*

(1) *Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.*

(2) *Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.*

(3) *Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.*

(4) *Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.*

(5) *Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.*

(6) *Promote programs which assist people in need of family planning services to enable them to meet their needs. [L 1978, c 100, pt of §2; am L 1986, c 276, §21; am L 1990, c 67, §8]*

Response: The WCF is consistent with the Hawai‘i State Plan’s objectives and policies for socio-cultural advancement with regard to social services. As discussed in the previous responses, the WCF offers educational and substance abuse treatment programs to provide an environment conducive to the inmates’ successful re-entry into the community from prison. Along with the worklines offered, these programs educate the inmates with the basic skills needed to deal with social problems, as well as support their participation back into society.

§226-26 Objectives and policies for socio-cultural advancement--public safety.

(a) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:

(1) Assurance of public safety and adequate protection of life and property for all people.

(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.

(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.

(b) To achieve the public safety objectives, it shall be the policy of this State to:

(1) Ensure that public safety programs are effective and responsive to community needs.

(2) Encourage increased community awareness and participation in public safety programs.

(c) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:

(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.

(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.

(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.

(d) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:

(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.

(2) Enhance the coordination between emergency management programs throughout the State. [L 1978, c 100, pt of §2; am L 1986, c 276, §25]

Response: The WCF is consistent with the Hawai‘i State Plan’s objectives and policies for socio-cultural advancement with regard to public safety. All of the State’s correctional facilities, inclusive of WCF, provide educational, vocational and rehabilitation programs that will allow inmates to develop the skills necessary for their successful reintegration into the community.

While the WCF is a minimum-security facility, it is also isolated from the rest of the community, which provides additional space and security to the public.

6.2 CITY AND COUNTY OF HONOLULU GENERAL PLAN

The General Plan for the City and County of Honolulu was originally adopted in 1977. An update to the General Plan was recently approved as Resolution 21-23 CD1, effective January 14, 2022. The General Plan is a statement of the long-range physical, social, cultural, economic, environmental, and design objectives for the welfare and prosperity of the people of O‘ahu. It is intended to guide land use and development decisions, and to influence actions in eleven areas of concern, including population; economy; natural environment and resource stewardship; housing and communities; transportation and utilities; energy; physical development and urban design; public safety and community resilience; health and education; culture and recreation; and government operations and fiscal management. The WCF is in accordance with The General Plan’s “Public Safety and Community Resilience” area of concern and the following policies (which have remained unchanged in the Proposed Revised version):

- **Public Safety and Community Resilience**
 - *Objective A: To prevent and control crime and maintain public order.*
 - *Policy 1: Provide a safe environment for residents and visitors on O‘ahu*
 - *Policy 2: Provide adequate, safe and secure criminal justice facilities*
 - *Policy 5: Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders*
 - *Policy 11: Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders*

6.3 CENTRAL O‘AHU SUSTAINABLE COMMUNITIES PLAN

A revised version of the Central O‘ahu Sustainable Communities Plan (COSCP) was recently adopted by the City Council on March 30, 2021. The COSCP is one of eight community-oriented plans that is intended to guide public policy, investment, and decision-making in response to the specific conditions and community values of each region. The WCF falls under the COSCP’s region and is specifically identified on the COSCP’s Urban Land Use and Public Facilities Map (see Figure 13). The WCF is consistent with the COSCP’s general policy established for correctional facilities, as follows:

- **Correctional Facilities** – *Locate correctional facilities on lands planned for industrial and agricultural use. If such a facility is proposed for lands not planned for industrial or agricultural use, a City review and approval process which provides public review, complete project analysis, and City Council approval should be used.*

On the COSCP’s Urban Land Use and Public Facilities Map, the WCF is identified as being within the “Agriculture and Preservation Area,” which is consistent with the plan’s policy to locate correctional facilities on agricultural lands. The WCF does not fall within one of the Special Area Plans for Central O‘ahu.

6.4 LAND USE ORDINANCE

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, which includes the General Plan and Sustainable Communities Plans. The provisions are also referred to as the “zoning ordinance.” The WCF was zoned as F-1 Military and Federal Preservation District (see Figure 14), which was consistent with its prior use as a military reservation under federal jurisdiction. According to the LUO Article 3, Sec. 21-3.40 (c), it states that the purpose of the F-1 district is to “identify areas in military or federal government use and to permit the full range of military or federal government activities.” Prior to its current use, the WCF was once a military reservation under federal jurisdiction, which was consistent with its F-1 designation. Item (d) under this section states that “should lands be removed from either the state-designated conservation district or from federal jurisdiction, all uses, structures and development standards shall be as specified for the P-2 general preservation district.” Section 7.5 includes an assessment of the WCF’s compliance with P-2 development standards.

In a meeting held on January 30, 2017 with HHF Planners, DPP confirmed that the SUP should be prepared and submitted first, with the PRU submission following the approval of the SUP by the State Land Use Commission (LUC).

6.5 LAND USE COMMISSION GUIDELINES

As stated in the Hawai‘i Administrative Rules (HAR) §15-15-95, certain “unusual and reasonable” uses within agricultural and rural districts other than those for which the district is classified may be approved through the issuance of a SUP. The WCF meets the LUC’s guidelines by demonstrating the following:

- 1) *The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the commission;*

Response: This SUP application is being processed to meet the requirements of the LUC’s guidelines, which upon acceptance will bring the WCF in compliance with HRS Chapters 205 and 205A.

- 2) *The proposed use would not adversely affect surrounding property;*

Response: The WCF is a long-standing facility that was once used as a military reservation, which was converted in 1985 to become a prison. It is located on an isolated ridge that is surrounded by undeveloped land. PSD currently has no plans to expand or perform any major upgrades at the WCF, and thus the surrounding property will not be adversely affected.

Figure 13: COSCP - PUBLIC FACILITIES MAP

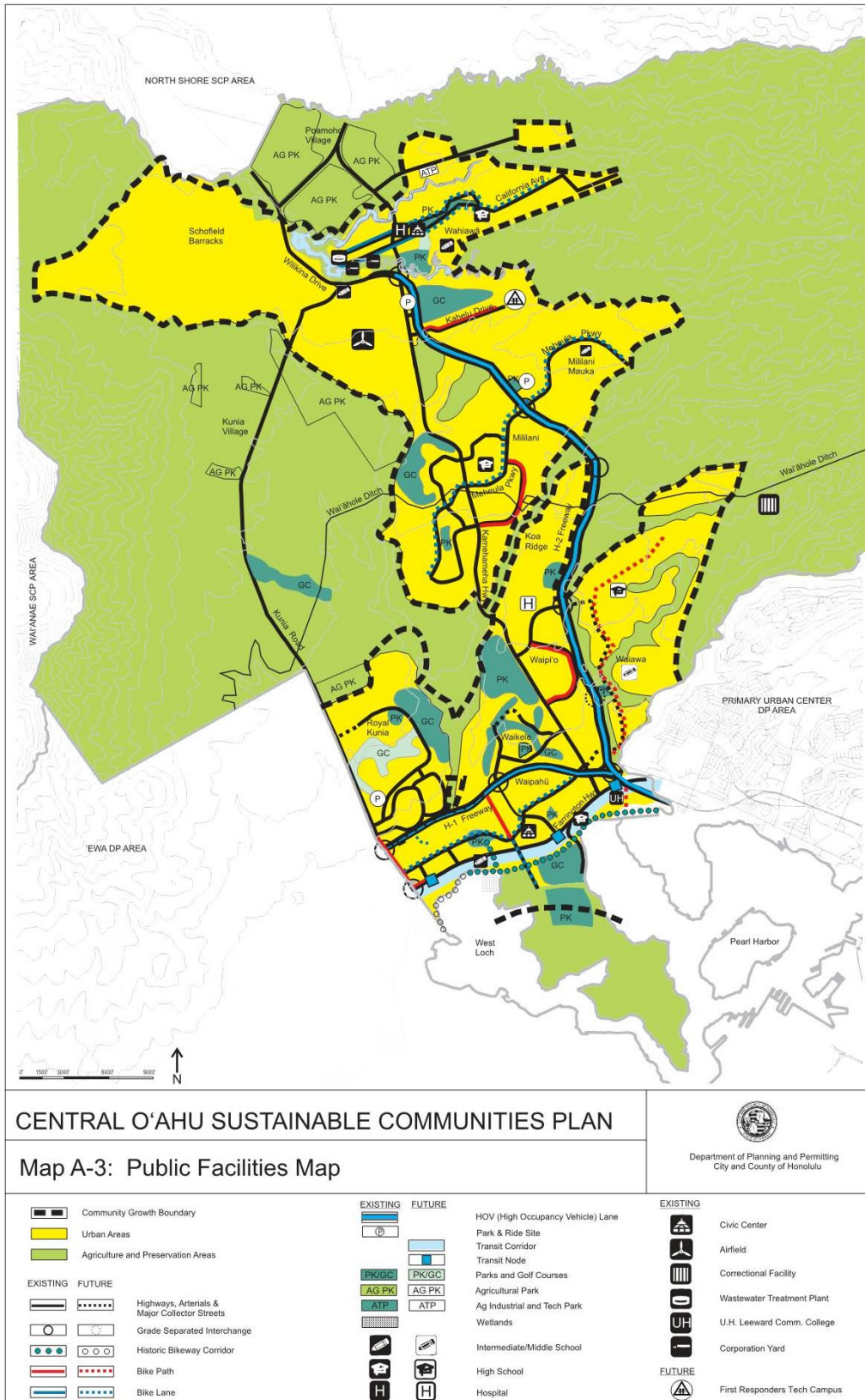
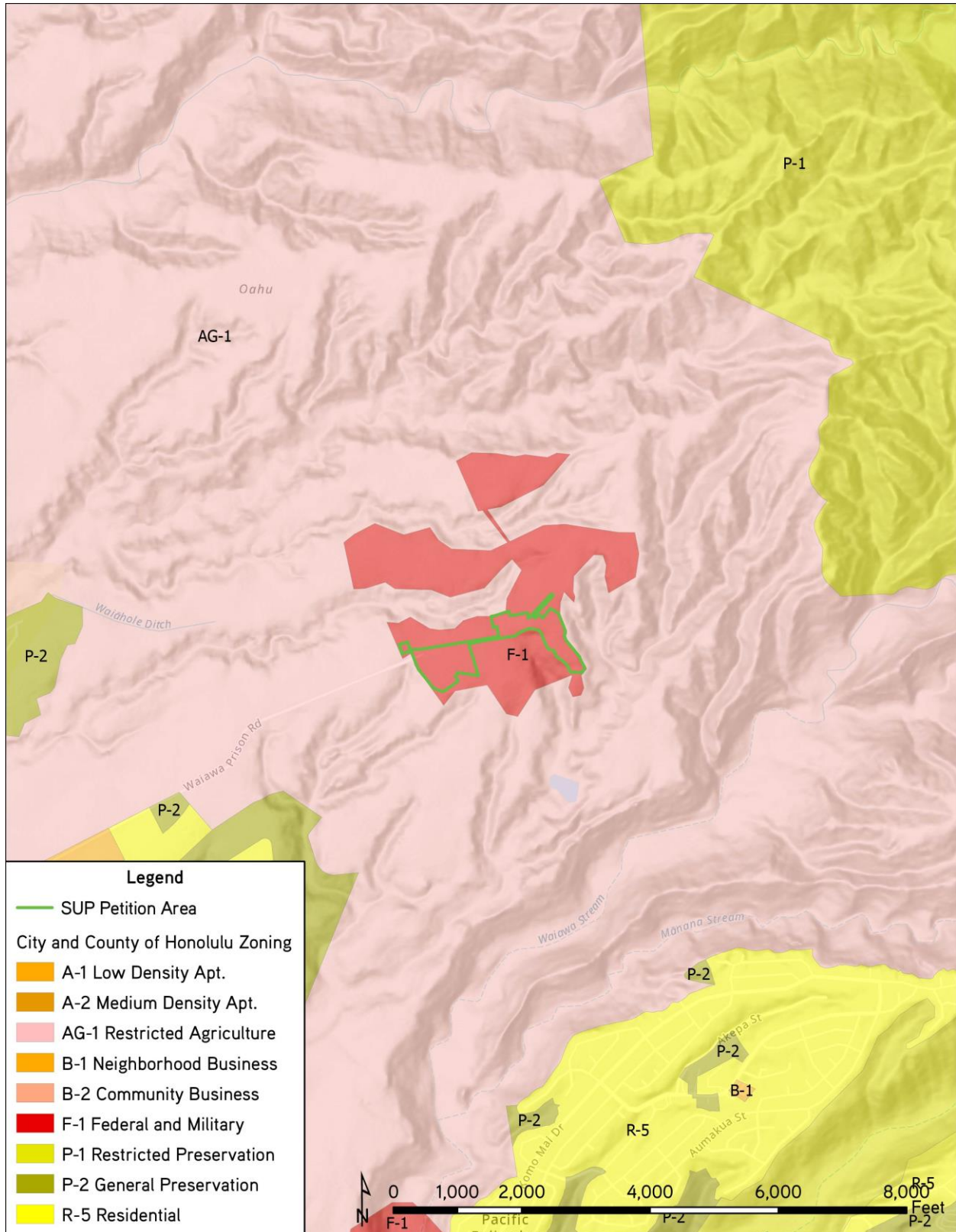


Figure 14: CITY & COUNTY OF HONOLULU ZONING



- 3) *The proposed use would not unreasonably burden public agencies to provide roads and streets, sewers, water drainage and school improvements, and police and fire protection;*

Response: The WCF is a long-standing facility that already has the appropriate infrastructure in place to be in full operation. It does not require any additional infrastructure improvements or services from other public agencies as described in Sections 4.0 and 5.0 of this report.

- 4) *Unusual conditions, trends, and needs have arisen since the district boundaries and rules were established; and*

Response: Prior to its current use, the WCF was once a military reservation constructed in the 1940s during World War II by the federal government. The existence of the facility predates the State Land Use Law and the designation of the district boundaries. The WCF falls within the State Land Use Agricultural District, and the Agriculture and Preservation Areas as identified on the COSCP Public Facilities Map. Its location within lands planned for agricultural use is consistent with the COSCP's general policy for the location of correctional facilities.

- 5) *The land upon which the proposed use is sought is unsuited for the uses permitted within the district.*

Response: The site's use solely for agriculture as a permitted use is unsuitable due to its longstanding use as a correctional facility and former military reservation.

6.6 HRS CHAPTER 205, PART III

Important Agricultural Lands (IAL), as formalized in HRS Chapter 205, Part III, establishes objectives and policies for the conservation, protection, maintenance and sustainability of Hawai'i's agriculture industry through identifying lands that meet the following criteria:

- *Are capable of producing sustained high agricultural yields when treated and managed according to accepted farming methods and technology;*
- *Contribute to the State's economic base and produce agricultural commodities for export or local consumption; or*
- *Are needed to promote the expansion of agricultural activities and income for the future, even if currently not in production*

Per HRS §205-49, the LUC will identify and designate IAL, subject to §205-45, based on the recommendations provided by the State Department of Agricultural, State Office of Planning and Sustainable Development, and the county planning departments.

The WCF has two agricultural areas; one approximately 8-acre site that is used to grow edible produce (west of WCF-K KASHBOX facility, outside of SUP Petition Area), and another site that is used to grow trees (northwestern portion of parcel 011 outside of SUP Petition Area). The irrigation water for agricultural uses on-site is supplied by the Waiāhole Ditch. Water from the ditch is stored in a 2400-gallon Raw Water Tank and buried 96,000-gallon concrete storage tank, and irrigation water is supplied to agricultural use areas via a gravity fed line. Irrigation for the 16-acre site (where Christmas trees are grown) is supplied from Pond B. Wastewater generated at the WCF is delivered to the aeration treatment plant in the southwest corner of the WCF site.

From this point, it flows by gravity into the lined, Pond A for nutrient removal. Polished water from Pond A is then chlorinated and delivered to the adjacent Pond B. For additional details on these areas, the agricultural area used to grow edible produce was discussed in Section 2.4.1, and the northern agricultural area was discussed at the end of Section 2.5. The 8-acre agricultural area has, and continues to be, a sustainable source of produce that generates high agricultural yields for the WCF's inmates' consumption, as well as PSD's other on-island correctional facilities.

6.7 COASTAL ZONE MANAGEMENT, HRS CHAPTER 205A

The State Coastal Zone Management (CZM) Program, as formalized in HRS Chapter 205A, establishes objectives and policies to "provide for the effective management, beneficial use, protection, and development of the coastal zone." The following are the objectives and policies of the CZM, and the relationship of the WCF to the applicable considerations:

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

Response: Access to shoreline areas would remain unaffected by the current and/or future operations at the WCF, as the site is not located near the shoreline.

- 2) *Historic Resources Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*
- a) *Identify and analyze significant archaeological resources*
 - b) *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
 - c) *Support state goals for protection, restoration, interpretation, and display of historic resources*

Response: The WCF is not anticipated to impact any natural and manmade historic and prehistoric resources in the coastal zone management area. The Archaeological Assessment prepared by CSH in 1997 found no historic sites on WCF's property. Additionally, in a letter dated November 15, 1997, SHPD concurred that no historic sites would be impacted by the improvements and addition of the 200-bed KASHBOX facility that was being constructed at that time. Since then, minor improvements have been made to the WCF. The FEA that was completed for the Temporary Housing and Program Structures in 2008 also found no impacts on historic properties for the project. As the land was previously disturbed for pineapple cultivation and military utilization, the likelihood of the presence of archaeological, historic and cultural resources is very low.

- 3) *Scenic and Open Space Resources Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.*
- a) *Identify valued scenic resources in the coastal zone management area;*
 - b) *Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
 - c) *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
 - d) *Encourage those developments that are not coastal dependent to locate in inland areas.*

Response: The WCF is located at a high elevation on an isolated ridge and does not substantially affect public views or open space views or resources. The existing structures on site do not affect any existing public views of natural landforms to and along the shoreline. The WCF is not located near a coastal area, and thus does not impact any coastal and scenic open space resources.

- 4) *Coastal Ecosystems Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*
- a) *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
 - b) *Improve the technical basis for natural resource management;*
 - c) *Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*
 - d) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*
 - e) *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality*

through the development and implementation of point and nonpoint source water pollution control measures.

Response: The current operations at the WCF does not impact any coastal ecosystems due to its location on a mountain ridge and away from the coastline.

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

Response: The WCF does not abut the shoreline and would not affect coastal development necessary to the state's economy.

- 6) *Coastal Hazards Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*
- a) *Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*
 - b) *Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;*
 - c) *Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*
 - d) *Prevent coastal flooding from inland projects.*

Response: The WCF does not have any floodplains on site and is not in a tsunami inundation zone. The site is located outside of the 100-year floodplain and therefore no direct or indirect impacts to flood prone areas are anticipated.

- 7) *Managing Development Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.*
- a) *Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
 - b) *Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*
 - c) *Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

Response: Two EAs have been published for the WCF site in which public information and outreach activities were carried out during the EA process, including public meetings. The

most recent community outreach being in 2008, where the community was provided a 30-day period to comment on the Draft EA. Based on the public comments received during both EA processes, the proposed actions did not create a high degree of controversy. As part of the recent application for SUP, presentations were made in 2019 to the Pearl City Neighborhood Board (No. 21) and the Mililani/Waipio/Melemanu Neighborhood Board (No. 25). A presentation and/or project information was also provided to the neighborhood boards as part of the most recent EA process, and the community was provided a 60-day period to comment on the Draft EA.

Public Participation Objective: Stimulate public awareness, education, and participation in coastal management.

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

Response: Extensive public information and outreach activities were carried out during the 2008 EA process through contact with legislators and news articles. During the 1998 DEA process, neighborhood boards were notified and sent a copy of the Draft EA, with a request for their comments. Discussion on coastal zone management did not take place during both EA processes, as the WCF site is not located near the coastal zone.

- 8) *Beach Protection Objective: Protect beaches for public use and recreation.*
 - a) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*
 - b) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and*
 - c) Minimize the construction of public erosion-protection structures seaward of the shoreline.*

Response: The WCF is not located adjacent to the coast, therefore it does not have any impact on shoreline activities and no adverse impacts to beaches will occur.

- 9) *Marine Resources Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*
 - a) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
 - b) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*
 - c) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
 - d) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*

- e) *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources. [L 1977, c 188, pt of §3; am L 1993, c 258, §1; am L 1994, c 3, §1; am L 1995, c 104, §5; am L 2001, c 169, §3]*

Response: The WCF would not adversely impact ocean resources and would not affect marine and coastal resources as it is not located adjacent to or in the vicinity of these resources.

6.8 10-YEAR CORRECTIONS MASTER PLAN UPDATE (2003)

In 2003, the PSD updated their 10-Year Corrections Master Plan (CMP) that was previously completed in 1991. The CMP provides an assessment of the status of findings and recommendations that were made in 1991 compared to what was found in the inspection of the facilities in 2003. It also provides a recommended plan for meeting the projected jail and prison capacity needs of the State for the next ten years.

While this plan is considered out of date, as it outlines the needs of the correctional facilities from 2003 to 2013, the needs and recommendations made for the WCF will be assessed against the facility's current facilities and operations to confirm if the facility has addressed what was established in the 2003 CMP.

CMP Development Plan Summary (only included items where WCF is identified):

2. Expand Existing Facilities in Phase 1 2004 – 2008 for Short-term or Temporary Use

The WCF had constructed two temporary prefabricated structures (WCF-07 and 08) in 2009 for expanded program space.

3. Build New Facilities in Phases 1 and 2 Over 10 years – 2004 – 2013

The WCF has not expanded its operational bed capacity and has no plans to in the foreseeable future.

Chapter 3 Capital Improvements Plan – Waiawa Correctional Facility

In Chapter 3 Capital Improvements Plan, the recommended role and mission of the WCF states “Waiawa’s current mission as the Department’s primary substance abuse treatment facility is an important one especially with the growth in the variety and prevalence of substance abuse in the State. Based on the age of the buildings and infrastructure and land conversion trends nearby it would be logical to continue its status as a minimum-security facility rather than considering a costly upgrading of the security level. However, at some future date it is likely that the market value for this land could make it advantageous for the State to sell the 180.486-acre site for private sector development and use the proceeds for funding the construction of a replacement facility. If such an opportunity emerged the Department should consider making Waiawa’s replacement a medium security facility with an attached minimum unit so that more inmates could be given a treatment placement, rather than just those who are near the end of their sentence and/or qualified for minimum security.” The WCF’s existing operations is still in conformance with the recommended role identified in the CMP. The PSD has no plans to expand the capacity at the facility and does not anticipate any modifications to its current operations and functioning security level.

7.0 FIVE-YEAR MASTER PLAN

7.1 INTRODUCTION

The objective of the five (5) year master plan is to analyze the WCF's existing buildings and structures against the requirements for the PRU. As previously mentioned, DAGS and PSD do not have any plans to expand or upgrade the existing facility. The only projects that will occur at the WCF are typical Capital Improvement Projects (CIP) necessary to maintain the facility and its operations in its current state.

7.2 BUILDING HEIGHTS

The existing building heights at the WCF range from 10 feet to 33 feet. WCF-C is the tallest building at three-stories. This building is an original military structure that was constructed prior to 1985 by the federal government.

7.3 DENSITY

There are no plans for the addition of any structures at the WCF, therefore the density will not be increased.

7.4 LANDSCAPING AND BUFFERING FROM ADJOINING PARCELS

Currently, the WCF is buffered from the adjoining parcel by dense vegetation which lines the property boundary and continues into the undeveloped adjoining parcel. As mentioned in section 5.2.3, an inventory of the existing plant species and a landscape plan of the site is included in Appendix H. A series of photos taken along the property boundary is also included in Appendix E. It was not feasible to document every single plant and its exact location due to dense vegetation and inaccessibility of certain areas, however the landscape plan identifies the predominant trees, shrubs and ground covers for each area of the site. There are no plans to modify the existing landscaping at the WCF.

7.5 SETBACKS

As mentioned in section 6.4, the WCF was zoned in the F-1 Military and Federal Preservation District. Item (d) under LUO Article 3, Sec. 21-3.40 states that "should lands be removed from either the state-designated conservation district or from federal jurisdiction, all uses, structures and development standards shall be as specified for the P-2 general preservation district." The WCF was acquired by the State in 1985 under a 30-year quitclaim deed made with the federal government and was then fully transferred to State ownership in 2015. As such, the WCF is subject to the P-2 General Preservation District development standards, as shown in Table 8.

Table 8: ROH CHAPTER 21, ARTICLE 3, TABLE 21-3.1, P-2 DEVELOPMENT STANDARDS

Development Standard		District
		P-2
Minimum lot area (acres)		5
Minimum lot width and depth (feet)		200
Yards (feet):	Front	30
	Side and rear	15
Maximum building area (percent of zoning lot)		5
Maximum height (feet) ¹		15 - 25
Height setbacks		per Sec. 21-3.40-1(e)

¹ Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.

The WCF was assessed for its compliance with P-2 development standards in the table below.

Table 9: COMPARISON OF WCF SITE/STRUCTURES WITH P-2 DEVELOPMENT STANDARDS

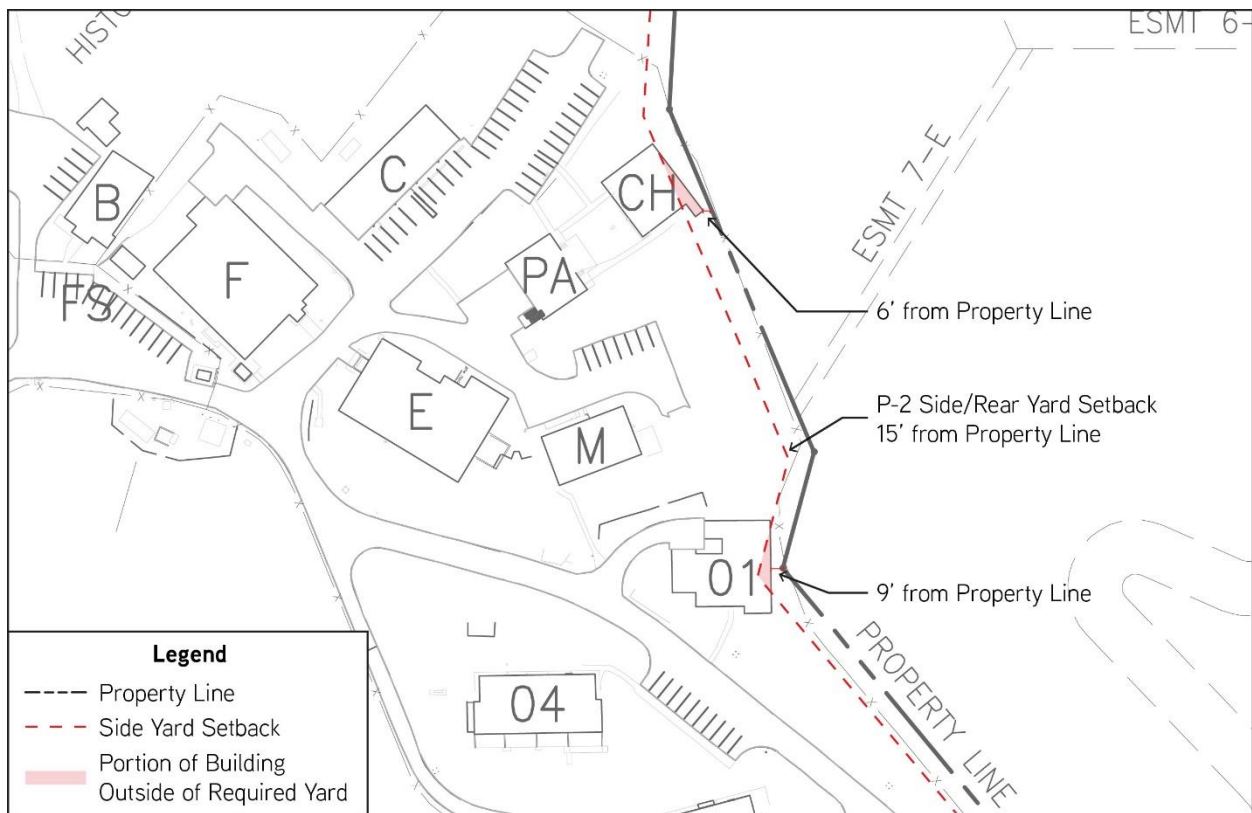
Development Standard		P-2 General Preservation District Standards	WCF Existing Site/Structures
Minimum lot area (acres)		5	SUP Petition Area: 24
Minimum lot width and depth (feet)		200	Approximately 3,000 (width) by 4,600 (depth)
Yards (feet):	Front	30	Compliant
	Side and rear	15	Two buildings not in compliance (see below)

Maximum building area (percent of zoning lot)	5	Approximately 1%
Maximum height (feet)	15 – 25	10 – 33 (see below)
Height setbacks	per Sec. 21-3.40-1(e)	(see below)

According to the P-2 development standard, the side and rear yard requires a distance of at least 15 feet from the property line. Currently, buildings WCF-01 and WCF-CH do not meet this requirement as illustrated in Figure 15.

Twelve (12) of the buildings have heights within the range of 15 to 25 feet, and all are compliant with the height setback requirement. Only one building (WCF-C) exceeds the maximum height allowance with height setbacks, as it is approximately 33 feet high. This building is original to the site and built in the 1940’s when the facility was first established as a military reservation.

Figure 15: SIDE/REAR REQUIRED YARD PER P-2 DEVELOPMENT STANDARD



7.6 PARKING AND LOADING REQUIREMENTS

In 2010, various repairs and improvements were made to the WCF site, which included repaving of the road and parking areas. At the completion of this project, the WCF had a total of 145 marked parking stalls, of which three (3) were designated as handicap stalls. Since then, there have been no improvements or additions to the road or parking areas. According to the LUO Article 6, Table 21-6.1, parking requirements for prison uses are to be determined by the director. All standard sized parking stalls are between 8.25 to 8.5 feet wide by 18 feet long, which is in accordance with Sec. 21-6.50. Handicap stalls are 8 feet wide by 18 feet long, with an adjacent access aisle ranging from 5 to 8 feet wide by 18 feet long.

The existing parking areas and number of stalls are shown in Table 10. The locations of the parking areas are also identified in Figure 16. There are no plans to modify or add to the existing parking layout.

Table 10: NUMBER OF PARKING STALLS BY BUILDING

Building Adjacent to Parking	Number of Stalls
WCF-01	7
WCF-04/05	11
WCF-05/06	5
WCF-07/08	2 handicap stalls
WCF-A	16 (including one handicap stall)
WCF-B	5
WCF-C	30
WCF-F	13
WCF-G	8
WCF-I	4
WCF-K	35
WCF-M	8
Total	144

Figure 16: PARKING LOCATIONS

Per the LUO Article 6, Sec. 21-6.100, the WCF's loading requirements are assumed to fall under the use or use category of hotels, hospitals, or similar institutions, and places of public assembly, which requires a minimum of three (3) loading spaces for 50,001 to 100,000 sf of floor area. One loading space is located between WCF-C and WCF-F. The loading space and driveway is approximately 20 feet wide by 100 feet long and is used to receive food and product deliveries. The second loading space is by WCF-AF and is approximately 20 feet wide by 35 feet long to accommodate produce delivery trucks and vans. The third loading space is located between WCF-CP and WCF-I and is about 65 feet wide by 60 feet long. All loading spaces at the WCF are paved, but they are unmarked and do not have signage.

7.7 MASTER SIGNAGE AND EXTERIOR LIGHTING PLANS

The WCF has two natural stone rock walls that contain signage identifying the facility/area. The first rock wall is behind the entry gate to the facility and across from WCF-G (see Figure 17). The second rock wall is located on the southwest corner of WCF-E, where the road forks to go north towards WCF-C or south towards WCF-01, 04, 05, 06, 07, and 08 (see Figure 18).

PSD and DAGS currently have a project underway to upgrade the security lighting at the site. The upgrades include adding new floodlights, streetlights and poles, along with replacing existing lights in various areas on the site. The replacement luminaires and streetlights will be completely downward facing and will not cause any light pollution in the area. New floodlights will be oriented to provide security in and around the buildings on-site, with precaution as to not cause light spill to abutting properties.

Figure 17: “WAIAWA CORRECTIONAL FACILITY” ENTRY ROCK WALL SIGN

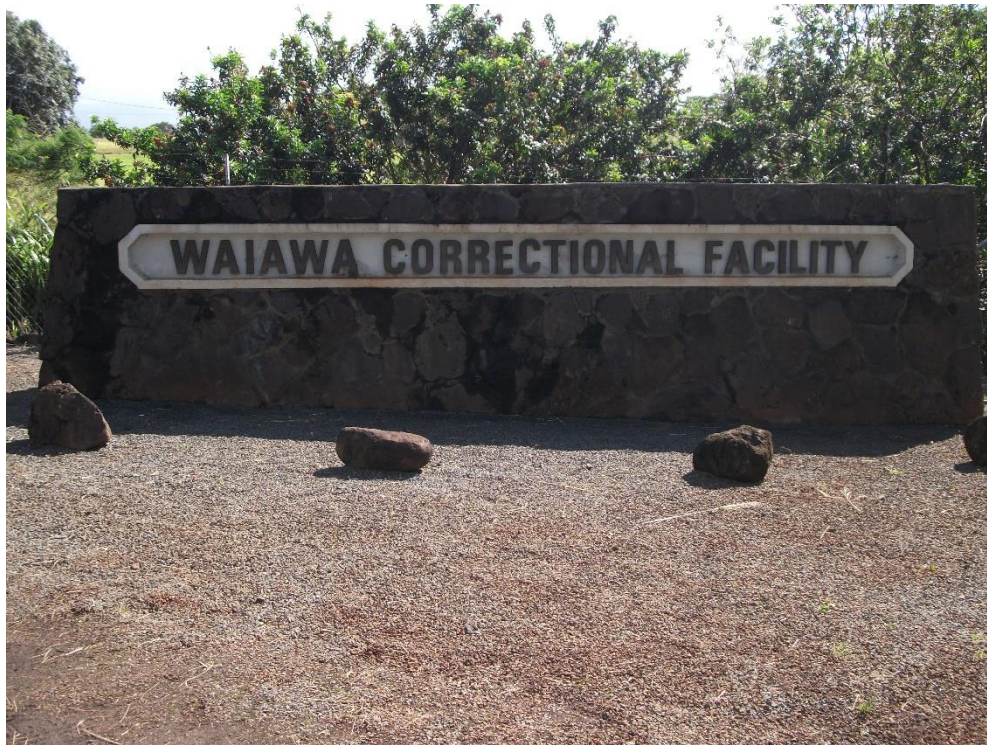


Figure 18: “WAIAWA” ROCK WALL SIGN



7.8 CAPITAL IMPROVEMENT PROJECTS

Currently, DAGS and PSD have five capital improvement projects (CIP) planned for the WCF. Two projects are in the construction phase, one is pending a building permit, and the remaining two are in the planning or design phases. CIPs are listed in Table 11, and a listing of past and ongoing building permits are listed in Table 12.

PSD acknowledges that there are existing structures that do not have building permits (see Table 1). These structures will be brought into compliance as renovations, repairs or improvements are implemented. PSD also commits to remove discarded inoperable vehicles and equipment from the lot near structures V1 – V4.

Table 11: CURRENT CIP PROJECTS AT THE WCF

DAGS Job No.	Description	Affected Structures/Buildings/ Areas	DPP Building Permit Application No.	Building Permit No.
12-27-5657	New Domestic Water System and Related Improvements	Finished water storage tank, water treatment plant, raw water intake tank, pump station no. 6	A2018-07-0106 A2019-09-0386 A2019-09-0741	Pending
12-27-5682	Security Lighting	Various	A2018-04-1524 A2018-04-1529 A2018-04-1532	845935 845936
12-27-5706	Roofing Improvements	WCF-I	A2018-04-0992	844227
12-27-5724	Mechanical and Electrical Systems Improvements	Various	TBD	TBD
12-27-5727	Farm Wash Station	Area near WCF-AF	TBD	TBD

Table 12: LISTING OF PAST AND ONGOING BUILDING PERMITS

DAGS Job No.	Description	Affected Structures/ Buildings/Areas	DPP Building Permit Application No./Permit No.
12-27-5657	Construct new 0.75 million gallon finished water storage, new water treatment plant, sitework to include piping and new walls	Water Tank	A2019-09-0386 A2019-09-0741 A2019-11-0895
12-27-5657	New domestic water system and related improvements (new 0.75m gal potable water storage tank)	WCF-P6 WCF-P7	A2018-07-0106
12-27-5682	Alteration to existing multipurpose building, sitework & guardhouse - new security lighting	WCF-GA VARIOUS LOCATIONS	A2018-04-1524 A2018-04-1529 A2018-04-1532
12-27-5706	Addition/alteration of admin bldg	WCF-I	A2018-04-0992
12-27-5658	Alteration to food service facility, roofing repairs & related improvements	WCF-F	A2016-05-0101/799524
12-27-5650	KASHBOX buildings boiler systems replacement	WCF-09 WCF-10	A2014-04-1619/749789
12-27-5563	Wastewater system improvements - replace pond liner	POND A POND B	A2014-05-1025/763468
12-27-5564	Elec system improvements to include 6' max height chainlink fence and 10' max height cmu retaining wall	GENERATORS BY ADMIN	A2014-04-0628/786079
12-27-5646	Education bldg, replace a/c system & upgrade electrical	WCF-E	A2014-03-1429/753038
12-27-5645	Remove existing roofing and provide new roofing, flashings, and replace	WCF-E	A2013-01-0261/753209

DAGS Job No.	Description	Affected Structures/ Buildings/Areas	DPP Building Permit Application No./Permit No.
	deteriorated fascia and soffit		
N/A	New 1500 gal grease interceptor, ext freezer unit & flooring for inmate dining facility	WCF-F	A2010-06-0128/664633
12-27-5609	Temp program facilities - new stressed membrane structure, demo existing structure	WCF-07 WCF-08	A2009-04-0376/648142 A2009-04-0377/648143 A2009-04-0378/648500 A2009-04-0379/648501
N/A	New above ground fuel tank & cmu wall max ht 4'	New Structure	A2000-04-1268
N/A	Kashbox buildings	WCF-09 WCF-10 WCF-K WCF-V1 WCF-V2	A1997-10-1073/411812
12-27-6659	Waiawa surface water treatment system	WCF-P7	A1994-06-0010/359249
N/A	Unknown	POND	A1994-06-0009/356732

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