Mr. Brian Choy, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration for the Proposed Waianae
Corporation Yard Improvements
Waianae, Oahu, Hawaii
(Tax Map Key: 8-6-01122 & Portion 44)

This letter constitutes a notice of determination by this
department after the potential impact of the proposed project had
been assessed according to Title II, Chapter 200, Environmental
Impact Statement Rules, and Chapter 343 of the Hawaii Revised
Statutes relating to the environmental impact statements. The
determination has been made that an environmental impact
statement is not required based on the environmental assessment
(EA) that was prepared by our consultants, SSFM Engineers, Inc.
and Gerald Park Urban Planner.

Based on our determination, we are filing a negative
declaration for this project. Attached are four copies of the
environmental assessment and a document for publication form.

The notice of the draft environmental assessment for this
project was published in your July 23, 1992 bulletin.

Should there be any questions, please have your staff call
Melvin Lee at 527-6373.

Very truly yours,

HERBERT K. MURAOKA
Director and Building Superintendent

Attach.
cc: Smith, Young & Assoc.
    Gerald Park Urban Planner
    Public Works Dept. (w/ Attach.)
FINAL

ENVIRONMENTAL ASSESSMENT

WAIANAE CORPORATION YARD IMPROVEMENTS

LUALUALEI, WAIANAE, OAHU, HAWAII

Tax Map Key: 8-6-01:22 & portion 44

Prepared Pursuant to Chapter 343, Hawaii Revised Statutes and
Chapter 200, Title 11, Administrative Rules, State of Hawaii

Proposing Agency

Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii

Prepared by

SSFM Engineers, Inc.
and
Gerald Park Urban Planner

September, 1992
<table>
<thead>
<tr>
<th><strong>SUMMARY INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROJECT:</strong> Waianae Corporation Yard Improvements</td>
</tr>
<tr>
<td><strong>PROPOSING AGENCY:</strong> Building Department</td>
</tr>
<tr>
<td>City and County of Honolulu</td>
</tr>
<tr>
<td><strong>LOCATION:</strong> 86-220 Farrington Highway</td>
</tr>
<tr>
<td>Lualualei, Waianae, Oahu</td>
</tr>
<tr>
<td><strong>TAX MAP KEY:</strong> 8-6-01:22 &amp; portion 44</td>
</tr>
<tr>
<td><strong>LAND AREA:</strong> 2.670 Acres</td>
</tr>
<tr>
<td><strong>LANDOWNER:</strong> Hawaiian Home Lands</td>
</tr>
<tr>
<td>State of Hawaii</td>
</tr>
<tr>
<td><strong>EXISTING USE:</strong> Corporation Yard</td>
</tr>
<tr>
<td><strong>STATE LAND USE DESIGNATION:</strong> Urban</td>
</tr>
<tr>
<td><strong>DEVELOPMENT PLAN DESIGNATION:</strong> Public Facility</td>
</tr>
<tr>
<td><strong>EXISTING ZONING:</strong> Intensive Industrial (I-2)</td>
</tr>
<tr>
<td><strong>CONTACT PERSON:</strong> Mel Lee</td>
</tr>
<tr>
<td>Building Department</td>
</tr>
<tr>
<td>Phone: 527-6373</td>
</tr>
</tbody>
</table>
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>SECTION 1</th>
<th>DESCRIPTION OF THE PROPOSED PROJECT</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Objectives of the Project</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>B. Technical Characteristics</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>C. Economic Characteristics</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SECTION 2</th>
<th>DESCRIPTION OF THE AFFECTED ENVIRONMENT</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Existing Use</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>B. Climate</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>C. Geology and Soils</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>D. Topography</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>E. Drainage and Flood Hazard</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>F. Archaeology</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>G. Flora and Fauna</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>H. Land Use Controls</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>I. Visual</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>J. Air and Acoustical Quality</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>K. Public Facilities</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>1. Circulation</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>2. Water</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>3. Wastewater</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>4. Power and Communication</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SECTION 3</th>
<th>SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Assessment Process</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>B. Short-term Impacts</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>C. Long-term Impacts</td>
<td>12</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SECTION 4</th>
<th>ALTERNATIVES TO THE PROPOSED ACTION</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. No Action</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>B. Alternative Location</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SECTION 5</th>
<th>AGENCIES AND ORGANIZATIONS CONSULTED IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT</th>
<th>Page</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>SECTION 6</th>
<th>DETERMINATION OF SIGNIFICANCE</th>
<th>Page</th>
</tr>
</thead>
</table>

| BIBLIOGRAPHY | |
| APPENDIX | COMMENTS AND RESPONSES |

ii
### LIST OF FIGURES

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Location Map</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>Preliminary Site Plan</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>New AES Building</td>
<td>4</td>
</tr>
<tr>
<td>4</td>
<td>Office and Parking Structure</td>
<td>6</td>
</tr>
</tbody>
</table>
SECTION 1
DESCRIPTION OF THE PROPOSED PROJECT

The Building Department, City and County of Honolulu, proposes to improve maintenance facilities at the Waianae Corporation Yard located at Luualaei, Waianae, County of Honolulu. Situated on the mauka side of Farrington Highway, the Corporation Yard is bounded by Puu Malili to the east, Farrington Highway to the west, the Waianae Comprehensive Health Center to the south, and the Waianae Wastewater Treatment Plant to the north. The property bears tax map key (First Division) 8-6-01: 22 and encompasses an area of 2.670 acres. The property is owned by Hawaiian Home Lands. A Location Map is shown in Figure 1.

A. Objectives of the Project

The purpose of the project is to provide facilities for the repair, maintenance, and storage of heavy equipment assigned to the Waianae Corporation Yard. In addition, an existing caretakers cottage and an office building, both of which are old and beyond economical repair, will be demolished and replaced by new structures.

A covered work area is required for the heavy vehicle mechanic to work on the various pieces of equipment at the yard. Repair work is currently performed outdoors and repairs are frequently delayed due to extreme heat or inclement weather. A covered storage area would improve equipment maintenance and shelter equipment from inclement weather. A combination office and covered parking shed is proposed fronting Farrington Highway. This area currently is used for employee parking and a new parking area will be constructed to accommodate employee vehicles.

A preliminary site plan is shown in Figure 2.

B. Technical Characteristics

An existing wooden office building (a converted residential dwelling), caretakers cottage, and sections of rock walls will be demolished to accommodate the proposed improvements. Two banyan trees and one monkey pod on the premises and approximately ten kia'wa and two 'true kamani' trees on the adjacent Waianae Wastewater Treatment Plant property will be removed. The existing Automotive Equipment Service (AES) building will remain intact and not be directly affected by the proposed project.

A new AES building and Parking Shed will be erected in an open area behind (mauka of) the existing AES and covered equipment parking building. The area is paved with asphalt concrete and used for parking refuse collection vehicles. Approximately 75 feet of rock wall will be demolished and existing trees removed to site the building. The new AES building measures approximately 110' X 35' with a floor area of 3,850 square feet. The single-story building stands 22'-4" high with 14'-6" clear space at the eave line. The building will be constructed of pre-engineered steel framing with corrugated metal siding, concrete base, asphalt concrete flooring, and a pitched metal roof (See Figure 3). An oil/water separator will be
included to prevent oil from the floor drains entering into the sewer system. Refuse collection vehicles will be garaged in the Parking Shed.

The caretakers cottage and carport, located on the southern portion of the site, will be demolished and replaced by a new cottage and carport. The new single-story wooden dwelling is about 1,100 square feet in area with 3 bedrooms and 2 baths. The existing cottage will be demolished after the new cottage is constructed.

A combination office and covered parking shed will be constructed fronting Farrington Highway. One banyan tree will be removed and employee parking displaced to accommodate the structure. The building measures approximately 168' X 26' and will be used for storing equipment and road maintenance vehicles. The single-story structure is of similar design and will be constructed of the same materials as the new AES building. The structure stands 19'0" high with 12'0" clearance at the eave line (See Figure 4).

A new 1,248 square foot office (26' X 48') will be located at the ewa end of the building. Space has been allocated for the District Superintendent, the assistant superintendent, a planner/dispatcher, a conference room, waiting room, and restroom facilities for men and women. The office area will be constructed on a concrete slab set on grade; the parking shed will have an asphalt concrete surface.

A new employee parking area will be constructed to replace the parking area lost to the new office/parking structure. The parking area will be located on the adjacent Wai'anae Wastewater Treatment Plant property. A thirty-two (32) stall parking lot will be provided within a paved area of 11,270 square feet. Access will be taken from the corporation yard not Farrington Highway. The parking lot will be fenced and equipped with security lighting. The lot will be drained by sheet flow which will discharge into an existing concrete drainage channel along Farrington Highway. The parking lot will be landscaped as required by Section 3.80 of the Land Use Ordinance.

In addition to landscaping the employee parking lot, the front yard (10 feet) of the corporation yard shall be landscaped as required by the I-2 zoning district requirements.

The corporation yard uses cesspools for wastewater disposal. These cesspools will be abandoned in compliance with Chapter 62, Title 11, State Department of Health Administrative Rules, and sewer hook-up made to the sewer main in Farrington Highway. Trench excavation will have to be done on Farrington Highway to install the sewer lateral. Construction plans will be sent to the State Department of Transportation for its approval.

No off-site improvements to the water system are required. No significant increase in water consumption is anticipated and the existing water lateral and meter size will remain the same. On-site water lines will be realigned to service the new caretakers cottage and buildings.

Three existing underground storage tanks (UST) will be removed under a separate contract from the proposed project.
C. Economic Characteristics

The cost of the project is estimated at $800,000 ($1992) and will be funded by the City and County of Honolulu. Project monies have been appropriated by the City Council.

Construction will commence after all necessary approvals are received. The project will be built in one phase and construction time is estimated at 210 calendar days.

The property is owned by Hawaiian Home Lands and leased to the City and County of Honolulu. The City has a 25 year lease on the property which commenced July 1, 1977 and terminates June 30, 2002.
SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Existing Use

The Waianae Corporation Yard has served as the district office for the Divisions of Refuse Collection and Disposal and Road Maintenance, Department of Public Works since 1953. Currently, 33 personnel are assigned to the yard (Road Maintenance, 21; Refuse Collection, 11; and Automotive Equipment Service, 1). Vehicles assigned to the Road Maintenance Division number 19 pieces and 8 refuse trucks belong to the Division of Refuse.

The trapezoid shaped parcel has been extensively modified in its almost 40 years of baseyard use. Approximately two-thirds of the lot is covered by asphalt concrete and crushed rock/coral. The existing AES building is the only major structure on the premises. The rectangular shaped (155' x 24') steel framed structure is enclosed on three sides with corrugated siding and topped by a corrugated iron gable roof. Fueling facilities and a dispatchers office are located on the Waianae end of the building. The Ewa end is used for employees lockers, storing equipment and materials, and vehicle maintenance.

Trucks and trailers are stored behind the building in the open and are repaired "in place". Refuse trucks park behind the AES building in front of a 5' high retaining wall. Heavy equipment and vehicles also park on a terraced area mauka of the retaining wall. Fill materials are stockpiled in the north corner adjacent to an above ground oil tank.

The caretakers cottage and office building are located on the southeastern end of the site. The area is grassed and landscaped with several specimen trees.

The entire site is enclosed by a 7' high chain link fence.

B. Climate

Climatic conditions in the Waianae District can be characterized as hot and dry. Mean annual rainfall averages 20 inches along the coast to 80-100 inches at the higher elevations of the Waianae Mountains. Daily temperatures range between 72 and 80 degrees Fahrenheit and can reach the low to mid 90's during the summer. Prevailing winds blow from the north-northeast about 80 percent of the year.

C. Geology and Soils

The site is comprised of consolidated marine deposits chiefly coral and limestone. The marine deposits underlying most of the coastal lands along the Waianae Coast resulted from a series of emergences and submergences of the island that established the present shoreline (Stearns, 1946).

Soil Conservation Service maps (1972) identify Mokuleia silty clay as the predominant soil covering the property. However, previous grading and filling suggest the soils are a mixture of clay, marine deposits, and imported borrow.
D. Topography

The ground surface has been extensively remodeled for drainage, vehicle access and parking, and building construction. Approximately two-thirds of the site is covered with asphalt concrete and sloped to drain in the direction of Farrington Highway.

Beyond the 5' high retaining wall and to the rear property line, ground elevation rises from approximately 26 feet to a high of 34 feet. This entire strip has been graded, graveled, and compacted.

E. Drainage and Flood Hazard

The corporation yard is well drained and no significant on-site flooding has been experienced. Typically, runoff flows across the site into a concrete spillway and drainage ditch fronting Farrington Highway and is discharged into the ocean.

Flood maps (Federal Emergency Management Agency, 1990) depict a 100-year flood hazard area about 25-45 feet deep across most of the property frontage along Farrington Highway. The flood area is designated Zone AE and the base flood elevation is calculated at 15 feet. The remainder of the property is designated Zone D or "areas in which flood hazards are undetermined".

F. Archaeology

Reference maps on file at the Historic Sites Division, Department of Land and Natural Resources show no historic features on the property. Given its present use and improved condition, any surface features that may have been on the site have been removed.

G. Flora and Fauna

No unique flora or fauna were observed on the site. Vegetation consists primarily of four large banyan trees (Ficus sp.) fronting Farrington Highway, plumeria (Plumeria sp.), coconut palms (Cocos nucifera), kiawa (Prosopis pallida), and monkeypod (Samanea saman). None are considered threatened or endangered and all are common throughout Hawaii.

Wildlife was not observed although mongoose (Herpestes auropunctatus) and other rodents probably frequent the site. Several pigeon coops have been erected by the caretaker.

H. Land Use Controls

The 2.6 acre parcel is classified Urban by the State Land Use Commission. Urban classified lands are under jurisdiction of the counties and their respective land use controls.

The Waianae Development Plan Land Use Map designates the corporation yard Public Facility and the current use is consistent with said designation. The site is zoned Intensive Industrial District (I-2) and public uses and structures are permitted uses in the zoning district.

The property lies within the County delineated Special Management Area and a Special Management Area Use Permit is required for this project.
I. Visual

The presence of heavy equipment vehicles, a preponderance of asphalt, and an industrial-like appearance does not qualify the Waihau Corporation Yard as a scenic resource. On the other hand, the grounds are well maintained and city owned vehicles generally park out of the public eye.

The yard, however, lies at the base of Puu Mailili, a prominent mountainous landform overlooking Farrington Highway and nearby Lualualei Beach Park. It is cited by Chu and Jones (1987) as a vivid landmark and one of the prominent view objects “occurring in the Pokai Bay section of the Waihau Viewshed.” Its qualification for landmark status is probably due to its elevation (+700 feet), exposed dark brown weathered lava slopes, and closeness to Farrington Highway from which people cannot avoid viewing this striking landform.

J. Air and Acoustical Quality

The site is not located near any source of air pollution except that odors from the nearby Waihau Wastewater Treatment Plan can be sensed quite frequently.

Repair and maintenance activities at the yard are not significant noise generators. Most of the time, excessive sound levels are generated by passing vehicles on Farrington Highway.

K. Public Facilities

1. Circulation

The Waihau Corporation Yard fronts Farrington Highway, the major roadway serving the Leeward Coast. This four lane (2 eastbound and 2 westbound), all-weather surface roadway has a pavement width of 45+ feet within a 150 foot right-of-way. The posted speed limit is 45 mph.

Access to the highway from the corporation yard is stop controlled. There are neither acceleration/deceleration lanes to aid inbound/outbound vehicle movements nor a left turn storage lane from the highway into the corporation yard.

2. Water

Water is drawn from a 3/4 inch Board of Water Supply meter along Farrington Highway.

3. Wastewater

The corporation yard is not seweried. Cesspools are used for wastewater disposal.

4. Power and Communication

Electrical power and telephone service are provided by overhead lines on both sides of Farrington Highway.
SECTION 3
SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS
AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with staff of the Building Department, the consulting
engineers, and others comprising the design team. State and County agencies were contacted
for information relative to their areas of expertise. Time was spent in the field noting site
conditions and conditions in the vicinity of the project site. From the discussions and field
investigations existing conditions and features which could be affected or would affect the
project were identified. These conditions and features are:

- The proposed improvements will be confined to the existing corporation yard;
- No change or displacement of public use is considered by the proposed action;
- The proposed improvements are consistent with land use controls for the site;
- Land on which the improvements are proposed have been modified extensively by
  grading, asphalt paving, and landscape plantings;
- Utilities are available and adequate to service the new additions;
- The site is not adjacent to a wetland, marsh, estuary, or wildlife preserve;
- The site is devoid of archaeological features on the ground surface;
- There are no threatened or endangered flora and fauna on the premises;
- A small portion of the site lies within an identified flood hazard area but no structure
  will be placed thereon; and
- The property does not abut the shoreline.

B. Short-term Impacts

The predominantly asphalt concrete building sites suggests there is minimal risk of erosion
during development. The two new maintenance buildings require little site work—except for
excavating for footings and utility lines—to erect the steel structures. The new office area will
be built on a concrete floor but the relatively small area to be graded should not pose an
erosion hazard. For the same reason, site preparation activities for the caretakers cottage and
employee parking area should not create erosion problems. All site work will be performed
according to acceptable and City approved grading and erosion control standards (Chapter 23,
Demolition and site work activities will raise fugitive dust. Dust cannot be eliminated entirely but can be controlled by sprinkling water over exposed areas or by employing other dust suppression measures stipulated in Chapter 60 (Air Pollution Control) of Title 11, Administrative Rules of the State Department of Health.

Temporary and unavoidable construction noises will occur during the seven month construction period. Sound levels in the range of 85-96 dB(A) will be generated by heavy equipment, trucks, and hand held power tools. Fluctuations in sound levels, frequency, and duration can be expected during the different construction stages. In general there are no noise sensitive locations in the vicinity of the corporation yard except for the Wai‘anae Coast Comprehensive Center to the east. The Center is located 150+ feet from any construction site which is a sufficient distance to help attenuate construction sounds. Construction activities will comply with vehicle and construction noise control measures of Chapters 42 and 43 respectively, Title 11, Administrative Rules, State Department of Health.

Two banyans, one monkeypod, ten kiawe, and two ‘true kamani’ trees will be removed. An assessment of the health and age of the trees will be made to determine if it is feasible to relocate the trees. If feasible, the trees will first be attempted to be relocated on-site. If the trees do not fit the landscape, they may be relocated to another City project.

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

Removal of the underground storage tanks reduces the potential for subsurface ground contamination. Regulatory compliance for tank closure and the need for immediate corrective action if contamination is found are potential impacts. Should evidence of pollutant discharge be detected, the City will assume the financial responsibility for corrective actions. To minimize the potential for tank leaks, the two new tanks are double walled and equipped with leak detection devices.

Temporary disruptions to traffic flow on Farrington Highway can be expected as a new sewer manhole is constructed over an existing sewer within the highway right-of-way. Warning signs will be posted to alert motorists of road work and flagmen posted to marshall traffic around the job site. In addition, work in the right-of-way will be scheduled for non-peak traffic hours and at least one travel lane in each direction will be open at all times. All excavations will be covered with traffic plates at the end of each working day. Excavated areas will be restored to pre-construction conditions when work in the right-of-way is completed.

C. Long-term Impacts

When completed the project will shelter city vehicles, heavy equipment, and materials from the elements. Vehicles need not be repaired in open, exposed areas and maintenance personnel will have covered work areas in which to perform their job functions.

The oil-water separator should minimize future discharge of petroleum contaminants into the sewer system. The separator will be inspected regularly and oil and sludge removed by a private operator.
Connection to the municipal wastewater system will reduce the potential for subsurface contamination. The action should also reduce the harborage of vectors, minimize nuisances associated with cesspools, and negate a potential hazard to public health and safety. The action also supports County long-term wastewater management goals and policies and State water quality goals and objectives.

The project will not increase the number of baseyard employees or vehicles assigned to the yard. Equipment and manpower changes are a function of community need rather than an improvement project such as the proposed action.

Solid waste will be collected by municipal refuse crews. Combustible materials will be transported to the H-POWER plant for incineration and non-combustible materials hauled to the Waimanalo Gulch Sanitary Landfill. Waste materials classified as hazardous materials are managed and will continue to be managed and disposed off-site in accordance with Federal and State hazardous waste management laws, rules, and regulations.

The completed additions should not significantly affect roadside views towards the mountains. The crest and slopes of Puu Maailili will remain visible from east and west bound directions on Farrington Highway. The parking structure may partially obstruct the lower slopes of Puu Maailili when viewed from the highway fronting the yard. However, this view is already partially obstructed by a well canopied banyan tree.
SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

For reasons presented in the purposes of the project, the no action alternative is not desirable. There is a need to protect City owned vehicles, heavy equipment, and materials from the elements and a need to provide sheltered work space and improve working conditions for City employees to conduct repair and maintenance activities.

B. Alternative Location

This alternative was rejected because the City does not own a suitable alternate site in the area and does not consider the cost of acquiring a site to be justifiable.
SECTION 5
AGENCIES AND ORGANIZATIONS CONSULTED IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

Federal
U.S. Army Corps of Engineers

State
Department of Health
Department of Land and Natural Resources
Department of Transportation
Office of Environmental Quality Control
Hawaiian Home Lands

County
Board of Water Supply
Department of General Planning
Department of Land Utilization
Department of Parks and Recreation
Department of Public Works
Department of Transportation Services
Fire Department
Police Department

Others
The Honorable John Desoto, Councilperson
Waianae Neighborhood Board No. 24
Waianae Comprehensive Health Center
Hawaiian Electric Company
Hawaiian Telephone Company
SECTION 6

DETERMINATION OF SIGNIFICANCE

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

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

The project site is devoid of natural and cultural resources.

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

The project site has been used as a municipal corporation yard since 1953 and is leased to the City and County of Honolulu until the year 2002. Until the lease is terminated by the landowner and the City, industrial use has been and will continue to be the most beneficial use of the property.

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

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

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

The proposed project will not substantially affect the economic or social welfare of the community or State of Hawaii.

(5) Substantially affects public health;

The proposed project will not substantially affect public health. Several actions comprising part of the project such as connection to the municipal wastewater system, installation of an oil-water separator, and removal of underground storage tanks should minimize the potential for subsurface ground contamination with subsequent long-term public health benefits.

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

Public facilities serving the existing corporation yard are adequate to accommodate the proposed improvements. The project will not increase the number of baseyard employees or vehicles assigned to the yard. Equipment and manpower changes are a function of community need rather than an improvement project such as the proposed action.
(7) Involves a substantial degradation of environmental quality;

Environmental quality will not be substantially degraded. The project does not introduce a totally new land use to the immediate area. No increase in vehicle traffic to and from the baseyard is anticipated. The addition of an employee parking lot and a new structure fronting Farrington Highway will alter the visual environment but the impact will be muted by planned landscaping. For personnel assigned to the baseyard, the project improves their working conditions and environment.

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

The project does not involve a commitment for a larger action.

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

There are no rare, threatened, or endangered flora or fauna on the premises.

(10) Detrimentally affects air or water quality or ambient noise level; or

Ambient air quality will be affected by dust and combustion emissions but can be controlled by measures described in this Assessment. Construction noise will be most pronounced during site preparation but should diminish during building construction. In general, there are no noise sensitive locations in the vicinity of the corporation yard except for the Waianae Coast Comprehensive Health Center to the east. All construction activities will comply with noise regulations of the State Department of Health.

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

A portion of the property is within a designated flood hazard area but existing grade (16 feet) in the hazard area is higher than the 15-foot calculated flood height and structures should not be adversely affected by flooding.

Based on the above criteria, the Waianae Corporation Yard Improvements project will not result in significant adverse environmental impacts and an Environmental Impact Statement is not required.
BIBLIOGRAPHY


APPENDIX

COMMENTS AND RESPONSES
Mr. Gerald Park
Gerald Park Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Draft Environmental Assessment for Wainae Corporation
Yard Improvements, Koolaulu, Wainae, Oahu, Hawaii.

In response to your request dated July 2, 1992 regarding the subject draft Environmental Assessment, we have no comments to offer at this time. Should there be any questions, please contact Matthew Sigaeda of our staff at 527-6956.

Sincerely,

[Signature]

Chief Planning Officer

cc: Building Department
Mr. Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii  96814

Dear Mr. Park:

Subject: Draft Environmental Assessment for Mauiana Corporation Yard Improvements  
Lahaina, Maui, Maui, Hawaii

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from Mauiana and Nakaniol engine companies are adequate.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Thank you for the opportunity to comment on the project. If you have any questions, please call Assistant Chief Attilio Leonardi at 947-3828.

Very truly yours,

LIONEL E. CAHANA  
Fire Chief

cc: Ms. S. Himona  
Land Management Administrator

Mr. Gerald Park  
1245 Young Street  
Suite 201  
Honolulu, HI  96814

Dear Mr. Park:

Subject: Draft Environmental Assessment for Mauiana Corporation Yard Improvements  
Lahaina, Maui, Maui, Hawaii  8-6-01; 22

Thank you for giving us the opportunity to review and comment on the subject proposal.

We have no objections to the proposed project as long as the necessary Federal, State, and City and County permits be obtained.

Should you have any questions, please contact John Fokking at 387-8423.

Very truly yours,

W. MARVIN YOUNG  
W. MASON YOUNG  
Land Management Administrator
Mr. Gerali Park
GERALD PARK URBAN PLANNER
1249 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

This is written in reference to your July 2, 1992, letter transmitting a draft environmental assessment for the Wal-Mart Corporation Yard Improvements. Having reviewed the document, we offer the following comments for your consideration.

1. There were several instances where mitigation measures were mentioned with no subsequent discussion of the corresponding impacts. Examples are as follows:

   • Page 4 mentions an “oil-water separator.” We believe that the separator is a mitigation measure to minimize future discharges of petroleum contaminants into the sewer system. By identifying such a mitigation measure, the reader is led to question the nature of the corresponding impact. We believe that one such impact is the potential for solid and hazardous waste generation.

   • Page 4 also mentions the abandonment of cesspools in compliance with Title 11, Chapter 62 of the Hawaii Administrative Rules. Following the same line of reasoning, such abandonment is indeed a mitigation measure and the corresponding impacts should be identified. We believe that one such impact is reduction in subsurface contamination by sewage discharges.

   • Finally, page 5 mentions underground storage tank (UST) removal. Again, following the reasoning above, removal of the underground storage tank is a mitigation measure. The Office believes that the action has at least one primary impact: reduction of potential for subsurface contamination. Other impacts from the action include the need to comply with federal and state requirements for USTs, vaporization of tank contents, spills associated with tank removal operations.

Please provide sufficient follow-up discussion on mitigation measures and any corresponding impacts in Section 3 of the document. We also recommend that your agency consult with the Solid and Hazardous Waste Branch (telephone 586-4260) and the Wastewater Branch (telephone 586-4254) of the Environmental Management Division, Department of Health, State of Hawaii on the oil-water separator, the underground tank removals, and the abandonment of cesspools.

2. Page 4 makes mention of the underground tank removals as being “under a separate contract from the proposed project.” We are unclear as to whether the UST removal is an integral part of the proposed action or whether a separate document will be prepared for this. Please clarify this in the final environmental assessment.

3. Page 7 makes mention of a 10 year lease of property with the State, and later the environmental assessment also makes mention that the property was used for some forty years as a basseyard. In light of this, we recommend that the final environmental assessment should include some discussion of responsibility for corrective action for past releases of pollutants on the property. The Office of Hazard Evaluation and Emergency Response, Environmental Health Administration, Department of Health, State of Hawaii (telephone 586-4248), and the Department of Hawaiian Homes Lands, State of Hawaii should be contacted.

If you have any questions regarding this letter, please call Mr. Leslie Segundo, Environmental Health Specialist, at 586-4185.

Very truly yours,

[Signature]

BRIAN J. A. CHOV
Director

cc: Building Department, City and County of Honolulu
Thank you for your comments in the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

1. We have now reduced the Draft Environmental Assessment to include a statement on the need for water and sewer connections, as well as the need for additional water connections at the site.

2. We have revised the preliminary plan to ensure that the project will not result in significant adverse environmental impacts.

3. We have revised the preliminary plan to ensure that the project will not result in significant adverse environmental impacts.

4. We have revised the preliminary plan to ensure that the project will not result in significant adverse environmental impacts.

5. We have revised the preliminary plan to ensure that the project will not result in significant adverse environmental impacts.

We are committed to addressing all of your concerns and will continue to work with you to ensure that the project meets the highest environmental standards.

Thank you for your time and consideration.

Sincerely,

[Signature]

[Name]

[Title]

[Contact Information]
Mr. Gerald Park, Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment for Wailana Corporation Yard Improvements, General Lease No. 194, Lahaina, Oahu

Thank you for the opportunity to review the proposal for improvements on the subject property identified by Tax Map Key 6-4-01:22.

Being that the project will include construction of a new parking lot on the adjoining parcel identified by Tax Map Key 6-4-01:144, this parcel should also be incorporated as part of the assessment area.

On Page 7, the description of the terms of the general lease with the Department of Hawaiian Home Lands should be corrected. The City and County's lease of Parcel 22 is for 25 years, from July 1, 1977 to June 30, 2002; June 30, 1997 is the last day of the current lease period, prior to rent reopening.

We have no further comments to offer at this time. Should you have any questions regarding this matter, please contact Mr. Rodney Asada, Chief of our Land Management Branch, at 586-3820.

Warmest aloha,

Hualu Drake, Chairman
Hawaiian Homes Commission

September 2, 1997

Hualu Drake
Chairman, Hawaiian Homes Commission
P.O. Box 1879
Honolulu, Hawaii 96803

Dear Mrs. Drake:

Subject: Wailana Corporation Yard

Thank you for your comments to the Draft Environmental Assessment prepared for the subject project. We offer the following in response to your comments:

1. Reference to tax map key 6-4-01:14 shall be included in the final Environmental Assessment.

2. The description of the terms of the general lease (page 7) will be corrected per your comment.

Should you have further questions, please contact Mr. Melvin Lee of the Building Department at 517-6373.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: Melvin Lee, Building Department
July 23, 1992

Mr. Gerald Pau, Urban Planner
1290 Young Street
Suite 201

Date: July 23, 1992
Subject: South Devon Hill Improvement

We have reviewed the information submitted regarding the
improvement of the police station in the area.

Thank you for the opportunity to comment,

Sincerely,

MICHAEL S. MAMBA
Chief of Police
Support Services Bureau
DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

July 28, 1992

Mr. Gerald Park
1250 Young Street
Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Comments to Draft Environmental Assessment (DEA)
For Walanae Corporation Yard Improvements
86-230 Farrington Highway, Walanae, Oahu
Tax Map Rev.: 5-6; Section: 22

We have reviewed the above DEA from the Building Department, City & County of Honolulu, which proposes to construct a new Automotive Equipment Service (AES) building, parking shed, caretakers cottage and carport. A discussion of solid waste disposal was not mentioned in the DEA and should be addressed in the final document. The project is within the Special Management Area (SMA) and will require a major SMA Use Permit.

Landscaping is also required for the above project. Please see Section 9.80 of the Land Use Ordinance for landscaping requirements.

Thank you for the opportunity to comment. If you have any SMA questions, please contact Dana Tatsun to of our staff at 523-4438. For additional information on landscaping, please call our Plan Review Branch at 523-4132.

Very truly yours,

Donald A. Clegg
Director of Land Utilization

September 2, 1992

Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
680 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Walanae Corporation Yard

Thank you for your comments to the Draft Environmental Assessment prepared for the subject project. We offer the following in response to your comments:

1. Solid waste will be collected by municipal refuse crews. Non-combustible materials will be transported to the H-Power plant for incineration and non-combustible materials hauled to the Walanae Gulch Sanitary Landfill. Waste materials classified as hazardous materials are managed and will continue to be managed and disposed off-site in accordance with Federal and State hazardous waste management laws, rules, and regulations. We will include this response in the final Assessment.

2. Applicants will apply for a major SMA Use Permit after complying with the requirements of Chapter 143, Hawaii Revised Statutes and Chapter 200, Title 11, Administrative Rules of the State Department of Health.

3. Your comments concerning landscaping has been forwarded to the consulting engineer for action.

Should you have further questions, please contact Mr. Melvin Lee of the Building Department at 527-6373.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: Melvin Lee, Building Department

scytela.hn
Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Environmental Assessment (EA) for the proposed Waianae Corporation Yard improvements at Laulualani, Waianae, Oahu (TMK: R-6-01: 22). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood based information under the Flood Control Act of 1950 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. The project does not involve work in waters of the United States; therefore, a DA permit is not required.

b. The flood zone designations stated on page 9 of the EA are correct.

Sincerely,

Klaus Cheung, P.E.  
Director of Engineering

---

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Draft Environmental Assessment, Waianae Corporation Yard Improvements, Laulualani, Waianae, Oahu  
TMK: R-6-01: 22

Thank you for your letter of July 2, 1992, requesting our review of the subject draft assessment. The proposed improvements to the Waianae Corporation Yard will not significantly impact our State highway facilities. Plans for construction work within the State highway right-of-way must be submitted for our review and approval.

Sincerely,

[Signature]

E. Rex D. Johnson  
Director of Transportation
July 27, 1992

Mr. Gerald Park
Gerald Park Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Wai'anae Corporation Yard
Draft Environmental Assessment for Improvements

This is in response to your letter dated July 2, 1992 requesting our comments on the subject project.

Farrington Highway, the only access for this property, is a State Department of Transportation facility. We, therefore, have no comments to offer at this time.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Sincerely,

[Signature]

JOSEPH S. KAGALDI, JR.
Director

---

July 30, 1992

Gerald Park
Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment for the
Wai'anae Corporation Yard Improvements

Thank you for the opportunity to comment on the Draft Environmental Assessment (DEA) for the proposed improvements to the Wai'anae Corporation Yard. We have completed our review of the DEA and have no comments to offer at this time.

If you have any questions, please call John Morihara of our Advance Planning Branch at 523-4246.

Sincerely,

[Signature]

For WALTER M. OHAMA, Director
September 2, 1992

Marianne K. Glushenko
Acting Administrator
Wailuku Comprehensive Health Center
80-100 Farrington Highway
Wailuku, Hawaii 96793-3199

Dear Ms. Glushenko:

Subject: Wailuku Coroporation Yard

Thank you for reviewing the Draft Environmental Assessment for the subject project. We appreciate the support of your organization for the planned improvements to the corporation yard.

We have passed your comment concerning the clogged culvert on to the Building Department for follow up action. We would like to point out that the culvert is on State property and should be maintained by the State Department of Transportation.

If you have further questions, please contact Mr. Melvin Lee of the Building Department at 357-6374.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cr. Melvin Lee, Building Department

August 3, 1992

Gerald Park, Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

RE: Draft Environmental Assessment for Wailuku Corporation Yard Improvements

Dear Mr. Park:

We appreciate the opportunity to comment on the improvements addressed in your letter to our Administrator, Michael Tweedell. In his absence, I would like to advise you we feel the improvements will be an asset to this community.

We would like to point out, however, that we have noticed the drainage culvert fronting Farrington Highway is clogged with dirt. Should a heavy rain occur, the water would be routed to the culvert in front of the Wailuku Coast Comprehensive Health Center, which would overload the culvert.

Again, thank you for allowing us to comment on this project.

Sincerely,

MARIANNE K. GLUSHENKO
Acting Administrator

MKG/ha
August 10, 1992

Mr. Gerald Park
Gerald Park, Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Your Letter of July 2, 1992 Regarding the Draft Environmental Assessment for the Proposed Walanae Corporation Yard Improvements, TMSC 8-6-001 22, Farrington Highway, Wahiawa

Thank you for the opportunity to review and comment on the proposed project. We have the following comments to offer:

1. The existing water system is presently adequate to accommodate the proposed development. There is one existing water meter currently serving the project site.

2. The availability of additional water will be confirmed when the building permit is submitted for our review and approval. When additional water is made available, the applicant will be required to pay our Water System Facilities Charges for source-transmission and daily storage and any applicable meter installation charges.

3. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

4. A Board of Water Supply approved reduced pressure principle backflow prevention assembly should be installed on the domestic water line immediately after the property valve and prior to any branch piping.

If you have any questions, please contact Bert Kulaha at 527-5235.

Very truly yours,

[Signature]

Yuki Hayashi
Manager and Chief Engineer
Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814  

Dear Mr. Park:  

Subject:  
Draft Environmental Assessment for  
Walanae Corporation Yard Improvements  
Kamakai, Wailuku, Oahu, Hawaii  

Thank you for allowing us to review and comment on the subject document. We have the following comments to offer:  

HAZARDOUS WASTE  

According to the environmental assessment, the facility is to be used for the repair, maintenance, and storage of heavy equipment. Any waste generated on site which is listed as a hazardous waste in the Code of Federal Regulations (CFR), Title 40, Part 261, or possesses the characteristics of a hazardous waste, such as toxicity, ignitability, corrosivity, or reactivity as defined in CFR, Title 40, Part 261, must be disposed of as a hazardous waste. Examples of potential hazardous wastes from a maintenance facility are solvents, paint, and thinner.  

Hazardous waste is regulated in the State of Hawaii under Federal law. Generators are responsible for proper disposal of their waste. Proper disposal of hazardous waste is disposal at an authorized treatment, storage, and disposal facility (TSDF) specifically designed to handle hazardous waste. The generator must send its waste off-site through a transporter who is authorized to transport the waste to a TSDF. The transporter and the TSDF must have identification numbers (ID) from the U.S. Environmental Protection Agency (EPA) which gives the transporter the authority to handle hazardous waste. Depending on the quantity of the waste, the generator of the waste may also need to send an EPA ID number as well.  

Enclosed for your information is a brochure titled, "Understanding the Small Quantity Generator Hazardous Waste Rules: A Handbook for Small Business."  

UNDERGROUND STORAGE TANKS  

As stated in the subject document, as well as a May 21, 1992 telephone conversation between Reuben Kwan of our Underground Storage Tank Section and Ed Hilani of the City and County of

Mr. Gerald Park  
August 13, 1992  
Page 2  
92-233/RPO  

Honolulu Building Department, the Walanae Corporation Yard currently has three underground storage tanks (USTs) which are to be removed and replaced by two new underground storage tanks sometime this year.  

As such, the closure and installation of USTs is subject to the Federal UST rules and regulations as set forth in 40 CFR Part 280 (refer to Attachment 1, the Tank Closure Packet, enclosed). These regulations include requirements for:  

A. Design, construction, installation, and notification;  
B. General operating requirements;  
C. Release detection;  
D. Release reporting, investigation, and containment;  
E. Release response and corrective action;  
F. Change-in-service and closure; and  
G. Financial responsibility requirements.  

With regard to closing the existing USTs, the owners and operators are required to, among other things, measure for the presence of a release where contamination is most likely to be present in the UST site before permanent closure is complete (40 CFR § 280.72). In the event of a confirmed release, the owners and operators must report the detection of the release to the Department of Health UST Section within 24 hours and begin release response action in accordance with 40 CFR Part 280, Subpart F (refer to Attachment 2, the Release Response Packet).  

Finally, closure and installation of UST systems containing flammable and combustible liquids is also subject to regulations by the City and County of Honolulu Fire Department (HFD). The HFD should be notified in regard to any county requirements that may exist governing UST systems.  

If you should have any questions or comments regarding the hazardous waste and underground storage tank concerns, please contact Mr. Gregory McCannery at 586-4206, and Mr. Scott Lewis at 586-4227, respectively.  

Very truly yours,  

John C. Lewis, M.D.  
Director of Health  

Enc.  
c. Solid and Hazardous Waste Branch
September 2, 1992

John C. Lewin, M.D.
Director of Health
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Dr. Lewin:

Subject: Waianae Corporation Yard Improvements
Lushualei, Waianae, Oahu, Hawaii
(92-238/epo)

Thank you for your comments to the Draft Environmental Assessment prepared for
the subject project. We offer the following responses to your comment.

Hazardous Waste

We have forwarded this comment and the brochure your office enclosed to the
Department of Public Works, City and County of Honolulu, the primary users of
the corporation yard.

Underground Storage Tanks

As indicated in your letter, the Building Department has initiated consultations
with the Underground Storage Tank Section, Department of Health. The
Department will adhere to Federal UST rules and regulations for the closure of the
existing USTs and installation of the new USTs.

The Fire Department will be notified of the planned closure of the existing USTs
and installation of the new USTs.

Should you have further questions, please contact Mr. Melvin Lee of the Building
Department at 527-6373.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: Melvin Lee, Building Department
wcydoh.ltr