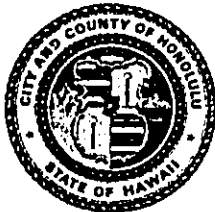


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI  
MAYOR



DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

92/SMA-100 (JT)

January 26, 1993

RECEIVED

'93 JAN 28 AIO:38

Mr. Brian J. J. Choy, Director  
Office of Environmental Quality Control  
(OEQC)  
220 S. King Street, 4th Floor  
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Dear Mr. Choy:

**SPECIAL MANAGEMENT AREA ORDINANCE**  
**CHAPTER 25, ROH**  
**Environmental Assessment/Determination**  
**Negative Declaration**

Recorded Owner	:	Kekaucha Family
Applicant	:	KFC Hawaii
Agent	:	AM Partners, Inc.
Location	:	87-1978 Farrington Highway
Tax Map Key	:	8-7-31: 10
Request	:	New Drive-In Restaurant
Determination	:	A Negative Declaration Is Issued

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

Approved Donald A. Clegg  
DONALD A. CLEGG  
Director of Land Utilization

DAC:jht  
Attach.  
G:ndkfc.jht

1993-02-23-01-Nanakuli Kentucky fried chicken

FEB 23 1993



DRAFT ENVIRONMENTAL ASSESSMENT FOR A  
SPECIAL MANAGEMENT AREA PERMIT

# KFC NANAKULI

Nanakuli, Oahu, Hawaii

October 1992

Horizontal lines for additional information or notes.

**DRAFT ENVIRONMENTAL ASSESSMENT FOR A  
SPECIAL MANAGEMENT AREA PERMIT**

**KFC NANAKULI**

**Nanakuli, Oahu, Hawaii**

**Applicant:**

**Kentucky Fried Chicken**

**Accepting Authority:**

**Department of Utilization  
City and County of Honolulu**

**Prepared by:**

**AM Partners, Inc.**

**October 1992**

## TABLE OF CONTENTS

<u>CHAPTER</u>		<u>PAGE</u>
I.	PROJECT SUMMARY	1
II.	PROJECT DESCRIPTION	3
	A. Technical Characteristics	3
	B. Social Characteristics	4
	C. Estimated Cost	4
	D. Development Schedule	4
III.	AFFECTED ENVIRONMENT	8
	A. Property Description	8
	B. Geological Characteristics	8
	1. Topography	8
	2. Climate	8
	3. Soil	8
	C. Water Resources	9
	1. Flood Plain Management	9
	2. Special Management Area	9
	3. Tsunami Inundation	9
	D. Flora and Fauna	9
	E. Infrastructure and Utilities	12
	1. Vehicular Access	12
	2. Water	12
	3. Wastewater	12
	4. Drainage	12
	5. Solid Waste	13
	6. Electrical and Telephone Service	13
	F. Public Facilities	13
	2. Parks	13
	3. Police	13
	4. Fire	13
	5. Emergency Medical Service	14

5.	Emergency Medical Service	14
IV.	PLANS, POLICIES, AND CONROLS	15
A.	Federal	15
B.	State	15
C.	City and County	15
1.	Development Plan Land Use and Public Facilities Maps	15
2.	Zoning	15
V.	SUMMARY OF MAJOR IMPACTS	19
A.	Traffic	19
B.	Noise	19
C.	Air Quality	20
D.	Historic and Archaeological Resources	20
VI.	ALTERNATIVES CONSIDERED	21
A.	No Action Alternative	21
B.	Action Alternative	21
VII.	MITIGATION MEASURES	22
VIII.	COMMENTS RECEIVED DURING PRE-ASSESSMENT CONSULTATION	23
IX.	REFERENCES	24

## LIST OF FIGURES

<u>TITLE</u>	<u>PAGE</u>
1. Project Location Map	5
2. Site Plan	6
3. Exterior Elevations of KFC Restaurant	7
4. Flood Insurance Rate Map	10
5. Special Management Area Map	11
6. Development Plan	16
7. Public Facilities Map	17
8. Zoning Map: Lualualei to Makaha	18

I. PROJECT SUMMARY

Project Name: Kentucky Fried Chicken-Nanakuli

Applicant: Kentucky Fried Chicken

Accepting Authority: Department of Land Utilization  
City and County of Honolulu

Project Location: 98-1978 Farrington Highway  
Nanakuli , Oahu, Hawaii

The project site is bounded by Farrington Highway and a private access road between Lualualei Naval Road and Maaloa Street, and a commercial structure along Maaloa Street and Farrington Highway.

Tax Map Key: 1- 8- 07- 31: 10

Landowner : The project site will be leased from the fee owners:  
May A. Kekauoha  
Edna E. Kekauoha  
Charles Kupahu  
Edith Kekauoha Kaninau  
Warren K. Kekauoha  
Leeward K. Kekauoha  
Dale H.K. Akoi  
George W. Kekauoha  
Willard K. Kekauoha  
Clifford N. Kekauoha  
Barbara K. Kekauoha Aldous

Land Area: 20,614 square feet

Existing Use: The project site presently operates as a fast food restaurant called Big-Daddy's Drive-In.

State Land Use Designation: Urban

Development Plan Land Use Designation: Commercial

Development Plan Public Facilities Map: Improvement District

Zoning Designation: B-1 (Neighborhood Business District)

Project Description: The proposed project will consist of a Kentucky Fried Chicken fast food restaurant with drive-through service, a parking lot, and landscaping.

Summary of Impacts: Short-term impacts resulting from construction related activities will only last during the construction period. Standard construction mitigation measures will be taken to alleviate construction related impacts.

Long-term impacts affecting the environment are not expected to vary from the existing use of the site. Vehicular traffic, noise and air quality are not expected to create any significant impact over the existing conditions.



## II. PROJECT DESCRIPTION

### A. Technical Characteristics

The project site (TMK: 1-8-07-31: 10) is bounded by Farrington Highway and a private access road between Lualualei Naval Road and Maaloa Street, and encompasses 20,614 square feet (Figure 1). The site is adjacent to a former wooden commercial building and a residential area. Nearby land uses include single family residential areas, Maile Commercial Center, Pacific Shopping Mall, Nanakuli Mall, and Nanakuli Beach across the street. The drive-in restaurant will be demolished and replaced by the proposed project.

The proposed project consists of a Kentucky Fried Chicken (KFC) retail outlet. The 2,500 square foot structure will include food storage, preparation, and service counter areas, and an enclosed dine-in area with seating for approximately 50 customers (Figure 2). The building exterior will feature standard KFC architectural details including a cupola, canopy, drive-through service, and awning. The structure will incorporate extensive glazing which will allow beach park views from the enclosed dining area. A plaster finish will be used throughout the exterior wall surfaces.

The roof line of the main structure will be approximately 16-feet above the finished grade, while the cupola will extend to 22-feet above grade. The restaurant will be approximately 3 feet above the grade adjacent to the property, and have a finished floor elevation of 11 feet above mean sea level in conformance with the Federal Insurance Rate Map (FIRM) determined elevation for the area (Figure 3).

Drive-through service and parking for 14 cars will be accessed from, and egress to Farrington Highway. The drive-through will feature car-hop service which will utilize a service intercom system. The

drive-through window will only be used for food pick-up and money exchange. An escape lane will be provided adjacent to the drive-through lane. No service access will be permitted onto the private road located on the south-east boundary of the site.

The paved parking areas and a loading zone will be located mauka of the structure. Six-foot high perimeter screen fencing will be provided at the side and back boundaries of the lot. Indigenous regional flora types including small canopy trees will be incorporated throughout the site to complement the contextual influences of the surrounding area.

B. Social Characteristics

The project site is within Census Tract 96.01 and bounded by Lualualei Naval Road, Kolekole Road, the Military Reservation Boundary, and Pili O Kahe Gulch. According to the 1991 State of Hawaii Data Book, the area had a population of 5,974 in 1990.

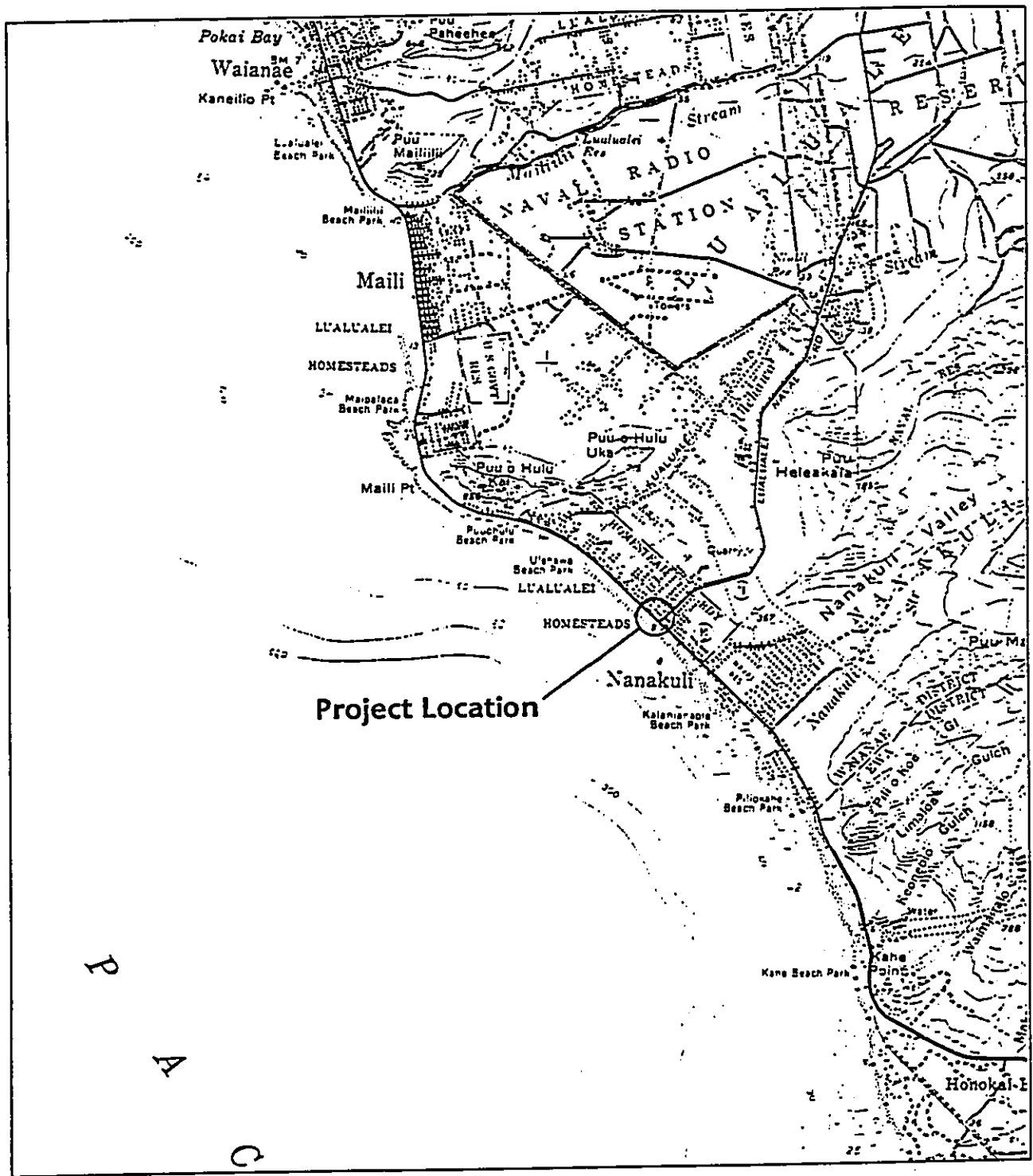
The facility will provide employment for approximately 12 full-time and 12 part-time positions. The proposed use will also provide construction employment opportunities. Sales, income, and secondary taxes will be generated beyond the existing use.

C. Estimated Cost

The estimated construction cost of the project is approximately \$550,000. The completed, furnished project will have an estimated value of \$1,100,000.

D. Development Schedule

The project will be developed in one continuous phase. It is anticipated that construction will be completed in 1993.

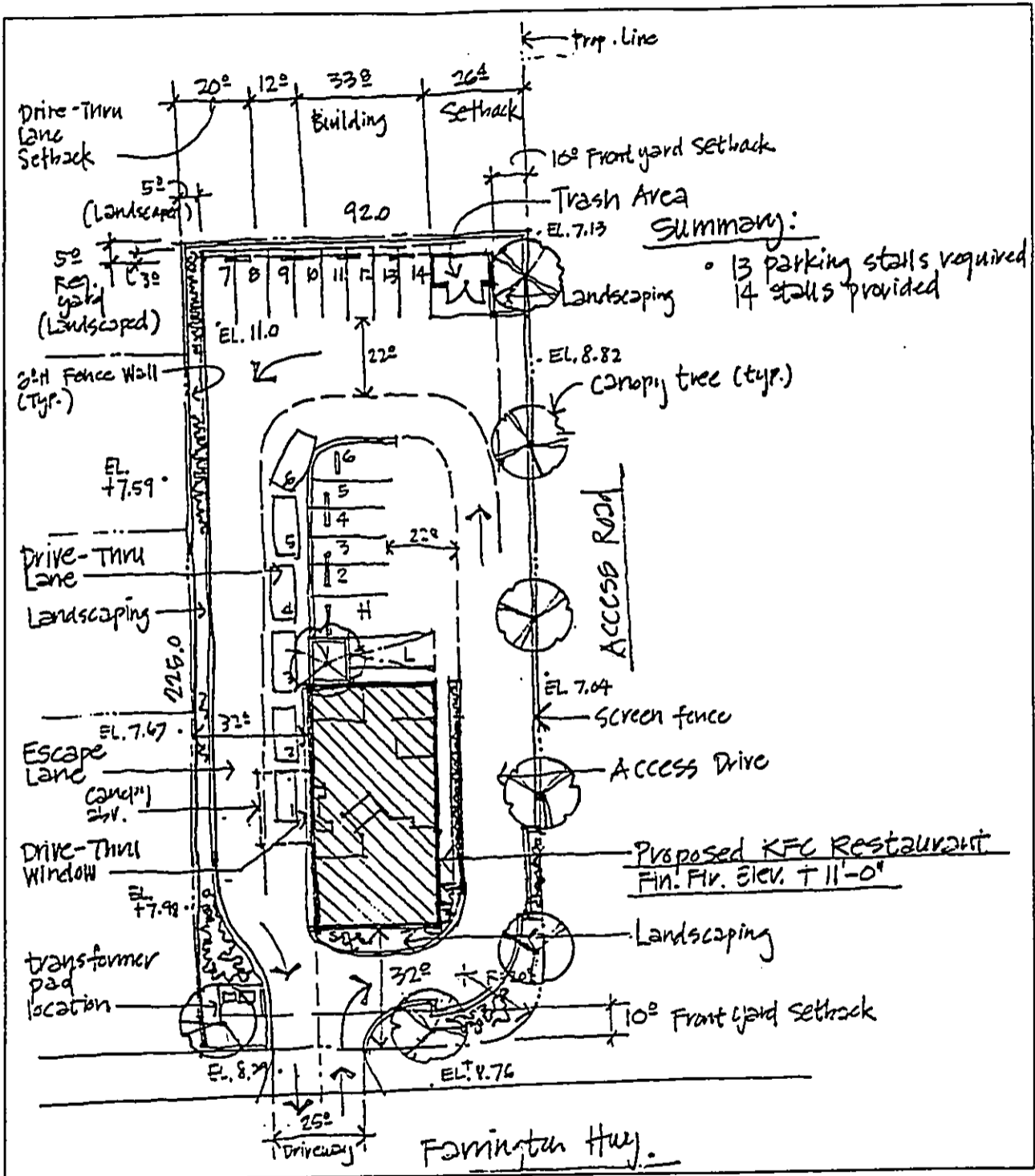


**Figure 1: Project Location Map**  
Source: U.S. Geological Survey



KFC Nanakuli

October 1992



**Figure 2: Project Site Plan**  
 Source: AM Partners, Inc.

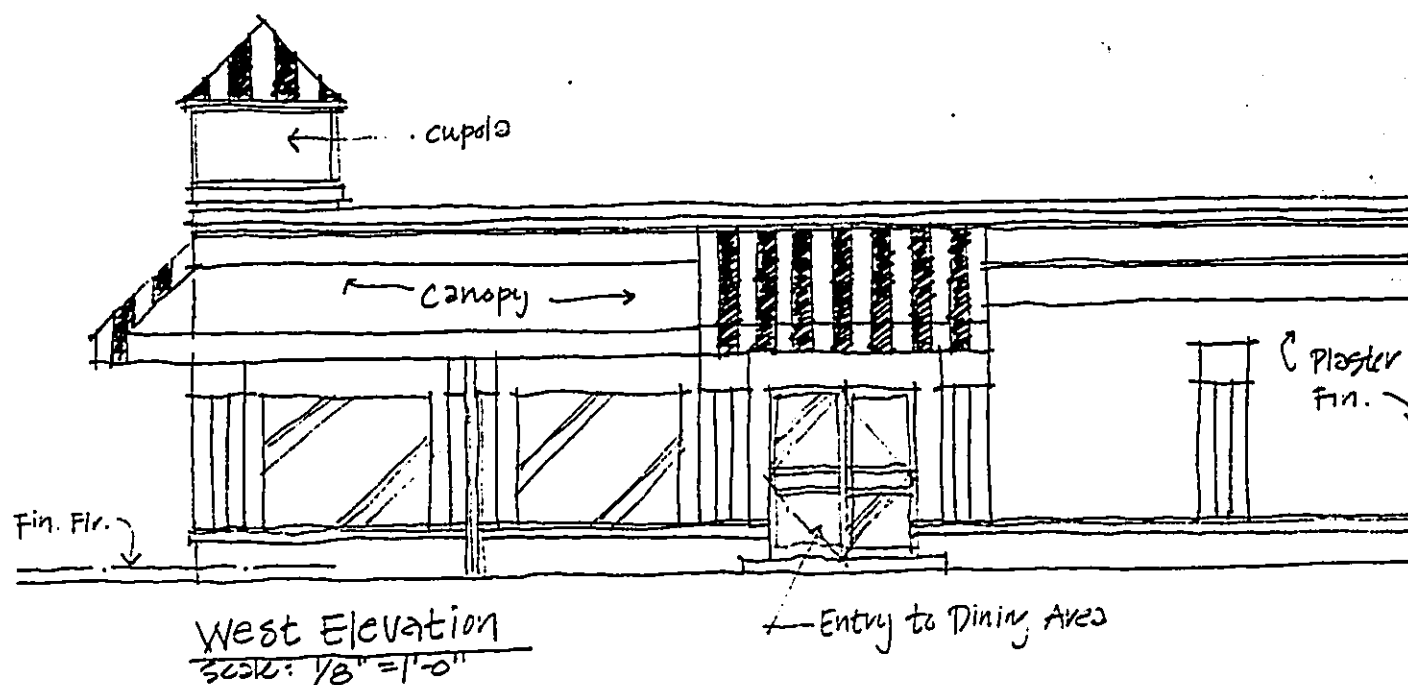
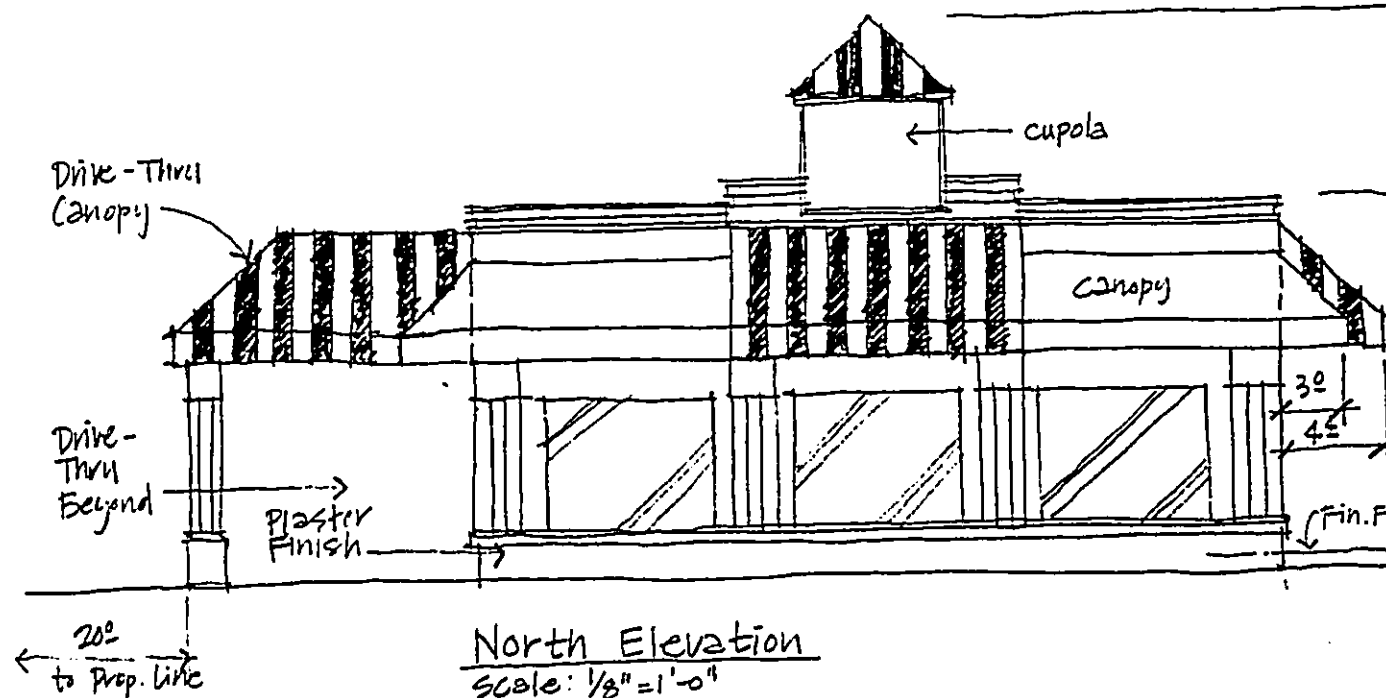
North



KFC Nanakuli

scale: 1" = 40'

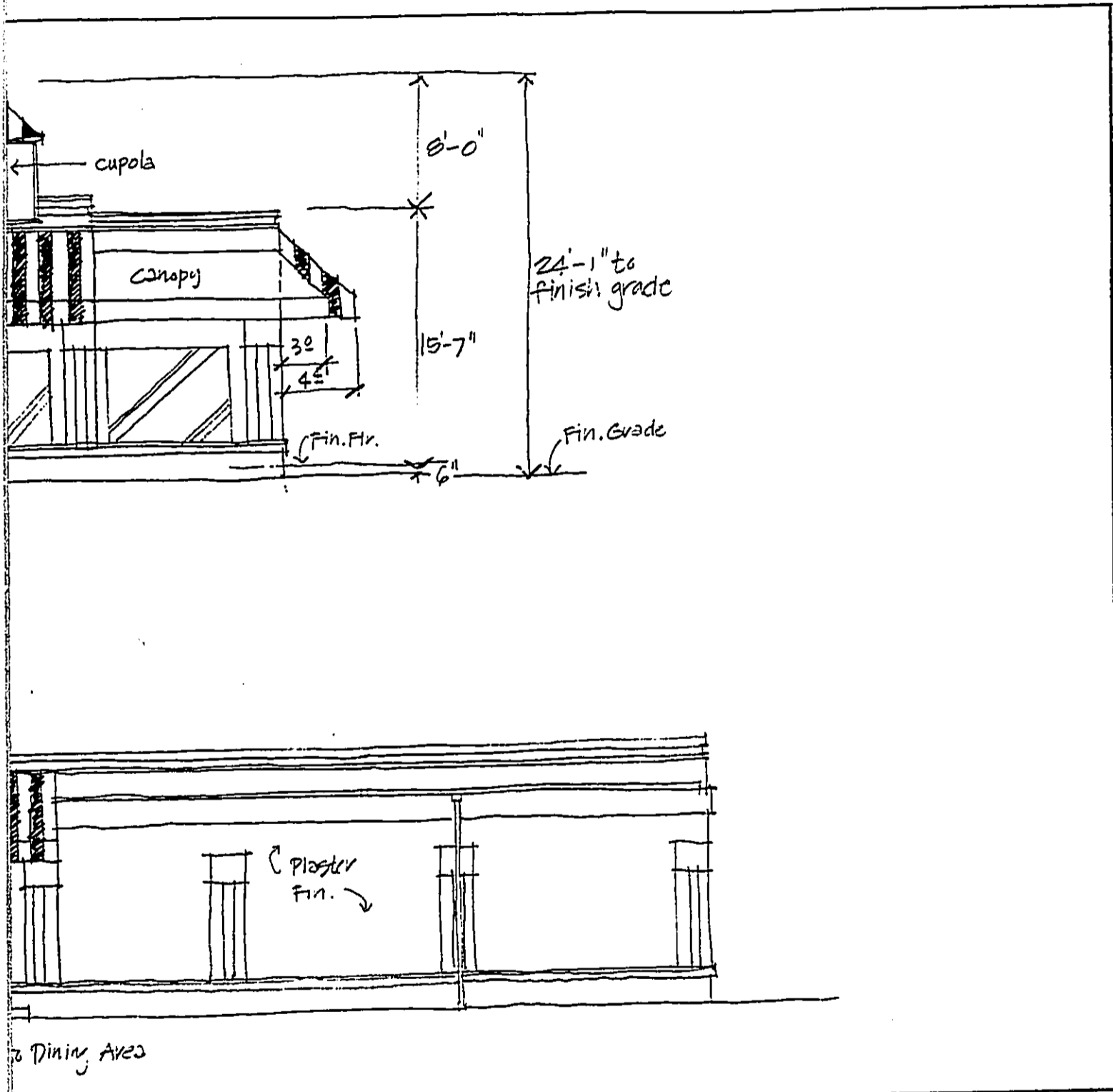
October 1992



**Figure 3: Exterior Elevations of KFC Restaurant**

Source: AM Partners, Inc.

KFC Nanakull



Partners Inc.

October 1992

### III. AFFECTED ENVIRONMENT

#### A. Property Description

The project site currently operates as a fast food restaurant called Big Daddy's Drive-In. Structures on-site consist of the main food preparation and service counter building, and a sign located at the intersection of Farrington Highway and a private road. A covered seating area is located along the front of the service counter. Grass, and several trees and shrubs are the only additional improvements on the site. The site is not curbed or guttered. Vehicular access to the site is off Farrington Highway through an unpaved driveway.

#### B. Geographical Characteristics

##### 1. Topography

The site is relatively flat, showing no signs of unusual topographic features, significant trees or plants. The site is at grade with the adjacent highway.

##### 2. Climate

Climatic conditions in the area are generally known to have mean temperatures ranging between 72.1 degrees Fahrenheit in the winter and 79.9 degrees Fahrenheit during the summer, with humidity levels varying from 72 percent to 56 percent. The annual average of precipitation is 20 inches.

##### 3. Soil

According to the U. S. D. A. Soil Survey of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, the site is comprised of coral outcrop which are coral or cemented

calcareous sand that make up 80 to 90 percent of the area. The remaining 10 to 20 percent constitute a thin layer of friable, red soil material in cracks, crevices found within the coral outcrop.

**C. Water Resources**

**1. Flood Plain Management**

According to Panel 100 C of the Federal Emergency Management Agency Flood Insurance Rate Map, the project site is zoned AE which indicates that it is within the 100-year flood hazard area (Figure 4). The project area is determined to have flood elevation level of 11 feet above the mean sea level.

**2. Special Management Area**

Under Chapter 205 A, Hawaii Revised Statutes Chapter 343 and Chapter 33, Special Management Area, the project site is determined to be within the Special Management Area (Figure 5).

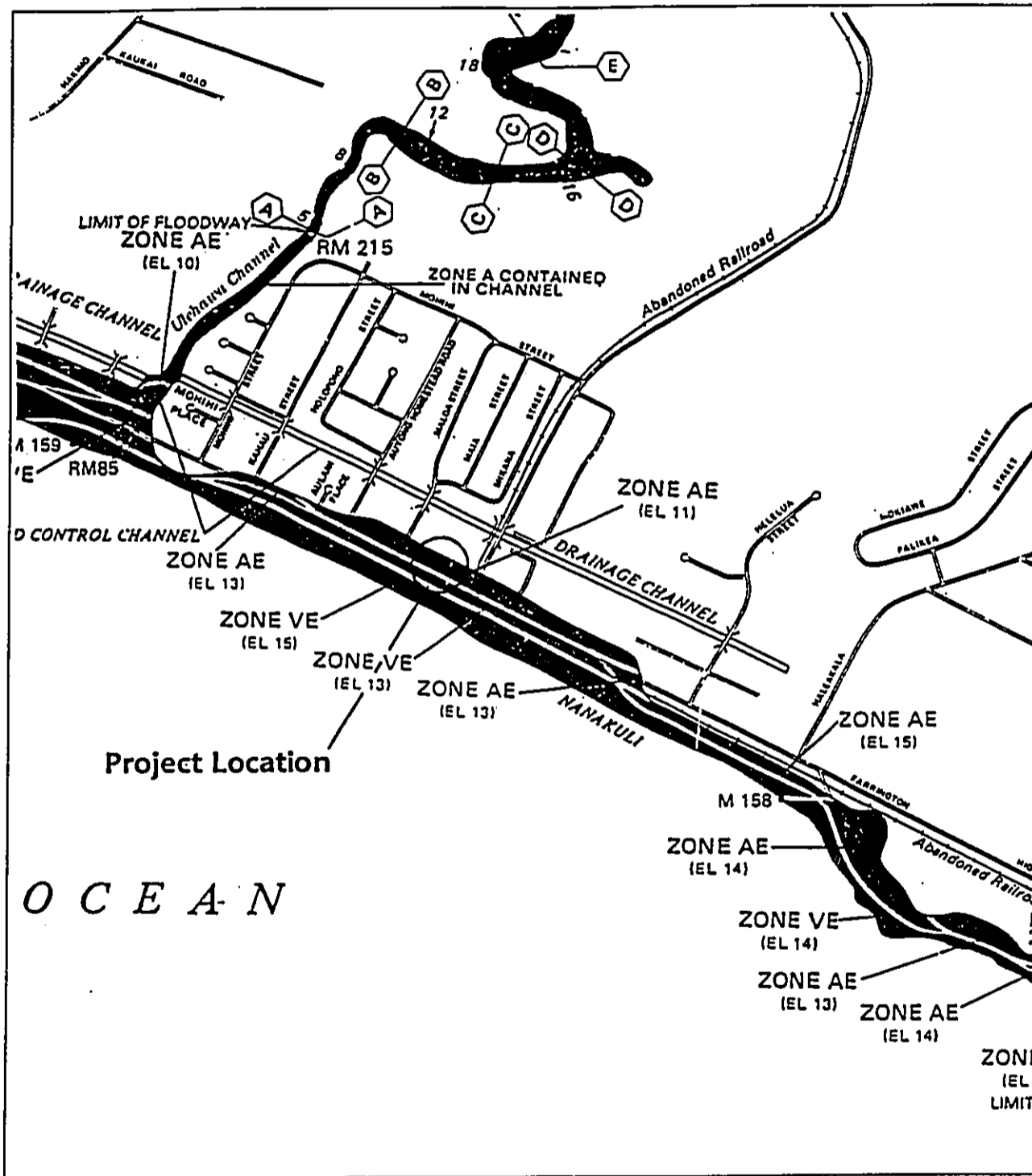
**3. Tsunami Inundation**

Civil Defense Tsunami Inundation Maps have determined the site to be within the vulnerable inundation area (GTE Hawaiian Telephone Company, March 1992-1993).

**D. Flora and Fauna**

No rare or endangered species of plants were identified on the project site. On-site flora consists of a few exotic ornamental shrubs, grasses, and noxious weedy species. Similarly, there is no



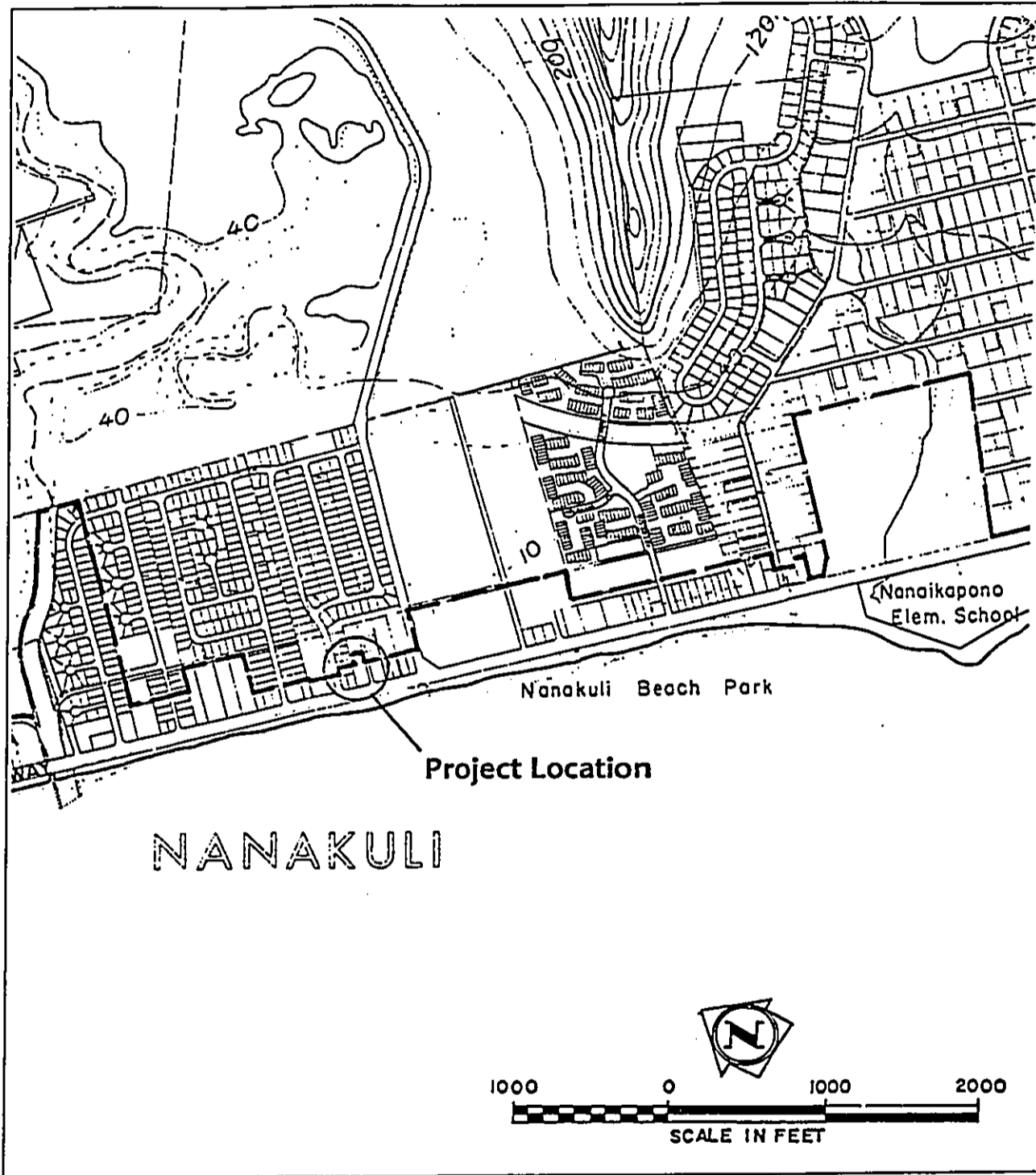


**Figure 4: Flood Insurance Rate Map**  
 Source: Flood Insurance Rate Map for City & County of Honolulu  
 Federal Emergency Management Agency, September 1990



KFC Nanakuli

October 1992



**Figure 5: Special Management Area - Waianae**

Source: City & County of Honolulu



KFC Nanakuli

October 1992

evidence of rare or endangered species of fauna presently inhabiting the site. Probable wildlife may consist of introduced bird species, rats, stray dogs and cats.

**E. Infrastructure and Utilities**

**1. Vehicular Access**

Vehicular access to the project site will be located off Farrington Highway. The location of this driveway is similar to the existing ingress and egress pattern.

**2. Water**

The project will continue to be serviced by existing waterlines. Demand for this service is not expected to vary significantly from the existing use.

**3. Wastewater**

Existing wastewater lines are expected to continue service for the proposed use. Demand for this service is not expected to vary significantly from the existing use.

**4. Drainage**

The site is presently naturally drained with no runoff diversion system. A drainage plan will be developed during the design phase for the new facility.

**5. Solid Waste**

It is expected that the existing refuse collection service will continue to service the project location.

**6. Electrical and Telephone Service**

Telephone and electrical services at the project site shall continue to be provided by Hawaiian Telephone Company and Hawaiian Electric Company.

**F. Public Facilities**

**1. Schools**

Nanaikapono Elementary School, Nanakuli Intermediate and High School will service the project area, however, the proposed use is not expected to have any impact on school services.

**2. Parks**

Nearby recreational parks include Nanakuli Beach Park and school ground playfields.

**3. Police**

Police protection service will continue to be provided by patrols based at the Waianae Police Substation (Personal Communication).

**4. Fire**

The proposed site will continue to be serviced by the

Nanakuli Fire Station. Building plans will be submitted to the fire department for permit approval (Personal Communication).

5. Emergency Medical Service

The nearest full service medical facilities from the project site are St. Francis Medical Center West, located off of Farrington Highway, on the outskirts of Waipahu, and Punawai Clinic situated on the corner of Farrington Highway and Leo'ole Street in Waipahu. Emergency service for the project area is provided from the Waianae Fire Station (Personal Communication).

#### IV. PLANS , POLICIES , AND CONTROLS

##### A. Federal

No Federal land management programs are applicable to the proposed site.

##### B. State

The State Land Use Map has designated the development site for urban use.

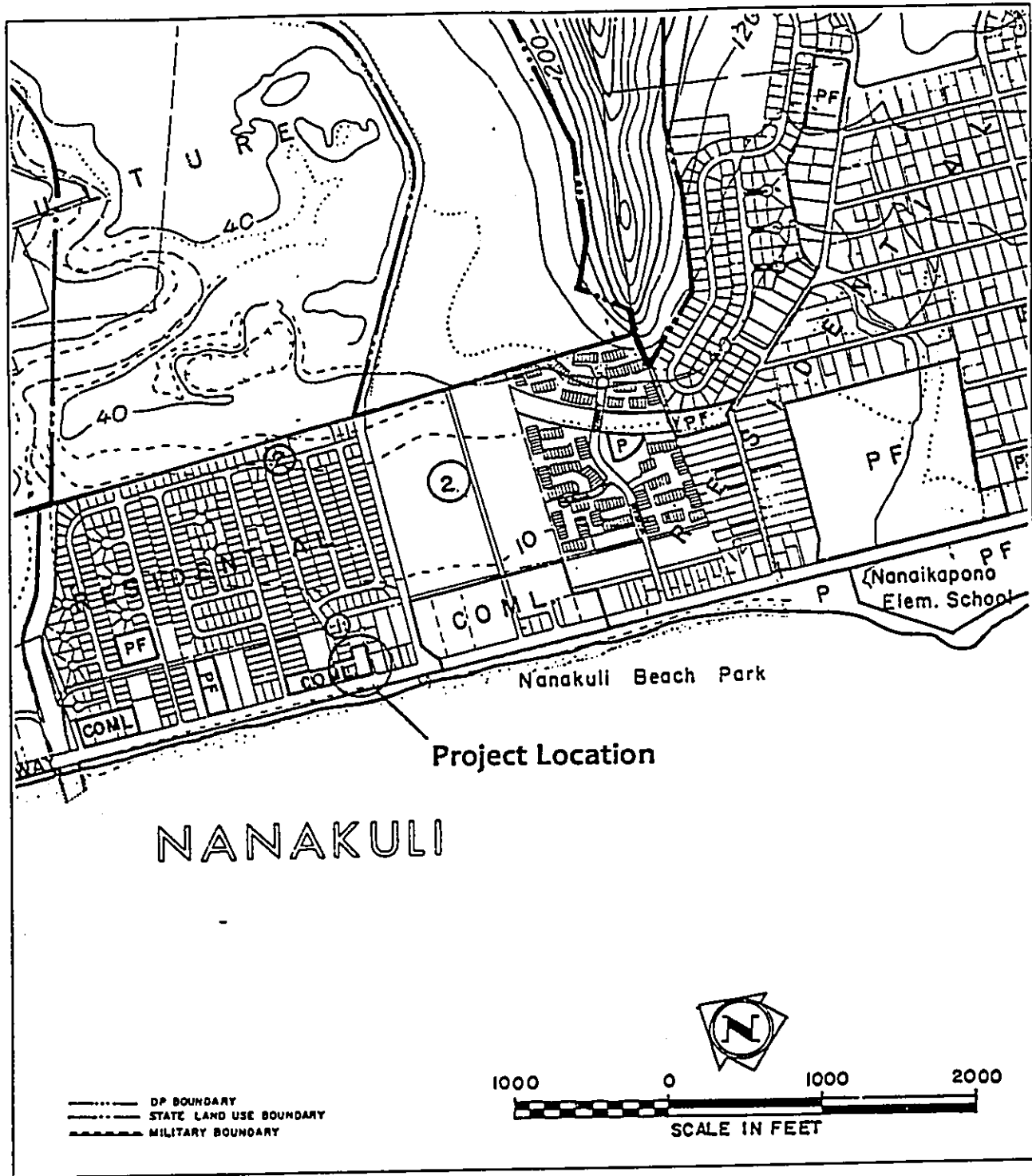
##### C. City and County

###### 1. Development Plan Land Use and Public Facilities Maps

According to the City and County Development Plan Map, the project site is designated for commercial use (Figure 6). The Public Facilities Map identifies the project area as an improvement district (Figure 7).

###### 2. Zoning

The Land Use Ordinance Map identifies the site as B-1, Neighborhood Business District (Figure 8).



**Figure 6: Development Plan - Waianae**  
Source: City & County of Honolulu



KFC Nanakuli

October 1992

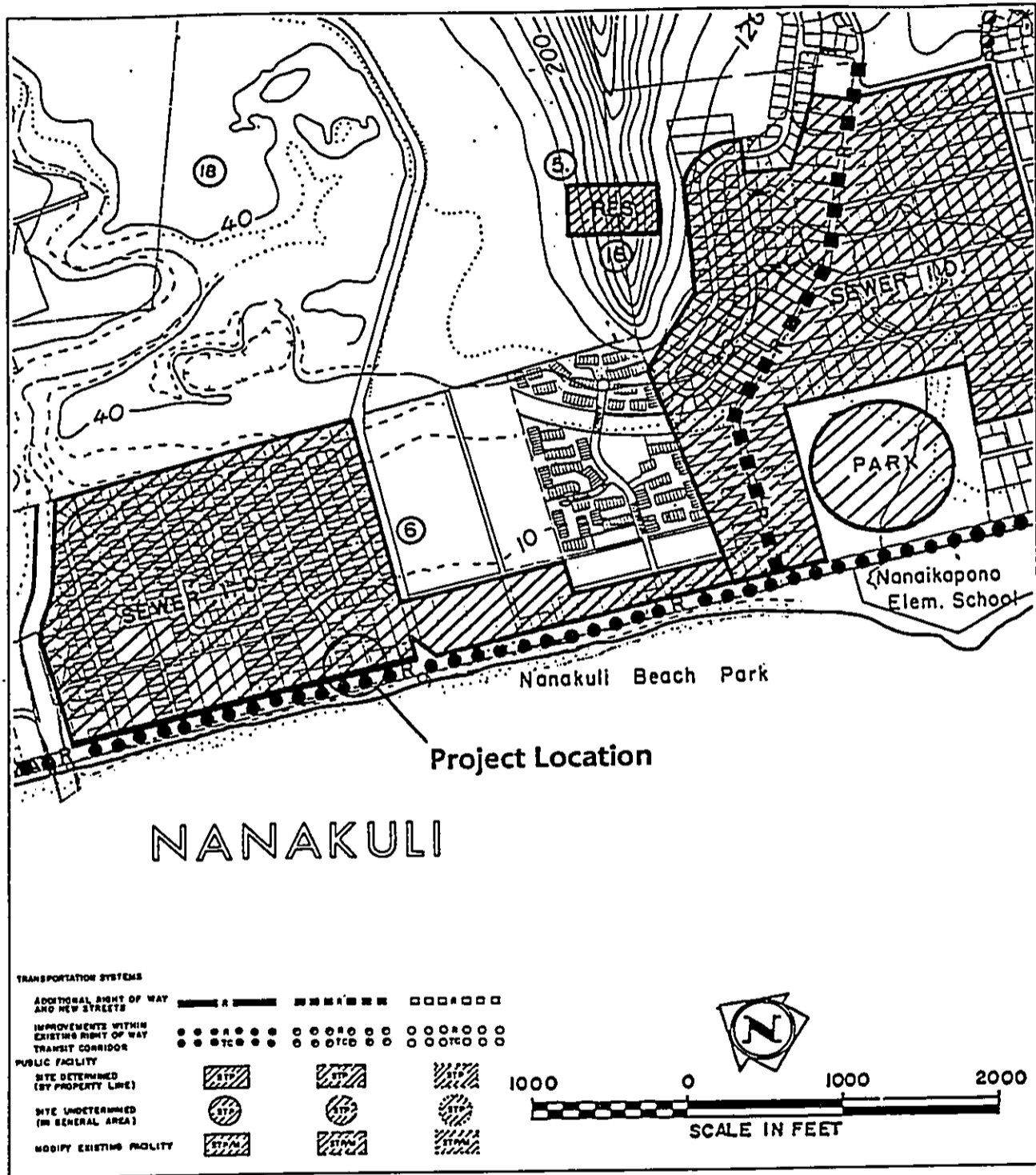


Figure 7: Public Facilities Map - Waianae

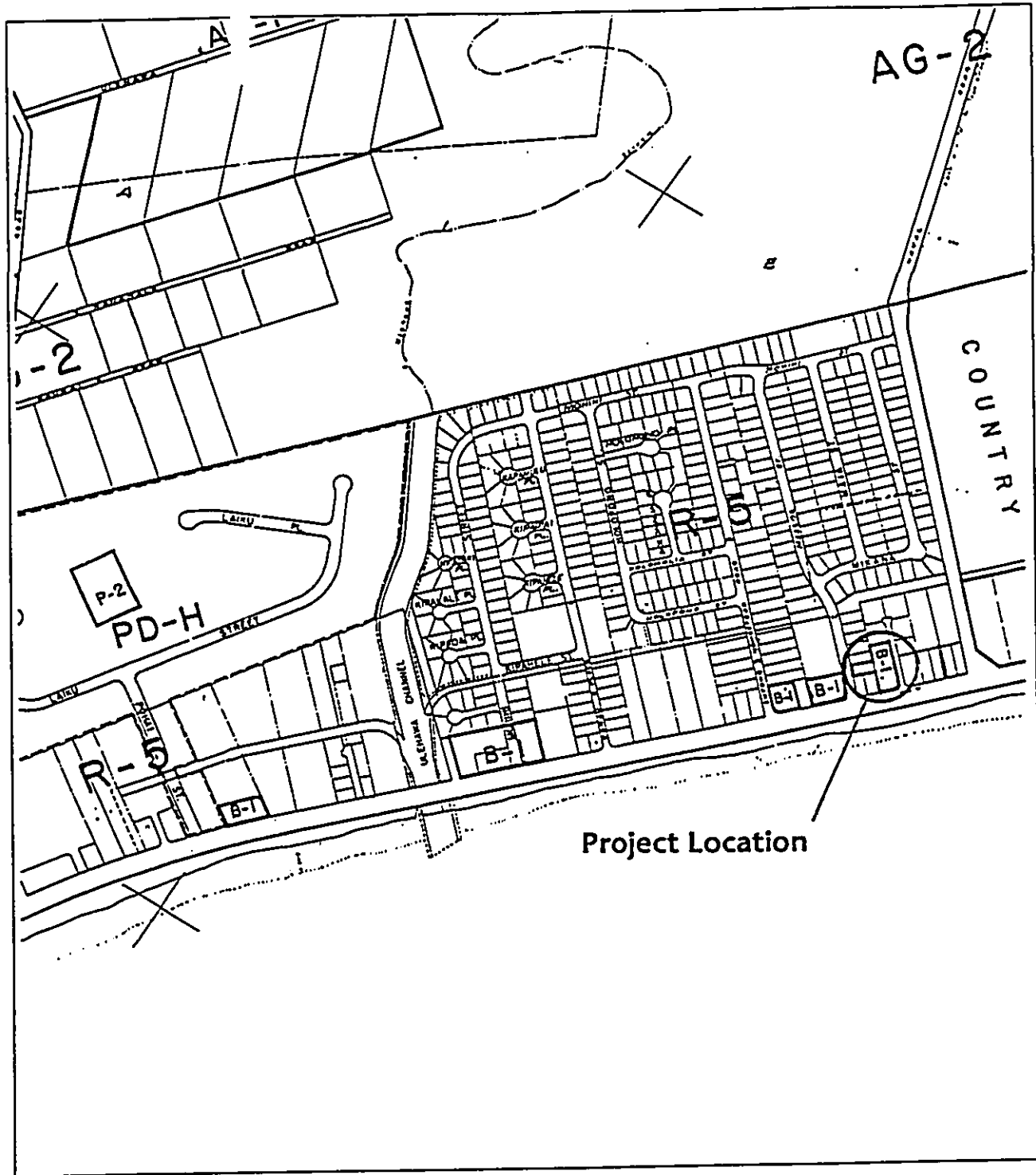
Source: City & County of Honolulu



KFC Nanakuli

October 1992





**Figure 8: Zoning Map No. 15 - Lualualei to Makaha**  
Source: City & County of Honolulu



KFC Nanakuli

October 1992

## V. SUMMARY OF MAJOR IMPACTS

Implementing the proposed project will result in two general impact categories: short-term construction related impacts and long-term impacts following the operation of the developed site. These impacts are presented below.

### A. Traffic

Short-term construction related impacts during the construction period may include construction vehicle traffic causing an increase in traffic. However, appropriate mitigation measures shall be taken to minimize any traffic inconvenience. Construction hours shall conform with applicable traffic standards to minimize peak hour traffic impacts.

While the proposed use is similar to the existing use, traffic variations may occur due to the drive-through service which will be offered. According to a preliminary traffic survey prepared for the project, an approximate peak maximum volume of 400 cars per day, or 38 cars per hour can be expected over a 12-hour operation period. The site is located between signalized intersections which should minimize any traffic disruptions along Farrington Highway.

### B. Noise

Potential short-term noise impacts may occur during the construction period, resulting from on-site preparation stages and the operation of heavy equipment. Long-term impacts are not expected to vary from existing site conditions.

C. Air Quality

The nearest air quality station is located at Barber's Point. Based on the 1991 State of Hawaii Data Book, the results taken from 1990 show that the annual range of particulates suspended was 21 to 38 micrograms per cubic meter with an average of 28. Air quality in the project area is expected to remain excellent.

D. Historic and Archaeological Resources

Since the project site has been in active urban use, it is unlikely that archaeological subsurface remains will be found. In the event that any sub-surface artifacts are found during the course of construction, all work will cease and the State Historic Preservation Officer will be notified. The Department of Land and Natural Resources State Preservation Division has confirmed in a letter that no known historic sites are located in the project area. (Section IX).

**VI. ALTERNATIVES CONSIDERED**

**A. No Action Alternative**

The no action alternative involves no changes to the site. The existing drive-in use would continue until the landowner pursues alternative uses. This option was not pursued by the applicant since the site was well suited for the applicant's proposed use.

**B. Action Alternative**

The proposed use was selected by the applicant because it was viewed as a profitable location for the applicant's principal business: convenience food retailing. The location provides the demographic support necessary to enter a financially viable operation. The proposed use will replace a similar operation and is not expected to adversely impact the existing environment.

**VII. MITIGATION MEASURES**

Mitigation measures will be taken to minimize construction related impacts such as traffic, noise, and dust. Mitigation measures will include specific construction hours to minimize noise near the residential areas, construction traffic management plans to reduce traffic impacts, and the dust screens to reduce particulates from circulating in the air.

Although construction impacts in general are unavoidable, mitigation measures will be taken wherever possible. All construction related activities will comply with Federal, State and County regulations.

## VIII. COMMENTS RECEIVED DURING PRE-ASSESSMENT CONSULTATION

Several agencies were consulted during the pre- environmental assessment period. Comments received from this early consultation are presented in this section.

<u>Federal</u>	<u>Date of Comment</u>
U.S. Army Corps of Engineers	October 2, 1992
Department of Defense	October 13, 1992
 <u>State</u>	
Department of Land and Natural Resources, Historic Preservation Office	September 14, 1992
Department of Transportation	
 <u>City</u>	
Department of General Planning	October 9, 1992
Department of Transportation Services	October 12, 1992
Department of Public Works	
Board of Water Supply	October 15, 1992
Fire Department	Personal Communication
Police Department	Personal Communication



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 230  
FT. SHAFTER, HAWAII 96858-5440

October 2, 1992

REPLY TO  
ATTENTION OF:

Planning Division

AM Partners, Inc.  
Attention: Mr. Taeyong Kim  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

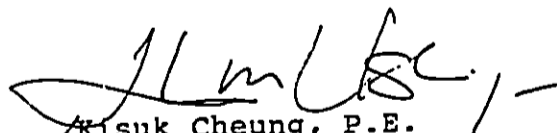
Dear Sir/Madam:

Thank you for the opportunity to review and comment on the draft Environmental Assessment for the Special Management Area Permit for a Kentucky Fried Chicken retail outlet in Nanakuli, Oahu, Hawaii (TMK: 1-8-07:10). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 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. It appears the project does not involve work in the waters of the United States; therefore a DA permit is not required.

b. According to the enclosed Federal Emergency Management Agency's Flood Insurance Rate Map Panel 150001 0100 C dated September 28 1990, the proposed project site is located in Zone AE (areas inundated by the 100-year flood with a base flood elevation of 11.0 feet above mean sea level).

Sincerely,

  
Kisuk Cheung, P.E.  
Director of Engineering

Enclosure

JOHN WAIMEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
OFFICE OF THE ADJUTANT GENERAL  
3949 DIAMOND HEAD ROAD, HONOLULU, HAWAII 96816-4495

EDWARD V. RICHARDSON  
MAJOR GENERAL  
ADJUTANT GENERAL

MYLES M. NAKATSU  
COLONEL  
DEPUTY ADJUTANT GENERAL

BRIGADIER GENERAL (HI)  
DEPUTY ADJUTANT GENERAL

October 13, 1992

Engineering Office

Taeyong Kim  
AM Partners, Inc,  
1164 Bishop Street, Suite 1000  
Honolulu, HI 96813

Dear Mr. Kim:

Subject: Draft Environmental Assessment  
KFC Nanakuli, Oahu

Keahole, North Kona, Hawaii

Thank you for providing us the opportunity to review the above mentioned environmental assessment.

We have no comments to offer at this time regarding the project.

Sincerely,

A handwritten signature in cursive script that reads "Jerry M. Matsuda".

Jerry M. Matsuda  
Lieutenant Colonel  
Hawaii Air National Guard  
Contracting and Engineering Officer





JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAKE

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

September 14, 1992

Ms. Taeyong Kim  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, HI 96813

LOG NO: 6316  
DOC NO: 0942t

Dear Ms. Kim:

SUBJECT: KFC Nanakuli  
Wai'anae, Wai'anae, O'ahu  
TMK: 8-7-31: 10

Thank you for the opportunity to review this project. A review of our records shows that there are no known historic sites at this parcel. The parcel has been developed and is presently known as Big Daddy's Drive-In. This land alteration makes it unlikely that significant historic sites are present. Therefore we believe that construction of this project will have "no effect" on such sites.

Sincerely,

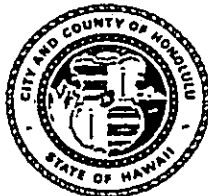
A handwritten signature in dark ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator  
State Historic Preservation Division

TD:amk

DEPARTMENT OF GENERAL PLANNING  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F FASI  
MAYOR



BENJAMIN B LEE  
CHIEF PLANNING OFFICER  
ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

MH 09/92-2820

October 9, 1992

Mr. Taeyong M. Kim  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

Preliminary Draft Environmental Assessment  
for KFC Nanakuli

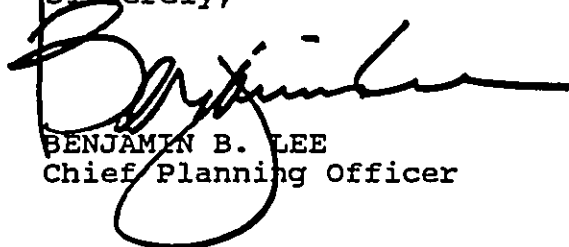
In response to your request of September 14, 1992, we have reviewed the subject document and offer the following comments:

- OK 1. Item IV.C.1 on page 14 should be clarified to read Development Plan Land Use and Public Facilities Maps.
2. The subject project is in conformance with the "Commercial" designation of the site on the Waianae Development Plan Land Use Map.
3. The Waianae Development Plan Public Facilities Map indicates the proposed project site is within a sewer improvement district (Nanakuli Sewers, Section 2, Improvement District) and adjacent to improvements within existing right-of-way (Farrington Highway Improvements - Nanakuli to Waianae).
4. *not discussed* Through our recent discussions with representatives of the Waianae community, we understand there is a concern over the proliferation of fast food restaurants along Farrington Highway. Residents are interested in promoting urban design that is compatible with the rural Hawaiian character of the community. Accordingly, the EA should address the aesthetics of the proposed development, particularly how the design responds to contextural and community influences.

Mr. Taeyong M. Kim  
October 9, 1992  
Page 2

Should there be any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,

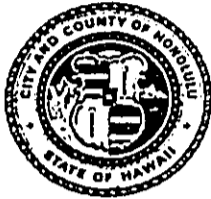


BENJAMIN B. LEE  
Chief Planning Officer

BBL:ft

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

JOSEPH M. MAGALDI, JR.  
DIRECTOR

AMAR SAPPAL  
DEPUTY DIRECTOR

TE-4035  
PL92.1.349

October 12, 1992

AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Attention: Taeyong Kim

Gentlemen:

Subject: Kentucky Fried Chicken -- Nanakuli  
Draft Environmental Assessment (EA)  
Tax Map Key: 8-07-31: 10

This is in response to your letter dated September 14, 1992 requesting our review of the preliminary draft of the EA for the subject project.

We understand that the access to this project will be from Farrington Highway which is a State Department of Transportation facility. We, therefore, have no objections to this project.

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

Sincerely,

  
JOSEPH M. MAGALDI, JR.  
Director

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



October 15 1992

FRANK F. FASI, Mayor

WALTER O. WATSON, JR., Chairman  
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MELISSA Y.J. LUM  
C. MICHAEL STREET  
KAZU HAYASHIDA  
Manager and Chief Engineer

Mr. Taeyong M. Kim  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

Subject: Your Letter of September 14, 1992 Regarding the Preliminary Draft Environmental Assessment for a Special Management Area Permit for a Proposed Kentucky Fried Chicken Retail Outlet, Nanakuli, TMK: 8-7-031: 010, Farrington Highway

Thank you for the opportunity to review and comment on the proposed Kentucky Fried Chicken retail outlet project. We have the following comments to offer:

1. There is a 1-1/2-inch water meter serving the project site.
2. The availability of additional water will be determined when the building permit application is submitted for our review and approval. If additional water is made available, the applicant will be required to pay the prevailing Water System Facilities Charges and any applicable meter installation charges.
3. If a 3-inch or larger meter is required to accommodate the project, construction drawings showing the installation of the meter should be submitted for our review and approval.
4. The proposed project is subject to our cross-connection control requirements prior to the issuance of the building permit application.

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

Very truly yours,

KAZU HAYASHIDA  
Manager and Chief Engineer

IX. REFERENCES

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