Mr. Brian J. J. Choy  
Director  
Office of Environmental  
Quality Control  
220 South King Street, Suite 400  
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration for  
Waiawa Army National Guard Armory  
Addition and Renovations  
D.A.G.S. Job No. 12-14-6193  
TMK: 9-6-04:20 Waiawa, Ewa, Oahu, Hawaii

The Department of Accounting and General Services has reviewed the comments received during the 30-day public comment period which began on August 23, 1993. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the October 8, 1993, OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final Environmental Assessment.

Please contact Mr. Stanley Hayashi at 586-0479 if you have any questions.

Very truly yours,

GORDON MATSUOKA  
State Public Works Engineer

SH/si  
Encl.
NEGATIVE DECLARATION

WAIWA ARMY NATIONAL GUARD ARMORY
ADDITION AND RENOVATIONS

Waiawa, Ewa, Oahu, Hawaii

Prepared in Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes and
Hawaii Administrative Rules, Title 11, Chapter 200

Prepared for

Department of Accounting and General Services
State of Hawaii

Prepared by

Gerald Inouye, AIA
and
Gerald Park Urban Planner

September, 1993
SUMMARY INFORMATION

PROJECT: Waiau Army National Guard Armory Addition and Renovations

PROPOSING AGENCY: Department of Accounting and General Services

DETERMINING AGENCY: Department of Accounting and General Services

LOCATION: Pearl City Industrial Park
Waiau, Ewa, Oahu

TAX MAP KEY: 9-6-04: 20

LAND AREA: 3.00 acres

LANDOWNER: State of Hawaii

STATE LAND USE DESIGNATION: Urban

DEVELOPMENT PLAN DESIGNATION: Multi-Family

ZONING: Federal (F-1)

EXISTING USE: Hawaii Army National Guard Armory

CONTACT PERSON: Mr. Stanley Hayachi
Project Management Branch
Department of Accounting and General Services
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Phone: 586-0479

Note: Revisions to the text of the Preliminary Environmental Assessment are shown in bold type.
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SECTION 1
DESCRIPTION OF THE PROPOSED PROJECT

The Department of Accounting and General Services, State of Hawaii, proposes to construct building addition and ancillary improvements at the existing Waiaua Army National Guard Armory located adjacent to the Pearl City Industrial Park, Waiaua, Ewa, Oahu. The project site bears tax map key 9-6-04: 20 and encompasses an area of 3.00 acres. A Location Map is shown in Figure 1.

A. Need for the Project

Addition and alteration to the existing facility will foster the peacetime mission of the Hawaii Army National Guard units stationed at the armory. The space will permit all personnel to perform the necessary tasks that will improve their readiness posture to support combat objectives, mobilization requirements, and community support.

The facility is required to house all elements of the Troop Command, 227th Engineer Company (Combat), 111th Army Band, and the 25th Infantry Detachment. These units will have a required strength of 271 personnel. The additions to the existing armory will provide the necessary administrative, training, and storage areas required to achieve proficiency in required training tasks.

B. Technical Characteristics

The primary facility to be constructed is a two-story building to house the 111th Army Band and the 25th Infantry Detachment (RTOC). Located on the west side of the property, the building has a footprint of approximately 21,400 square feet and a total floor area of approximately 32,000 square feet. The structure will be erected on poured in place concrete foundation and footings, framed with concrete and cement masonry walls, and topped with a concrete roof with built-up roofing. The height of the building measures 35'0" from existing grade to top of a concrete fascia encircling the roof.

The 111th Army Band will occupy the ground floor and space has been allocated for rehearsal and practice rooms, instrument storage, arms vault, storage, locker facilities and office use. Administrative offices, classrooms, an arms vault, and storage rooms for the 25th Infantry Detachment (RTOC) will occupy the second floor and part of the first floor. Ground level space is allocated also for storing facility maintenance equipment, a food preparation area, and an assembly hall.

Existing unimproved, open areas to the south and east of the building will be paved with asphaltic concrete. A 24-foot wide loading area is planned for the northwest end of the building and will connect to as existing paved asphalt road.

The building will be air conditioned with mechanical equipment positioned atop the roof.

A 1,560 square foot addition (65' X 24') will be added to the west wing of the existing headquarters building at a later date. The single-story addition will be of cement masonry construction on
concrete slab with built up roofing. The addition will match the design and materials of the existing building.

An 18-stall, double-loaded, off-street parking lot will be constructed between the existing headquarters building and Waikona Street. Two existing parking stalls adjacent to the new parking lot driveway will be modified for handicap parking.

An existing low-rise wooden structure, a storage box, and concrete pad at the north end of the property will be demolished to make way for a paved driveway and single-loaded, seven stall parking lot.

On site improvements for the new two-story building include 280 LF of 6" sewer, 240 LF of 2 1/2" waterline, and 223 LF of 12" and 18" drainlines. Connections will be made to existing systems serving the armory.

C. Economic Characteristics

The cost of the project is estimated at $5.0 million and will be funded by the National Guard Bureau (federal) and State of Hawaii.

Construction will commence after receiving all necessary approvals. A late 1993 start is scheduled and construction should be completed in one year.

The 3.0 acre property was acquired from the United States of America by the State of Hawaii in 1972. There are no significant encumbrances on the land except for a drainage easement (Easement 1-B) in favor of the United States of America (through the Department of the Navy) along Waikona Street and a 6" waterline that crosses the eastern corner of the property. The waterline serves National Guard buildings to the north of the property.

D. Social Characteristics

The project will not displace any residents or business establishments. Army National Guard activities and equipment directly affected by construction will temporarily relocate elsewhere on the armory grounds.
SECTION 2
DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Existing Use

The Waiawa National Guard Armory was constructed in 1974 to serve units of the Hawaii Army National Guard (HIARNG). The armory is the headquarters for components of the 227th Engineer Company (Combat), the 291st Maintenance Company, and Troop Command Brigade. The armory is manned daily by approximately 20 full-time guard personnel and, during monthly weekend training sessions, approximately 400 guardsmen are on duty at the armory.

The headquarters area is comprised of two rectangular and an L-shaped building that enclose an open, asphaltic concrete quadrangle. All buildings are one-story in height and house classrooms, administrative offices, and training facilities. The three buildings are of cement masonry unit construction and topped by built-up roofing. Off-street parking for 55 vehicles is provided to the south of the headquarters complex. The front of the headquarters building facing Waihona Street is landscaped (See Photograph 1). The site is secured by a 6-foot high chain link fence topped with triple strands of barbed wire.

A one-story wooden structure and storage boxes occupy the area to the north planned for a new driveway and parking (See Photograph 2). The site of the addition is a gravelled area adjacent to an existing headquarters/classroom building (See Photograph 3).

The site of the new two-story structure is an open field used for parking heavy and light trucks, trailers, vans, and self-contained storage boxes (See Photographs 4 and 5). There are no permanent structures on the premises. A paved, asphaltic concrete road separates the building site from Waiawa Stream to the west (See Photograph 5). The road provides access between National Guard storage warehouses to the north and a motor pool/fueling facility to the south.

B. Climate

Climatic conditions at the project site like most of Oahu is equable year 'round. Rainfall averages between 30" to 40" annually and the average temperature is about 72 degrees Fahrenheit.

C. Topography

The improved site is relatively level. The ground surface slopes north-south from a high of 54 feet in the northern corner to approximately 51 feet in the southern corner. Cross slope is less than 1%.

The west property line stands about 2 feet above adjoining federal lands.

D. Soils

Site soils are identified as Kawaihapa stony clay loam (KlaB) by the Soil Conservation Service (1972). This soil is good for foundations for low buildings and road fill. The soil is moderately permeable, runoff is slow, and the erosion hazard is slight.
Photograph 1. Landscaped Area Fronting Headquarters Building

Photograph 2. One Story Building/Storage Boxes at North End of Property

Photograph 3. Gravel Area Adjacent to Armory Building
Considering that the site has been extensively modified, we suspect that the site has been filled (or backfilled) with soil types other than that identified by the Soil Conservation Service.

E. Water Resources

There are no surface or underground water resources on the subject property. Waiawa Stream, one of the major perennial streams in central Oahu, flows to the west of the armory and discharges into Pearl Harbor's Middle Loch. The stream drains an area of of 26.4 square miles and average yearly mean flow is gaged at 32.60 cfs (National Park Service, 1990).

Further inland of the armory site, a portion of Waiawa Stream flows through a rectangular concrete drainage channel. The 40-foot wide channel was constructed in the mid-1970s as part of the development improvements for the Waiawa (Pearl City) Industrial Park. The channel is designed for a flow of 15,850 cfs. Adjacent to the armory, the stream flows in a natural channel.

F. Flood Hazards

The armory site is designated Zone X (unshaded) on Flood Insurance Rate Maps (Panel 00065C) prepared by the Federal Emergency Management Agency (1983). Zone X (unshaded) is defined as "areas determined to be outside the 500-year flood plain".

Waiawa Stream is designated Zone A which is defined as "special hazard areas inundated by 100-year flood; no base flood elevations determined" (FEMA, 1983).

Water overtopping the banks of Waiawa Stream has flooded the armory grounds and on one occasion seeped into the headquarters building. Flooding occurs when storm debris obstructs the stream channel outlet into Pearl Harbor.

G. Cultural Resources

Cultural features or deposits were not observed during our field survey. Historic site maps on file at the Division of Historic Sites, Department of Land and Natural Resources, State of Hawaii, also do not indicate the presence of historic features.

H. Flora and Fauna

Fronting the headquarters building, flora consists primarily of ornamental trees (coconut (Cocos nucifera) and plumeria (Plumeria sp.)) and honohono grass. Bermuda grass (Cynodon dactylon) is the predominant ground cover at the site of the two-story addition. The area of the to be demolished one-story building and storage boxes is gravelled and devoid of vegetation.

I. Land Use Controls

The property is designated Urban by the State Land Use Commission, general planned Multi-Family on the Primary Urban Center Development Plan Land Use Map of the City and County of Honolulu, and zoned F-1 Military and Federal Preservation District.
J. Public Facilities and Services

1. Circulation

Waikoula Street is the major collector road serving the Pearl City Industrial Park. The 60-foot right-of-way accommodates two traffic lanes and both sides of the street are improved with curbs, gutters, and sidewalks. The posted speed limit is 25 mph. On-street parking is allowed on both sides of the street.

Waikoula Street meets Kamehameha Highway in a T-intersection. Inbound movement is from the Pearl City direction (east) only; outbound movements in an east or west direction are stop controlled.

2. Water

A 12" municipal main in Waikoula Street serves the Pearl City Industrial Park. Water for the armory is drawn by a 2 1/2" lateral off the main water line.

3. Wastewater

An existing 10" municipal line in Waikoula Street collects wastewater from the Pearl City Industrial Park. Wastewater from the armory is collected by a 6" line and discharged into a sewer manhole along Waikoula Street.

4. Drainage

Existing grated inlets in the headquarters quadrangle collects runoff and conveys same through a 12" pipe to the west end of the property where it outlets onto an a.c. road. The discharge is dispersed in the direction of Waiau Stream or towards a drainage inlet just outside the south corner of the property. The drain inlet is part of a drainage easement on the adjoining property.

5. Power and Communication

Power and communication services are available from overhead lines along Waikoula Street.
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 Department of Accounting and General Services and Hawaii Army National Guard, and the consulting architect and engineer. Federal, State, and County agencies were consulted for information relative to their jurisdiction and expertise. Time was spent in the field collecting data and noting site conditions as well as conditions in the vicinity of the project site. The discussions and field investigations allowed us to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- No significant change in existing use is considered by the proposed action;
- Land on which the improvements are proposed has been modified extensively by the existing use;
- The site is devoid of archaeological features;
- There are no rare, threatened, or endangered flora and fauna in the project area;
- The west side of the property abuts the 100-year flood plain of Waiau Stream;
- There are no wetlands in the vicinity of the project area;
- Essential public utilities are available and can adequately accommodate the planned armory additions; and
- There are no hazardous substances stored in buildings to be demolished. Tests for asbestos containing materials and lead containing paints have been negative.

B. Short-term Impacts

Construction work will alter the ground topography in areas planned for the proposed improvements. Construction of the two parking lots and driveways requires minor site work—primarily grading, compacting, and paving. Because the areas for the two new parking lots are relatively small in size and already have been modified by man, topographical modifications and potential erosion resulting from construction activities are not considered significant. The site of the building addition is relatively small in size and located in an area that already has been improved. Construction of the addition to include a poured in place concrete slab will require some grading, filling (+1 foot), and excavating for footings. These actions will neither significantly alter the ground surface and soil regime nor create erosion problems.

The site of the two-story building is the largest of the areas to be improved. This site was previously rough graded and compacted thus there is little of a "natural" environment to be affected
by sitework. The area will be grubbed of grass and weeds, graded to design elevation, partially filled to accommodate a terraced concrete floor, and excavated for footings and utility lines. The potential for erosion can be minimized by having the Contractor perform all site work according to acceptable and City and County of Honolulu approved grading and erosion control standards.

Demolition of buildings, grubbing of vegetation, and grading work 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), Title 11, Hawaii Administrative Rules.

Temporary and unavoidable construction noises will occur over the 12 month construction period. Sound levels in the range of 85-96 dB(A) will be generated by heavy equipment, trucks, power tools, and other construction equipment. Fluctuations in sound levels, frequency, and duration can be expected during the different construction stages. There are no noise sensitive locations, for example schools and hospitals, in the vicinity of the armory. The acoustical environment already is conditioned by noise producing light industrial activities from within the Industrial Park, moving vehicles, and repair/maintenance activities at the National Guard motor pool to the south of the armory site.

Severe storm water discharge could contribute debris and soil material to the stream during construction thus increasing turbidity and sedimentation. Mitigating measures will be implemented prior to, during, and following land disturbance activities to control storm water discharge and negate potential adverse effects. Grading and erosion control plans will be submitted to the Department of Public Works for review and approval prior to construction.

Construction measures will be implemented prior to, during, and following land disturbing activities to manage storm water discharge and to negate potential adverse effects on receiving waters. Mitigative measures will be submitted as part of the project grading and erosion control plan to the Department of Public Works, City and County of Honolulu for review and approval prior to construction.

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

The areas to be improved harbor no rare, threatened, or endangered flora and fauna. All observed species are common to the State of Hawaii.

Construction work should not adversely affect traffic circulation on Waihona Street. No work is proposed within in and outbound travel lanes. A sewer connection will be made along the public sidewalk fronting the armory and construction would inconvenience pedestrians for 2-3 days. Similarly, off-street parking will be prohibited for this same period. The excavated area will be covered with plates at the end of each work day and restored to pre-construction conditions when the connection is completed.

Trucks hauling construction materials and supplies to the job site will increase vehicle traffic on Waihona Street. This impact, which cannot be avoided, is typical for construction projects. To mitigate potential adverse effects, delivery times can be scheduled for off-peak industrial traffic hours or flagmen posted for traffic control.
Solid waste will be hauled to a County approved site for disposal.

Seven off-street parking stalls fronting the headquarters building will be 'lost' but replaced as part of the new 18-stall lot.

C. Long-term Impacts

Implementation of the project will achieve the short and long-term goals of the Hawaii Army National Guard described in the need for the project.

The completed project will increase the number of on-duty guardsmen assembling at the armory during weekend drills. This impact cannot be avoided considering that one of the project objectives is to consolidate guard units from other locations at the Waiawa Armory.

The project does not require the installation or construction of major utility systems such as roads, water, and sewer. These systems are already in place servicing the armory and are adequate to accommodate the planned improvements.

Planned drainage improvements should accommodate runoff from the proposed improvements. New drain lines will be installed and runoff will be conveyed via an existing drain line into Waiawa Stream which outlets into Pearl Harbor’s Middle Loch. The stream already receives storm water discharges from developed areas upstream of the armory site and downstream agricultural uses. In addition, residential, commercial, and agricultural activities located makai of Kamehameha Highway on the Pearl Harbor coastal plain already discharge into the stream. The many point and non-point sources and the uncertainty of the quantity and quality of the respective discharges make it very difficult to evaluate and attribute cumulative water quality impacts to the proposed project (or similar sources).

Although most of the planned improvements are not located in a flood hazard area, the 24-foot wide loading zone and driveway extend into the flood plain of Waiawa Stream. It is reasonable to expect that the short driveway will be inundated during severe flood events and, based on previous flood experiences, much of the armory site is susceptible to flooding. Upstream flooding along Waiawa Stream can be mitigated to a certain extent by annual (or more frequent) clearing of the stream channel and its outlet of debris and overgrown vegetation.

The proposed project is consistent with the existing use of the property and supports the established land use pattern for the area. No adverse effects on light industrial uses are anticipated as a result of the project.

The two-story structure should not adversely affect roadside views in the direction of Waiawa Stream. The structure is sited about 300 feet from Waikona Street and its lower level should be screened from view by the existing headquarters building and other Guard buildings on adjoining properties. These buildings already obstruct views toward the Stream from Waikona Street. The second level will be visible above the lower buildings in the foreground but should not significantly differ in form and appearance from existing warehouse buildings found throughout the Industrial Park.
SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

For reasons presented in the purpose of the project, the no action alternative is not desirable.

A no action alternative maintains the status quo and precludes all impacts, short and long-term, beneficial and adverse, described in this Assessment. The present facility deficiencies will continue to negatively impact the readiness and morale of the units involved. The lack of proper and adequate training, storage, and administrative areas will impair the units ability to attain mobilization requirements.
SECTION 5

AGENCIES AND ORGANIZATIONS CONSULTED IN THE
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

Federal

*U.S. Army, Corps of Engineers
*U.S. Department of the Interior, Fish and Wildlife Service
* Department of the Navy, Pearl Harbor

State

*Department of Land and Natural Resources
*Department of Defense
Department of Health
*Office of Environmental Quality Control

City and County of Honolulu

*Board of Water Supply
Department of Land Utilization
*Department of Public Works
*Department of Transportation Services
Fire Department
Police Department

Others

*Hawaiian Electric Company
*GTE Hawaiian Telephone Company, Ltd.

* Denotes consulted parties who responded in writing.
SECTION 6

DETERMINATION OF SIGNIFICANCE

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, presents criteria for determining whether an action may have significant effects on the environment (Section 11-200-112). 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;

No natural or cultural resources are present in the project area.

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

The building site is open, partially improved, and used for storing equipment and materials. No other use has been contemplated for this location. The Hawaii Army National Guard has no other adequately sized building site at its Waiawa Armory for locating the new structure. The project commits an undeveloped site in an improved area to a needed facility and consolidates National Guard functions in one location.

(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 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 project does not substantially affect the economic or social welfare of the community of state. Capital expenditures in the form of construction monies will provide short-term job opportunities for the local construction industry.

(5) Substantially affects public health;

Substantial adverse impacts on public health are not anticipated. No hazardous materials are present on the building site and buildings to be demolished have tested negative for asbestos containing materials and lead containing paints.

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

Substantial secondary impacts are not anticipated. Water, sewer, drainage, and power systems are adequate to serve the proposed improvements. The provision of additional
off-street parking should alleviate some of the parking problems experienced on Waihona Street during weekend National Guard training drills.

(7) Involves a substantial degradation of environmental quality;

Environmental quality will not be degraded. Measures to mitigate construction related impacts will be implemented during all phases of site improvement.

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

The project does not entail 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 levels; or

Ambient air quality will be affected temporarily by dust and combustion emissions but can be controlled by measures described in this Assessment. Construction noise will be pronounced during site preparation but should diminish during actual building construction. In addition, there are no noise-sensitive activities (for example residences, schools, or hospitals) in the vicinity of the building site that could be adversely affected by construction noise or the use of the facility.

(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.

In general, the project is not proposed in the vicinity of wetlands or coastal waters. Although most of the planned improvements are not located in a flood hazard area, a loading zone and short driveway extend into the flood plain of Waiawa Stream. These two improvements should not significantly affect calculated flood heights in the area. Based on past experience the armory grounds would probably continue to be flooded during severe flood events with or without the project.

Based on the above criteria and after considering the scope of the project, anticipated short and long-term consequences of the proposed action, and all comments received during the consultation process, it is recommended that a Negative Declaration be filed for the proposed Waiawa Army National Guard Armory Addition and Renovations project.
BIBLIOGRAPHY


APPENDIX

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

July 7, 1993  

Dear Mr. Park:

This is written in reference to your July 2, 1993, letter requesting comments on a draft environmental assessment for the Waialua Army National Guard Armory, Waialua, Oahu, Hawaii.

The Office of Environmental Quality Control has reviewed the subject document and has no comments to offer. Thank you for the opportunity to comment.

Very truly yours,

[Signature]

for BRIAN J. J. CHOY  
Director

e: Stanley Hayashi, DAGS

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

July 15, 1993  

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA) for Waialua Army National Guard Armory  
Addition and Renovations  
Waialua, Oahu, Hawaii

We have reviewed the subject DEA, and have no comments on the proposed expansion project. Thank you for the opportunity to comment.

Sincerely,

[Signature]
July 7, 1993

Mr. Gerald Park
Gerald Park Urban Planner
1243 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA)
Nakua Army National Guard Armory

We have reviewed the subject DEA and have the following comments:

1. The DEA should address the potential impact of storm water discharge associated with construction activities on water quality of the receiving water.

2. The DEA should also state what structural or non-structural best management practices (BMP) will be provided to control and reduce discharge of pollutants resulting from construction activities.

3. If dewatering activity is anticipated during construction, dewatering permits will be required by the State Department of Health as well as the City Department of Public Works.

4. The DEA should also address the potential impact of hazardous waste on the proposed project site.

5. Please forward this DEA to the Department of Wastewater Management for comments on sewer adequacy.

Mr. Gerald Park
Page 2
July 7, 1993

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 922-4150.

Very truly yours,

Michael Street
Director and Chief Engineer
September 21, 1993

C. Michael Street
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
600 South King Street
Honolulu, Hawaii 96813

Dear Mr. Street:

Subject: Draft Environmental Assessment
Wyalea Army National Guard Ammery
(ENV 93-147)

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

1. Storm water from the project site will be conveyed via an existing drain
into Waialua Stream which empties into Pearl Harbor's Middle Loch. The
stream already receives storm water discharges from developed areas upstream
of the ammery site and downstream agricultural uses. In addition, residential,
commercial, and agricultural activities located north of Kaneohe Highway
on the Pearl Harbor coastal plain already discharge into the stream. The many
point and non-point sources and the uncertainty of the quantity and quality
of the respective discharges makes it very difficult to evaluate and attribute
cumulative water quality impacts to the proposed project (or similar sources).

Severe storm water discharge could contribute debris and soil material to the
stream thus increasing turbidity and sedimentation. Mitigation measures will
be implemented prior to, during, and following land disturbance activities to
control storm water discharge and negate potential adverse effects. In addition,
grading and erosion control plans will be submitted to the Department of
Public Works for review and approval prior to construction.

2. The job site is less than five acres in area and HPDES permits are not
required for construction related discharges. During construction, measures
such as stabilized access for vehicle egress and ingress and perimeter runoff
controls will be implemented to reduce discharge of pollutants. Following
construction the project will provide paved parking surfaces and all exposed
surfaces will be grassed for long-term pollution discharge control.

3. Demolition activities are not anticipated during construction.

4. There are no known hazardous wastes on the project site.

C. Michael Street
Page 2
September 21, 1993

5. The consulting engineers have consulted with the Department of
Wastewater Management for sewer adequacy.

Our responses will be incorporated into the Environmental Assessment. If
you have any questions concerning the project, please contact Mr. Stan
Hayashi, Project Manager, at 586-9479.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: Stan Hayashi, DAGS
G. Inouye

wahokuw@1eranan.org
July 30, 1993

Mr. Gerald Park
Urban Planner
1245 Young Street
Honolulu, HI 96814

Dear Mr. Park:

GTE Hawaiian Telephone
Beyond the Call

We have reviewed the Environmental Assessment and find no GTE Hawaiian Telephone or Joint Trunking System facilities in the way of the building addition.

GTE Hawaiian Telephone does not have any other comments regarding the Environmental Assessment.

If you have any questions, please contact Japen Takeuchi at 834-8213.

Mark K. Sato
Mark K. Tanaka
Operations Supervisor - OSG Engineering
JMT/KC (9349.1kt)

August 4, 1993

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

Dear Mr. Park:

Subject: Waialana Street - Waiawa Army National Guard Armory
Draft Environmental Assessment

This is in response to your letter dated July 2, 1993 requesting our comments on the subject property.

Sufficient off-street parking should be provided to support the additional parking demand the building during weekend drills.

Should you have any questions, please contact Wayne Hikamoto of my staff at 523-4560.

Sincerely,

Joseph K. Hoalup, Jr.
Director
Mr. 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 Draft Environmental Assessment for the Waialua Army National Guard Amory, Ewa, Oahu (FMR 9-6-4: 20). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard 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 1919, and the Marine Protection, Research and Sanctuaries Act.

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

b. The zone designation (Zone X-unshaded; Areas outside the 100-year flood plain) cited on page 10 of the report is incorrect. However, the Waialua Stream 100-year flood plain shown on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) is designated as Zone A and was determined by approximate methods without the determination of base flood elevations. Since this is in a Joint Federal and State of Hawaii project, Executive Order 11988 applies, requiring that a determination be made as to whether or not the proposed project lies in a 100-year flood plain. Detailed information, if available, should be utilized in site evaluation.

For your information, the U.S. Army Corps of Engineers conducted a flood study of Waialua Stream for the City and County of Honolulu in 1982 and a reconnaissance study for flood damage reduction in 1988. The 1982 study was intended for planning purposes only and not for flood map revision. Based on the results of this study, the proposed project lies within the 100-year flood plain (enclosure). Historical records also indicate that the site is prone to flooding. This is confirmed and cited on page 10 of your draft assessment. The 1988 study was terminated due to lack of economic justification for flood control improvements.

In addition, FEMA has contracted R. M. Towill Corporation to conduct a flood study to determine 100-year base flood elevations of Waialua Stream. The study results will be used to update the existing 100-year flood plain on the current FIRM. Inquiries regarding the study status should be directed to R. M. Towill Corporation.

Sincerely,

[Signature]
Director of Engineering

Enclosure
September 21, 1993

Kiuik Cheong, P.E.
Director of Engineering
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96859-5440

Attention: Planning Division

Dear Mr. Cheong:

Subject: Waiau Army National Guard Armory

Thurs. 9-6-93, 20

Waiau, Ewa, Oahu, Hawaii

Thank you for reviewing and offering comments to the draft Environmental Assessment for the subject project.

In consideration of your comments concerning the boundaries of the 100-year flood plain, the National Guard believes that the project site is outside the 100-year flood plain of Waiau Creek. The basis for this determination is Flood Insurance Rate Map Community Panel Number 150001 0000 stand September 4, 1987.

We also reviewed comments and photographs from your office for an earlier National Guard project in the vicinity of the project site and proposed revisions to the Waiau Creek flood plain prepared by your office. The photographs and delineated flood plain markings depict the present project site to be within the 100-year flood plain and the base flood height estimated at 33 feet above mean sea level. We are aware that the subject information was not intended for flood height determination and was not used in the plans for the proposed improvements. Although the flood height has not been determined, the lowest finish floor of the two-story building has been established at 33.70 feet which is above the estimated flood height.

We have contacted the R.M. Trevil Corporation to inquire if they have developed any information in their contracted study with the Federal Emergency Management Agency which would establish a 100-year flood water surface near the new Armory building. They have completed the topography study (runoff quantity determination) for the portion of Waiau Creek below Kamakahana Highway and have directed the study for comments. Hydraulic calculations to establish water surface profiles are expected to be completed by the end of 1993.

Kiuik Cheong
September 21, 1993

Page 2

Please call me at 533-0018 or Mr. Stan Hayashi, Project Management Branch, Department of Accounting and General Services at 386-0479 if you have any questions.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: Stan Hayashi, DAGS

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

Dear Mr. Park:

Your letter of July 2, 1993, requested comments from the Navy concerning the Environmental Assessment (EA) for the Walaka Army National Guard Armory Additions and Renovations.

As requested, the following comments are provided for your consideration.

a. The Navy owns and operates a major drinking water shaft located near the project site in Walaka Gulch. The Navy is concerned if there are any releases of hazardous substance during the construction and/or operation of your proposed project which may have deleterious impact on ground water quality.

b. The Navy also owns properties and manages wetlands which are located along Waiakea Stream, downstream from your project, and also performs periodic maintenance dredging of Pearl Harbor. Therefore, the Navy is concerned if any hazardous substance or significant sediment loading is introduced into Waiakea Stream via drainage from the project. Proper drainage controls and pollution prevention measures (i.e., sediment/erosion control, management of storm run-off/non-point soil pollution) should be instituted. Dewatering, hydroseeding, or similar activities which may discharge into Waiakea Stream may require an NPDES permit for non-point discharge.

c. The EA should also address whether potentially hazardous constituents may be released during the demolition work for the project (i.e., asbestos, lead paint, etc.).

d. The appropriate State agency should be consulted to ensure that historic and culturally significant resources are not affected by the project.

Thank you for the opportunity to comment on the EA. Should you have any questions concerning these comments, please contact Mr. Clyde Yokota at 471-3324.

Sincerely,

[Signature]

STANFORD B. C. YUEN
Facilities Engineer
By direction of the Commander
September 21, 1993

Stanford B.C. Yuen
Facilities Engineer
Department of the Navy
Naval Base Pearl Harbor
Pearl Harbor, Hawaii 96840-5020

Dear Mr. Yuen:

Subject: D/W1/17/2244
Waiawa Army National Guard Armory
Waiawa, Ewa, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment for the subject project. In consideration of your comments, we offer the following:

a. There are no hazardous substances stored in buildings to be demolished. Tests for asbestos containing materials and lead containing paint have been negative.

b. Storm water from the project site will be conveyed via an existing drain line into Waiawa Stream which enters into Pearl Harbor's Middle Loch. The stream already receives storm water discharges from developed areas upstream of the armory site and downstream agricultural uses. In addition, residential, commercial, and agricultural activities located north of Kamehameha Highway on the Pearl Harbor coastal plain already discharge into the stream. The many point and non-point sources and the uncertainty of the quantity and quality of the respective discharges make it very difficult to evaluate and attribute cumulative water quality impacts to the proposed project (or similar sources).

Severe storm water discharge could contribute debris and soil material to the stream thus increasing turbidity and sedimentation. Mitigative measures will be implemented prior to, during, and following land clearing activities to control storm water discharges and reduce potential adverse effects. Grading and erosion control plans will be submitted to the Department of Public Works for review and approval prior to construction.

c. See response to item 2 above.

d. The Historic Preservation Division (HPD), Department of Land and Natural Resources, State of Hawaii, commented that "a review of their record shows that there are no known historic sites at the project location. The project was previously rough graded and compacted. Because of this previous development, HPD believes that construction of the 8-grade facilities described in the DRA will have "no effect" on historic sites."

Department of the Navy
September 21, 1993

Page 2

Please call me at 533-0018 or Ms. San Hayashi, Project Management Branch, Department of Accounting and General Services at 536-0419 if you have any questions.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: San Hayashi, DAGS
G. Isrey

water.usr
Mr. Park

- 2 -

File No.: 94-017

Please feel free to call Steve Toshita at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

[Signature]

Mr. Park,

Urani Placour
1265 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Preparation of a Draft Environmental Assessment (DEA) for the
Waimanalo National Guard Agency, Waimanalo, Oahu, 96795

We have reviewed the Early Assessment Information for the subject army project transmitted by your letter dated July 2, 1993, and have the following comments:

Commission on Water Resource Management

The Commission on Water Resource Management's staff comments that a Stream Channel Alteration Permit (SCAP) will be required if any work connected with the drainage improvements for the project is performed on the banks of the Waimanalo Stream at the western boundary of the property.

Historic Preservation Division

The Historic Preservation Division (HPD) comments that a review of their records shows that there are no known historic sites at the project location. The project was previously rough graded and compacted, because of this previous development, HPD believes that construction of the 5-foot facilities described in the DEA will have "no effect" on historic sites.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.
In Reply Refer To: ACP  

Mr. Stanley Hayashi  
Project Management Branch  
Department of Accounting and General Services  
State of Hawaii  
1131 Punchbowl Street  
Honolulu, Hawaii 96813  

Rt: Draft Environmental Assessment for the Waiawa Army National Guard Armory Additions and Renovations, Waiawa, Ewa, Oahu, Hawaii  

Dear Mr. Hayashi:  

The U.S. Fish and Wildlife Service (Service) has reviewed the Draft Environmental Assessment (DEA) for the Waiawa Army National Guard Armory Additions and Renovations, Waiawa, Ewa, Oahu, Hawaii. The following comments are provided for your consideration pursuant to the National Environmental Policy Act of 1969, as amended, (42 U.S.C. 4321 et seq.), the Fish and Wildlife Coordination Act (43 Stat. 404, as amended; 16 U.S.C. 661 et seq.) and other authorities mandating Service concern for environmental values.  

Although the existing vegetation was described for the project site, we recommend including a statement within the FLORA and FAUNA sections of the document citing the absence of rare and endangered and disturbed plant and animal species. Similarly, the absence of wetlands should be referenced under an appropriate section such as WATER RESOURCES.  

The DEA states in SECTION 3.C. Long-term Impacts that "New roads and lines will be landscaped and runoff will be conveyed into an existing drain inlet and discharged into Waiawa Stream." Impacts to Waiawa Stream from this increased discharge, including increases in pollutants associated with paved areas, and mitigations measures to prevent additional stream degradation should be included in the final Environmental Assessment.  

The Service supports the recommendation in SECTION 3.C. Long-term Impacts due to upstream flooding along Waiawa Stream be mitigated by more frequent clearing of the debris and overgrown vegetation from the stream channel and its outlet. Alternatively, the installation of adequately designed drainage may accommodate storm water discharge needs.

We appreciate the opportunity to provide these comments. If you have questions or need further assistance, please contact Adele Parmenter or Karen Evans (808/441-2641).  

Sincerely,  

Robert P. Smith  
Field Supervisor  
Pacific Islands Office
September 21, 1993

Robert P. Smith
Field Supervisor, Pacific Islands Office
United States Department of the Interior
Fish and Wildlife Service
Box 50187
Honolulu, Hawaii 96850

Dear Mr. Smith:

Subject: Waiawa Army National Guard Armory (AAG)
Waiawa, Ewa, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. In consideration of your comments, we offer the following:

1. We will include a statement citing the absence of rare, endangered, or threatened plant and animal species within the project site.

2. We will reference the absence of wetlands in the vicinity of the project site.

3. Storm water from the project site will be conveyed via an existing drain line into Waiawa Stream which discharges into Pearl Harbor's Middle Loch. The stream already receives storm water discharges from developed areas upstream of the harbor site and downstream agricultural uses. In addition, residential, commercial, and agricultural activities located east of Kamehameha Highway on the Pearl Harbor coastal plain already discharge into the stream. The many point and non-point sources and the uncertainty of the quantity and quality of the respective discharges make it very difficult to evaluate and attribute cumulative water quality impacts to the proposed project (or similar sources).

Severe storm water discharge could cause siltation and soil material in the stream thus increasing turbidity and sedimentation. Mitigating measures will be implemented prior to, during, and following land disturbance activities to control storm water discharge and reduce potential adverse effects. Grading and erosion control plans will be submitted to the Department of Public Works for review and approval prior to construction.
Mr. Gerald Park
Gerald Park Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Your Letter of July 2, 1993 on the Draft Environmental Assessment (DEA) for the Waiaua Army National Guard Armory Addition and Renovations, Waiaua, Ohio, TMK: 9-6-04-20

Thank you for the opportunity to review and comment on the DEA for the proposed improvements to the existing armory.

We have the following comments to offer:

1. There is a 2-inch water meter which currently serves the project site.
2. The developer will be required to obtain a water allocation for any additional water from the State Department of Land and Natural Resources.
3. The availability of additional water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the developer will be required to pay our Water System Facilities Charges for transmission and daily storage.
4. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
5. 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.
6. The ownership and disposition of the 6-inch water main crossing the property should be addressed during the design phase.