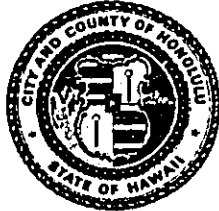


BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

RECEIVED
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UFCU
OUB
HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT
WILLIAM F. REMULAR
DEPUTY

PB 94-95

January 27, 1994

Dr. Bruce Anderson, Interim Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Dr. Anderson:

Subject: Negative Declaration for Aikahi Fire
Station Replacement, TMK: 4-4-2:38
Aikahi, Koolaupoko, Oahu, Hawaii

This letter constitutes a notice of determination by this department after the potential impacts 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, Peter Hsi & Associates, 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 EA and an OEQC publication form.

Should there be any questions, please have your staff call Craig Nishimura at 527-6370.

Very truly yours,

A handwritten signature in black ink, appearing to read "Herbert K. Muraoka".

HERBERT K. MURAOKA
Director and Building Superintendent

Attach.

cc: Peter Hsi & Assoc.
Gerald Park Urban Planner

1994-02-08-0A-*FEA*-Aikahi Fire
Station Replacement

FEB 8 1994

NEGATIVE DECLARATION

AIKAHI FIRE STATION REPLACEMENT

Aikahi, Kaneohe, Koolaupoko, Oahu, Hawaii

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

Prepared for

Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Responsible Official:


Herbert K. Muraoka
Director and Building Superintendent

Date: JAN 25 1994

Prepared By

Peter Hsi & Associates, Inc.
615 Piikoi Street, Suite 2001
Honolulu, Hawaii 96814

and

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

January, 1994

SUMMARY INFORMATION

PROJECT: Aikahi Fire Station Replacement

PROPOSED USE: Replace Existing Aikahi Fire Station

PROPOSING AGENCY: Building Department
City and County of Honolulu

DETERMINING AGENCY: Building Department
City and County of Honolulu

LOCATION: 45 Kaneohe Bay Drive
Aikahi, Kaneohe, Koolaupoko, Oahu, Hawaii

TAX MAP KEY: 4-4-02: 38

LANDAREA: 20,000 Square Feet

LANDOWNER: City and County of Honolulu

STATE LAND USE DISTRICT: Urban

GENERAL PLAN: Urban Fringe

DEVELOPMENT PLAN AREA: Koolaupoko
Land Use Designation: Public Facility
Public Facilities Designation: Fire Station Modification, w/in 6 Years

ZONING: R-10

EXISTING USE: Fire Station

CONTACT PERSON: Craig Nishimura
Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Telephone: 527-6370

Note: Revision to the text of the Draft Environmental Assessment are shown in bold type and underscored.

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

The Building Department, City and County of Honolulu, proposes to demolish the existing Aikahi Fire Station and rebuild a new fire station on the same site. The project site is identified as Tax Map Key 4-4-02: 38 encompassing an area of 20,000 square feet located at Aikahi, Kaneohe, Koolaupoko District, City and County of Honolulu, Hawaii. A Location Map is shown in Figure 1.

A. Purpose of the Project

The existing Aikahi Fire Station is outdated and possibly structurally unsound. The facility has experienced settlement problems attributable to unstable soils and the Building Department recommends that the station structure be demolished and replaced at the site as soon as possible.

B. Technical Characteristics

The existing station and steel-framed/corrugated iron roof parking garage will be demolished and a.c. pavement, landscaping, sections of chain link fencing, and retaining walls removed. Existing water, sewer, and drainage systems within the site will be cut, plugged, and abandoned in place (or removed), and electrical and telephone service discontinued prior to demolition.

The new fire station is designed as a two-story concrete structure set into the sloping terrain. The upper floor is approximately 4,350 square feet in area. Interior space on this level has been allocated for an office, kitchen, dining/meeting room, dormitory, officer's quarters, library, toilet/shower facilities, locker room, and equipment storage. The fire apparatus and auxiliary vehicle will be housed on this floor.

Space in the 3,175 square foot lower floor has been designated for equipment and general storage, a work area, weight room, laundry room, and equipment drying area.

The foundation and exterior walls will be constructed of poured in place reinforced concrete. The structure will be topped by a combination protected metal and built-up roofing with the upper roof measuring 32 feet high (from finish elevation to the high point of the roof ridge) and the lower roof 22 feet high. The dining/meeting room, library office, dormitory, and officers quarters will be air conditioned to attenuate outside noises.

Two existing underground storage tanks of 550 (diesel) and 1,000 (gasoline) gallon capacity will be excavated and removed from beneath the parking area pavement. An above ground one thousand gallon (diesel) tank will be installed in the parking area between the rear of the new station and driveway.

The existing driveway at the rear of the station will be demolished and removed and a new concrete driveway constructed. The asphaltic concrete area at the rear of the station also will

be removed and repaved. The repaved area will provide uncovered parking for six vehicles and court type recreational activities.

Unpaved areas surrounding the station will be landscaped with grass, groundcover, hedges, and trees. Boundary fencing will be removed and replaced by combination retaining walls topped with chain link fencing.

No change to existing vehicle access is contemplated. The fire apparatus will access Kaneohe Bay Drive directly from the front of the station and the rear of the station will be accessed from Iliha Street.

Water will be drawn from a 12-inch line in Iliha Street. Wastewater will be discharged into an existing 6-inch lateral connected to an 8-inch sewer in Iliha Street. An existing drywell in the rear parking area will be demolished and will not be replaced. Upper and lower levels will be graded to drain in the direction of Iliha Street.

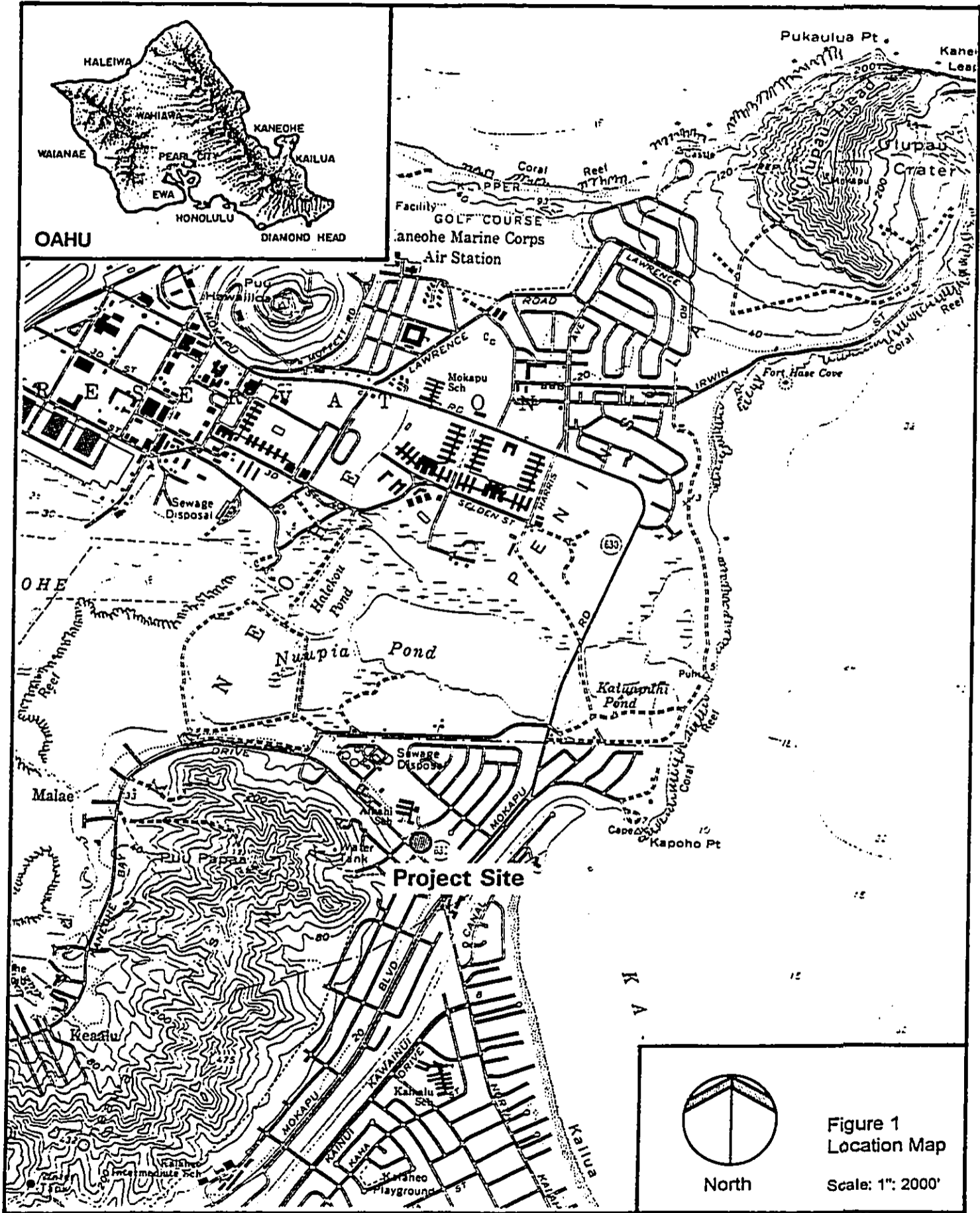
C. Economic Characteristics

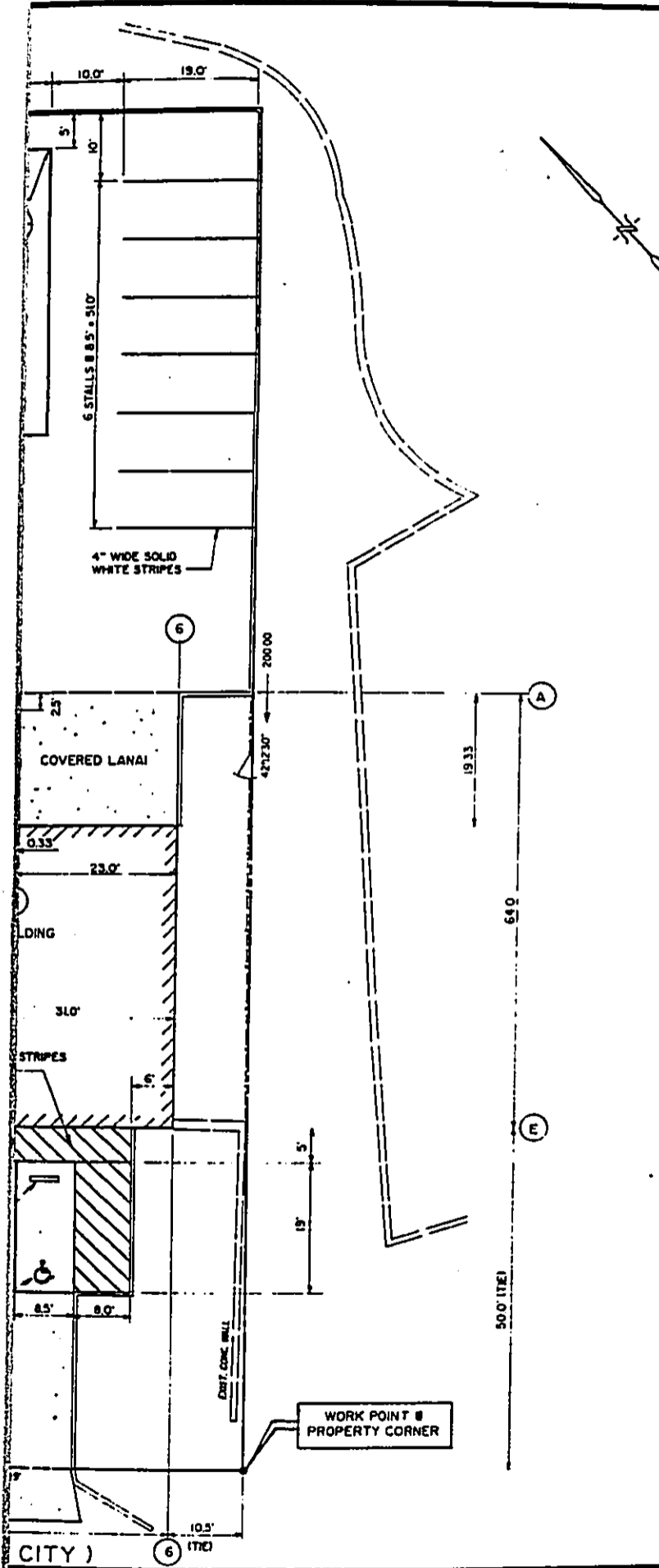
The cost of the project is estimated at \$ 2.25 million for planning, engineering, and construction and will be funded by the City and County of Honolulu. The station will be built in one construction phase tentatively scheduled to begin in mid-1994 with completion projected for mid-1995.

D. Social Characteristics

The project will not displace any residents in the neighborhood or business activities in the Aikahi Park Shopping Center.

Engine Company 19 will relocate to the Kailua Fire Station until the Aikahi Fire Station is completed.






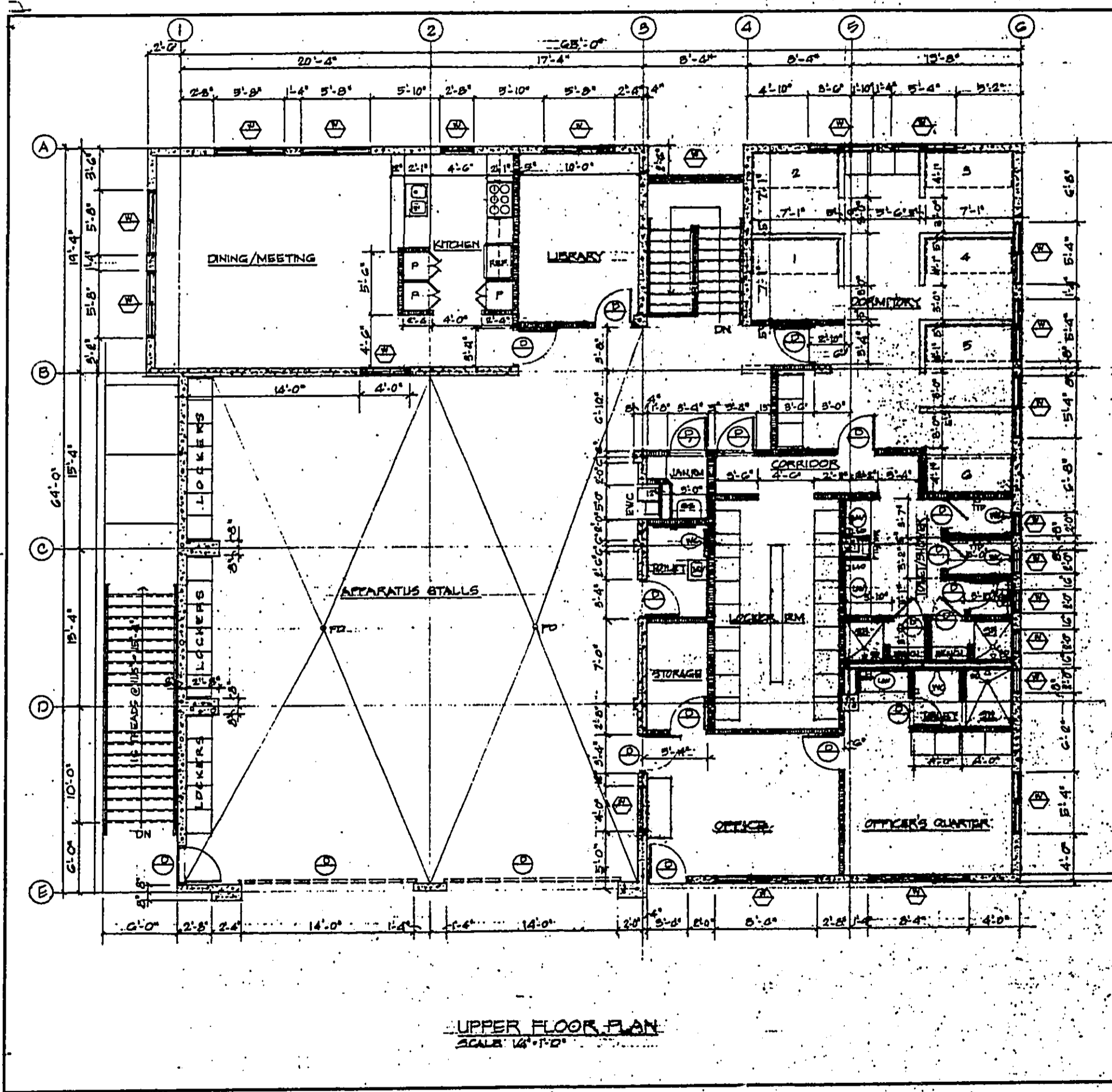
SITE & UTILITY PLAN

SCALE : 1" = 10'

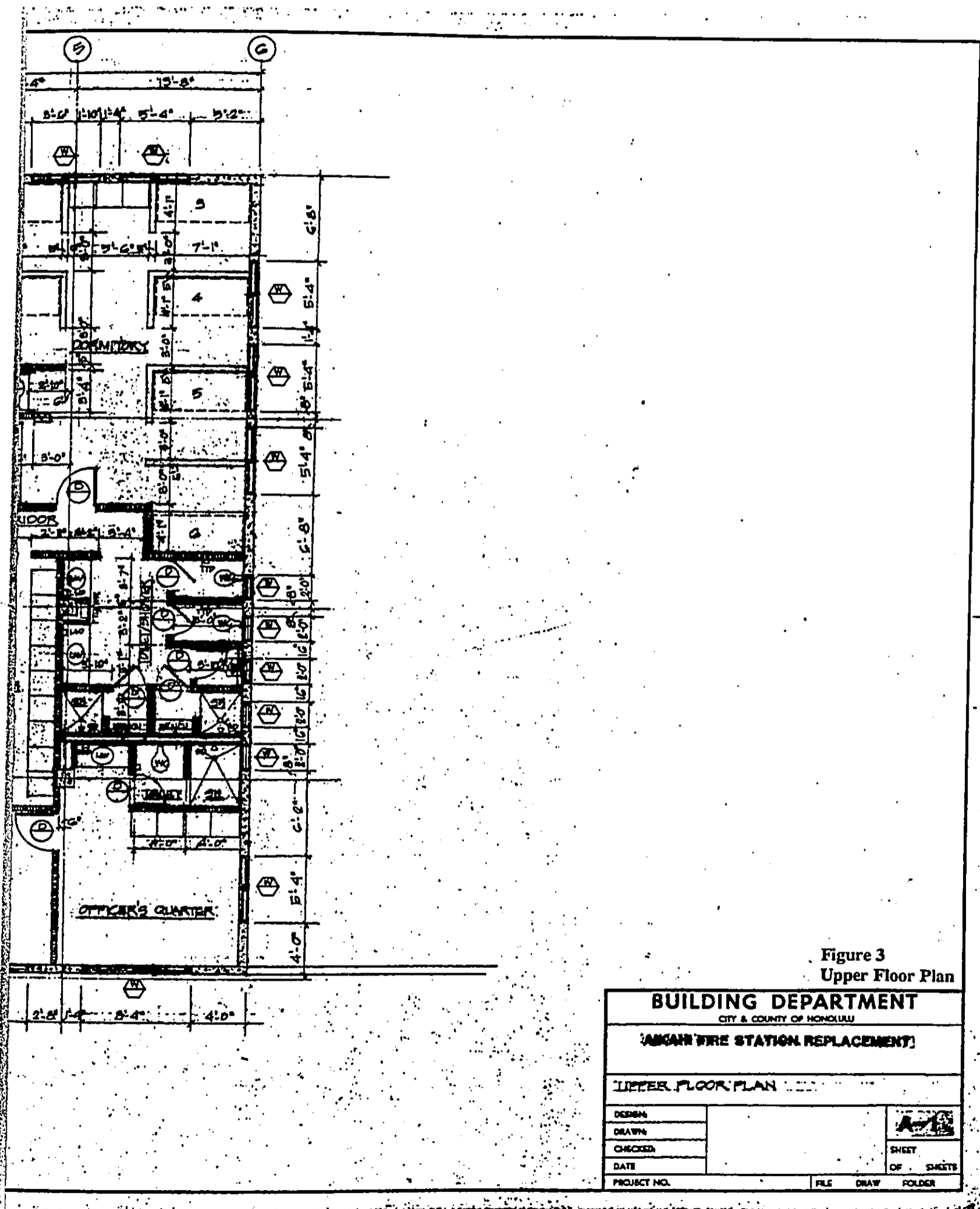
Figure 2
Site and Utility Plan

	BUILDING DEPARTMENT		
	CITY & COUNTY OF HONOLULU		
	AIKAHI FIRE STATION REPLACEMENT		
	SITE & UTILITY PLAN		
DESIGN:		13-4 SHEET OF SHEETS	
DRAWN:			
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DATE:			
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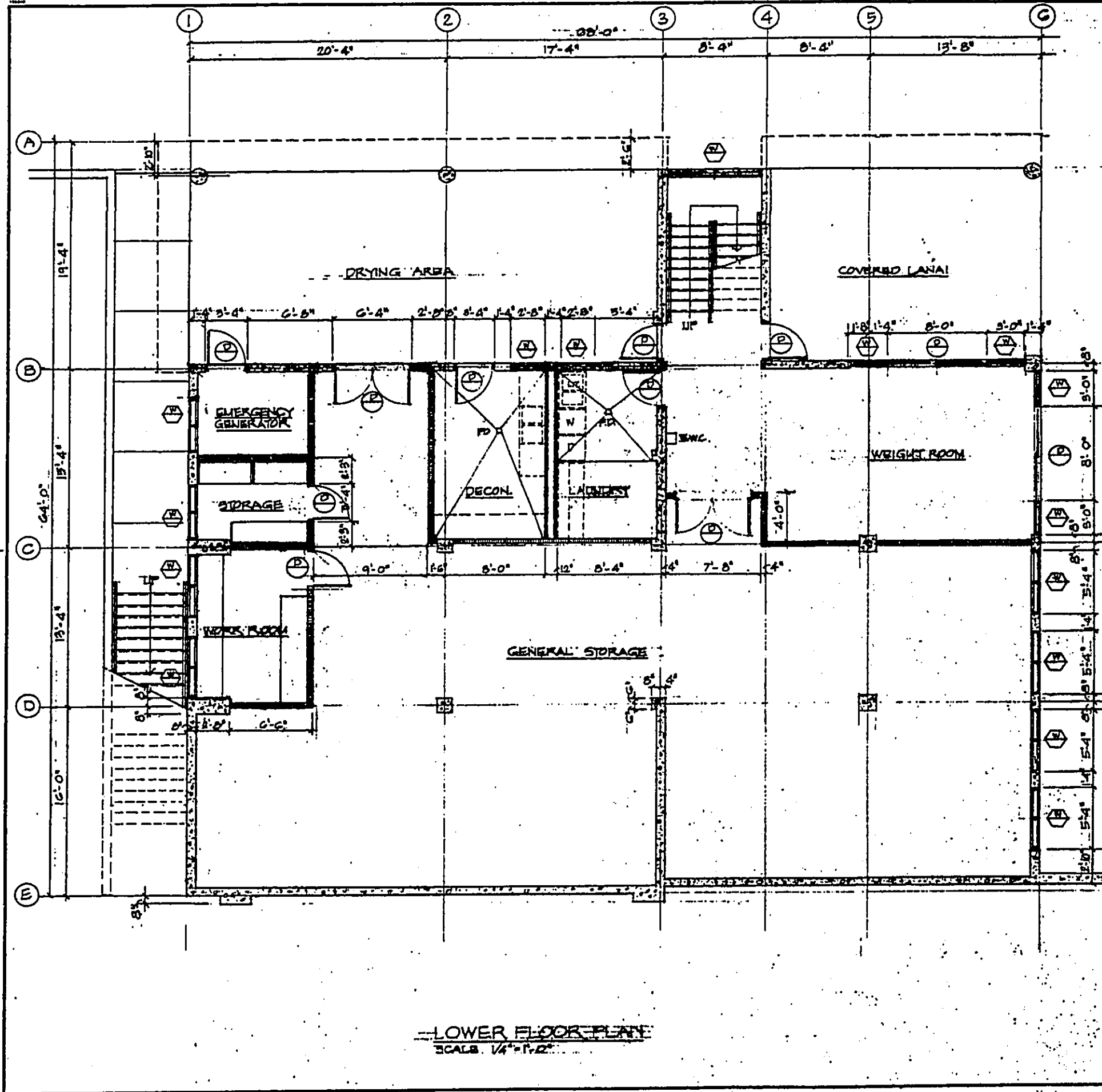
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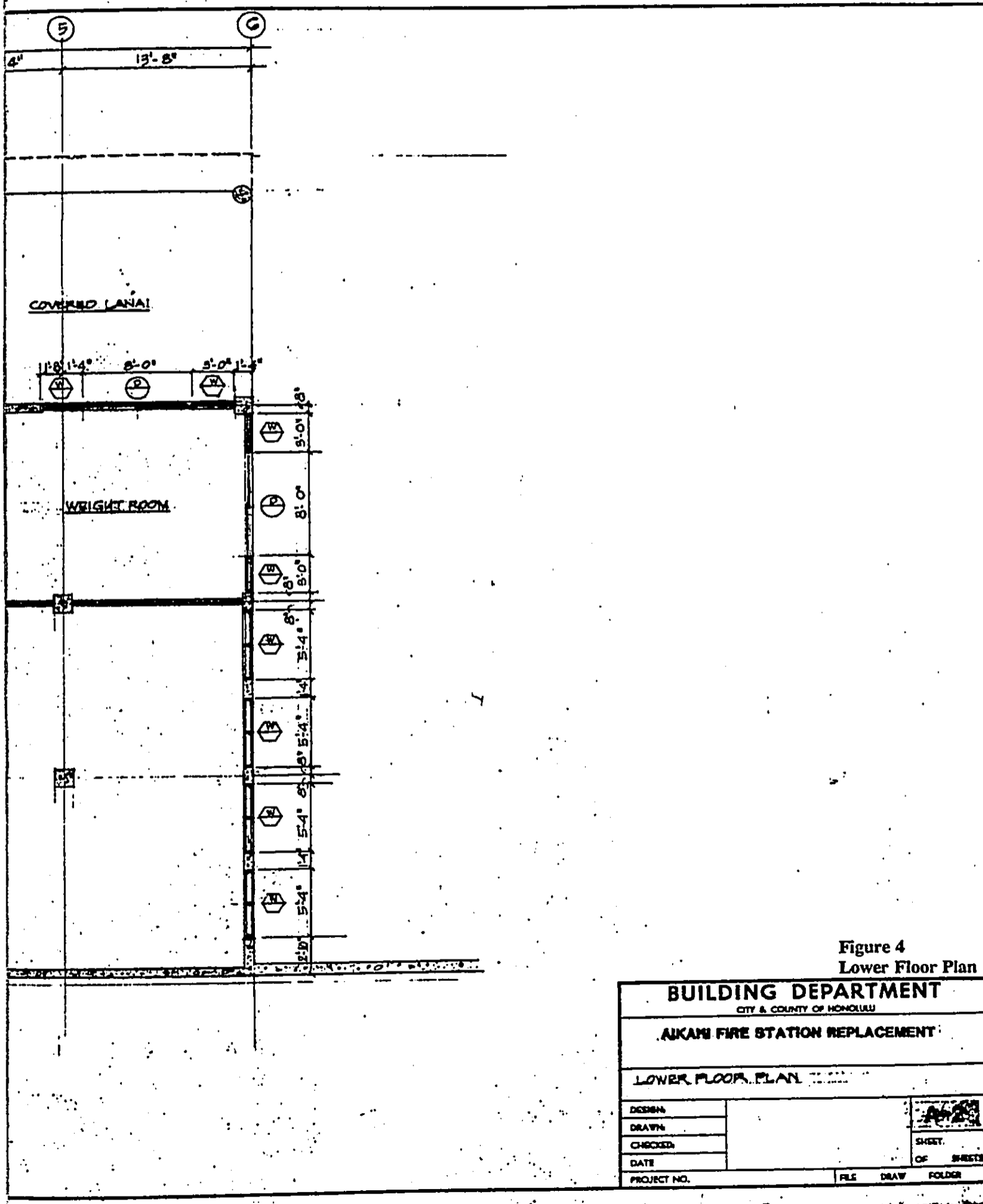
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SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Location and Existing Use

The Aikahi Fire Station is located on the makai corner of the Iliha Street (to the north) and Kaneohe Bay Drive (to the west) intersection. Portions of the Aikahi Park Shopping Center border the station to the east and south.

Built in 1960, the main building is a two-level structure constructed of cement masonry unit blocks and topped by a flat roof. A tower for drying hoses is the tallest part of the structure but is no longer used for that purpose. The upper floor houses the fire apparatus and an auxiliary vehicle as well as sleeping quarters, a kitchen and dining room, equipment storage, and office space. The lower level is used for storage, a work area, and a weight room.

The upper level accesses onto Kaneohe Bay Drive and is used for ingress and egress by the fire apparatus. The lower level is accessed from Iliha Street on the north side of the station. The rear yard of the station is paved with a.c. pavement and used for vehicle parking and court type recreation activities. A free-standing, open-sided, corrugated iron roofed shelter on the south side is used for covered vehicle parking. Existing conditions are shown on Photographs 1 and 2.

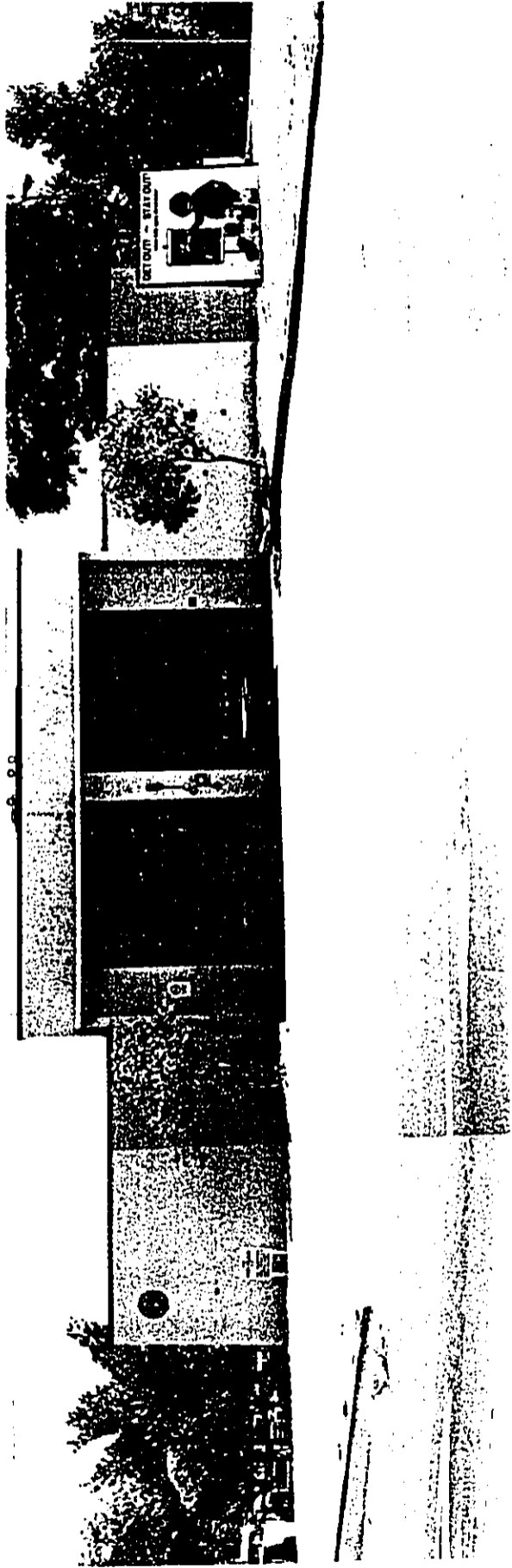
Fifteen firefighters are assigned to Engine Company 19 which is based at the station and five are on watch at all times. Their primary fire fighting equipment is a 1,500 gpm pumper and an auxiliary vehicle. In addition to fire suppression activities, the company responds to ocean and mountain rescue operations but there are no specialized rescue equipment housed at the station. No ambulance unit is based at the station and there are no future plans to house a unit.

B. Surrounding Use

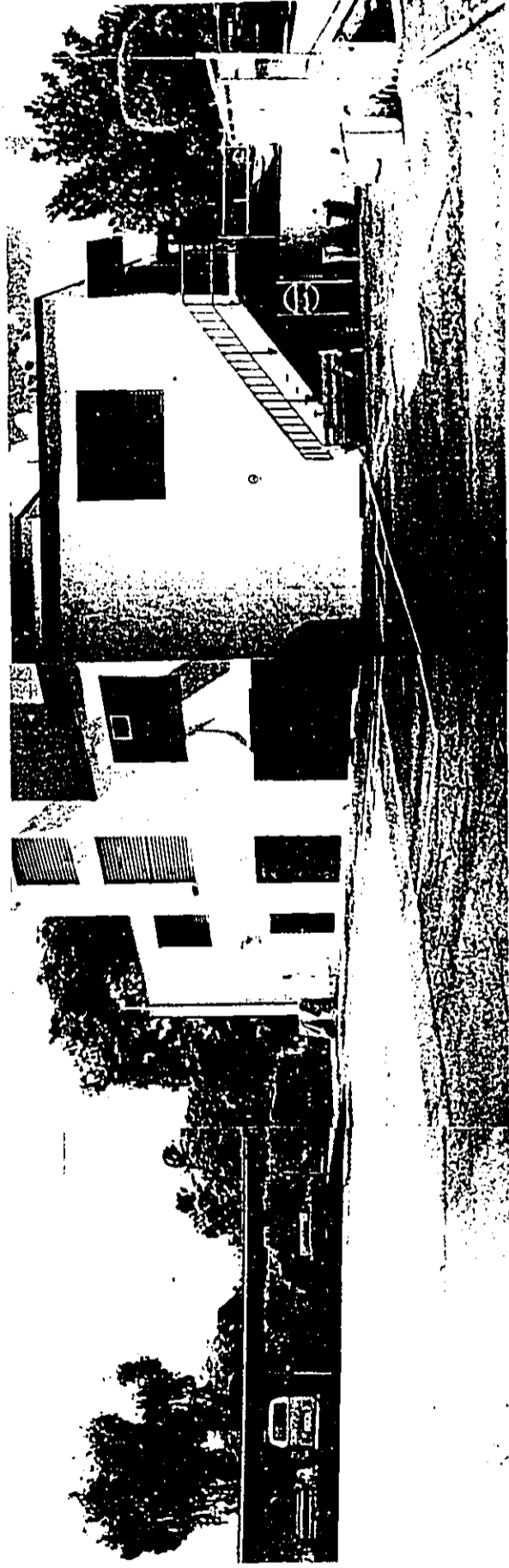
The Aikahi Fire Station is centrally located in relationship to its response area. Kaneohe Bay Drive provides excellent access in either the Kaneohe or Kailua direction and response time to calls is estimated at 3-5 minutes. Located adjacent to the Aikahi Park Shopping Center the station is bordered by single-family residences mauka of Kaneohe Bay Drive and directly across Iliha Street. Aikahi Elementary School, which is also on Iliha Street, is located slightly east of the station.

C. Topography

A portion of the site was previously filled. The upper portion of the station is relatively level and stands about 11 feet higher than the lower portion as measured across the paved areas.



Photograph 1. View of Station from Kaneohe Bay Drive



Photograph 2. View of Station from Rear Driveway

D. Soils

Site soils are mapped as Kokokahi clay (KtC) by the Soil Conservation Service (1972). The clay is about 36" thick, very sticky, very plastic, and cracks widely upon drying. The soil is rated poor for fill and foundations for low buildings because of its high shrink-swell potential.

E. Drainage and Flooding

Flood Insurance Rate Maps place the property in Zone X which is defined as "areas outside the 500 year flood plain "(Federal Emergency Management Agency, 1987).

On-site runoff is discharged into a dry well located at the rear of the station. Up-lifted paving has altered the drainage gradient (to the drywell) and ponding occurs in low spots following rainfall events.

F. Hazardous Substances

Testing for asbestos and lead based paint revealed the absence of lead based paint in the structure. Asbestos was detected in the building floor tiles in the kitchen, roofing paper, mastic, and caulking in certain locations.

The existing diesel tank is empty and has been removed from service; the gasoline tank contains fluids and will be removed from service when the existing supply is exhausted. Investigations were conducted to determine if the two existing underground storage tanks may have released fluids into the environment. The area surrounding the diesel tank was tested for total petroleum hydrocarbons (TPH) measured as diesel. The preliminary investigation detected levels ranging from 1 to 20 ppm were detected at varying distances and directions from the tank. There is no health standard for TPH but the positive reading necessitated additional laboratory analysis. The analysis revealed the presence of benzene in a concentration of .009 ppm which is below the standard of 1.7 ppm.

The area around the gasoline tank was tested also for TPH measured as gasoline. TPH was not detected but a trace amount of benzene (0.03 ppm compared to standard of 1.7 ppm) was detected but is not yet recognized as a confirmed release.

G. Historical Features

There are no recorded archaeological or cultural features on the premises.

H. Flora and Fauna

Fire stations are usually well landscaped and the Aikahi Fire Station is no exception. Open, unpaved areas at the front and side yards are planted with zoysia grass. Single, strawberry guava trees grow on both sides of the front driveway and several paper bark and an autograph tree are planted along the north side of the station. The chain link fence along the rear and side property line bordering the Aikahi Park Shopping Center is screened by a hibiscus hedge planted outside the property.

I. Land Use Controls

The property is classified Urban on State Land Use District Maps, general planned Urban Fringe, designated Public Facility on the Koolaupoko Development Plan Land Use Map, and zoned R-10. The Koolaupoko Development Plan Public Facilities Map was amended on September 10, 1992 to add a Fire Station Modification symbol, site determined, within six years for the Aikahi Fire Station replacement. (Planning Department, 1993).

J. Public Facilities

Water service is taken from a 12-inch distribution main in Ilihu Street and a 1 1/2" water meter currently serves the project site. Wastewater is disposed via a 6-inch lateral into an 8-inch sewer line in Ilihu Street. Electrical power is drawn from overhead lines on Kaneohe Bay Drive.

At its intersection with Ilihu Street, Kaneohe Bay Drive lies within a 60-foot wide right-of-way. The improved right-of-way includes a 40-foot wide all-weather pavement and 10-foot wide shoulders. Traffic movement is controlled by traffic signals at the intersection.

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, Fire Department administrators, the consulting architect, 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 Aikahi Fire Station. The discussions and field investigations allowed us to identify existing conditions and features which could affect or be affected by the project. These conditions are:

- o The new fire station will be constructed on the site of the existing station which has been at this location for 33 years;
- o No change in public use is considered by the proposed action;
- o The site has been modified extensively by the existing use;
- o There are no threatened or endangered flora or fauna on the premises;
- o The site is not prone to flooding; and
- o Public utilities are available and adequate to service the new facility.

B. Short-term Impacts

Prior to construction, utility service will be discontinued, water and sewer connections cut and plugged, and the structures demolished. These activities should take approximately one month and will raise fugitive dust, create noise, and increase traffic on Kaneohe Bay Drive and Ilihu Street as debris is hauled away from the site.

Fugitive dust can and will be controlled by sprinkling water over exposed areas or by the application of other dust suppression measures stipulated in Chapter 60 (Air Pollution Control) of Title 11, Administrative Rules of the the State Department of Health.

Construction noises will persist for the projected 10-12 month construction period. These noises will be most pronounced during the early stages of development (demolition) to erection of the structure. Noise will diminish as interior work commences as most noise should be confined to inside the building. Commercial activities near the station should not be adversely affected by the noise. Most of the stores are self-contained units with noise attenuated by glass and cement masonry units at the store front. On the other hand, construction noise may annoy residents living near the station and may be audible from classrooms (nearest the station) at Aikahi Elementary School.

Allowable daytime noise levels for residential zoning districts set by the State Department of Health is 55 dBA measured at the property line. Construction work will temporarily exceed this standard and, per Administrative Rules (Chapter 43) of the Department of Health, the Contractor will have to obtain a noise permit prior to construction. Construction will be limited to between the hours of 7:00 a.m. to 3:30 p.m., Mondays through Fridays.

The consulting soils engineer has recommended total removal of approximately 2,500 cubic yards of unsuitable expansive clay and replacing it with compacted select borrow. All materials used as compacted fill will conform to City and County of Honolulu specifications for select borrow fill. A conventional foundation design is suitable for the site provided fill is placed in 8" horizontal lifts and 95% compaction achieved .

Asbestos containing materials will be removed prior to demolition of the structure. Established asbestos containment and disposal methods should negate release of this fibrous substance into the environment.

Removing the fuel dispenser and two underground storage tanks should reduce the potential for subsurface contamination. The State Department of Health will be notified at least 30 days in advance of tank removal. Preliminary testing for hydrocarbon contamination has been performed and although contaminants were detected, the reported concentrations are below Department of Health standards. When the tanks are removed and should further contamination be detected, applicant will notify the Department of Health and initiate corrective actions. All short and long-term actions will comply with Federal regulations and State guidelines (40 CFR 280 Subpart G, Closure and the Department of Health's Technical Guidance Manual respectively) to remediate potential subsurface contamination.

Engine Company 19 will relocate to the Kailua Fire Station while the new station is being built. Adequate fire protection services will be provided and maintained throughout the Aikahi service area from the Kailua and Kaneohe stations. In addition, fire fighting units at Marine Corps Air Station Kaneohe Bay are available to assist municipal firefighters should the need arise.

C. Long-term Impacts

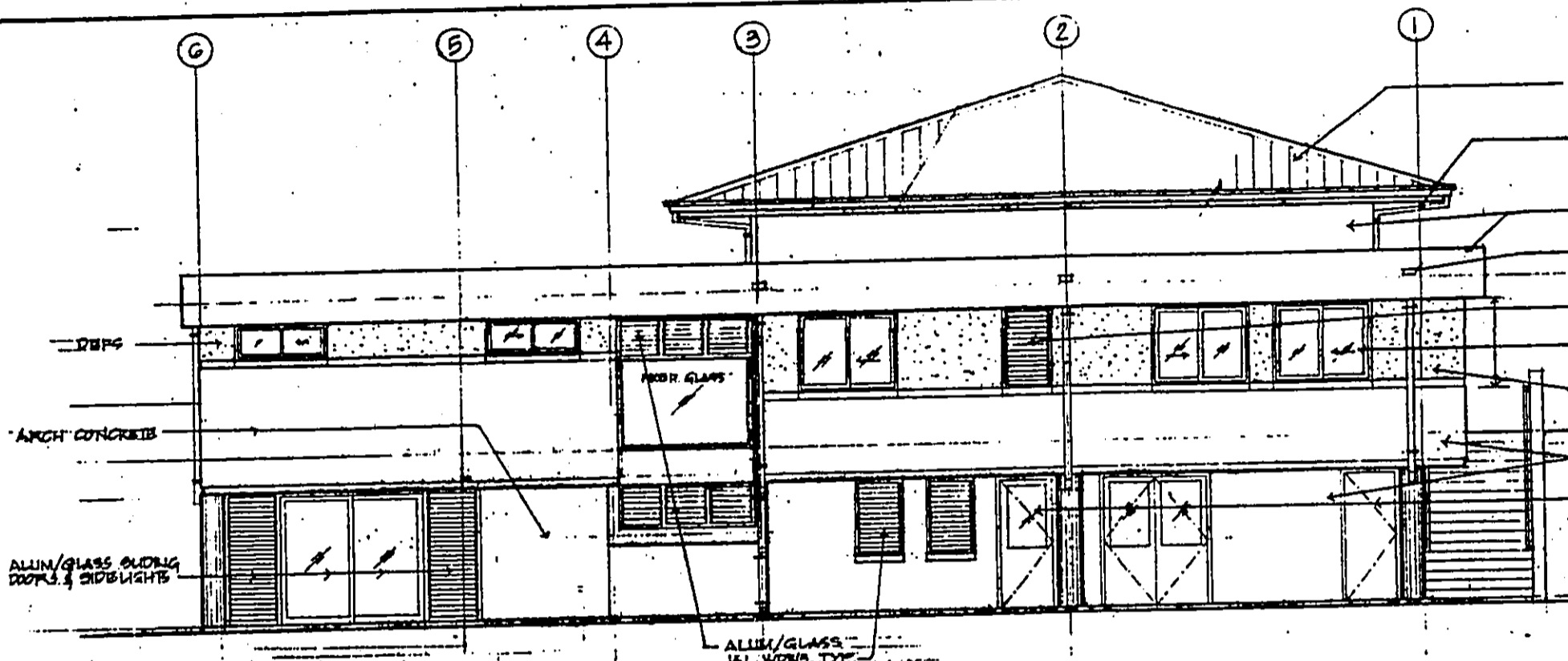
The project will ensure the safety and welfare of personnel assigned to the Aikahi Fire Station. Firefighters would not have to contend with a deteriorating building and having to work out of and reside in a structure that is recommended for replacement.

No change in manpower requirements and response times to fire alarms are anticipated as a result of the proposed project.

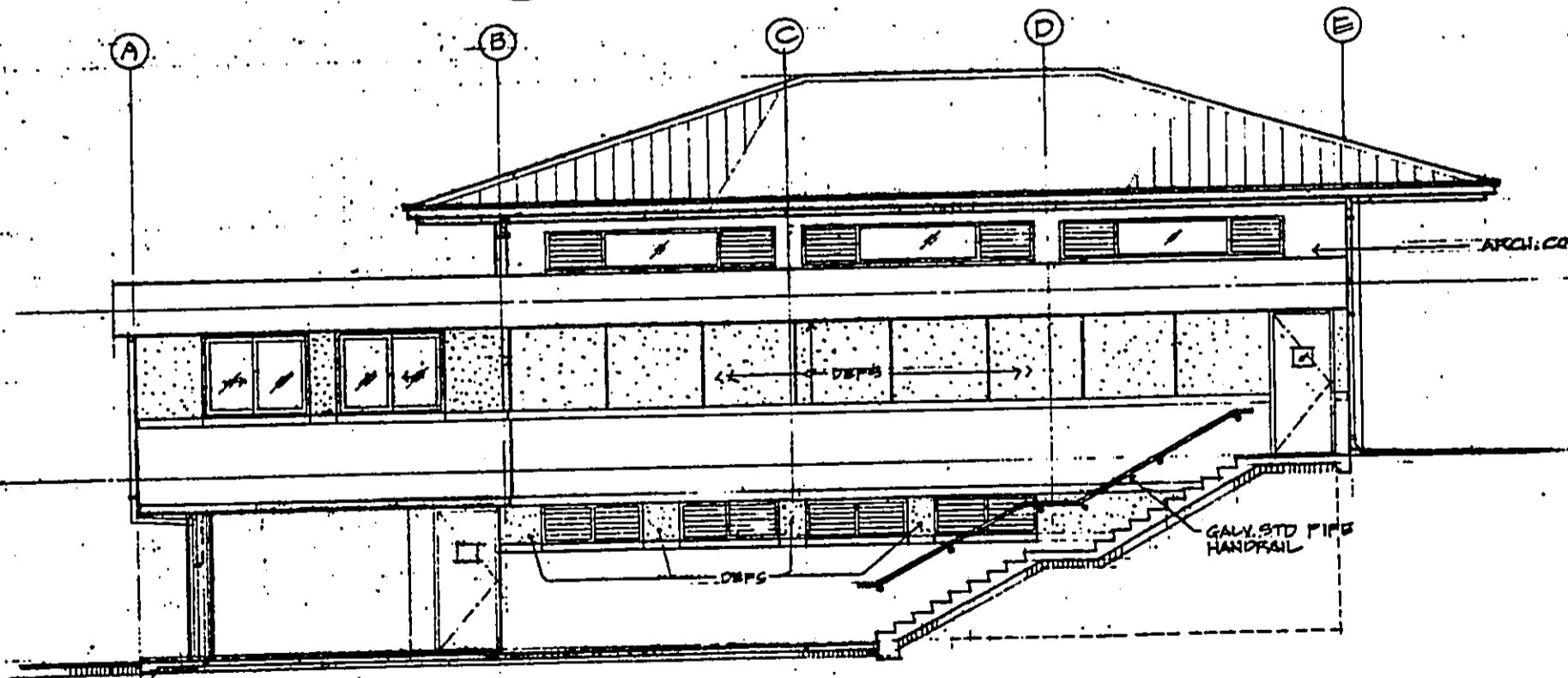
The project should not place additional demands on existing utility systems servicing the fire station. No increase in manpower is programmed thus significant increases in water consumption, wastewater flow, and power usage are not anticipated.

Figures 5 and 6 provide an overall view of the new station. It will be built on almost the same site as the existing station and resemble it in linear form, mass, building height, and layout. A "local style" pitched roof will add architectural interest and aid in cooling and ventilating the building. At 32 feet high (the existing station roof stands 34 feet above

grade) the building will exceed the 25-foot height limit for the R-10 residential zoning district and a waiver application will be filed with the Department of Land Utilization. The design of the new station, the overall site plan, the location of vehicle access points, and the areas to be landscaped—all of which resemble the existing site and station—strongly suggest that visual changes to the site and structures thereon will be insignificant.



1 REAR ELEVATION
A-4 SCALE 1/4" = 1'-0"



2 LEFTSIDE ELEVATION
A-4 SCALE 1/4" = 1'-0"

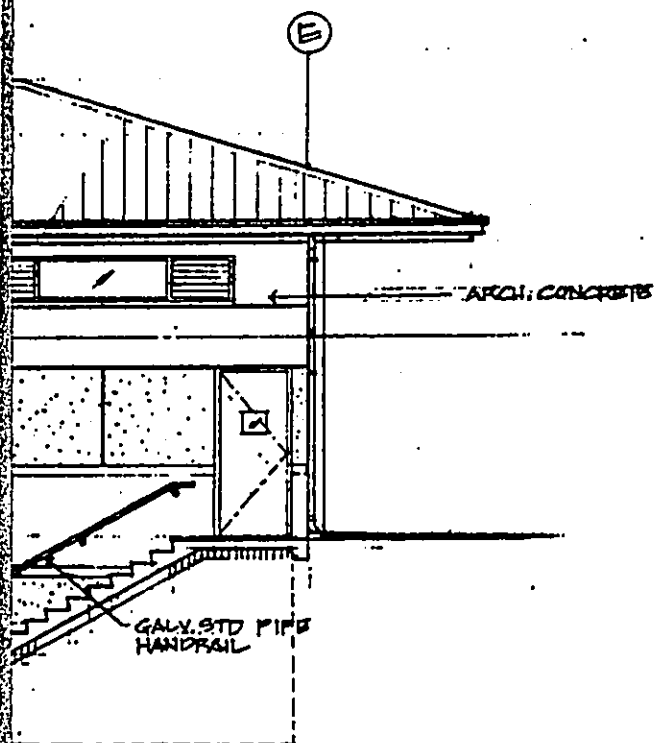
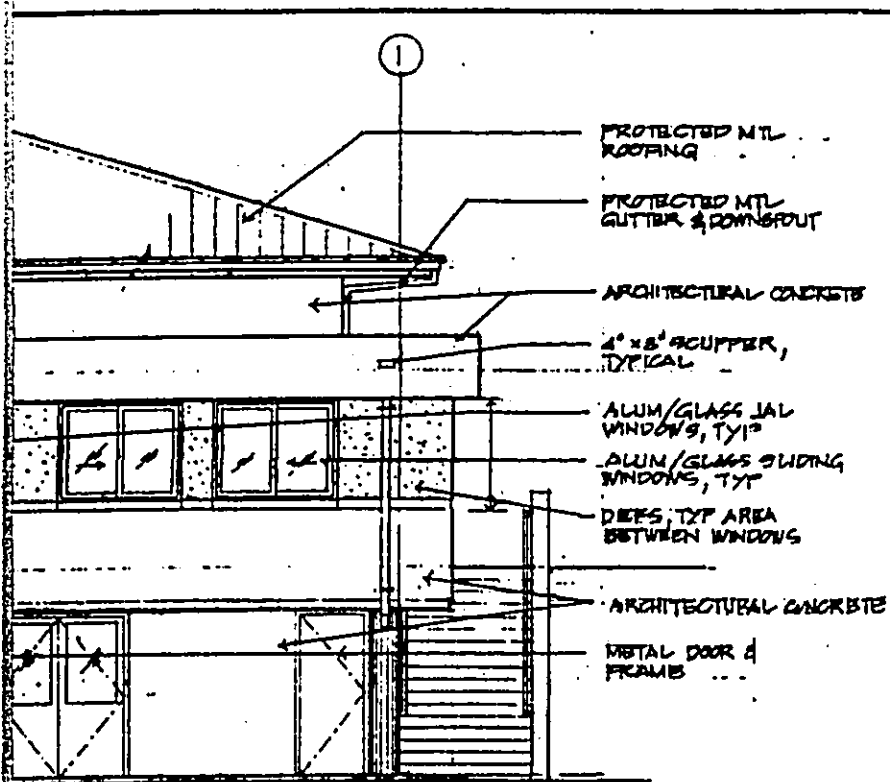
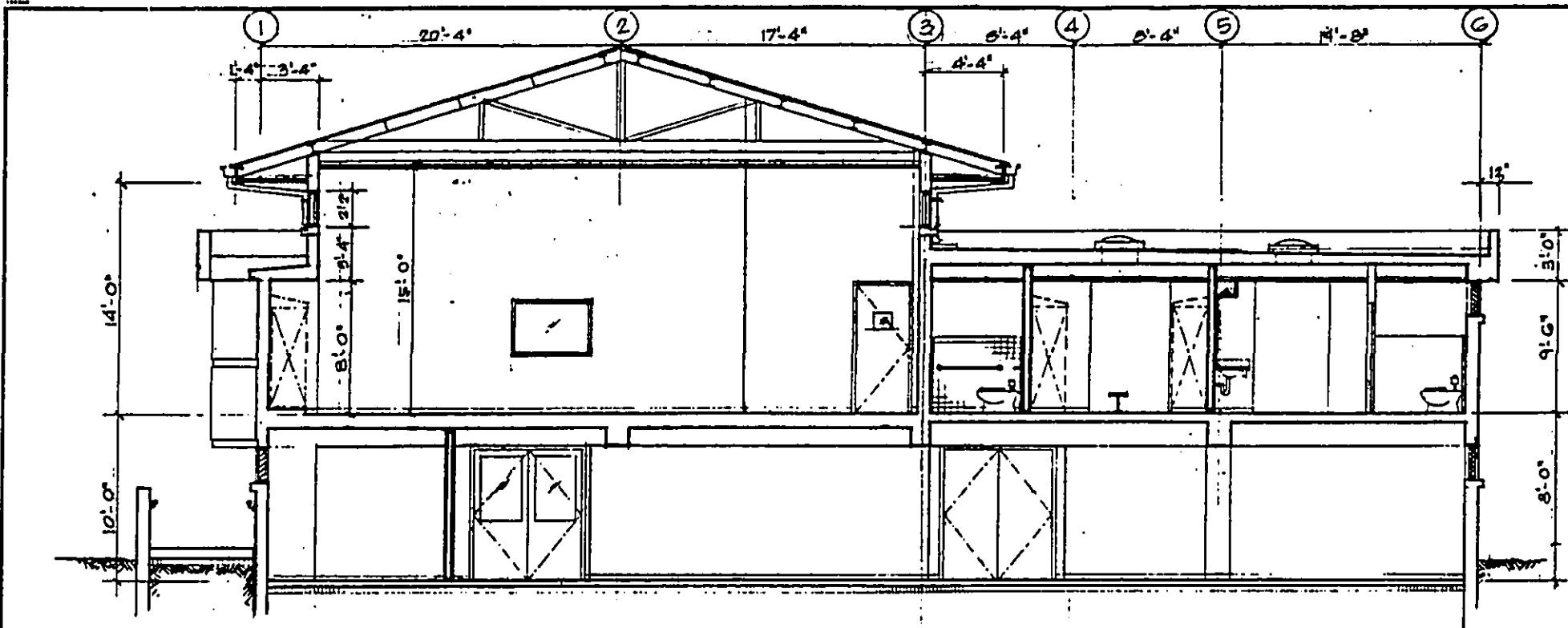
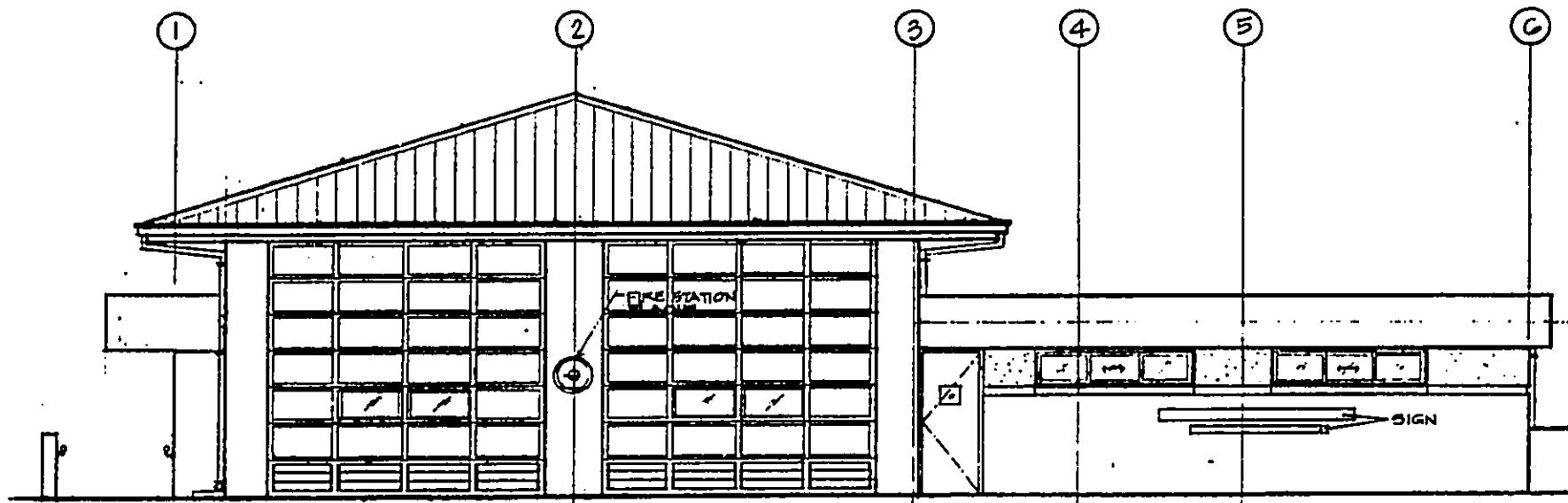


Figure 5
Exterior Elevations

BUILDING DEPARTMENT		
<small>CITY & COUNTY OF HONOLULU</small>		
PAKANI FIRE STATION REPLACEMENT		
EXTERIOR ELEVATIONS		
DESIGN		A-4
DRAWN		
CHECKED		
DATE		
PROJECT NO.	FILE	DRAW FOLDER



A LONGITUDINAL SECTION
 A-5 SCALE 1/4" = 1'-0"



I FRONT ELEVATION
 A-5 SCALE 1/4" = 1'-0"

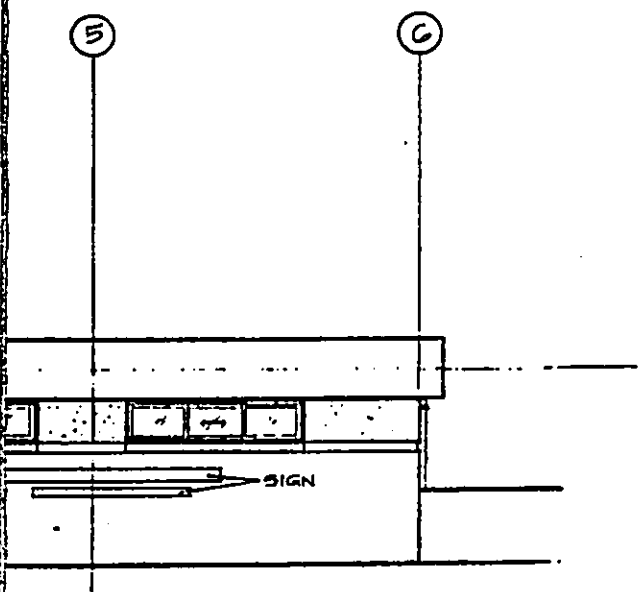
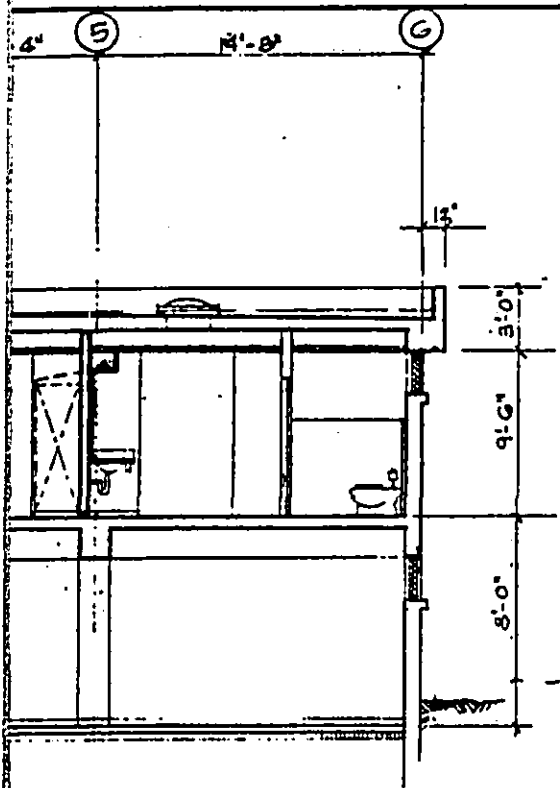


Figure 6
Longitudinal Section/
Front Elevation

BUILDING DEPARTMENT		
CITY & COUNTY OF HONOLULU		
AIKAHI FIRE STATION REPLACEMENT		
LONGITUDINAL SECTION FRONT ELEVATION		
DESIGN		A-5
DRAWN		
CHECKED		
DATE		
PROJECT NO.	FILE	DRAW FOLDER

SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

A no action alternative would preclude the occurrence of all impacts, short and long-term, beneficial and adverse described in this Assessment. For reasons presented in the purposes of the project, the no action alternative is not a desired course of action.

B. Alternative Design

Several design alternatives were developed by the consulting architect and evaluated and dismissed by the Building Department. An alternative design would not have resulted in environmental impacts differing significantly from short and long-term impacts presented in this Assessment.

SECTION 5

CONSULTED AGENCIES AND ORGANIZATIONS

Notice of the Draft Environmental Assessment was published in the OEQC Bulletin of December 8, 1993. Copies of the Draft Environmental Assessment were mailed to the agencies and organizations listed below. The 30 day comment period ended on January 7, 1994. The * denotes agencies and organizations that submitted written comments.

State

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

County

- *Board of Water Supply
- *Planning Department
- *Department of Land Utilization
- *Department of Public Works
- *Department of Transportation Services
- *Department of Wastewater Management
- Fire Department
- *Police Department

Other

- *Hawaiian Electric Company
- *GTE Hawaiian Telephone Company Incorporated
- Kaneohe Neighborhood Board No. 30
- Kailua Neighborhood Board No. 31
- Aikahi Park Shopping Center Merchants Association

SECTION 6

DETERMINATION OF SIGNIFICANCE

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

There are no natural or cultural resources on the premises.

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

The project does not curtail the beneficial uses of the environment. The new fire station will continue the existing use on the same site.

- 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 policies, goals, and guidelines 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 State but will improve working and living conditions for firefighters assigned to the Aikahi Fire Station.

- 5) Substantially affects public health;

Public health will not be adversely affected by the proposed project.

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

Substantial secondary impacts are not anticipated.

- 7) Involves a substantial degradation of environmental quality;

The proposed project will not degrade environmental quality of the site and surrounding neighborhood.

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

The project is not the precursor for a larger action. It is, however, part of an on-going municipal improvement program to improve fire fighting facilities throughout the City and County of Honolulu.

- 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) Detrimentially affects air or water quality or ambient noise levels; or

Ambient air quality will be affected by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be pronounced during site preparation work but should diminish once the building is erected. All construction activities will comply with air quality and noise pollution 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.

The project is not proposed in an environmentally sensitive area. However, unstable ground conditions have caused settlement problems thus requiring the station to be replaced. To prevent recurrence of the problem, expansive clay soils will be removed and replaced with select borrow and a more stable foundation system will be constructed.

Based on the above criteria and comments received during the consultation period, the Aikahi Fire Station Replacement project will not result in significant adverse environmental impacts and an Environmental Impact Statement is not required.

BIBLIOGRAPHY

Federal Emergency Management Agency. 1987. *Flood Insurance Rate Map*. City and County of Honolulu.

Park, Gerald Urban Planner. 1993. *Field Observation*.

Soil Conservation Service. 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. United State Department of Agriculture, Soil Conservation Service in cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

APPENDIX A
COMMENT LETTERS AND RESPONSES

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

510 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK FARM
ADVISOR

RECEIVED
12/1/93

C. MICHAEL STREET
DIRECTOR AND CHIEF ENGINEER
KENNETH E. SPRAGUE
DEPUTY DIRECTOR

ENV 93-248

December 1, 1993

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

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA)
Aikahi Fire Station Replacement
TMK: 4-4-02: 38

We have reviewed the subject DEA and have no comments to offer at this time.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

Very truly yours,

C. MICHAEL STREET
Director and Chief Engineer

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

510 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK FARM
ADVISOR

RECEIVED
11/27/93

ROBIN FOSTER
CHIEF PLANNING OFFICER

ROLAND B. LAMBERT, JR.
SENIOR CHIEF PLANNING OFFICER
MM 11/93-2685

December 7, 1993

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

Dear Mr. Park:

Draft Environmental Assessment (EA) for the
Aikahi Fire Station Replacement,
Aikahi, Kaneohe, Koolauopoko, Oahu
Tax Map Key: 4-4-02: 38

We have reviewed the subject Draft EA for the Aikahi Fire Station Replacement and have the following comments to offer:

1. The Koolauopoko Development Plan Land Use designation for the subject site is Public Facility.
2. The Koolauopoko Development Plan Public Facilities Map was amended on September 10, 1992, to add a Fire Station Modification symbol, site determined, within six years, for the Aikahi Fire Station replacement.

Thank you for the opportunity to comment. Should you have any questions, please contact Mel Murakami of our staff at 527-6020.

Sincerely,

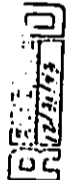
ROBIN FOSTER
Chief Planning Officer

RF:js

COMPLIANCE
COPIES



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 210
HONOLULU, HAWAII 96814



OFFICE OF THE SUPERINTENDENT

December 15, 1993

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

Dear Mr. Park:

SUBJECT: Aikahi Fire Station Replacement
Aikahi, Koolaupeke, Oahu

Our review of the subject environmental assessment indicates that the proposed construction of a replacement fire station may have an impact on Aikahi Elementary School.

The Department of Education (DOE) is concerned about noise, dust, and traffic (pedestrian and vehicular) during the construction period. The developer is expected to mitigate these concerns so that the learning environment is not disrupted and the safety and welfare of students and staff is not jeopardized. If dust and noise pollution are above the standards set by the Department of Health, we will require that the developer air-condition those classrooms being affected at the school at no cost to the DOE.

Should there be any questions, please call the Facilities Branch at 737-4743.

Sincerely,

Charles T. Toguchi

Charles T. Toguchi
Superintendent

CTT:hy

cc: A. Suga, OBS
J. Sosa, WDO

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

January 18, 1994

Charles T. Toguchi
Superintendent
State of Hawaii
Department of Education
P.O. Box 2160
Honolulu, Hawaii 96804

Dear Mr. Toguchi:

Subject: Aikahi Fire Station Replacement
Aikahi, Koolaupeke, Oahu

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the subject project. In response to your concerns, we offer the following:

We believe that existing health standards and measures for noise, dust, and traffic control (as summarized in the Environmental Assessment) can mitigate the concerns you raise. On occasion, construction work may temporarily exceed the noise standard. These are expected to be infrequent and of short duration and will not persistently disrupt the learning environment at Aikahi Elementary School.

Traffic control measures will be provided to minimize traffic disruptions on Kaneohe Bay Drive and Ilihu Street while working within the street right-of-way.

If there are any questions, please call Mr. Craig Nishimura of the Building Department at 577-6370.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

cc: C. Nishimura, Building Department



GERALD PARK URBAN PLANNER

1245
Young Street
Suite 201
Honolulu, HI 96814
Tel: (808)
313-0019

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

880 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813



RECEIVED
12/22/93

KENNETH M. RAPPOLT
DIRECTOR
WATER UTILITIES
DEPARTMENT

FRANK P. FASI
MAYOR

December 22, 1993

OUR REFERENCE BS-LK

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

Dear Mr. Park:

Subject: Alkahi Fire Station Replacement
Alkahi, Koolauoko, Oahu, THKI 4-4-02: JE

We have reviewed the draft Environmental Assessment for the proposed project and are returning one copy of the draft environmental assessment. Note that the sewer lateral size should be corrected from ES4 to ES6 on Figure 2, Site and Utility Plan.

The existing municipal wastewater facilities are adequate to serve the proposed fire station replacement. We also verified that the sewer connection would be to the existing 8-inch sewer line located in Ilihu Street.

Should you have any questions, please call Thomas Tamanaha at 523-4671.

Very truly yours,

Kenneth M. Rappolt
KENNETH M. RAPPOLT
Director

Attachment

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

881 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 938-3111



RECEIVED
12/27/93

MICHAEL S. NAKAMURA
CHIEF
MARGO M. SAWASAKI
DEPUTY CHIEF

December 27, 1993

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

Dear Mr. Park:

This is in response to your request for comments on a draft environmental assessment for the Alkahi Fire Station Replacement.

The project is expected to have no significant impact on police services. We have no additional comments to make at this time.

Thank you for the opportunity to review this document.

MICHAEL S. NAKAMURA
Chief of Police

By *Eugene Uemura*
EUGENE UEMURA
Assistant Chief of Police
Administrative Bureau

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu HI 96840-0001



William A. Bonnet
Manager
Environmental Department

RECEIVED
DEC 27 1993

JOHN WALKER
Supervisor of Land



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

P.O. BOX 181
HONOLULU, HAWAII 96818

DEC 29 1993

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DEC 29 1993

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

Dear Mr. Park:

Subject: Draft Environmental Assessment for
Alkahi Fire Station Replacement

We have reviewed the subject assessment, and have no comments on the proposed fire station replacement project. HECO shall reserve comment pertaining to the protection of existing power lines bordering the development area until construction plans are finalized. Thank you for the opportunity to comment.

Sincerely,

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

Dear Mr. Park:

Subject: Alkahi Fire Station Replacement, Alkahi,
Koolaupoko, Oahu, THK 4-4-02:J8

We are in receipt of your request for comments on the subject project.

Our Division of Land Management requests that all necessary County, State and Federal permits be obtained prior to commencement of construction activities. We suggest that simple health testing be made available at this site such as blood pressure and diabetes and that fire awareness and prevention programs be made available there.

Should you have any questions regarding this matter, please contact John Dooling at 587-0433.

Very truly yours,

CECIL B. SANTOS
Oahu District Land Agent

cc: Ms. S. Himeno
Mr. M. Nakoba

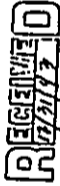
DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • HON-333-4112



DONALD A. CLEGG
DIRECTOR
LORNE L. CHASE
ADMINISTRATIVE ASSISTANT

93-09350 (DT)



December 29, 1993

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

Dear Mr. Park:

Draft Environmental Assessment (DEA) For
Aikahi Fire Station Replacement
45 Kaneohe Bay Drive, Kailua, Oahu
Tax Map Key: 4-4-2i-38

Thank you for the opportunity to review the above-described DEA. We offer the following comments:

1. Elevation drawings should be included in the Final EA in order to provide an overall view of the proposed fire station.
2. A waiver will be required from the Department of Land Utilization to construct the fire station higher than the allowable 25-foot height limit for R-10 Residential District zoning.
3. The DEA mentions that the site contains Kokokahi clay soil, which is rated poor for fill and foundations because of its high shrink-swell potential. Documentation should be provided in the Final EA describing how the site will be prepared to accommodate the new structure.

If you have any questions concerning this letter, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

DONALD A. CLEGG
Director of Land Utilization

DAC:ak
6:stt/af:dlf

January 18, 1993

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

Dear Mr. Clegg:

Subject: Aikahi Fire Station Replacement (93-09350 DT)

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the subject project. In response to your comments we offer the following:

1. Elevation drawings will be provided in the Final Environmental Assessment.
 2. The Building Department will be applying for a waiver to the 25-foot height limit for R-10 Residential District zoning.
 3. An estimated volume of 2,500 cubic yards of on-site clay material will be excavated and removed from the site. The excavation will require backfilling with compacted fill material to achieve finish grade elevations and provide bearing for slabs-on-grade. All materials used as compacted fill will conform to City and County of Honolulu specifications for select borrow fill. Excavated clay materials will not be used as fill.
- Fill material will be moisture conditioned to within 2 percent of the optimum moisture content and placed in 8" horizontal lifts and compacted to at least 90% of maximum dry density. Fill within 2 feet of the finish grade within the building footprint will be compacted to at least 95% of the maximum dry density.

Should you have further questions, please contact Mr. Craig Nishimura of the Building Department at 527-6370.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: D. Lee, PHAI
C. Nishimura, Building Department

GERALD PARK URBAN PLANNER

1245
Young Street
Suite 201
Honolulu, HI 96814
Tel: 523-4648
523-4648

JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96814

PERMITS
1/12/94

JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO:
93-330/EPO

December 30, 1993

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

Dear Mr. Park:
Subject: Draft Environmental Assessment (DEA)
Aitahai Fire Station Replacement
Kaliua, Oahu
TRM# 4-4-2:38

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

Hazardous Waste

- In section 1, page 1, part B, Technical Characteristics of the DEA, it states that the two existing underground storage tanks (USTs) will be excavated and removed from beneath the parking area pavement. Please note that UST closure procedures should follow the guidelines set forth in 40 CFR 280, Subpart G, Closure, as well as those in the Department of Health's (DOH) Technical Guidance Manual (TGM) for Closure and Release Response.
- In Section 2, page 9, part H, Hazardous Substances, it states that there was an investigation conducted to determine if the USTs may have released petroleum products into the environment. Total petroleum hydrocarbon (diesel) was detected around the diesel tank, as was TPH (gasoline) near the gasoline tank. Benzene was also found near both tanks. It is the UST program's experience that while contamination surrounding these USTs appears to be minimal, it is important to note that the analysis was only preliminary and the full extent of the contamination will not be fully known until the tanks are removed and soil samples taken from beneath the two tanks. Release response activities, if necessary, should follow DOH's TGM recommended procedures.

Should you have any questions on this matter, please contact Scott Lewis of our Underground Storage Tank Section at 586-4229.

Very truly yours,

John C. Lewin

JOHN C. LEWIN, M.D.
Director of Health

cc: Haz. Waste Sr.

JCL:AB:ey

January 18, 1993

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: Aitahai Fire Station Replacement (93-330/EPO)

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the subject project. In response to your comments, we offer the following:

- Underground Storage Tank removal will comply with the guidelines set forth in 40 CFR 280, Subpart G, Closure, and the Department of Health's Technical Guidance Manual.
- We will reword our statements in Section 2, page 9, part H, Hazardous Substances to indicate that only a preliminary investigation was conducted to determine if the underground storage tanks may have released petroleum products into the environment.

When the tanks are removed and should further contamination be detected, remediation procedures will follow Federal guidelines and State Department of Health recommended procedures as described in Section 3, page 12, Short-term Impacts.

Should you have further questions, please contact Mr. Craig Nishimura of the Building Department at 527-6370.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

cc: D. Lee PHAI
C. Nishimura, Building Department

GERALD PARK URBAN PLANNER

1215
Young Street
Suite 201
Honolulu, HI 96814
Tel. 527-6370
513-2154

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PAPER PLANT
3111 KEMAHU DRIVE SUITE 1200
HONOLULU, HAWAII 96813



FRANK P. PANG
DIRECTOR

RECEIVED
12/30/93

JOSEPH N. MAGALDI, JR.
DIRECTOR

MARK BARRAL
DEPUTY DIRECTOR

TE-4713
PL93-1.465

December 30, 1993

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

Dear Mr. Park:

Subject: Aikahi Fire Station Replacement
Draft Environmental Assessment (EA)

TRK: 4-4-92: 18

This is in response to your letter dated November 26, 1993 requesting our comments on the subject draft EA.

Based on our review, we have the following concerns:

1. The new access fronting Ilihu Street should be constructed as a standard City dropped driveway.
2. The driveway grade should not exceed 5 percent (5%) for a minimum distance of 35 feet from the curb line.
3. All maneuvering of vehicles should occur on-site.
4. Construction plans for all work within the City's road right-of-way should be submitted to our department for review.

Should you have any questions, please contact Lance Hatanabe of my staff at 523-4199.

Sincerely,

JOSEPH N. MAGALDI, JR.
Director

GIB Hawaiian Tel

Beyond the call

January 6, 1994

RECEIVED
1/7/94

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

Dear Mr. Pang,

Subject: Aikahi Fire Station Replacement
Aikahi, Koolauopoko, Oahu

Thank you very much for the opportunity to comment on the above draft Environmental Assessment. We do not have any comments on the above project at this time.

If you have any questions, please call Lynelle Yoshida at 834-6316.

Sincerely,

Winslow Tanabe
Operations Manager -
OSP Engineering

WT/LY/mh

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETAMA STREET
HONOLULU, HAWAII 96813



January 5, 1994

FRANK FAS MAJOR
WALTERO WATSON, JR. Chairman
WALTERO WATSON, JR. Chairman
ESTERILLO, Chairman
JOHN W. GIBSON, II
REED, Chairman
SILVER, II, C. C.

KAZU HAYASHIDA
Manager and Chief Engineer

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

Dear Mr. Park:

Subject: Your Letter of November 26, 1993 on the Draft Environmental Assessment (DEA) for the Akahi Fire Station Replacement, Kaneohe, Oahu, TMK: 4-4-02: 38


Thank you for the opportunity to review and comment on the DEA for the replacement fire station.

We have the following comments to offer:

1. There is an existing 1/2-inch water meter currently serving the project site.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for source-transmission and daily storage.
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 (RP) is required to be installed immediately after the domestic meter serving the facility. The contractor should verify that the buildings plumbing system can accommodate the pressure loss of the RP.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,


KAZU HAYASHIDA
Manager and Chief Engineer

cc: C. Nishimura (Building Department)

RECEIVED
1/13/94