

Moanalua Ethnic Village Parking lot

BENJAMIN J. CAYETANO
GOVERNOR



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

RECEIVED

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION 96 MAR 13 A8:18
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
HWY-RM
3.70676

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

MAR 13 1996

Mr. Gary Gill, Director
Office of Environmental Quality Control (OEQC)
220 South King Street-Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Draft Environmental Assessment (EA) for
Moanalua Ethnic Village, Moanalua Road
FASP No. S-219(3), and Moanalua Road
FAUP No. U-078-1(1), Puuloa Interchange
Tax Map Key 1-1-07-Road (portions)

The State Department of Transportation has reviewed the Draft Environmental Assessment for the subject project, and anticipates a negative declaration determination. Please publish notice of availability for this project in the March 23, 1996 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Draft EA. Please contact Ann Shiigi at 587-2022 if you have any questions.

Very truly yours,

Handwritten signature of Kazu Hayashida in cursive.

KAZU HAYASHIDA
Director of Transportation

Enclosures (5)

c: Department of Land Utilization w/o Enclosures
Stanley Yim & Associates, Inc. w/o Enclosures

1996-05-08-0A-FEA. Moanalua Ethnic Village Parking lot MAY 8 1996
FILE COPY

Final
Environmental Assessment

for the

**MOANALUA ETHNIC VILLAGE
PARKING LOT ON STATE LAND**

Honolulu, Hawaii

PROPOSING APPLICANT: Honolulu Warehouse Company, Ltd.
2850 Paa Street, Suite 219
Honolulu, Hawaii 96819

ACCEPTING AUTHORITY: State Department of Transportation (DOT)

DOT's Project Designation:
Moanalua Road, FASP No. S-219(3) and
Moanalua Road, FAUP No. U-078-1(1), Puuloa Interchange

April 1996

Prepared By:

Stanley Yim & Associates, Inc.
2850 Paa Street, Suite 200
Honolulu, Hawaii 96819

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- Appendix A Preliminary Construction Plans (Subject to Change)
Site & Utility Plan
Grading Plan
- Appendix B Existing Topographic Map
- Appendix C The State Historic Preservation Division and
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I. STATEMENT OF OBJECTIVE

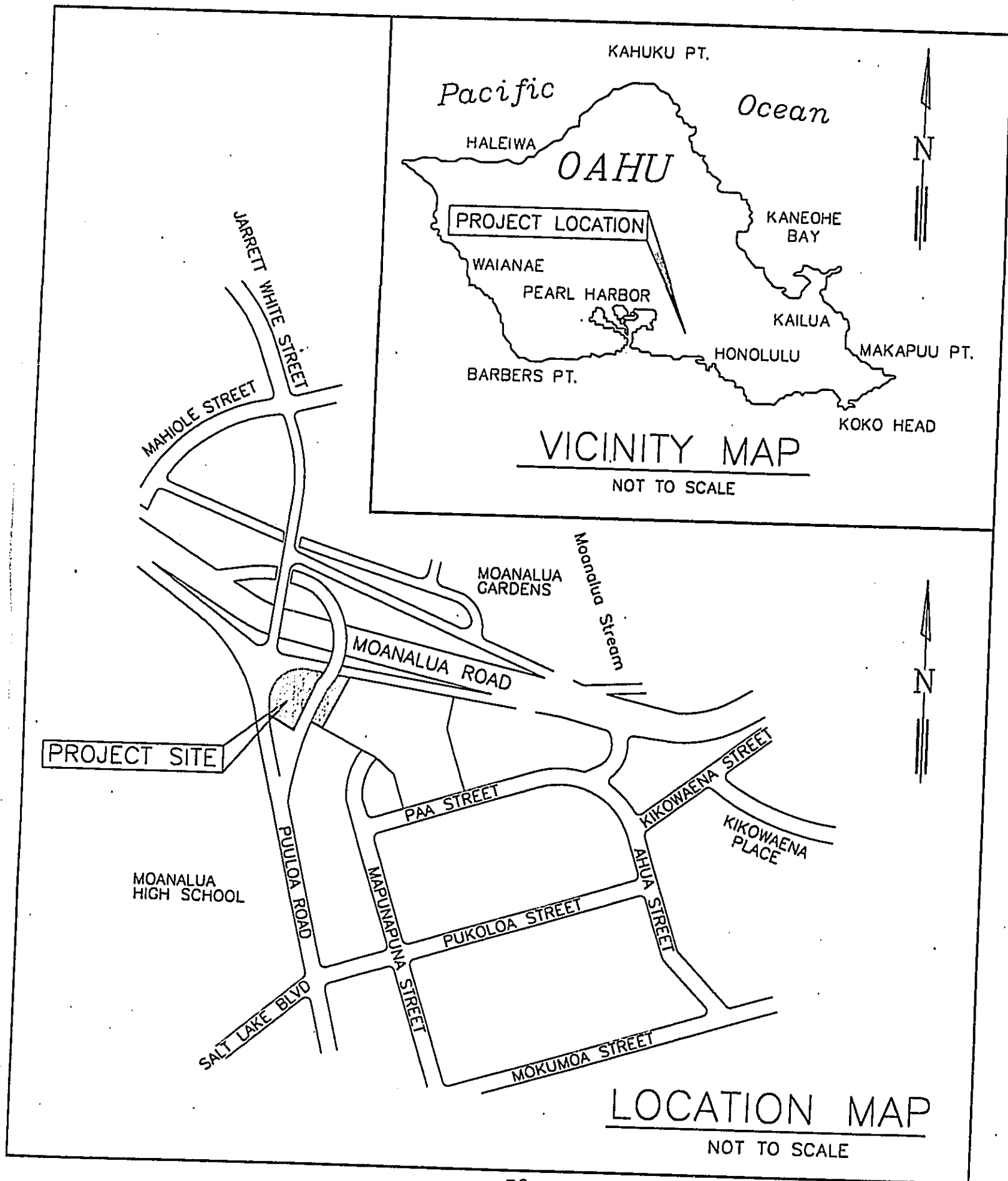
The goal of this environmental assessment is to evaluate concerns if any, and to arrive at mitigation measures to address such concerns to minimize impacts upon the use of vacant State land for the construction of a new parking lot.

Honolulu Warehouse Company, Ltd. (HWC) is currently leasing the parcel (T.M.K.: 1-01-07:38) adjacent to the vacant state land from the Estate of Samuel M. Damon. HWC plans to lease the State land for parking purposes. The duration of the lease will be for the same time period as HWC's current lease with the Estate of Samuel M. Damon. Thus, the lease for the State land would be until January 31, 2044.

Figure 1 shows the project site's location in Mapunapuna, Oahu.

It appears the new parking lot will be a desirable project and will contribute towards the use of a vacant landlocked State land. By leasing the land to HWC for a parking lot, the project will,

1. generate revenue for the State from a vacant parcel that is presently not generating any income.
2. help convert a majority of HWC's existing distribution and wholesale center to an ethnic retail area. This will provide the community a place where small shops can pull together and compete as a whole against the large stores. To accomplish this, HWC proposes to expand their parking lot onto the adjacent vacant State land to meet the Department of Land Utilization's parking requirements.



II. AGENCIES & PERSONS CONSULTED

CITY AND COUNTY OF HONOLULU

Department of Public Works
Department of Land Utilization
Department of General Planning

STATE OF HAWAII

Department of Agriculture
Department of Health
Department of Transportation
State Historic Preservation Division, Dept of Land & Natural Resources
Land Use Commission
Office of Environmental Quality Control

FEDERAL

Corps of Engineers, U.S. Department of Army
Fish and Wildlife Service, U.S. Department of the Interior

OTHERS

Soils International
The Nature Conservancy of Hawaii
Towill, Shigeoka and Associates, Inc.
Honolulu Warehouse Company, Ltd.

III. DESCRIPTION OF PROPOSED ACTION

A. General Information

APPLICANT: Honolulu Warehouse Company, Ltd.
2850 Paa Street, Suite 210
Honolulu, Hawaii 96819

ACCEPTING AUTHORITY:
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

AGENT: Stanley Yim & Associates, Inc.
2850 Paa Street, Suite 200
Honolulu, Hawaii 96819

TAX MAP KEY: 1-1-07

Figure 1 shows the project site to be under the flyover ramp to Aiea from Puuloa Road, and bounded by Puuloa Road, Off-ramp to Paa Street, and T.M.K. 1-01-07:38.

The construction of the parking lot will be for people visiting the future Moanalua Ethnic Village in the existing distribution center. The existing trees on the project site will remain and the parking lot will be constructed around them. There will be some retaining walls around parts of the parking lot to compensate for grade differences. A site plan of the parking lot is provided in Appendix A.

Since the vacant land is part of the State's Highway System, the following items will have to be addressed for the project to be completed.

1. The area used for the parking lot will have to be subdivided in order to create a leasehold parcel within the State highway right-of-way to allow the use of the land for a parking lot. The proximity of the boundary's leased area is indicated by the bold line around the parking lot shown on the site plan.
2. Honolulu Warehouse Company, Ltd. will have to obtain approvals from the State and Federal Highway Administration to lease and use the vacant land for a parking lot.

3. Honolulu Warehouse Company, Ltd. will need to obtain a Joint Development Conditional Use Permit (Type 1), permit and a Off-site Parking and/or Joint Use of Parking Facilities Conditional Use Permit (Type 1) - Declaratory Statement from the City Department of Land Utilization.
4. All other requirements as indicated in this document will need to be followed.

Other plans and maps impacting on the development of the new parking lot are,

1. **State Land Use Map:**

According to the State Land Use Commission, the State Land Use Map designates the project site as Urban. Thus, a parking lot is permitted for the area and the State Land Use Map will not be impacted by this action.

2. **Development Plan:**

According the City's Department of General Planning, the City's Development Plan for the project site designates the area as "no designation". Thus, the Development Plan does not need to be amended and will not be impacted by the new parking lot.

3. **Zoning Map:**

According to the City's Department of Land Utilization, although the project site is part of the highway system, it is zoned residential (R-5). When the project site is subdivided for the lease, the zoning will remain the same. Thus, the zoning for the area will not be impacted by the new parking lot.

4. **Flood Insurance Rate Map:**

The project site is designated as ZONE X unshaded. This means the project site is determined to be outside the 500 year flood plain. Since all of the work will be on land, and not involve work in any waters of the US; a Department of the Army permit is not required.

5. Agriculture Lands of Importance to Hawaii:

The project site is not considered to be important for agriculture land. This means the project site has neither the size, location, nor the soil quality needed to produce sustained high yields of crops economically.

6. Special Management Area Map:

The project site is not in a Special Management Area and will not need a special management area (SMA) use permit.

7. Street Widening:

The State Department of Transportation indicates there are plans to widen the existing streets adjacent to the project site. However, they have also indicated that the area to be used for the parking lot will not impact the expansion.

8. Special Districts:

There are seven special districts on Oahu. The nearest is the Chinatown Special District. The vacant State land is not in within any of the special district boundaries.

B. Existing Conditions

The project site consists of vacant land with trees. There is an existing irrigation system that landscapes the area.

The topographic map in Appendix B shows the ground to be relatively sloped with steep banks at the ewa and mauka sides. The elevations for the project site range from approximately 18 feet to 36 feet. There are existing trees throughout the project site. There is no street access to the project site. The project site is landlocked. There are drainage lines traveling throughout the site. An existing ditch drains the area's runoff to an existing inlet on the mauka side of the project site.

According to the State Historic Preservation, it is very unlikely that historic sites will be found during the construction of the parking lot and that this project will have "no effect" on historic sites.

C. Technical Characteristics

The project consists of constructing a new parking lot on a vacant State land. The construction work will include, but not be limited to:

1. 2" thick AC with 6" thick Base Course
2. new concrete curbs per State Standards
3. new retaining walls around parts of the parking lot
4. site grading
5. new concrete barriers to protect the existing ramp columns
6. new grassing and plantings
7. modifying the existing sprinkler and irrigation system
8. parking lot lights

The new improvements described above, and as shown on the site plan in Appendix A, will be part of an overall parking lot which will conform to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) so that disabled persons can visit the Moanalua Ethnic Village. Overall construction plans to include the parking areas near the building will be submitted to the Commission on Persons with Disabilities for their technical assistance and review to ascertain the project will conform to ADAAG. The proposed project will also be designed to meet State and Federal requirements. Construction plans will be submitted to the State Department of Transportation and Federal Highway Administration for their approvals.

Grading for the project will need to be completed to make the site usable for the parking lot. The grading plan for the new parking lot is also provided in Appendix A.

Parking lot drainage will be by a drainage system that enters the State's existing drainage system. A connection permit will be required from the State Department of Transportation (DOT). The drainage system must meet DOT Highways Division Municipal Separate Storm Sewer System NPDES permit conditions.

Since the project site will be a new parking lot, there are no sewer or water demands from the project site, other than the existing irrigation system that will be adjusted to take into account the parking lot. HWC will provide the necessary electrical services for the new parking lot lights.

The construction work for this new parking lot will be expected to be in accordance with approved construction plans and specifications.

D. Economic and Social Characteristics

The lease for the vacant State land has not yet been finalized, thus the amount of the lease is unknown at this time. Currently, HWC proposes to lease the land until January 31, 2044.

The project's construction work is expected to result in physical disturbance to only HWC's currently leased land. All other work for the proposed parking lot will be entirely within the project site.

Once completed, the new parking lot will bring revenue to the State via the lease.

E. Environmental Characteristics

Construction work for the new parking lot should not cause any significant disturbances to the natural features in the area. The new parking lot is not expected to affect any scenic views from any vantage point and is anticipated to not have a negative view impact. It is currently below a flyover ramp to Aiea from Puuloa Road and is surrounded by Puuloa Road, the offramp from Puuloa Road to Paa Street, and T.M.K. 1-01-07:38

IV. PROJECT IMPACTS

A. Short Term or Construction Related Impacts

1. Noise

Noise from construction equipment and the contractor's personnel will occur during the construction of the new parking lot. The contractor will be expected to keep noise levels within that permitted by Title 11 of the Department of Health Administrative Rules, Chapters 42 and 43 during construction. If the noise generated exceeds the permitted levels, and the Contractor cannot reasonably reduce such noise levels, the Contractor will be expected to obtain the necessary noise permits prior to commencing with the work.

Construction work will be allowed only during the daytime hours, and no work shall be performed at any time on Saturdays, Sundays, and Holidays without prior notice to, and receipt of approvals from, the Chief Engineer, City and County of Honolulu.

2. Water and Air

The nearest water body is Moanalua Stream which is about 0.3 miles away. Since the existing drainage system within the project area leads to Moanalua Stream, the contractor is expected to keep the existing drainage system free from pollutants. The plans will indicate for the contractor to exercise care to prevent foreign and toxic materials from entering into the existing drainage system and that filter material, if needed will be used. Also, the contractor is expected to keep the project site and surrounding areas free from dust nuisance. The work will be expected to conform to the following Chapters of Title 11 of the State Department of Health Administrative Rules,

<u>Chapter</u>	<u>Title</u>
54	Water Quality Standards
55	Water Pollution Control
59	Ambient Air Quality Standards
60	Air Pollution Control

3. Odors

Odors are not expected during the construction work since the work doesn't involve cleaning out or exposing any existing cesspools or individual wastewater system tanks.

4. Traffic

Since there is no direct access to the project site from any streets, traffic congestion is not anticipated as a result of construction.

5. Historical

According to the State Historic Preservation, it is very unlikely that historic sites will be found during the construction of the parking lot and that this project will have "no effect" on historic sites. See Appendix C.

6. Flora and Fauna

According to the United States Department of the Interior, Fish and Wildlife Service, no Federal trust species are located within the vicinity of the proposed project and therefore the project is not likely to have an adverse effect on any protected species. See Appendix C.

Also, a review of the area by the Nature Conservancy of Hawaii reveals the site to have no rare or endangered species of flora and/or fauna.

The existing trees encountered on the site were Monkeypod and African Tulip trees.

B. Long Term Impacts

1. Highways and Traffic

According to the State Department of Transportation, the parking lot would not impact State highways out to the year 2020 and the parking lot is unlikely to have any impact to the year 2044. Also, the parking lot should not have any adverse impact to traffic on Puuloa and Moanalua Roads.

The project development the parking lot will be used for is not anticipated to create a significant adverse traffic impact since

- a. the project development is in conformance with the allowable zoning use for the property and the parking lot will help the project development meet its off-street parking requirements.
- b. the project development is located at the end of Mapunapuna Street where people do not have to take a right or left turn to get onto the property.
- c. the project development has three entrances: two off Paa Street and one at the end of Mapunapuna Street.

2. Drainage

Drainage for the parking lot is anticipated to be addressed with a drainage system in the parking lot that connects to the State's drainage system. A drainage report which includes a drainage analysis will need to be done by the developer and approved by the State during the design phase of the project to determine the details of the drainage system.

3. Flora and Fauna

According to the United States Department of the Interior, Fish and Wildlife Service, no Federal trust species are located within the vicinity of the proposed project and therefore the project is not likely to have an adverse effect on any protected species.

Also, a review of the area by the Nature Conservancy of Hawaii reveals the site to have no rare or endangered species of flora and/or fauna.

4. Beneficial Impact

A beneficial long term impact is the development of a vacant state land that the State can lease for at least 48 years and have income generated from the vacant land.

V. PROPOSED MITIGATION MEASURES

A. Description

Section V describes the mitigating measures for short term impacts generally associated with the project's construction work. Since there are no significant negative long term impacts expected from parking lot, there are not any mitigating measures for them mentioned in this document.

1. Noise - The construction work will increase the noise level in the immediate area temporarily. Noise sources will be from various pieces of equipment needed for the work activities. Such equipment would be the heavy vehicles for grading the site, installing the landscape plantings, constructing the drain lines for the project, and building the new parking lot.

To mitigate the adverse noise impacts from the work activities, the contractor will be responsible for properly maintaining and muffling all of the equipment to keep noise levels at a minimum during the construction period. If noise levels must exceed the allowable levels as stated under Title 11 of the Administrative Rules, Department of Health, Chapter 43, Community Noise Control for Oahu, the contractor will be expected to obtain the necessary noise permits prior to starting the work. The contractor's heavy vehicles must also comply fully with Title 11 of the Administrative Rules, Department of Health, Chapter 42, Vehicular Noise Control for Oahu.

2. Air Quality - The contractor's work will generate some dust that may impact temporarily the ambient air quality in the immediate area. In keeping with Title 11 of the State Department of Health's Chapters 59 and 60, and applicable City and County of Honolulu Ordinances, the contractor will be required to take the necessary measures to keep airborne pollutants to a minimum. Such measures would include the emissions from the various construction equipment. The adverse impact from equipment emissions can be controlled and kept to a minimum through proper maintenance programs.

If needed, the Contractor will be expected to also erect temporary dust screens along and/or around the site perimeters to further keep dust problems to surrounding roads.

3. Water Quality - The contractor will be expected to control his lot grading operations to keep erosion and soil deposits from entering and impacting on the existing drainage system which leads to Moanalua Stream. All grading work will be performed to meet Title 11 of the Department of Health Administrative Rules, Chapters 54 and 55, and the current Grading Ordinance for the City and County of Honolulu.
4. Erosion Control - Erosion control measures during the construction period shall be according to the approved construction documents. The construction documents will be prepared during the project's design phase and will be submitted to the various regulatory agencies for approval. This would include requirements for the contractor to keep the construction area clean and contain all activities to the work area. Also another erosion control measure would be to require the contractor to plant the ground cover at all areas not covered by pavements and walks as soon as grading for those areas are completed.
5. Traffic - The project site is landlocked and construction operations are not anticipated to directly impact traffic. The only traffic impact anticipated is when trucks and other construction related vehicles use the existing roads in the vicinity to access and haul away material from the site via the adjacent parcel (T.M.K. 1-01-07:38). Thus, local traffic along the construction route may occasionally encounter some inconveniences. The contractor will be required to keep such inconveniences to a minimum.
6. Historical - According to the State Historic Preservation, this project will have "no effect" on historic sites.
7. Flora and Fauna - According to the United States Department of the Interior, Fish and Wildlife Service, no Federal trust species are located within the vicinity of the proposed project and therefore the project is not likely to have an adverse effect on any protected species. Also, a review of the area by the Nature Conservancy of Hawaii reveals the site to have no rare or endangered species of flora and/or fauna.
8. Economic - A short term economic impact would be providing jobs to local construction personnel. Local suppliers of material, and retail businesses will also be impacted and they would benefit through a multiplier effect from the increased construction activity in the area.

9. **Public Health and Safety** - The contractor will be expected to provide the necessary measures to assure public health and safety during the entire construction period. The construction area is to be properly secured during all non-working hours with signs, barricades, fences, and other devices as required.

10. **Drainage Runoff/Pollutant Discharges/Best Management Practices** - There exists a potential impact of storm water discharge as associated with the construction activities on the water quality of Moanalua Stream. The contractor will be required to provide the necessary measures to prevent runoff during construction from entering directly into the existing drainage structures. Such measures would be a part of the approved erosion control plan and best management practices notes. The measures would control sediment-laden runoff from leaving the site. The measures would be prepared during the design stage of the work and submitted to various regulatory agencies for approval. The contractor will be expected to follow the approved measures during construction.

VI. DETERMINATION

This assessment shows there should not be any significant negative effect on the surrounding environment by the work for this project and that the preparation of an Environmental Impact Statement should not be needed.

Any impacts experienced would be on a short term basis and should not be significant. Such impacts can be mitigated through the implementation of various measures and procedures to keep the impacts to a minimum. Many of the measures and/or procedures would either be developed during the design phase of the work or are already discussed in various chapters of established rules and regulations or ordinances.

Hence, a negative declaration for the new parking lot is issued.

VII. FINDINGS & REASONS SUPPORTING THE DETERMINATION

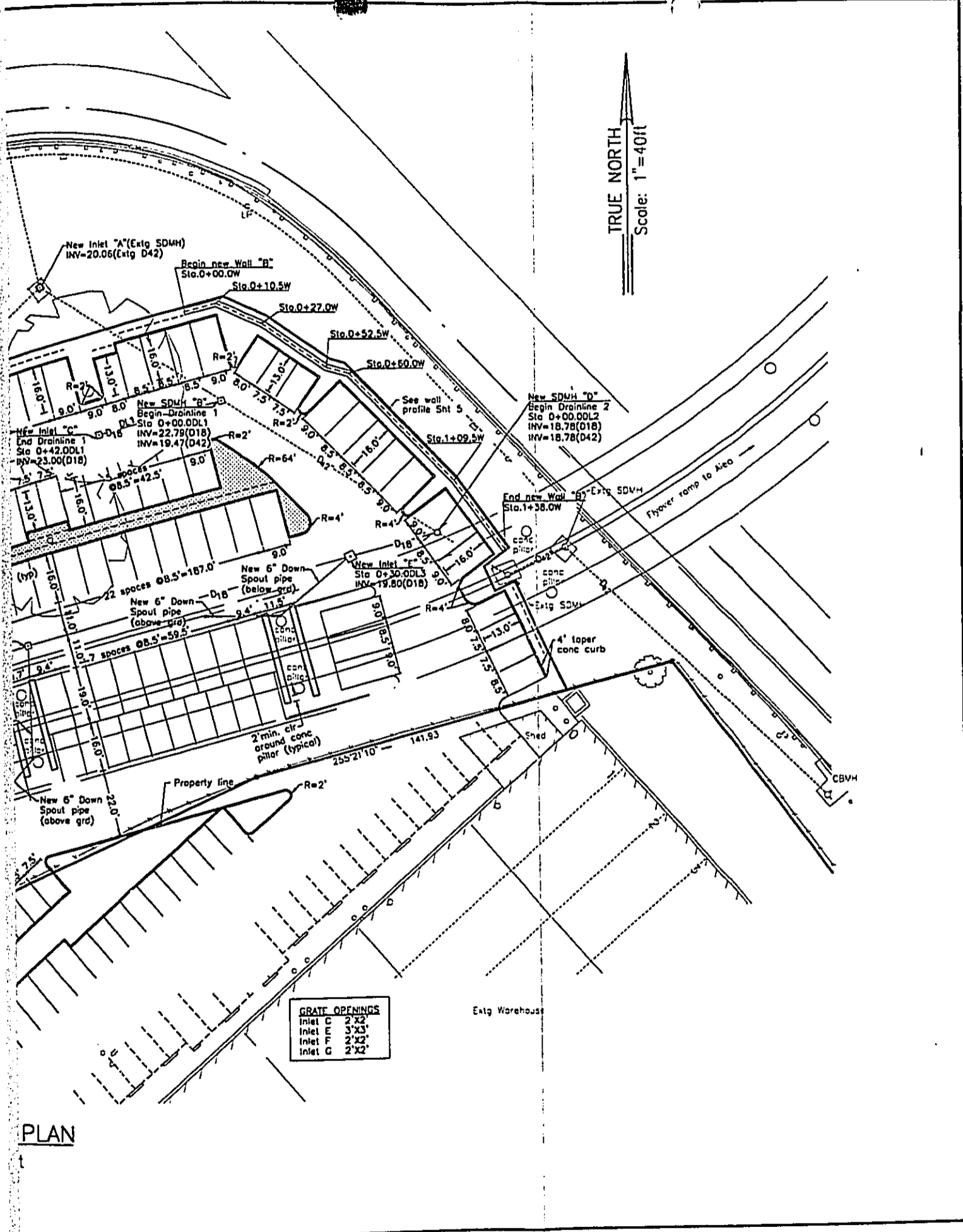
1. No Federal trust species are located within the vicinity of the proposed project.
2. Except for temporary construction impacts, the proposed project will not have any significant long term adverse effects on the environment.
3. The project site is currently vacant.
4. The project will not have any impact on the City's zoning.
5. The project will not have any impact on the City's Development Plan.
6. The project will not have any impact on the State Land Use Map.
7. The project is not in any special management area.
8. The project is not in any special district.
9. The project site is not considered important for agriculture land.
10. The project is determined to be outside the 500 year flood plain.
11. The project will have "no effect" on historic sites.
12. The project will generate revenue for the State of Hawaii via a lease arrangement with Honolulu Warehouse Company, Ltd.

APPENDIX A

PRELIMINARY CONSTRUCTION PLANS

(Subject to Change)

TRUE NORTH
Scale: 1" = 40ft

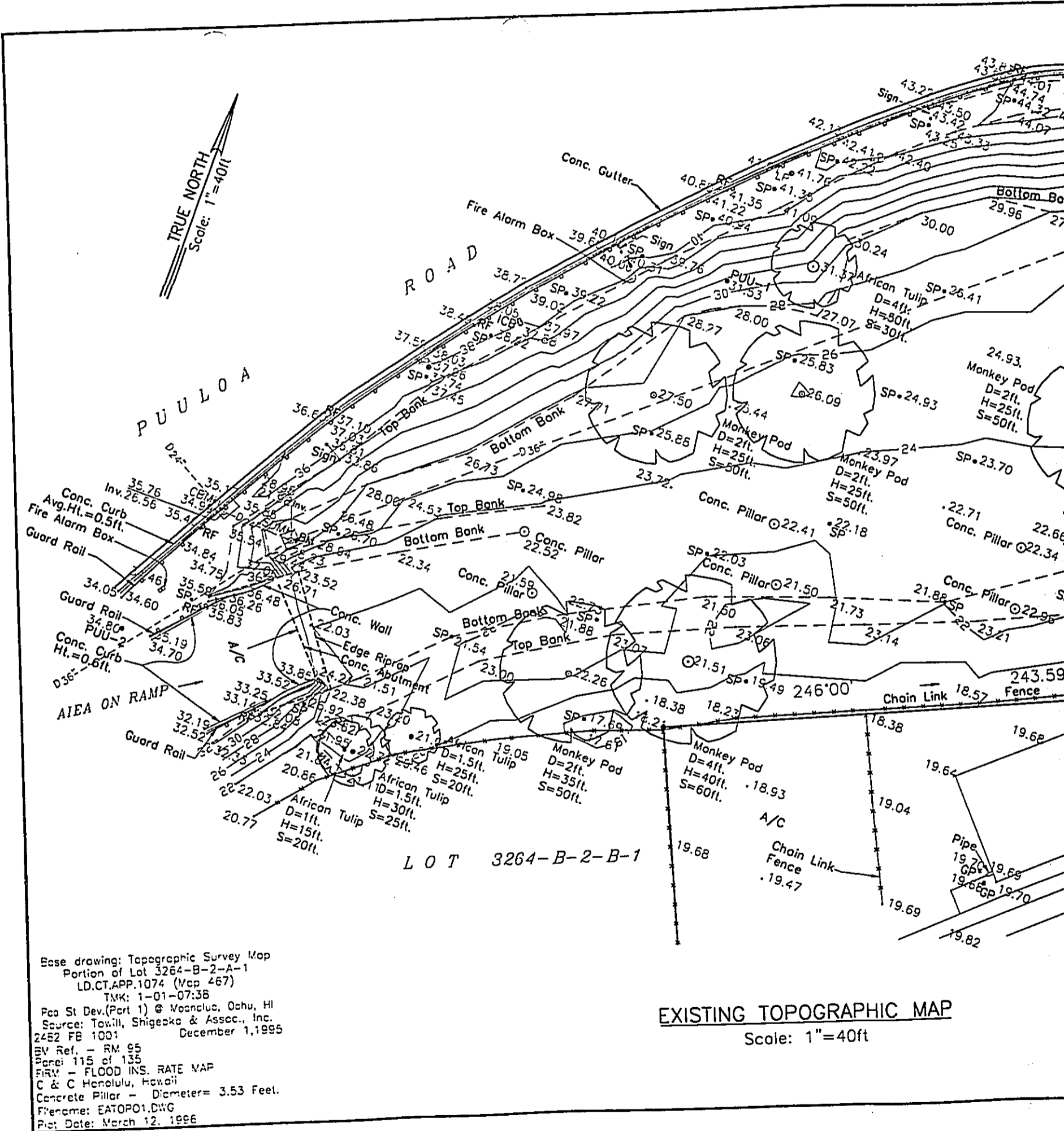


GRATE OPENINGS	
Inlet C	2'x2'
Inlet E	3'x3'
Inlet F	2'x2'
Inlet G	2'x2'

PLAN

APPENDIX B

EXISTING TOPOGRAPHIC MAP



TRUE NORTH
Scale: 1"=40ft

Base drawing: Topographic Survey Map
 Portion of Lot 3264-B-2-A-1
 LD.CT.APP.1074 (Map 467)
 TMK: 1-01-07:38
 Pca St Dev.(Part 1) @ Waialeale, Oahu, HI
 Source: Towill, Shigesko & Assoc., Inc.
 2452 FB 1001 December 1, 1995
 SV Ref. - RM 95
 Panel 115 of 135
 FIRM - FLOOD INS. RATE MAP
 C & C Honolulu, Hawaii
 Concrete Pillar - Diameter= 3.53 Feet.
 Filename: EATOPO1.DWG
 Plot Date: March 12, 1996

EXISTING TOPOGRAPHIC MAP
 Scale: 1"=40ft

APPENDIX C

*THE STATE HISTORIC PRESERVATION
DIVISION*

AND

*THE U. S. DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE*

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

December 4, 1995

Jason K.H. Yim
Stanley Yim & Associates, Inc.
2850 Paa Street, Suite 200
Honolulu, Hawaii 96819

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO: 16036 ✓
DOC NO: 9511TD32

Dear Mr. Yim:

SUBJECT: Moanalua Ethnic Village, Parking Lot on State Land, Environmental
Assessment
Moanalua, Kona, O`ahu
TMK: 1-1-7: adjacent to parcel 38

Thank you for the opportunity to review this proposed project, which proposes to construct a parking lot on previously developed lands. We believe that previous development at this location make it very unlikely that historic sites will be found during construction of a parking lot. We believe this project will have "no effect" on historic sites.

If you have any questions please call Tom Dye at 587-0014.

Aloha,

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

DON HIBBARD, Administrator
State Historic Preservation Division

TD:jk

RECEIVED
DEC 6 1995

STANLEY YIM & ASSOC., INC.
Time _____



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services - Pacific Islands Ecoregion
300 Ala Moana Blvd., Room 3108
P.O. Box 50088
Honolulu, Hawaii 96850
Phone: (808) 541-3441
FAX: (808) 541-3470

In Reply Refer To: EAS

JAN 29 1996

Jason K.H. Yim, PE
Stanley Yim and Associates, Inc.
2850 Paa Street, Suite 200
Honolulu, Hawaii 26819

Dear Mr. Yim:

On November 27, 1995, the U.S. Fish and Wildlife Service (Service) received your November 24, 1995, letter and accompanying information needed to evaluate the presence of Federally endangered, threatened, proposed, and candidate species that may be present within the vicinity of your proposed project to construct a parking lot on vacant State land in the Mapunapuna area about 0.3 miles away from Moanalua stream. We regret that our reply was delayed due to the recent Federal furlough.

According to the information we have received, the parking lot will cover approximately 1 acre and is located under the flyover ramp to Aiea from Puuloa Road; and bounded by Puuloa Road and the off-ramp to Paa Street. Grading will need to be completed, parking lot lights will be constructed, and the parking lot drainage will be by a drainage system that enters the State's existing drainage system.

Based on the information provided, our records indicate that no Federal trust species are located within the vicinity of your proposed project and therefore the project is not likely to have an adverse effect on any protected species.

We appreciate your concern for endangered species and would like the opportunity to review the draft Environmental Assessment for this project. If you have any questions, please contact our Branch Chief for Interagency Cooperation, Ms. Margo Stahl, or Fish and Wildlife Biologist Elizabeth Sharpe at 808/541-3441 (Fax: 808/541-3470).

Sincerely,

Brooks Harper
Field Supervisor
Ecological Services

RECEIVED
JAN 31 1996

STANLEY YIM & ASSOC., INC.
Time _____

APPENDIX D

*COMMENTS AND RESPONSES DURING
DRAFT PHASE*

DRAFT PHASE COMMENTS AND RESPONSES

The 30 day public review period for the Draft Environmental Assessment commenced on March 23, 1996 and ended on April 22, 1996. During this period comments were received from the State Office of Environmental Quality Control on April 23, 1996. The comments and responses are included in this section.

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 596-4186
FACSIMILE (808) 596-4188

April 22, 1996

RECEIVED
APR 23 1996

STANLEY YIM & ASSOC., INC.
Time _____

Honolulu Warehouse Company Ltd.
2850 Paa Street, Room 219
Honolulu, Hawaii 96819

Dear Sir or Madam:

We submit for your response (required by Section 343-5(c), Hawaii Revised Statutes) the following comments on a March 1996, draft environmental assessment for the "Moanalua Ethnic Village Parking Lot on State Land, Honolulu, Hawaii", TMK: 1-1-07. The document was submitted to our office by the State of Hawaii Department of Transportation by a March 13, 1996, letter (HWY-RM, 3.70676). Notice of availability of the draft environmental assessment was published in the March 23, 1996, and April 8, 1996, editions of the Environmental Notice.

1. Page 11 of the DEA states in part that the lease to Honolulu Warehouse Company, Ltd. ("HWC"), will "help convert a majority of HWC's existing distribution and wholesale center to an ethnic retail area." We remain unclear as to what specific uses are involved in the lease. Please submit to the Department of Transportation ("DOT") for inclusion in the final environmental assessment information articulating the nature of HWC's operations, especially with respect to whether distribution and wholesale activities will involve the use of chemical products (such as hazardous materials or those products that may affect the environment). Please also describe in your submittal to DOT the nature and types of activities and products involved in "ethnic retailing."
2. The project site is designed to be an oasis of green amid the lanes of the freeway interchange. The thoughtful use of grassy open space in conjunction with the nine existing monkeypod and African tulip trees is aesthetically appealing and reduces the polluted urban runoff from the area. Please describe what alternatives, if any, have been considered to preserve the open space under the flyway, such as the use of an alternate parcel, etc. The proposed project as described in the draft environmental assessment will preserve the trees, but pave over the existing grassy area.

Honolulu Warehouse Company, Ltd.

April 22, 1996

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We look forward to your response. Please also submit your response to this letter to the DOT for inclusion in the final environmental assessment and notice of determination for this project. If there are any questions, please call Mr. Leslie Segundo at 586-4185. Thank you for the opportunity to comment.

Sincerely,



GARY GILL
Director

c: City Department of Land Utilization
Stanley Yim & Associates, Inc.
State Department of Transportation



HONOLULU WAREHOUSE CO., LTD.
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April 24, 1996

Office of Environmental Quality Control
State of Hawaii
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

**SUBJECT: Response to Comments for the
Draft Environmental Assessment
Moanalua Ethnic Village**

Thank you for participating in the review process for the proposed project. The following responds to the Office of Environmental Quality Control's comments dated April 22, 1996.

1. The specific use involved in the lease is a new parking area to serve the proposed adjoining ethnic retail area. The existing building whose use was that of a distribution and wholesale center is located on a parcel adjacent to the area for which the lease is being pursued. Both the building and the parcel are not a part of the lease. The proposed operations in the building will not involve activities using chemical products, hazardous materials, or products that may affect the environment. Activities will be primarily that of retail businesses and food outlets.
2. There are no alternate parcels that could be considered. All adjoining parcels are already built up and whatever open areas on them are already being used by them for their parking needs. The aesthetics of the completed project will be addressed by not only saving trees but also by having new landscaping planted in the new parking areas. The new parking lot pavement construction over the existing grassy area is not expected to adversely increase the polluted urban runoff as no vehicular or equipment maintenance, servicing, or fueling operations is planned for the area.

Should you have questions, call Stanley Yim & Associates, Inc. at 833-7313.

Very truly yours,

HONOLULU WAREHOUSE CO., LTD.


Hiroshi Kobayashi
President

cc: State Department of Transportation
City Department of Land Utilization
Stanley Yim & Associates, Inc.