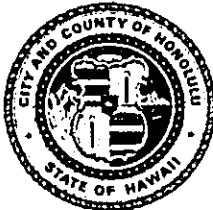


*Mililani Mauka Fire Station*

BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
850 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

RANDALL K. FUJIKI  
DIRECTOR AND BUILDING SUPERINTENDENT

ISIDRO M. BAQUILAR  
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 96-415

July 29, 1996

Mr. Gary Gill, Director  
State of Hawaii  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Mililani Mauka Fire Station  
Finding of No Significant Impact  
TMK: 9-5-49:05  
Ewa, Oahu, Hawaii

The Building Department has reviewed all comments received during the 30-day public comment period which began on June 8, 1996 and has determined that this project will not have significant environmental effects.

We are filing a Finding of No Significant Impact for this project. Please publish this Finding in the August 8, 1996 Environmental Notice.

We have attached a completed Environmental Notice Publication Form and four copies of the Final Environmental Assessment.

Should there be any questions, please have your staff contact Clifford Lau at 527-6373.

Very truly yours,

A handwritten signature in black ink, appearing to read "Randall K. Fujiki", is written over a circular stamp.

RANDALL K. FUJIKI  
Director and Building Superintendent

Attach.

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

96 JUL 29 12:53

RECEIVED

97

1996-08-08-0A-FEA - Mililani Mauka Fire Station

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

---

**MILILANI MAUKA FIRE STATION**

Mililani, Ewa District, City and County of Honolulu, Hawaii

---

RECEIVED

'96 JUL 29 12:53

OFFICE OF THE  
QUALITY CONTROL

Prepared For

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

Prepared By

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

Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

**FINAL ENVIRONMENTAL ASSESSMENT**

---

**MILILANI MAUKA FIRE STATION**

Mililani, Ewa District, City and County of Honolulu, Hawaii

---

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

Responsible Official: \_\_\_\_\_



Randall K. Fujiki  
Director and Building Superintendent

Date: \_\_\_\_\_

JUL 24 1996

Prepared For

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

Prepared By

Peter Hsi & Associates, Inc.  
and  
Gerald Park Urban Planner

July, 1996

**SUMMARY INFORMATION**

---

PROPOSED ACTION: Mililani Mauka Fire Station  
(Station 41)

PROPOSING AGENCY: Building Department  
City and County of Honolulu

DETERMINING AGENCY: Building Department

LOCATION: Mililani, Ewa District, Oahu

TAX MAP KEY: 9-5-49: 05

LAND AREA: 30,056 Square Feet

LAND OWNER: City and County of Honolulu

STATE LAND USE DISTRICT: Urban

GENERAL PLAN: Urban Fringe

DEVELOPMENT PLAN AREA: Central Oahu  
Land Use Map: Public/Quasi-Public  
Public Facility Map: Fire Station w/in 6 Years

ZONING: P-2 General Preservation

EXISTING USE: Vacant

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

Telephone: 527-6373

**Note:** Revisions to the text of the Draft Environmental Assessment appear in *bold italic* type. Deleted text is shown in brackets.

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## SECTION 1

## DESCRIPTION OF THE PROPOSED ACTION

---

The Building Department, City and County of Honolulu, proposes to construct a new fire station in the residential community of Mililani Mauka, Ewa District, Oahu, Hawaii. Located at the corner of Meheula Parkway and Makaikai Street, the site bears tax map key 9-5-49: 05 encompassing an area of 30,056 square feet. *Castle & Cooke Homes Hawaii Inc. is in the process of transferring [T]he property to [is owned by] the City and County of Honolulu.* A Location Map is shown in Figure 1.

### A. Need for the Project

The existing Mililani Fire Station (Station 36), which is located on Kipapa Drive in Mililani Town, was constructed in 1974. One engine company is based at the station. Fire protection for Mililani Town and Mililani Mauka, Waipio Acres, and Melemanu Woodlands originates from the station. Engine Company 36 cannot provide adequate fire protection service at current staffing levels given the on-going development of new housing in and around Mililani, a concomitant increase in residential and commercial density, and longer response times to developments within its service area.

Thus there is a need for a new fire station to supplement and improve existing fire protection services within and in the vicinity of Mililani Town. The new engine company will provide fire coverage to Mililani Mauka and areas mauka of the H-2 Freeway and back up Engine Company 36. A ladder company will be deployed to the new station because there is no ladder company based in Central Oahu. The nearest ladder company is at the Waiiau Fire Station a distance of about 9 miles to the southeast of Mililani. Engine Company 36 [is not equipped] *needs the support of a ladder company and backup engine company* to suppress fires in mid and high-rise structures in Waipio Valley and Wahiawa and the increasing number of two and three story dwellings in Mililani Town, Mililani Mauka, and Launani Valley (Waikakalaua Gulch).

### B. Technical Characteristics

The proposed Mililani-Mauka Fire Station is designed as a rectangular structure to fit the rectangular shaped lot. The one-story structure is approximately 24 feet in height with a gross floor area of 8,534 square feet. The station will be erected on a reinforced concrete foundation, with concrete slab floor on grade, metal framed, and topped with a metal roof. Exterior walls will be constructed of CMU and covered with a stucco finish. The station and ancillary facilities will be painted in colors comparable to the adjoining Mililani Mauka Elementary School. Roll up metal doors will enclose the front and rear of the apparatus room. A preliminary Site Plan is shown in Figure 2.

Living and working spaces are separated into two sections connected by the apparatus room. One section includes quarters for the battalion chief and fire captains, toilet and showers (2), a kitchen, dining room, exercise room, library, and office space. Space in the other section is allocated for a laundry, work room, storage, separate dormitories and lockers for the ladder and engine companies, and common toilets and showers. The *Officers* quarters and fire fighter dormitories will be air conditioned which helps to attenuate outside noise in addition to providing comfort. A preliminary Floor Plan is shown in Figure 3.

The Mililani Mauka Fire Station is designated Station 41. A new engine and ladder company will be deployed at the station. A total of *three Battalion Chiefs*, six [fire]Captains and [thirty] *twenty-seven fire fighters* will be posted to the station. [Two captains and ten Fire Fighters will staff each of the ladder and engine companies] *The Ladder Company and the Engine Company will each be staffed by one Captain and four fire fighters.* [Five men and a captain stand each watch for a total of six men on duty at all times per company.] *A total of five men per company will be on duty at all times.* The [6th] Battalion headquarters will be relocated from the Waiau Station and quarters have been allocated for a *Battalion Chief* and [driver] *Chief's Aide*.

Fire Department vehicles to be assigned to the station include an engine (pumper), ladder truck, and a vehicle for the battalion chief.

An ambulance facility of approximately 970 square feet (38' X 25'6") may be constructed at the rear of the station fronting Makaikai Street if funds are available. The facility will be staffed by the Emergency Medical Service and 2-3 emergency medical technicians will be on duty 24 hours a day. No plans have been prepared for this facility but its design, materials, and color will match that of the fire station.

A vehicle wash area will be located at the rear entrance to the fire station building. The wash area has a sump (trench drain) in the center to collect wash down water. From the drain, a by-pass valve will direct wash water to an oil/water separator before discharging to the sewer system. Under normal conditions, the by-pass valve will direct stormwater runoff directly to the storm drainage system and will be automatically switched when vehicles are washed down. Petroleum based constituents will be collected and stored in an oil storage tank. The tank will be inspected regularly and oil and sludge removed for proper disposal. The oil water separator will be placed underground within a concrete vault to negate the potential for introducing petrochemicals into the environment.

[Two] *One* above ground storage tank[s] for [gasoline and] diesel fuel will be installed at the rear of the station. The 1,000 gallon [capacity (apiece)] tank[s] will be installed, operated, and maintained in accordance with all federal technical and financial responsibility standards and state reporting regulations. Because the storage tanks contain flammable and combustible fluids, they also are subject to regulation by the Honolulu Fire Department. An above ground 250-gallon LPG tank will be placed in the side yard along Makaikai Street. Gas from this tank will be used for cooking purposes. The tank will be enclosed by 6-foot high grouted CMU wall for safety and aesthetic reasons.

Uncovered parking for thirteen private vehicles, a state vehicle, and pickup trucks are provided at the rear of the station. Access to the rear of the station will be taken from Makaikai Street. One parking stall for the handicapped is located at the front of the station.

Utility connections will be made to existing sewer, [drainage,] power, and communication systems in Makaikai Street. *Runoff will be directed by surface flow towards Meheula and Makaikai Streets.* There is [A]n existing 2" water [meter] *lateral to the subject property* [for the property is located in the landscape strip fronting Makaikai Street]; *however, water service has not been established to date.* A beacon light or siren will be placed in Meheula Parkway to alert motorists of fire vehicles egressing the station.



Unpaved areas surrounding the station will be landscaped with grass, groundcover, hedges, and trees. The side and rear yards facing Mililani Mauka Elementary School will be enclosed with a CMU wall and chain link fencing. A 20-foot wide roll gate will be installed at the rear driveway. *Frontage improvements and construction within the City's right-of-way shall be in accordance with City and the Americans with Disabilities Act (ADA) standards.*

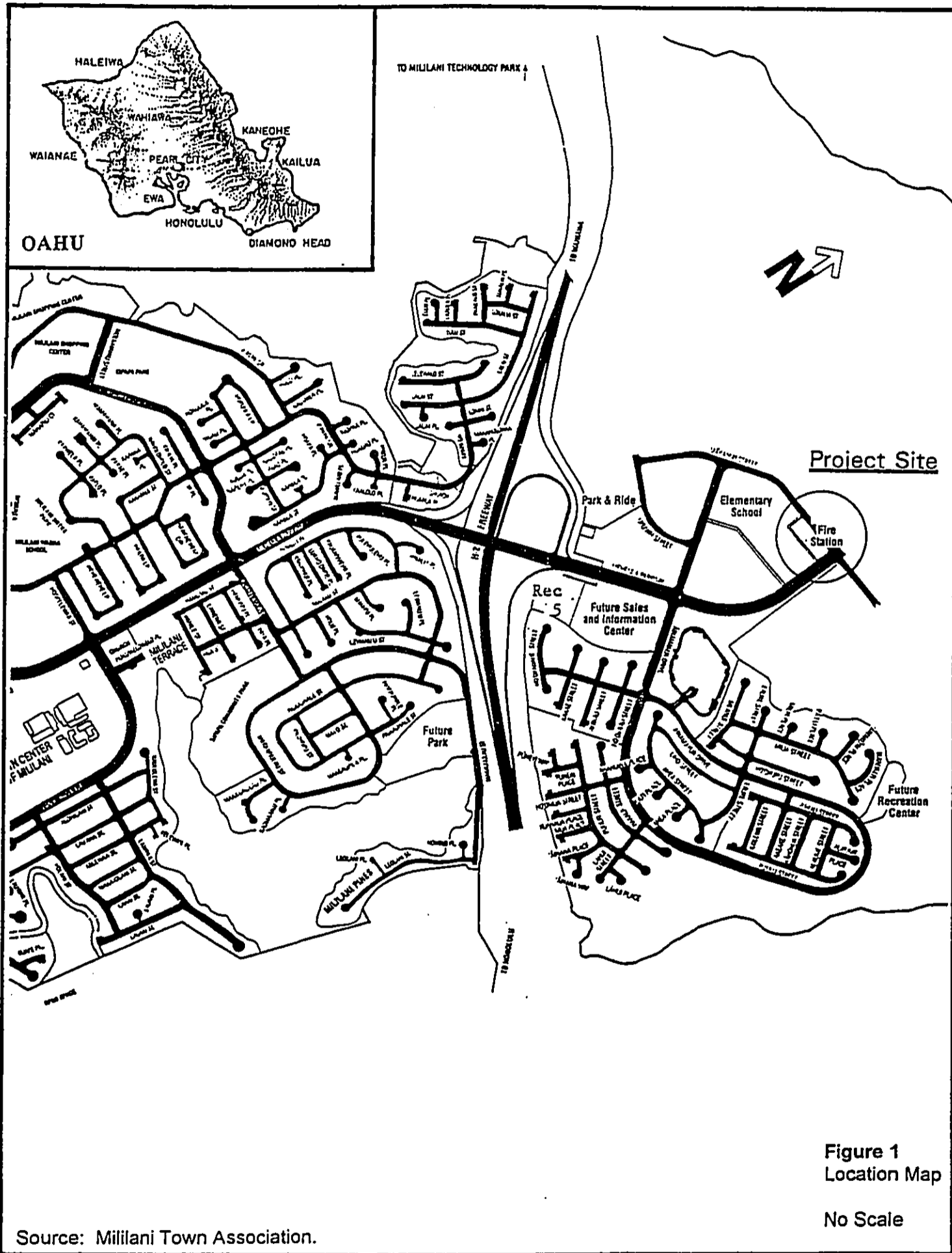
**C. Economic Characteristics**

The construction cost for the new station is estimated at \$ 2.3 million and will be funded by the City and County of Honolulu.

Construction will commence after all necessary approvals are received. A one-year construction period is estimated and construction will be carried out in one phase. A construction timetable for the ambulance facility has not been determined.

**D. Social Characteristics**

No resident or business establishment will be displaced by the proposed action.

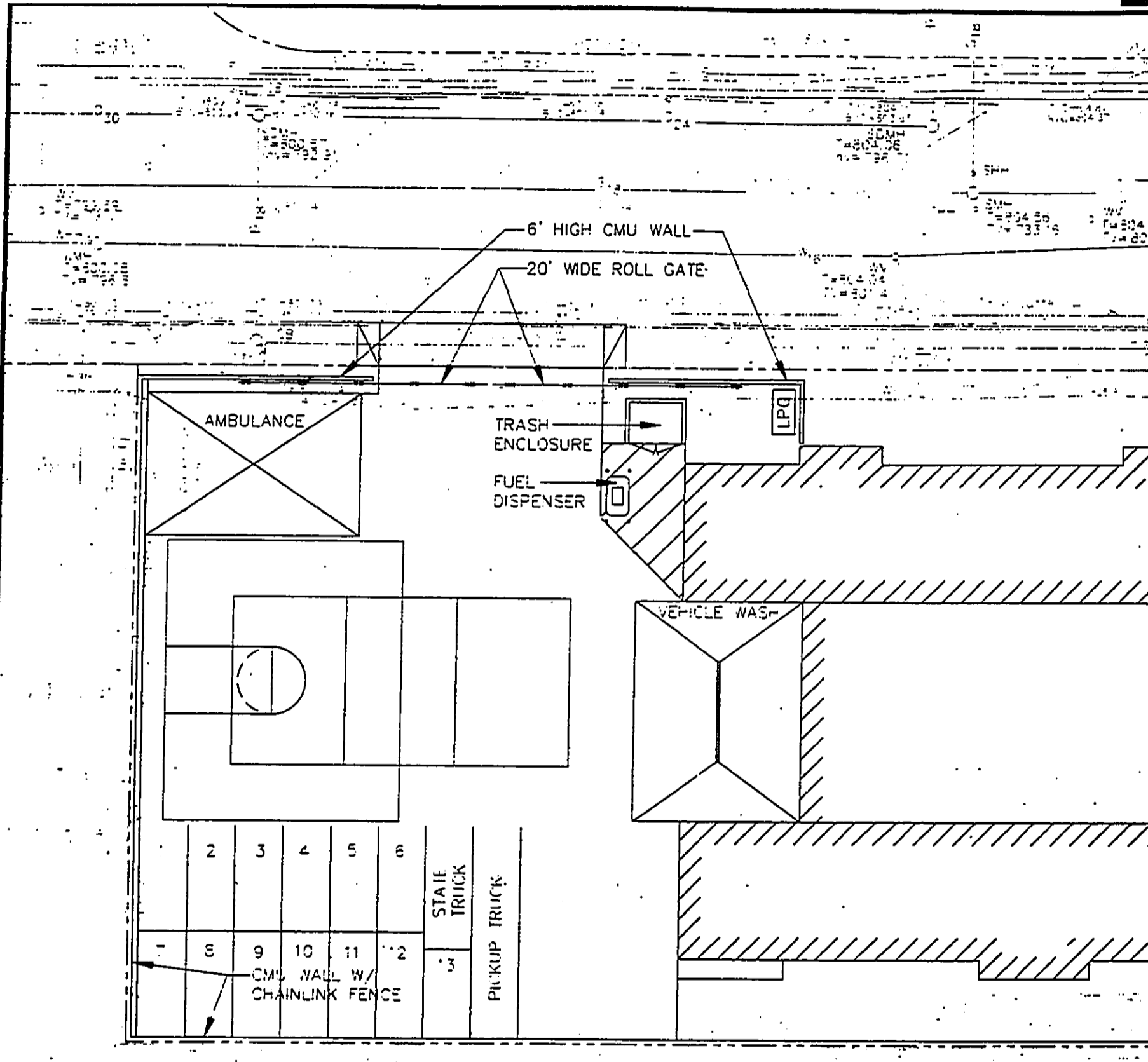


Project Site

Figure 1  
Location Map  
No Scale

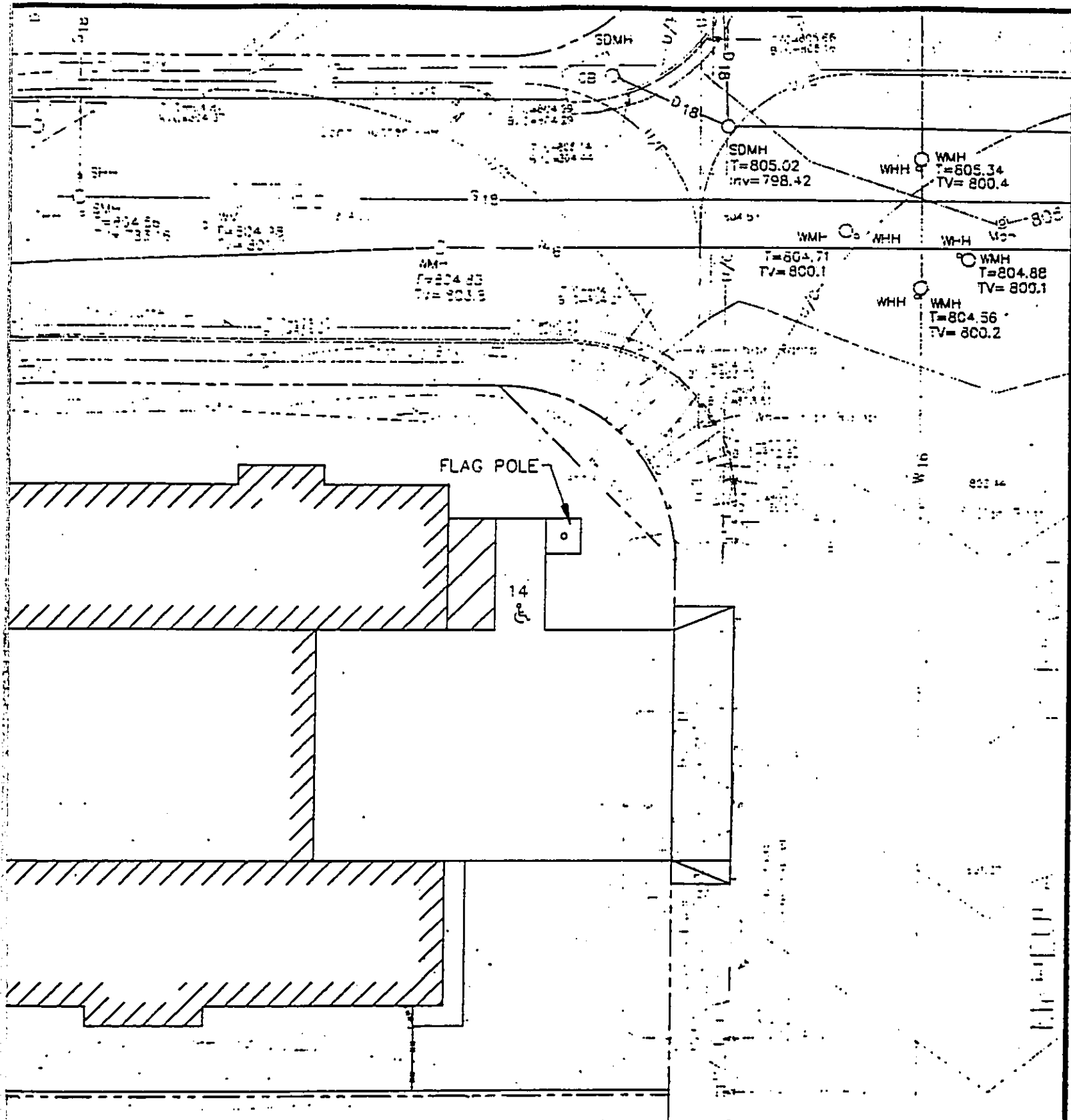
Source: Mililani Town Association.

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**SITE PLAN**  
SCALE: 1" = 10'

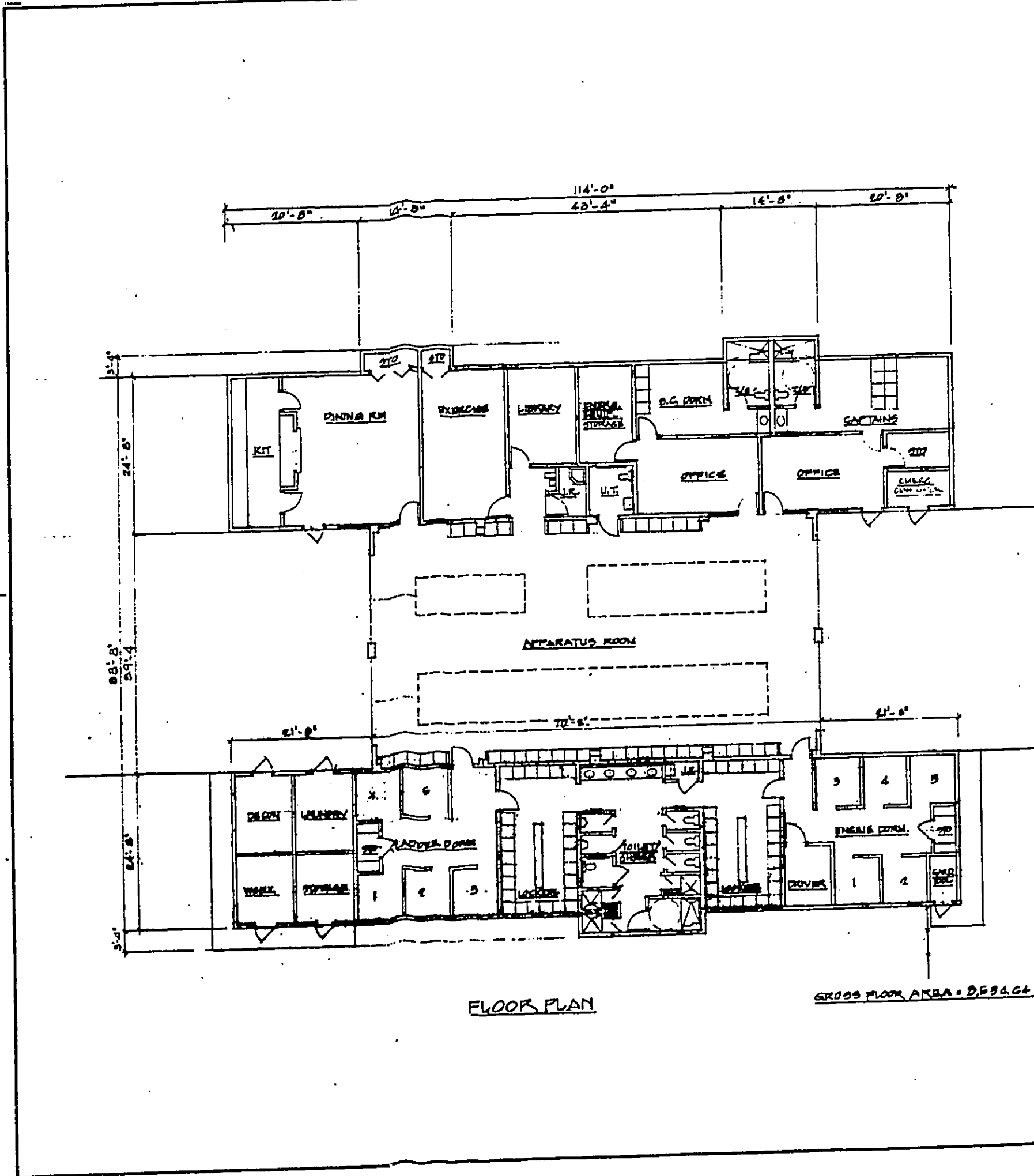
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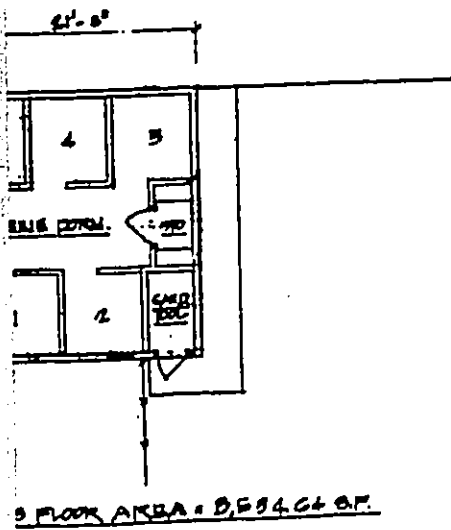
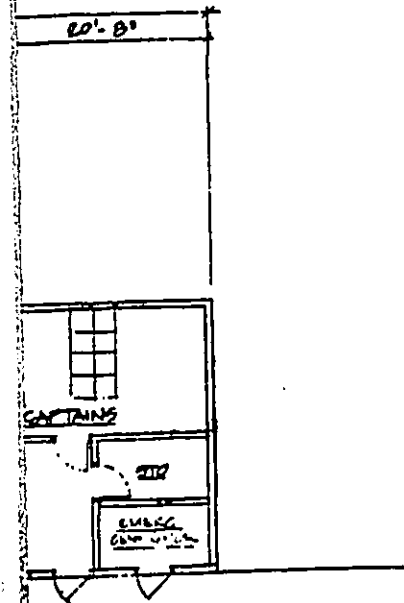
	<b>BUILDING DEPARTMENT</b>		
	CITY & COUNTY OF HONOLULU		
	MILILANI MAUKA FIRE STATION		
	SITE PLAN		
	DESIGN: CYO	Figure 2	
DRAWN: CYO			
CHECKED: HKH			
DATE:			
PROJECT NO.	FILE	DRAW	FOLDER

**C-1**  
SHEET  
OF SHEETS

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3 FLOOR AREA = 8,584.64 SF.


<b>BUILDING DEPARTMENT</b>			
<small>CITY &amp; COUNTY OF HONOLULU</small>			
<b>MILILANI MAUKA FIRE STATION</b>			
FLOOR PLAN			
DESIGN	<b>Figure 3</b>	SHEET	
DRAWN		OF SHEETS	
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PROJECT NO.	FILE	DRAW	FOLDER

## SECTION 2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

---

The proposed Mililani Mauka Fire Station is located on the makai ewa corner of the intersection of Meheula Parkway and Makaikai Street. The property shares a common boundary on the south and west with Mililani Mauka Elementary School. Makaikai Street and Meheula Parkway separate the property from single family and multi-family residential uses to the north and east respectively. Views of the site and surrounding areas are shown in the accompanying photographs.

The rectangular shaped lot fronts approximately 260 feet on Makaikai Street and about 120 feet on Meheula Parkway. Its common boundary with Mililani Mauka Elementary School are of the same dimensions presented above. The back length of the property borders the school's playfield and the back width faces the parking lot.

The property has been graded with a definite front to back grade. From a high elevation of 807 feet msl at Makaikai Street the grade slopes gently to the back corner of the lot. From Meheula Parkway, the lot falls from an elevation of 802 feet msl in the direction of the low, back corner. In profile, the lot gradient generally follows the grade of Makaikai Street.

Along Meheula Parkway, the property is about three feet higher in grade than the street. The ground surface is also soft and spongy which suggests it was filled to its present elevation.

The Flood Insurance Rate Map for the area designates the site Flood Zone X which is defined as "areas determined to be outside the 500 year flood plain" (Federal Emergency Management Agency, 1990).

The lot is vacant and sparsely covered by patches of grass and wayside weeds. A thicket of guinea grass (*Panicum maximum*) inside the fenceline borders the elementary school parking lot and probably provides habitat for rodents or stray animals such as dogs and cats.

No archaeological features are found on the premises and none have been reported in files at the Historic Sites Division, Department of Land and Natural Resources.

In 1988, the State Land Use Commission approved a land use district boundary amendment from Agricultural to Urban to allow incremental development of lands mauka of Mililani Town and the H-2 Freeway. This planned expansion of Mililani Town, called Mililani Mauka, will eventually add 1,200 acres to a growing urban region encompassing Waipio Gentry to the south, Mililani Town, Waipio Gulch, and Mililani Technology Park to the north.

The Central Oahu Development Plan Land Use Map classifies the property Preservation and it is zoned P-2 (General Preservation). A fire station is symbolized for construction within 6 years on the Development Plan Public Facilities Map.

Meheula Parkway is the main thoroughfare connecting Mililani Mauka with the H-2 Freeway and Mililani Town. Two traffic lanes in each direction, a landscaped center median, and curbs, gutters, and sidewalks are accommodated within its 80 foot right-of-way.

Makaikai Street, a two-lane, two-way residential street with a 56 foot right-of-way, is fully improved with curbs, gutters, and sidewalk. Traffic movement at its intersection with Meheula Parkway is stop-sign controlled.

Public facilities available within the right-of-way of Makaikai Street include a 16-inch water line and an existing 5/8" meter to service the site; an 18-inch wastewater line; and catch basins and an 18-inch drainline. Underground electrical and communication systems are also contained within Makaikai Street.

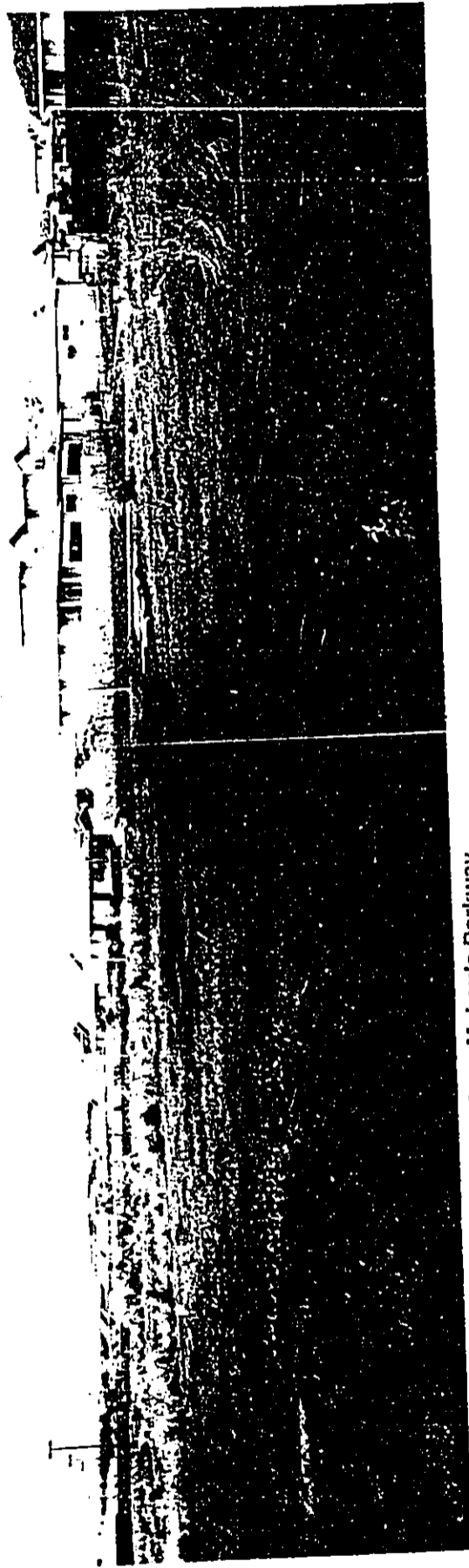
Mililani Mauka Elementary School is the newest public elementary school in Mililani. When it first opened for the school year 1993-94, it was hailed by some as the prototype school of the future because of its application of advanced telecommunications technology and computer systems in the classroom.

The nearest classroom building is about 150 yards to the west of the project site. A chain link fence, grassed open space, and a section of the school's parking lot separate the classroom building from the fire station site.





Photograph 1. Southwest View of Site from Makaikai Street.



Photograph 2. Northwest View of Site from Meheula Parkway.

### 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 Mililani Mauka 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:

- The new fire station will be constructed on a site set aside and planned for the proposed use;
- The site is in a residential area that already has been extensively altered by the construction of roads, public infrastructure, a school, and houses;
- There are no rare or endangered flora and fauna on the premises;
- There are no archaeological features on the premises;
- There are no lakes, streams, or wetlands on or in the vicinity of the property;
- The site is not located in a flood hazard area; and
- Public utilities are available and adequate to service the new facility.

#### B. Short-term Impacts

The site will be grubbed and graded to design elevation and excess fill removed. These activities should take about one month and will raise fugitive dust, create noise, and increase traffic on Meheula Parkway and Makaikai Street as green waste and soil are hauled away for disposal. Similar short-term impacts are already being experienced in Mililani Mauka as vacant lands are developed into residential lots. No estimates on the amount of material to be excavated (or fill quantities) are available at this time.

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 State Department of Health. The Contractor will also be responsible for implementing approved Best Management Practices (BMPs) to minimize runoff and erosion during construction.

Construction noises will persist for the projected 10-12 month construction period. These noises will be most pronounced during the early stages of development (site work) to erection of the structure. Noise will diminish as interior work commences as most noise should be confined to

inside the building. Construction noise may annoy residents living near the station and may be audible in classrooms nearest the property at Mililani Mauka 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 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.

*Silt barriers will be installed at the rear of the property as grades slope towards the school. The barriers should mitigate erosion and discharge of pollutants onto adjoining properties.*

Should any subsurface archaeological deposits be unearthed, work in the immediate area will cease and historical authorities consulted for disposition of the finds.

The movement of men and material to and from the site will contribute to existing construction traffic on Meheula Parkway generated by on-going house construction less than 1/2 mile of the subject property.

Traffic flow on Makaikai Street may be temporarily rerouted when connections to the sanitary sewer and storm drainage system are being made. Warning signs will be posted to alert motorists of road work and flagmen posted to marshal traffic around work sites. Work in the right-of-way will be scheduled for non-peak traffic hours and one travel lane will be open at all times. The excavated area will be covered with traffic plates at the end of each working day and will be restored to preconstruction conditions when work in the right-of-way is completed. This phase of the work should take less than one week.

### **C. Long-term Impacts**

The new fire station will correct inadequacies in fire protection services in the service area. This should result in improved fire coverage, faster response times, with the appropriate equipment strategically placed. This objective does not apply to the proposed action only. Rather, it is part of a long-range Fire Department program to construct and upgrade their facilities throughout the City and County of Honolulu. The program is consistent with the general plan public safety objective "to protect the people of Oahu and their property against ... fire hazards, and unsafe conditions".

Fire protection is not free. The annual operating cost to man and operate the fire station is estimated at \$1.9 million exclusive of the initial capital investment in constructing and equipping the station. Annual operating costs are unavoidable and are expected to increase in the future.

Public uses and structures such as a fire station are considered a principal permitted use in the P-2 zoning district. Although the proposed use is permitted by zoning, waivers to the minimum lot standard, lot width, maximum building area, height setback standards, and encroachments into yards are required to build the station as depicted on the site plan. Waivers to the above standards are not significant changes that would be detrimental to and conflict with the purpose of the preservation zoning district. A waiver application will be submitted to the Department of Land Utilization, City and County of Honolulu, for their review and approval.

The height and form of the fire station is compatible with adjoining residential and public facility uses. The height of the single-story fire station is comparable in height to two-story single-family dwellings across Makaikai Street, two-story multi-family dwellings across Meheula Parkway, and two-story classroom buildings at Mililani Mauka Elementary School. The project thus does not introduce a structure that is taller than buildings already in the area.

The station may not resemble a single-family dwelling but will be similar in form to nearby multi-family dwellings and school buildings. To reinforce this design feature, the station will be built of the same materials and painted in colors comparable to Mililani Mauka Elementary School.

When completed, the station may obscure but should not block panoramic views of the Waianae Mountains and the Ewa Plain from neighboring properties to the north and west.

With one exception, normal activities at a fire station are not noise generators. Fire fighters maintain the landscaping around the station and engage in outdoor recreation activities on the premises. Noise from these activities are no different from similar noises heard in any suburban residential neighborhood or school yard. Acoustical buffers in the form of adjacent streets, existing walls and fences, and open space physically separate the station from neighboring residential and school facilities and should help to attenuate noise. The exception of course is when fire fighters respond to a fire alarm.

Water consumption and wastewater discharge is estimated at 1200 gallons per day (14 men X 85/gallons/day). Water consumption and discharge will increase at certain times (or days) due to landscape irrigation requirements and the need to wash down the ladder truck and fire apparatus.

Measures will be implemented to minimize the introduction of any hazardous substances or fluids into the environment. The above ground tanks will be equipped with leak detection devices and periodically checked for signs of leakage. Wash water will be [filtered through an oil/water separator to remove harmful fluids and substances prior to discharging waster into the sewer system. Oil and other petrochemicals will be hauled away for appropriate disposal] *used to irrigate landscape plantings on site.*

Fire fighters are neither assigned a police function nor are they responsible for neighborhood security. However, their presence brings a sense of security to the area which may help to deter potential criminal acts against persons and property in the immediate neighborhood.

## SECTION 4            ALTERNATIVES TO THE PROPOSED ACTION

---

### **A. No Action**

A no action alternative maintains the status quo of the site and the problem of providing adequate fire protection in the vicinity of Mililani Town. This alternative precludes 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**

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

### **C. Alternative Location**

The project site was acquired for a fire station site and all land use controls designate it for a public use or structure. There are no reasonable alternative sites in Mililani Mauka at this time on which to locate a fire station. Building a fire station at an alternative location (if one was available) would not result in short and long-term environmental impacts substantially different from that discussed in this Assessment.

**SECTION 5 AGENCIES AND ORGANIZATIONS CONSULTED IN THE  
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

---

*The Draft Environmental Assessment for the Mililani Mauka Fire Station was published in the Office of Environmental Quality Control (OEQC) Environmental Notice of June 8, 1996 and distributed to the agencies and organizations listed below. Publication in the Environmental Notice initiated a 30-day public review period which ended on July 8, 1996. An asterik \* identifies agencies and organizations that submitted written comments within the comment period. All comment letters and responses are found in Appendix A.*

**State**

- \*Department of Education
- Department of Health
- \*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 Tel
- The Honorable Rene Mansho, Councilmember
- \*Castle and Cooke Hawaii
- Mililani Neighborhood Board No. 25
- Wahiawa Neighborhood Board No. 26

## **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 subject property is vacant and undeveloped and has been planned for a fire station.

- 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. It is anticipated that the new engine and ladder companies assigned to the station will improve fire protection services in Mililani and sections of Central Oahu.

- 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;

Environmental quality of the site, surrounding neighborhood, and Mililani Mauka in general will not be degraded.

- 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 capital improvement program to build new fire stations where needed and to upgrade or reconstruct older, existing fire stations 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) Detrimentally 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.

No.

Based on the above criteria, the proposed Mililani Mauka Fire Station project will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.



## BIBLIOGRAPHY

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Federal Emergency Management Agency. 1990. *Flood Insurance Rate Map*. City and County Honolulu.

Helber, Hastert, Van Horn, and Kimura Planners. 1986. *Mililani-Mauka Residential Community Draft Environmental Impact Statement*.

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

Planning Department. 1983. *Central Oahu Development Plan Land Use Map and Public Facilities Map. Ordinance No. 83-7 (As amended)*.

*APPENDIX A*  
*COMMENT LETTERS AND RESPONSES*

**GTE** Hawaiian Tel  
Beyond the call

GTE Hawaiian Telephone Company Incorporated  
P.O. Box 2200 - Honolulu, HI 96841 - (808) 548-4511

**RECEIVED**  
6/1/96

May 29, 1996

Mr. Gerald Park  
Urban Planner  
1400 Rycroft Street Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: **MILILANI MAUKA FIRE STATION**

Thank you for the opportunity to review and comment on the Environmental Assessment for the Mililani Mauka Fire Station project.

GTE Hawaiian Tel, HTC, does not foresee any problems in providing telecommunication services to the proposed facilities. However, further review will be required by HTC during the design stages of the project.

If you have any questions, please call Les Loo at 811-4094.

Sincerely,

*Donna L. Hayashi*  
Garret T. Hayashi  
Operations Supervisor  
Outside Plant Engineering

c: L. Loo

DEPARTMENT OF WASTEWATER MANAGEMENT  
**CITY AND COUNTY OF HONOLULU**  
490 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

FELIX B. LIMITACO, P.E.  
DIRECTOR  
CHERYL C. ORSOLA, ESQ., BBA  
DEPUTY DIRECTOR

In reply refer to:  
WCC 96-66

May 31, 1996

**RECEIVED**  
6/1/96

Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: **Draft Environmental Assessment  
Mililani Mauka Fire Station**  
TMK: 2-5-19-05

The Mililani Mauka Fire Station was accounted for in the approved Mililani Mauka Sewer Master Plan, dated November 1995. Please note that the capacity of the Waipahu Wastewater Pump Station is being studied to determine if additional connections can be made. The results of this study will be used in determining the approval of the "Sewer Connection Application" form.

If you have any questions, please contact Ms. Tessa Yuen of the Service Control Branch at 523-4956.

Very truly yours,

*Cheryl C. Orsola*  
FELIX B. LIMITACO  
Director

**POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU**

801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 • AREA CODE (808) 528-3111



JEREMY HARRIS  
MAYOR

MICHAEL S. NAKAMURA  
CHIEF  
HAROLD M. KAWASAKI  
LEE DONOHUE  
DEPUTY CHIEFS



OUR REFERENCE BS-DL

June 12, 1996

Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

This is in response to your letter of May 23, 1996, requesting comments on the Draft Environmental Assessment for the Milliani Mauka Fire Station.

This project should have no significant impact on the operations of the Honolulu Police Department.

Thank you for the opportunity to comment.

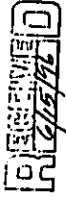
MICHAEL S. NAKAMURA  
Chief of Police

BY *Eugene Uemura*  
EUGENE UEMURA, Assistant Chief  
Administrative Bureau



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2142  
HONOLULU, HAWAII 96810

HERMAN M. AIZAWA, Ph.D.  
SUPERINTENDENT



OFFICE OF THE SUPERINTENDENT

June 10, 1996

Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

SUBJECT: Milliani Mauka Fire Station  
TRK: 9-5-49: 05  
Milliani, Eva District, Honolulu, Hawaii

We have reviewed the draft environmental assessment and have no comment on the proposed Milliani Mauka Fire Station.

Thank you for the opportunity to comment.

Sincerely,

*Herman M. Aizawa*

Herman M. Aizawa, Ph.D.  
Superintendent

HMA:el

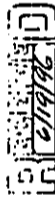
cc: A. Suga  
A. Hokama

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

430 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 525-4341 • FAX: (808) 527-2827



ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED



KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER  
OLAMUN J. HANAKOHA  
DEPUTY DIRECTOR  
ENV 98-146

June 18, 1996

Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Rycroft Street, #876  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Pre-Environmental Assessment (PEA)  
Milliani Mauka Fire Station  
TMK: 9-5-49: 05

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

1. The draft Environmental Assessment (EA) should address drainage issues.
2. Frontage improvements and construction within the City's right-of-way shall be in accordance with City and the Americans with Disabilities Act standards.
3. Suggest consideration be given for wash area and vehicle wash water be discharged to the sanitary system.
4. The EA should also address best management practices (BMPs) during construction to mitigate erosion and discharge of pollutants.

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

Very truly yours,

*Kenneth E. Sprague*  
KENNETH E. SPRAGUE  
Director and Chief Engineer



GERALD PARK  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1400 Rycroft Street  
Suite 876  
Honolulu, Hawaii  
96814-3021

Phone/fax  
(808) 942-7484

July 26, 1996

Kenneth E. Sprague  
Director and Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Subject: Milliani Mauka Fire Station  
Milliani, Oahu

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

1. Drainage will be directed by surface flow toward Meheula and Makaikai Streets.
2. Frontage improvements will be constructed in accordance with the Americans with Disabilities Act (ADA) standards.
3. Water from the wash area will be directed to flow into a landscaped area on the south side of the station and used for irrigation. Washwater will be contained in the landscaped area within the property and not discharged into the storm drain system.
4. At this time, the consulting engineers are proposing to erect silt barriers at the rear property as the property grades slope towards the school. Other measures may be instituted as necessary.

Your letter and this response will be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

cc: D. Lee, PHAI  
C. Lau, BD

**Castle & Cooke**  
Homes Hawaii, Inc.

Castle & Cooke Building

July 5, 1996

Mr. Gerald Park, Urban Planner  
1400 Rycroft Street Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Milliani Mauka Fire Station

Thank you for referring the draft Environmental Assessment for the subject project.

You should be aware that transferral of the fire station site, Tax Map Key: 9-5-49.05 is now in the process of being executed. I understand that our legal department and our land department are working on the legal papers to effect the transfer.

We recommend that you also check with the Design Committee of the Milliani Town new Fire Station. The person to contact is Frank Loo.

Your consideration is sincerely appreciated.

Very truly yours,

CASTLE & COOKE HOMES HAWAII, INC.

*Wallace S. Miyahira*  
Wallace S. Miyahira  
President



GERALD PARK  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1400 Rycroft Street  
Suite 876  
Honolulu, Hawaii  
96814-3021

Phone/Fax  
808 942-7484

July 26, 1996

Wallace S. Miyahira, President  
Castle & Cooke Homes Hawaii  
P.O. Box 2780  
Honolulu, Hawaii 96803

Dear Mr. Miyahira:

Subject: Milliani Mauka Fire Station  
Milliani, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project and apprising us of the ownership of the subject parcel. The Building Department confirmed that title to the parcel is in the process of being transferred to the City and County of Honolulu.

We have passed your recommendation about coordinating the design of the station with the design criteria established for Milliani Town on to the project architect. His office will contact Mr. Frank Loo of the Design Committee of the Milliani Town Association.

Your letter and this response will be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*

Gerald Park

cc: D. Lee, PHAI  
C. Lau, BD

akt

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU HAWAII 96813  
PHONE (808) 527-6180  
FAX (808) 533-2714



June 20, 1996

JEREMY HARRIS Mayor  
WALTER O. MATSON, JR. Chairman  
MAURICE H. YAMASATO Vice Chairman  
KAZUHIYASHIRO  
MELISSA Y. LUM  
FORREST C. JARRETT  
KEVIN M. E. SPRAGUE  
BARBARA A. JUSTANION

RAYMOND H. SATO  
Manager and Chief Engineer

Mr. Gerald Park  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Your Letter of May 23, 1996 Regarding the Draft Environmental Assessment (DEA) for the Millilani Mauka Fire Station, Millilani, Oahu, Hawaii. TMK: 2-5-49-05

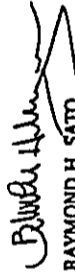
Thank you for the opportunity to review and comment on the DEA for the proposed Millilani Mauka Fire Station.

We have the following comments to offer:

1. There is an existing two-inch water lateral to the subject property; however, the water service has not been established to date.
2. The proposed fire station conforms to the approved Millilani Town master plan. The availability of water will be confirmed when the building permit application is submitted for our review and approval.
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 will be required immediately after the domestic water meter serving the facility.

If there are any questions, please contact Barry Utsgawa at 527-5235.

Very truly yours,

  
RAYMOND H. SATO  
Manager and Chief Engineer

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

PACIFIC PARK PLAZA  
711 KAPOLANI BOULEVARD SUITE 1200  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
Mayor

CHARLES O. SWANSON  
Director

July 5, 1996

TSP5/96-02414R

Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

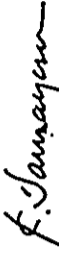
Subject: Draft Environmental Assessment for the Millilani Mauka Fire Station

In response to your May 23, 1996 letter, we reviewed the subject draft environmental assessment. This document should address how vehicles will ingress and egress the Meheula Parkway driveway. We are particularly concerned with the left turn movement into and out of the driveway.

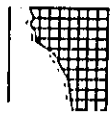
It should also be noted that the Meheula Parkway/Makaikai Street intersection is scheduled for signalization. This should be taken into consideration in the design of the station.

Should you have any questions regarding these comments, please contact Faith Hiyamoco of the Transportation System Planning Division at 527-6976.

Respectfully,

  
for CHARLES O. SWANSON  
Director

cc: THD



GERALD PARK  
Urban Planner

- Planning
- Land Use
- Research
- Environmental
- Studies

1400 Airport Street  
Suite 876  
Honolulu, Hawaii  
96814-3021

• Phone/Fax  
(808) 942-7484

July 26, 1996

Charles O. Swanson, Jr., Director  
Department of Transportation Services  
City and County of Honolulu  
Pacific Park Plaza  
711 Kapiolani Boulevard, Suite 1200  
Honolulu, Hawaii 96813

Dear Mr. Swanson:

Subject: Mililani Mauka Fire Station  
Mililani, Hawaii

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

The engine and ladder will enter the station from Makaikai Street and move into the apparatus room cab first. There is sufficient room at the rear of the station for both vehicles to execute the necessary turning movements. From the apparatus room, the vehicles will exit the station directly onto Meheula Parkway.

Your concern about the left turn movement out of the driveway is also a concern to the Fire Department. The Department has several stations located at signalized intersections in Honolulu (for example the Pawaa Station) and the fire apparatus often has to exit the station when vehicles block fronting streets. Under this condition, the apparatus driver can control the traffic signal on all approaches and override the light to clear specific travel lanes. Warning lights on approaches near the station also are activated alerting motorists to stop.

At the Mililani Mauka Fire Station, there are several measures that have a bearing on the left turn movement out of the driveway. The existing landscaped median along Meheula Parkway ends before the fire station. This was done by the developer of Mililani Mauka in consideration of a fire station being placed at this location and the need to egress the station.

The design of the station provides a 55-foot long apron between the station and Meheula Parkway. This gives the driver sufficient distance to pull out of the apparatus room and adequate sight distance in both directions to check if vehicles have cleared the intersection before executing any turning movement. In addition, the Building Department is considering plans to install flashing lights on both sides of Meheula Parkway well before the intersection to alert motorists to stop because there is an emergency response in progress.

Charles O. Swanson, Jr.  
Page 2  
July 26, 1996

If there are no vehicles turning left from Meheula Parkway into Makaikai Street, the apparatus will cross the makai bound lanes of Meheula and make a left turn in the mauka direction. If vehicles are queuing for a left turn, motorists will be manually and audibly signaled to complete their turning movement. Movement on all other approaches will be stopped. When the queue has cleared, the apparatus will cross the makai bound lanes of Meheula and make the left turn.

Your plans to signalize the intersection would assist egressing fire vehicles during emergencies. The Fire Department believes that the installation of traffic signals with four-way activated flashers which can be controlled from the fire station during emergencies is the prudent alternative to minimize the potential for traffic accidents at this location. Fire Department staff are available to consult with your staff on this matter.

Your letter and this response will be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: D. Lee, PHAI  
C. Lau, BD

07/26/96, 14:54



FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
3375 KOOPAKA STREET, SUITE H425  
HONOLULU, HAWAII 96819-1869



RECEIVED  
F-7/2/96

ANTHONY J. LOPEZ, JR.  
FIRE CHIEF  
ATILIO R. LEONARDI  
FIRE DEPUTY CHIEF

JEREMY HARRIS  
EDITOR

July 2, 1996

Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Kyceroff Street, Suite 876  
Honolulu, Hawaii. 96814-3021

Dear Mr. Park:

SUBJECT: Mililani Mauka Fire Station  
TMK: 9-5-49: 05  
Mililani, Ewa District, Honolulu, Hawaii

We reviewed the Draft Environmental Assessment for the Mililani Mauka Fire Station and would like to clarify statements in Section IA. Need for the Project and Section IB. Technical Characteristics.

In Section IA, the last sentence of the second paragraph should read: "Engine 36 needs the support of a ladder company and backup engine company to suppress fires in mid- and high-rise structures in Waipio Valley, Wahiawa and the increasing number of two- and three-story dwellings in Mililani Town, Mililani Mauka, and Launani Valley (Waikakalaua Gulch)."

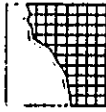
In Section IB, the third sentence of the third paragraph should be updated to read: "A total of three Battalion Chiefs, six Captains and twenty-seven Fire Fighters will be assigned to the station. The Ladder Company and the Engine Company will each be staffed by one Captain and four Fire Fighters. A total of five men per company will be on duty at all times. The Battalion Headquarters will be relocated from the Waiwai Fire Station and quarters have been allocated for a Battalion Chief and Chief's Aide."

Thank you for the opportunity to comment on the project. Should you have any questions, please call Assistant Chief Arthur Ugalde of our Administrative Services Bureau at 831-7774.

Sincerely,

ANTHONY J. LOPEZ, JR.  
Fire Chief

AJL/TKP:ay



GERALD PARK  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1400 Kyceroff Street  
Suite 876  
Honolulu, Hawaii  
96814-3021

Phone/Fax  
808/942-7484

July 26, 1996

Anthony J. Lopez, Jr., Fire Chief  
Fire Department  
City and County of Honolulu  
3375 Koopaka Street, Suite H425  
Honolulu, Hawaii 96819-1869

Dear Chief Lopez:

Subject: Mililani Mauka Fire Station  
Mililani, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We have revised the manpower assignment for the station per your comments.

Your letter and this response will be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

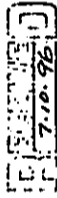
xc: D. Lee, PHAI  
C. Lau, BD

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
830 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017  
PHONE: (808) 523-4711 • FAX: (808) 523-4890



CHERYL D. SOON  
CHIEF PLANNING OFFICER  
CARROLL TERESA SIM  
SENIOR CHIEF PLANNING OFFICER

LW 5/96-1247



Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Draft Environmental Assessment for  
Mililani Mauka Fire Station

We have reviewed the subject Draft Environmental Assessment and have no objections to the proposed project. The subject site is designated for a fire station, site determined, within 6 years, on the Central Oahu Development Plan (DP) Public Facilities Map. The building height limit for the site is 25 feet and the form and design of the proposed facility should be compatible with the surrounding residential uses.

The site is currently designated as Preservation on the Central Oahu DP Land Use Map. Upon notification of the project completion by the applicant, the Planning Department will administratively amend the Central Oahu DP Land Use Map to redesignate the site from Preservation to Public Facility.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Lin Wong of our staff at 527-6044.

Sincerely,

*Cheryl D. Soon*  
CHERYL D. SOON  
Chief Planning Officer

CDS:ft

cc: Building Department



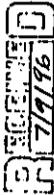
BENJAMIN J. CADETANO  
GOVERNOR

GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

130 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE: (808) 534-4185  
FACSIMILE: (808) 534-4185

July 8, 1996



Mr. Clifford Lau  
Building Department  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Lau:

Subject: Draft Environmental Assessment for the Mililani Mauka  
Fire Station

Thank you for the opportunity to review the subject document. We have the following comment.

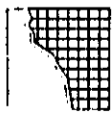
1. According to the draft environmental assessment, two above ground fuel storage tanks will be installed to meet federal technical standards. Please describe in detail the minimum specifications required to meet the above standards. How do the federal standards compare to current industry standards?

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

*Gary Gill*  
Gary Gill  
Director

c: Gerald Park



GERALD PARK  
Urban Planner

• Planning  
Land Use  
Research  
Environmental  
Studies

• 1400 Byron Street  
Suite 876  
Honolulu, Hawaii  
96814-3021

• Phone/fax  
808 941-7184

July 26, 1996

Gary Gill, Director  
Office of Environmental Quality Control  
State of Hawaii  
220 South King Street, Fourth Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Mililani Mauka Fire Station  
Mililani, Hawaii

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

The above ground storage tank (AST) system will include the following features:

- 1) A primary steel tank manufactured in accordance with UL 142 with a secondary containment polyethylene membrane enclosing the steel tank
- 2) The primary steel tank and the secondary containment will be encased in six inches of monolithic reinforced concrete fabricated in accordance with UL listings. The concrete exterior shall be coated to resist weather and reflect sunlight. The entire unit shall be UL listed for vehicle impact protection and projectile resistance, and shall be two hour fire rated as is required by the Honolulu Fire Department.
- 3) The AST shall have a thorough tank leak detection system to allow for physical checkup and monitoring capability between the primary and the secondary containment.
- 4) The primary steel tank shall be equipped with an emergency vent system as required by NFPA 30.
- 5) The AST shall be provided with a UL listed overflow/spill containment system as required by 40CFR112.
- 6) The AST shall be grounded for lightning protection in accordance with NFPA 78.
- 7) The AST does not require underground piping.

All these features are standard for a typical AST installation.

Gary Gill  
July 26, 1996  
Page 2

The Draft Environmental Assessment reported that two 1,000 gallon above ground storage tanks would be installed at the fire station. This is an error. Only one, 1,000 gallon above ground fuel tank will be located on the premises. The tank will hold diesel fuel for the engine and ladder vehicles.

Your letter and this response will be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: D. Lee, PHAI  
C. Lee, BD