

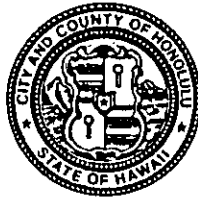
*King Food Service Warehouse*

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4414 • FAX: (808) 527-6743

RECEIVED

JEREMY HARRIS  
MAYOR



August 22, 1996

'96 AUG 27 A8:57

PATRICK T. ONISHI  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL 96/SMA-032 (AC)  
96-05254

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

Dear Mr. Gill:

**SPECIAL MANAGEMENT AREA ORDINANCE  
CHAPTER 25, ROH  
Environmental Assessment/Determination  
Finding of No Significant Impact**

Owner/Applicant: King Food Service, Inc.  
Location : Pupuole Street (about 350 feet east of  
Leokane Street) - Waipahu  
Tax Map Key : 9-4-49: 34  
Request : Special Management Area Use Permit  
Proposal : Construct a one-story cold storage  
building  
Determination : A Finding of No Significant Impact is  
issued ✓

Attached and incorporated by reference is the Final Environmental Assessment (FEA) prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Art Challacombe of our staff at 523-4107.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patrick T. Onishi".

PATRICK T. ONISHI  
Director of Land Utilization

PTO:am  
Enclosures

g:feasma32.adc

107

1996-10-08-0A-*FEA-KING SERVICE WAREHOUSE*

SEP 8 1996

**FILE COPY**

1996 AUG 15 AM 11:33

DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

**ENVIRONMENTAL  
ASSESSMENT  
(Final)**

Applicant:

King Food Service, Inc.  
3109 Koapaka Street  
Honolulu, Hawaii, 96819

ENVIRONMENTAL ASSESSMENT (FINAL)

1996 AUG 15 AM 11: 33

DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

I. GENERAL INFORMATION

- A. Applicant: King Food Service, Inc., a Hawaii Corporation  
3109 Koapaka Street  
Honolulu, Hawaii 96819  
(808) 834-5464
- B. Recorded Fee Owner: (same as A above)
- C. Agent: None
- D. Tax Map Key: 9-4-49-34  
(Lot 11 Waipahu Industrial Park)
- E. Lot Area: 43,596 square feet
- F. Approving Agency: Department of Land Utilization
- G. Agencies Consulted in Making Assessment:  
Department of Land Utilization  
Board of Water Supply  
Hawaiian Electric Co.  
Hawaiian Telephone Co.  
Department of Waste Water Management  
DLNR/State Historic Preservation Office  
Department of Public Works  
(See attached copies of agency correspondence and comments.)

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

The project site is located in an existing industrial park in Waipahu, within the primary urban center of Oahu. Applicant, King Food Service, Inc., intends to construct a new approximately 30,000 square foot refrigerated distribution facility on a 43,596 square foot parcel. The new building will be of concrete tilt-up construction (Uniform Building Code type III N building). The building will be essentially a single-story (45' height) warehouse with a second story mezzanine (6,000 square feet) above the loading dock to accommodate offices. Parking for 30 cars will

be provided on the project site immediately adjacent to the building. The street frontage of the parcel will be fenced and landscaped. Truck and automobile access and egress to the facility will be provided by a 60 foot wide gated driveway from Pupuole Street. The parcel is only partially (approximately 40%) within the Special Management Area. (See the attached Site Plan). The facility itself will be constructed primarily upon the rear of the parcel, and the majority of the structure will be situated outside the boundary of the Special Management Area.

**B. Technical Characteristics**

The proposed building will occupy a project site comprised of a single existing industrial park lot. The existing lot is vacant and has not been subject to development. Subsurface work will be moderate. Some filling will occur at the front (low end) of the parcel. The parcel is free of any trees and significant vegetative communities and site clearing will otherwise be minimal, except for weeds. (See attached Site Plan and Grading Plan.)

The lot is located along the mauka side of Pupuole Street, approximately two blocks makai of Farrington Highway in Waipahu. The parcel is zoned I-2 Industrial District and designated as Industrial on the applicable Development Plan Land Use Map and Development Plan Land Use Map.

Electrical, telephone, and water service are available at the site and are easily accessible. (See attached response letters from agencies contacted). Liquid wastes generated on site will be disposed through a hook-up with the existing city sewer line along Pupuole Street. The Department of Waste Management has confirmed to applicant that the sewer capacity in the area is adequate to handle the additional loads generated by the proposed project. (See attached Sewer Connection Application approved by Department of Waste Water Management on March 28, 1996.)

Solid wastes generated on site will be collected and disposed of by a private disposal company.

It should be noted that the proposed project is a cold storage facility or refrigerated warehouse, and therefore, will not generate any type of associated manufacturing wastes. Liquid or solid waste generated at the facility will only be associated with employee facilities and office uses.

The site is readily accessible. Pupuole Street, a two lane public road, runs along the south side of the project site. As noted above, the lot is located approximately two blocks makai of Farrington Highway, a major public thoroughfare.

C. Economic and Social Characteristics:

It is estimated that the project will cost approximately \$4,000,000. Construction is anticipated to commence in December 1996 and to be completed by September 1997. The project will have significant short term economic benefits in the construction industry at a time when the construction industry in the State is depressed. Long term socio/economic benefits in the form of new permanent and part time jobs at the Waipahu site are anticipated.

D. Environmental Characteristics

The project site is vacant land comprised of soils represented by silty clay, gravel, and fractured rock. Construction will involve a moderate amount of subsurface work. (See attached Site Plan and Grading Plan.) No significant topographic features are present on the parcel. As noted above, the project site is a vacant lot which is part of an existing industrial subdivision.

The parcel is approximately 400 feet from the waters of the West Loch of Pearl Harbor.

Runoff from the project during and following construction should not directly impact harbor waters. The lands directly makai of the project site are fully developed. Pupuole Street with its sidewalks, curbs, and gutters, as well as the 150 foot depth of the developed and landscaped lot on the makai side of Pupuole Street, will provide an effective buffer controlling any direct water runoff from the project site to coastal waters. No significant drainage problems or erosion hazards are present on the project site.

The parcel is within an industrial park which is served by a storm drain system designed to receive excessive water runoff. Three storm drain intakes are located on Pupuole Street at street corners adjacent to the project site.

The Federal Flood Insurance Rate Map (FIRM), designates the site as "Zone D", an area in which the flood hazards are undetermined.

### III. AFFECTED ENVIRONMENT

- A. The project site is located along the mauka side of Pupuole Street, approximately two blocks makai of Farrington Highway in Waipahu. Pupuole Street runs along the south side of the project site.

Two lots are immediately adjacent to the north of the project site. One is occupied by warehouse use and the other by an auto repair/painting facility. Two lots are to the east of the project. One is occupied by light manufacturing use and the other by a vacant one story commercial building. The lot to the west of the project is occupied by light industrial and warehouse use.

Waipahu Intermediate School lies approximately 900 feet east of the proposed project. On the lands directly makai of Waipahu Intermediate School is a small community park. The subject parcel is approximately 400 feet from the waters of the West Loch of Pearl Harbor.

The project site is covered by common grasses and bare soil. There are no known endangered plant or animal species on the project site. It is highly unlikely that there are any undiscovered species of endangered plants or animals on the site, given the project site's location in the middle of a developed industrial area, and immediately adjacent to developed multi-family residential areas.

There are no wildlife resources located directly on the project site, however, there are nearby wetland resources along the edges of West Loch. As noted above, the project site is on the mauka side of Pupuole Street, and the lands directly makai of the project site are fully developed. Therefore, the proposed project is unlikely to have any impact on wetland resources along the shoreline.

The project will not have any impact on public recreation resources in the area. Because the project is on the mauka side of Pupuole Street, it will not impact lateral access along the ocean nor will it impact direct access to the ocean. There are no public beaches in the immediate area.

There is a small public recreational park approximately 700 feet to the east of the proposed project, at the end of Pupuole Street. The area separating the proposed project and the existing park has been fully developed by a number of apartment complexes, therefore, it is unlikely that this project will have any direct impact on the existing park.

Another public facility located in the area is Waipahu Intermediate

School, approximately 900 feet away. This project will not directly impact this public facility.

There are no visual indications of historic, cultural, or archaeological resources on the site. The lot is part of an existing industrial subdivision, which was approved and developed from what was previously unused land. The site is completely vacant, and there are no records of significant historic use. (See also attached letter dated March 13, 1996 from DLNR, State Historic Preservation Division, indicating that the project will have "no effect" on historic sites.)

The project will not impact any coastal views from any public highway. It is located on the mauka side of the nearest public thoroughfare (Pupuole Street), and is not visible from other public streets. The proposed building height and mass is in general conformity with other existing structures in the area and should not adversely impact the feeling of open space in the area.

#### IV. PROJECT IMPACTS

The development of the project site will not have any substantial, adverse environmental or ecological effects. The project is not expected to have any significant impact relative to the Coastal Zone Management objectives and policies or Special Management Area guidelines. It should be noted that the surrounding area is now fully developed in industrial and multifamily residential uses. The infill development of the project on an existing, vacant industrial lot will not have any substantial adverse effect in and of itself, nor will it make any significant contribution to a cumulative adverse impact.

#### V. MITIGATION MEASURES

Any run-off of loose soil or soil laden rainwater during construction will be mitigated by installation of a retaining wall and sand bags along the downslope perimeter of the site.

No other mitigation measures are indicated due to the lack of any substantial adverse impact of the project.

Respectfully submitted,

King Food Service, Inc.

Dated: August 8, 1996

**AGENCY CORRESPONDENCE  
CONCERNING APPLICANT'S INITIAL CONSULTATION**

1. Board of Water Supply

Letter dated April 22, 1996 from Mr. Raymond H. Sato, Manager and Chief Engineer;

2. GTE Hawaiian Telephone Company

Letter dated March 26, 1996 from Mr. Garret Hayashi, Operations Supervisor;

3. Department of Wastewater Management

Sewer Connection Application, approved March 28, 1996;

4. Department of Land and Natural Resources/State Historic Preservation Division

Letter dated March 13, 1996 from Mr. Don Hibbard, Administrator

Note: No written correspondence received from following agencies which were consulted by telephone:

- Hawaiian Electric Company (HECO)
- Department of Public Works, Engineering Division



DOCUMENT CAPTURED AS RECEIVED

MAIL ROOM SERVICE

MAIL ROOM SERVICE

MAIL NO. 000 000 0000

P. 01/01

**BOARD OF WATER SUPPLY**

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



April 22, 1996

JEFFMY HARRIS Mayor  
WALTER O. WATKIN, JR., Chairman  
MAURICE H. YAMASAKI, Vice Chairman  
KAZU HAYASHIDA  
MFISSA Y. J. LUM  
FORREST C. MURPHY  
KENNETH I. SPRAGUE  
BARBARA KIM STANTON

RAYMOND H. SATO  
Manager and Chief Engineer

Ms. Lisa A. Tomihama  
King Food Service  
3109 Koapaka Street  
Honolulu, Hawaii 96819

Dear Ms. Tomihama:

Subject: Your Letter of April 1, 1996 Regarding the Proposed King Food Service Storage Facility. TMK: 9-4-049: 034

Thank you for your letter regarding the proposed commercial development.

The existing water system is presently adequate to accommodate the proposed development.

The availability of water will be confirmed when the building permit is submitted for our review and approval. If the development plan requires action by the Department of Land Utilization, the plan should be approved by that department before we take action on the proposed development. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

  
RAYMOND H. SATO  
Manager and Chief Engineer

**GTE Hawaiian Tel**

GTE Hawaiian Telephone Company Incorporated  
P.O. Box 2200 - Honolulu, HI 96841 - (808) 546-4511

*Beyond the call*

March 26, 1996

King Food Service  
P.O. Box 29600  
Honolulu, Hawaii 96820

Attention: Ms. Lisa A. Tomihama

Subject: 94-TMK 9-4-049: Parcel 034  
Located off of Pupuole Street in Waipahu, HI

Based on the location map attached in your letter, telephone facilities are available in the project area. However, the amount of telephone lines required by your company will need to be known in order to determine if there is a sufficient amount of vacant facilities to meet your telephone service requirements of the proposed storage facility. In addition, GTE Hawaiian Telephone will require customer provided support structures within the customer's property. The details of the customer provided support structures can be worked through the electrical consultant of the project. Please have the electrical consultant send the electrical site and building plans of the proposed storage facility to me for review and comment during the design phase of the project.

If you have any questions or concerns, please call Kevin Ayano at 483-8027.

Sincerely,

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

cc: Daren Lum

DOCUMENT CAPTURED AS RECEIVED

City and County of Honolulu  
DEPARTMENT OF WASTEWATER MANAGEMENT  
SEWER CONNECTION APPLICATION  
(Allow at least 2 weeks processing time)

RECEIVED  
DEPT. WWM

**PART A - TO BE FILLED BY APPLICANT** (Please Print Legibly) Mar 27 9 52 AM '96

1. Project Name: King Food Service, Inc. Cold Storage Warehouse

2. Address: Pupuole St./lot #11

3. Tax Map Key: 9-4-49-34 (1)

4. Development: PD-H [ ] Cluster [ ] Apt. [ ] Subdiv. [ ]  
(Type) Other [x] Commercial If Commercial, Area = 43,596 sq. ft.

5. Total Number of Units Proposed: 1 (provide breakdown below)  
Studio 1 Bdrm. 1 2 Bdrm. 0 3 Bdrm. 0 4 Bdrm. 0  
Other 25,000 sq. ft. concrete tilt-up cold storage warehouse.

6. Sewer Connection Work Desired: (Give length, size, depth, etc.)  
Existing. Lateral already provided for the property.

7. Approximate Date of Connection: June 1998

8. Number & Type of Existing Structures on Property: NONE.  
Indicate Number of Structures: Remain 0 Demolished 0

9. Remarks: The proposed project involves the construction of a new one-story, 25,000 sq. ft. cold storage warehouse with parking areas.

10. Information Provided By:  
Name: Lisa Tomihama Date: 3/21/96  
Firm: King Food Service, Inc. Phone: 834-5464  
Mailing Address: P. O. Box 29000 Honolulu, HI 96820  
Street City, State Zip Code

**PART B - TO BE FILLED BY THE CITY**

1. Current Zoning: I-2 General Plan \_\_\_\_\_

2. Sewer System: Adequate [] Inadequate [ ] Unavailable [ ]  
Other: \_\_\_\_\_

3. Charges:  
a. Sewer Assessment \_\_\_\_\_ times \_\_\_\_\_ Area (sq. ft.) \_\_\_\_\_ \$ \_\_\_\_\_  
Rate \_\_\_\_\_  
\*b. Wastewater System Facility Charge: \_\_\_\_\_ \$ \_\_\_\_\_  
c. Other (new laterals, etc.): \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL CHARGES (estimated) = \$ \_\_\_\_\_

4. Remarks: \*USFC shall apply. To be determined and paid at time of approval of the building permit application.  
Submit Industrial Wastewater Discharge Permit application for review and approval.

5. Application:  
Approved: A. Alexander Jr. Date: 3/28/96  
Valid 3-years after approval date. Construction plans shall be completed & approved within this 2-year period. Construction shall commence within 1-year after approval of plans.

Not Approved: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

DEPUTY  
GILBERT COLOMA-AGARAH

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

March 13, 1996

Lisa Tomihama, Assistant Controller  
King Food Service  
3109 Koapaka Street  
Honolulu, Hawaii 96819

LOG NO: 16683 ✓  
DOC NO: 9603EJ02

Dear Ms. Tomihama:

SUBJECT: Historic Preservation Review - Proposed construction of  
One-Story 25,000 sq.ft. Storage Facility at Pupule  
Street, Waipahu  
Waipahu, 'Ewa, O'ahu  
TMK: 9-4-09:34

Thank you for the opportunity to comment on this project which proposes construction of a cold storage facility with underground parking on this 43,596 sq. ft. parcel. A review of our records shows that there are no known historic sites at the project location. Aerial photos from the late 1970s show that this parcel has been previously cleared and is located in a developed light industrial area. Because it is unlikely that historic sites remain at the project location, we believe that this project will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Aloha,

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

Don Hibbard, Administrator  
State Historic Preservation Division

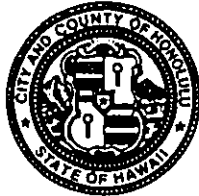
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AGENCY COMMENTS TO  
ENVIRONMENTAL ASSESSMENT (DRAFT)

1. Department of Land Utilization  
Letter dated July 18, 1996 from Mr. Patrick T. Onishi, Director
2. Office of Environmental Quality Control  
Letter dated July 5, 1996 from Mr. Gary Gill, Director
3. Department of Parks and Recreation  
Letter dated July 2, 1996 from Ms. Dona L. Hanaike, Director
4. Department of Public Works  
Letter dated June 26, 1996 from Mr. Kenneth E. Sprague, Director and Chief Engineer
5. Department of Land and Natural Resources  
Letter dated June 24, 1996 from Mr. Cecil B. Santos
6. Office of State Planning  
Letter dated June 12, 1996 from Mr. Gregory G. Y. Pai, Director
7. State of Hawaii Department of Health  
Letter dated July 30, 1996 from Mr. Bruce S. Anderson, Ph.D., Deputy Director for Environmental Health

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4414 • FAX: (808) 527-6743



JEREMY HARRIS  
MAYOR

PATRICK T. ONISHI  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

96/SMA-032 (JT)

July 18, 1996

Mr. Dana Chun  
King Food Service, Inc.  
P. O. Box 29600  
Honolulu, Hawaii 96820

Dear Mr. Chun:

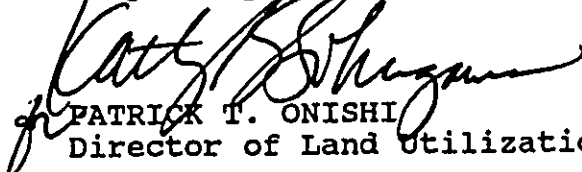
Project Name : King Food Service Warehouse  
File No. : 96/SMA-32 (JT)  
Tax Map Key : 9-4-49: 34

We are forwarding copies of all comments we have received relating to the Draft Environmental Assessment (DEA) of the above-referenced project.

In accordance with the provisions of Chapter 343, HRS, you must respond in writing to these and any other comment which were received during the 30-day comment period which began with publication of a notice of availability of the DEA in the Environmental Notice on June 8, 1996. The final Environmental Assessment must include these comments and response, as well as revised text, if appropriate.

If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

  
PATRICK T. ONISHI  
Director of Land Utilization

PTO:am  
Enclosures

g:kfoodcom.jht

BENJAMIN J. CAYETANO  
GOVERNOR



96-04386

GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 526-4186  
FACSIMILE (808) 526-4186

July 5, 1996

Mr. Patrick T. Onishi  
Director of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Draft Environmental Assessment for the King Food  
Service Cold Storage Building

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

1. West Loch is located only 250 feet from the proposed project. What are the mitigation measures to control construction run-off from flowing into adjacent water bodies?
2. Please describe if there any oil pipelines in the vicinity of the project. What are the precautionary measures to prevent any damage to the pipelines?
3. Please disclose whether the project would impede public access to the shoreline.
4. What is the existing height limit for the site? Would the project block any coastal views from Farrington Highway?
5. Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the Hawaii Environmental Impact Statement Rules. Refer to section D of the enclosed sample as a guideline.
6. Please specify in the environmental assessment the name of the approving agency.
7. Please include a site location map in the environmental assessment.

Mr. Onishi  
July 5, 1996  
Page 2

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

Sincerely,



Gary Gill  
Director

Enclosure

c: King Food Service

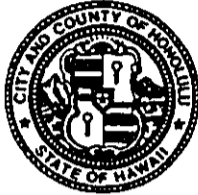


18-44211

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

**JEREMY HARRIS**  
MAYOR



**DONA L. HANAIKE**  
DIRECTOR

ALVIN K.C. AU  
DEPUTY DIRECTOR

July 2, 1996

1996 JUL -2 AM 9:18  
DEPT. OF PARKS & RECREATION  
CITY & COUNTY OF HONOLULU

**TO: PATRICK T. ONISHI, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION**

**FROM: DONA L. HANAIKE, DIRECTOR**

**SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH  
PROJECT WITHIN THE SPECIAL MANAGEMENT AREA  
KING FOOD SERVICE WAREHOUSE  
TAX MAP KEY 9-4-49: 34  
PROJ. REF. NO. 96/SMA-032(JT)**

Thank you for the opportunity to comment on the proposed commercial development.

The Pupuole Street Minipark is located approximately 700 feet to the east of the project site. It does not appear that the proposed project will impact the nearby public park facilities.

Should you have any questions or concerns, please call Terry Hildebrand of our Advance Planning Branch at extension 4246.

FOR DONA L. HANAIKE  
Director

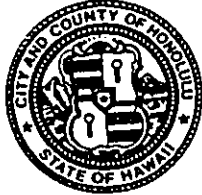
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*We Add Quality to Life*

10-04080

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4341 • FAX: (808) 527-5857

JEREMY HARRIS  
MAYOR



KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO  
DEPUTY DIRECTOR

ENV 96-152

June 26, 1996

MEMORANDUM:

TO: PATRICK T. ONISHI, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: *for* KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER *KES*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)  
KING FOOD SERVICE WAREHOUSE  
TMK: 9-4-49: 34

1996 JUN 27 11 7: 52  
DEPT. OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

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

1. The driveway flare for automobile access extends beyond the property line (see Sheet A-1).
2. The driveway width for automobile access (22 feet) shown on Sheet A-1 is not consistent with the width described on Page 2 of the EA (20 feet).
3. The EA should address best management practices (BMPs) to be implemented to mitigate discharge of pollutants during and post construction.
4. If storm water runoff is to be collected in pipes, a drain connection permit will be required by the Department of Public Works, City and County of Honolulu.

Should you have any questions, please contact Alex Ho,  
Environmental Engineer, at Local 4150.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION  
P.O. BOX 621  
HONOLULU, HAWAII 96809

10-04000

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

REF LM JGD

JUN 24 1996

Honorable Patrick T. Onishi  
Director  
Department of Land Utilization  
City and County of Honolulu.  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Request for Comments on the Environmental  
Assessment for the King Food Service Warehouse in  
the Waipahu Industrial Park at Waipahu, Hoaeae,  
Ewa, Oahu, TMK 1st/ 9-4-49:34

Thank you for the opportunity to comment on the subject project located on private property located partially within the Special Management Area. This project is in a parcel zoned I-2 and a portion of the industrial park, and as such, it is consistent with the intent of the park.

The proposed project will have no adverse impacts on the services provided by this department, but as the project is adjacent to a forty foot strip of land traversing the coast of the West Loch of Pearl Harbor, owned by the State Department of Transportation, we suggest that you request comments from the Department of Transportation. Additionally, as the State's Historic Preservation Division has commented, should any historic sites be discovered during construction activities, work must stop and the Historic Preservation Division be contacted.

We do request that the applicant obtain all required Federal, State and County permits for the project prior to construction.

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

Very truly yours,

*Cecil B. Santos*  
Cecil B. Santos

cc. Mr. Nekoba  
Mr. Matsumoto



**OFFICE OF STATE PLANNING**  
*Office of the Governor*

MAILING ADDRESS: P.O. BOX 3540, HONOLULU, HAWAII 96811-3540  
STREET ADDRESS: 250 SOUTH HOTEL STREET, 4TH FLOOR  
TELEPHONE: (808) 587-2844, 587-2800

1996 JUN 18 34 3 10

BENJAMIN J. CAYYANO, Governor  
FAX: Director's Office 587-2844  
Planning Division 587-2824

Ref. No. Z-0130

June 12, 1996

The Honorable Patrick T. Onishi  
Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813


Dear Mr. Onishi:

Subject: Environmental Assessment, Chapter 25, ROH,  
Project within the Special Management Area for King  
Food Service Warehouse, Pupuole Street, Waipahu  
(TMK 9-4-49:34)

This is in response to your letter dated June 7, 1996, requesting our review of the subject project. We have reviewed the information and do not have any comment to offer at this time.

Thank you for the opportunity to comment on this project. Should you have any questions, please call Howard Fujimoto of our staff at 5870-2898.

Sincerely,

  
Gregory G. Y. Pai, Ph.D.  
Director

AUG- 9-96 FRI 11:27

LAND UTILIZATION

FAX NO. 8085276743

P. 02  
46-05091

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



1996 AUG -9 AM 7:11  
MAY 9 1996

LAWRENCE MIKE  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801

In reply, please refer to

July 30, 1996

96-094/epo

Mr. Patrick Onishi, Director  
Department of Land Utilization  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Environmental Assessment, Chapter 25, ROH  
Project within the Special Management Area

Project Name: King Food Service Warehouse  
Location: Waipahu Industrial Park  
(Pupuole Street, about 350 feet east of  
Leokane Street)  
TMK: 9-4-49: 34

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

Nonpoint Source Pollution Concerns

Proper planning, design, and use of erosion control measures and management practices will substantially reduce the total volume of runoff and limit the potential impact to the coastal waters from nonpoint source pollution. The following measures are suggested steps that can be taken to minimize erosion during construction:

1. Conduct grubbing and grading activities during the low rainfall months.
2. Replant or cover bare areas as soon as grading or construction is completed. New plantings will require soil amendments, fertilizers, and temporary irrigation to become established. Use high planting and/or seeding rates to ensure rapid stand establishment.
3. Properly dispose of sediment and debris from construction activities.

AUG- 9-96 FRI 11:27

LAND UTILIZATION

FAX NO. 8085276743

P. 03

Mr. Patrick Onishi  
July 30, 1996  
Page 2

96-094

If you should have any questions on this matter, please contact  
Mr. Randy Rush of the Environmental Planning Office at 586-7550.

Sincerely,



BRUCE S. ANDERSON, Ph.D.  
Deputy Director for Environmental Health

c: EPO

**APPLICANT'S RESPONSES TO  
AGENCY COMMENTS TO  
ENVIRONMENTAL ASSESSMENT (DRAFT)**

1. Letter dated July 25, 1996 to Mr. Gary Gill, Director, Office of Environmental Quality Control
2. Letter dated July 25, 1996 to Mr. Kenneth E. Sprague, Director and Chief Engineer, Department of Public Works
3. Letter dated July 25, 1996 to Mr. Cecil B. Santos, Department of Land and Natural Resources
4. Letter dated August 12, 1996 to Mr. Bruce S. Anderson, Ph.D., State of Hawaii Department of Health



July 25, 1996

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

RE: King Food Service Cold Storage Warehouse (TMK 9-4-49:34)

Dear Mr. Gill:

Thank you for the opportunity to respond to your comments with respect to the above-mentioned project. In response to your letter dated July 5, 1996:

1. West Loch is located only 250 feet from the proposed project. What are the mitigation measures to control construction run-off from flowing into adjacent water bodies?
  - It is anticipated that any run-off produced by the construction of the proposed project will be minimal. Furthermore, the lands directly makai of the proposed project site are fully developed with sidewalks, curbs and gutters. There also exists a 150 foot depth of a developed and landscaped lot on the makai side of Pupuole Street, which will provide a buffer controlling construction run-off from the project site to flowing into adjacent water bodies. Therefore, the combination of this buffer and the already established sidewalks, curbs and gutters serve as adequate mitigation measures to control construction run-off from flowing into adjacent water bodies.
2. Please describe if there are any oil pipelines in the vicinity of the project. What are the precautionary measures to prevent any damage to the pipelines?
  - A Phase I Environmental Assessment conducted at the site of the proposed project revealed no existence of oil pipelines in the vicinity of the project.
3. Please disclose whether the project would impede public access to the shoreline.
  - There are no public beaches or relevant accessible public recreational facilities located close to this parcel. In addition, the proposed project site is located on the mauka side of Pupuole Street. Therefore, it will not impact lateral access along the ocean, or direct access to the ocean.



Mr. Gary Gill  
July 25, 1996  
Page Two

4. What is the existing height limit for the site? Would the project block any coastal views from Farrington Highway?
  - The existing height limit of the site is 60 feet. The project will not block any coastal views from Farrington Highway. The project is located on the mauka side of the nearest public thoroughfare (Pupuole Street), and is not visible from other public streets. Furthermore, the proposed building height and mass is in general conformity with other existing structures in the area.
5. Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the Hawaii Environmental Impact Statement Rules.
  - 1) No irrevocable commitment to loss or destruction of any natural or cultural resource would result. There are no visual indications of historic, cultural or archeological resources on the site. A letter dated March 13, 1996, which was addressed to us from the DLNR, State Historic Preservation Division disclosed that there are no known historic sites at the proposed project location, and thus the project will have "no effect" on historic sites.
  - 2) The action would not curtail the range of beneficial uses of the environment. The project site is a vacant lot which is part of an existing industrial subdivision. Additionally, the site is located two blocks makai of Farrington Highway, and thus will not block any lands within the right-of-way to transportation and utilities uses.
  - 3) The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines. The proposed project is a cold storage facility, and is not anticipated to consume significant natural resources, nor will it generate any type of associated manufacturing wastes which could harm the environment.
  - 4) The economic or social welfare of the community or state would not be substantially affected. It is anticipated that the project will cost approximately \$4,000,000, and thus will have significant economic benefits in the construction industry at a time when the construction industry in the State is depressed. Long term socio/economic benefits in the form of new permanent and part-time jobs at the Waipahu site are anticipated. Additionally, the project will result in increased frozen food capacity, which could assist the State in the event of a natural disaster or catastrophe.
  - 5) The proposed action does not substantially affect public health. As noted in Item 3 above, the proposed project is a cold storage facility, and is not anticipated to generate any type of associated manufacturing wastes which could adversely affect public health.

Mr. Gary Gill  
July 25, 1996  
Page Three

- 6) No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated. The project is not a residential project, and thus will not have any substantial impact on population changes. There are no public beaches or relevant accessible public recreational facilities located close to this parcel.
- 7) No substantial degradation of environmental quality is anticipated. No pollutants are expected to be generated during construction except loose soil or soil laden rain water run-off, which will be mitigated by installation of a retaining wall and sand bags along the downslope perimeter of the site. No pollutants are expected to be generated post construction. A refrigerated cold storage and distribution facility will be constructed on the site, and all significant areas not covered by the building will be paved or covered by enclosed landscaping or planters.
- 8) The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effects on the environment. The proposed project is self-contained and unrelated to any State or County involvement. The development of the project site will not have any substantial adverse environmental or ecological effects. In addition, the surrounding area of the project is now fully developed in industrial and multifamily residential uses, thus the infill development of the project on an existing, vacant industrial lot will not have any considerable effects on the environment.
- 9) No rare, threatened or endangered species or their habitats would be affected. There are no wildlife resources located directly on the project site, and the lands directly makai of the project site are fully developed. Given the project site's location in the middle of a developed, industrial area, and immediately adjacent to developed multi-family residential areas, it is highly unlikely that any undiscovered endangered plants or animals exist.
- 10) Air quality, water quality or ambient noise levels would not be detrimentally affected. No significant air quality violations or water quality impacts are anticipated either during or post construction. Ambient noise levels will not be detrimentally affected, as the project is located in an industrial park, and no extraordinary noise is expected to be generated other than those associated with digging a foundation and pouring concrete. No pile driving will occur.

Mr. Gary Gill  
July 25, 1996  
Page Four

- 11) The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters. The Federal Flood Insurance Rate Map (FIRM), designates the site as "Zone D", an area in which flood hazards are undetermined. Tsunami inundation or seismic risks are unlikely. There are no volcanoes located anywhere near the site, thus volcano hazards are also unlikely.

Should you have any questions or need more information, please do not hesitate to call me at 834-5464.

Sincerely,



Lisa A. Tomihama  
Assistant Controller



July 25, 1996

Mr. Kenneth E. Sprague  
Director and Chief Engineer  
Department of Public Works  
City & County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, HI 96813

RE: King Food Service Cold Storage Warehouse (TMK 9-4-49:34)

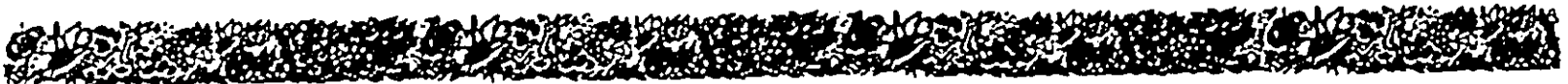
Dear Mr. Sprague:

Thank you for the opportunity to respond to your comments with respect to the above-mentioned project. In response to your letter dated June 26, 1996:

- 1) The driveway flare for automobile access extends beyond the property line.
  - The driveway flare will be revised and constructed in conformance with applicable building code requirements.
- 2) The driveway width for automobile access (22 feet) shown on Sheet A-1 is not consistent with the width described on Page 2 of the EA (20 feet).
  - The driveway width on the EA has been revised to 22 feet.
- 3) The EA should address best management practices (BMPs) to be implemented to mitigate discharge of pollutants during and post construction.
  - No site pollution is present according to a Phase I Environmental Assessment conducted by Clayton Environmental Consultants on November 27, 1995. No pollutants are expected to be generated during construction except loose soil or soil laden rain water run-off. Any run-off of loose soil or soil laden rain water will be mitigated by installation of a retaining wall and sand bags along the downslope perimeter of the site. In the event of any accumulation of loose soil or soil laden rain water, authorized methods will be employed to dispose of the same.

No pollutants are expected to be generated post construction. A refrigerated cold storage and distribution facility will be constructed on the site, and all significant areas not covered by the building will be paved or covered by enclosed landscaping or planters.

3109 Koopaka Street Honolulu, Hawaii 96819 Tel (808) 834-5464 Fax (808) 833-5946  
Mailing: P.O. Box 29600, Honolulu, Hawaii 96820

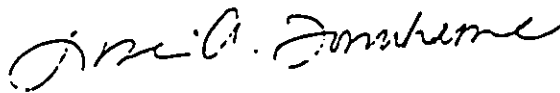


Mr. Kenneth E. Sprague  
July 25, 1996  
Page Two

- 4) If storm water runoff is to be collected in pipes, a drain connection permit will be required by the Department of Public Works, City and County of Honolulu.
- We are now in the process of applying for a drain connection permit with the Department of Public Works, City and County of Honolulu.

Should you have any questions or need more information, please do not hesitate to call me at 834-5464.

Sincerely,



Lisa A. Tomihama  
Assistant Controller



July 25, 1996

Mr. Cecil B. Santos  
State of Hawaii  
Department of Land and Natural Resources  
Land Division  
P. O. Box 621  
Honolulu, HI 96809

RE: King Food Service Cold Storage Warehouse (TMK 9-4-49:34)

Dear Mr. Cecil Santos:

Thank you for the opportunity to respond to your comment with respect to the above-mentioned project.

Your letter dated June 24, 1996, suggested that we request comments from the State Department of Transportation with respect to the forty foot strip of land traversing the coast of West Loch of Pearl Harbor, owned by the State Department of Transportation. Per a telephone conversation with Mike Amuro of the State Department of Transportation, the proposed project will not impact the aforementioned strip of land.

Prior to construction of the proposed project, we will obtain all required Federal, State and County permits.

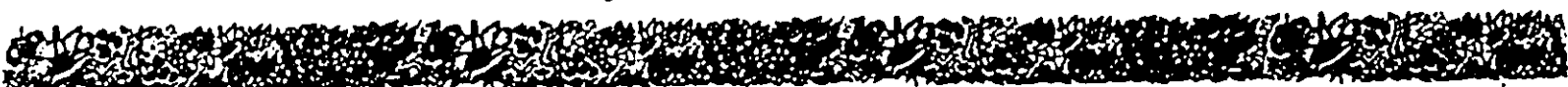
Should you have any questions or need more information, please do not hesitate to call me at 834-5464.

Sincerely,

Lisa A. Tomihama  
Assistant Controller

cc: Mr. Mike Amuro, State Department of Transportation

3109 Koopaka Street Honolulu, Hawaii 96819 Tel (808) 834-5464 Fax (808) 833-5946  
Mailing: P.O. Box 29600, Honolulu, Hawaii 96820





August 12, 1996

Mr. Bruce S. Anderson, Ph.D.  
Deputy Director for Environmental Health  
State of Hawaii  
Department of Health  
P. O. Box 3378  
Honolulu, HI 96801

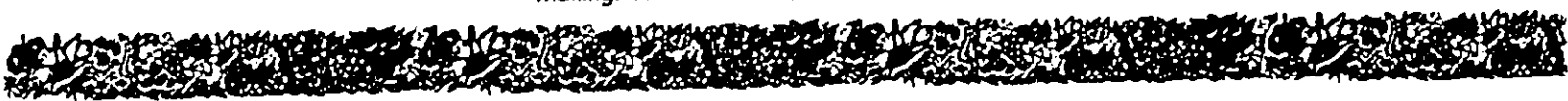
RE: King Food Service Cold Storage Warehouse (TMK 9-4-49:34)

Dear Mr. Anderson:

Thank you for the opportunity to respond to your comments with respect to the above-mentioned project. In response to your letter dated July 30, 1996:

1. Conduct grubbing and grading activities during the low rainfall months.
  - Grubbing and grading activities are scheduled for October (assuming SMA permit approval), which would be outside the period of heaviest rainfall. The annual rainfall in the Waipahu area is moderate. The expected average monthly rainfall in October is approximately 3 inches. (Source: National Weather Service - Pacific Region, 1982)
2. Replant or cover bare areas as soon as grading or construction is completed. New plantings will require soil amendments, fertilizers, and temporary irrigation to become established. Use high planting and/or seeding rates to ensure rapid stand establishment.
  - A refrigerated cold storage and distribution facility will be constructed on the site after completion of grading, and all significant areas not covered by the building will be paved or covered by enclosed landscaping or planters.
3. Properly dispose of sediment and debris from construction activities.
  - Any run-off of loose soil or soil laden rain water will be mitigated by installation of a retaining wall and sand bags along the downslope perimeter of the site. In the event of any accumulation of loose soil or soil laden rain water, authorized methods will be employed to dispose of the same.

3109 Koopaka Street Honolulu, Hawaii 96819 Tel (808) 834-5464 Fax (808) 833-5946  
Mailing: P.O. Box 29600, Honolulu, Hawaii 96820

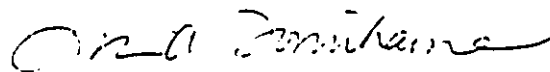


Mr. Bruce S. Anderson, Ph.D.  
August 12, 1996  
Page Two

We also received similar comments from The Department of Public Works (DPW).  
Attached hereto is our letter of response to DPW dated July 25, 1996.

Should you have any questions or need more information, please do not hesitate to  
call me at 834-5464.

Sincerely,



Lisa A. Tomihama  
Assistant Controller

Attachment

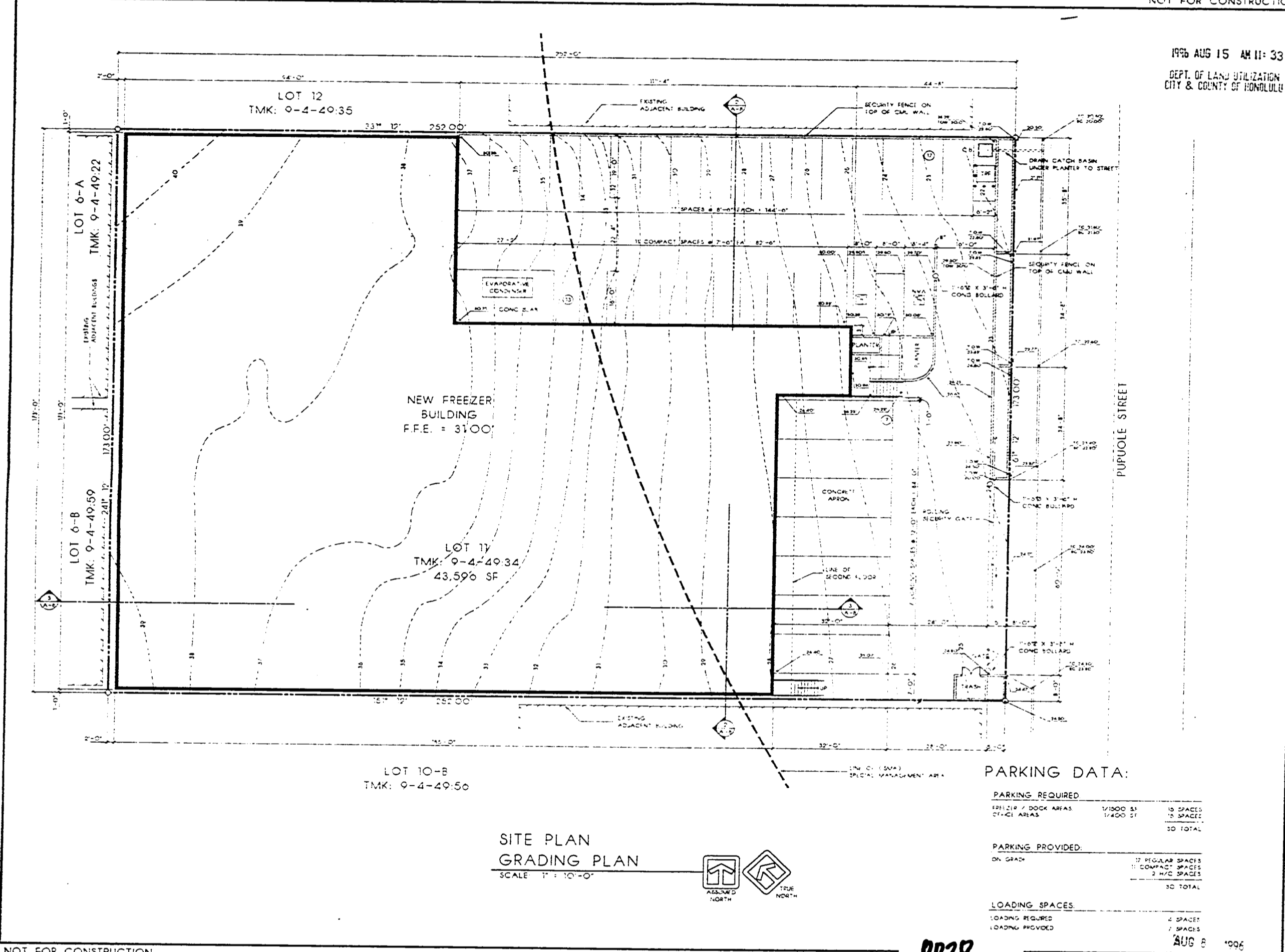


**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

**0028**

NOT FOR CONSTRUCTION



1996 AUG 15 AM 11:33  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

NO.	DATE	BY	REVISION
1	08/15/96	AS	PRELIMINARY

CONSULTANT  
CONSULTANT

**McLean & Schultz**  
architects-engineers-planners  
2940 Kalanianaʻahele Street, Suite 200  
Honolulu, Hawaii 96819  
(808) 943-1100

NEW FREEZER BUILDING FOR:  
**HAWAIIAN HING FOOD SERVICE**  
HONOLULU, HAWAII

DATE: 8/15/96  
SCALE: AS NOTED  
PROJECT: HAC  
JOB NUMBER: 960403  
DRAWING TITLE: PRELIMINARY SITE PLAN  
DRAWING NUMBER: **A-1**

NOT FOR CONSTRUCTION

**PARKING DATA:**

TYPE	PROVIDED	REQUIRED
STREET	0	0
ON-SITE	10	10
TOTAL	10	10

**SITE PLAN  
GRADING PLAN**  
SCALE: 1/4" = 10'-0"

0029

NOT FOR CONSTRUCTION

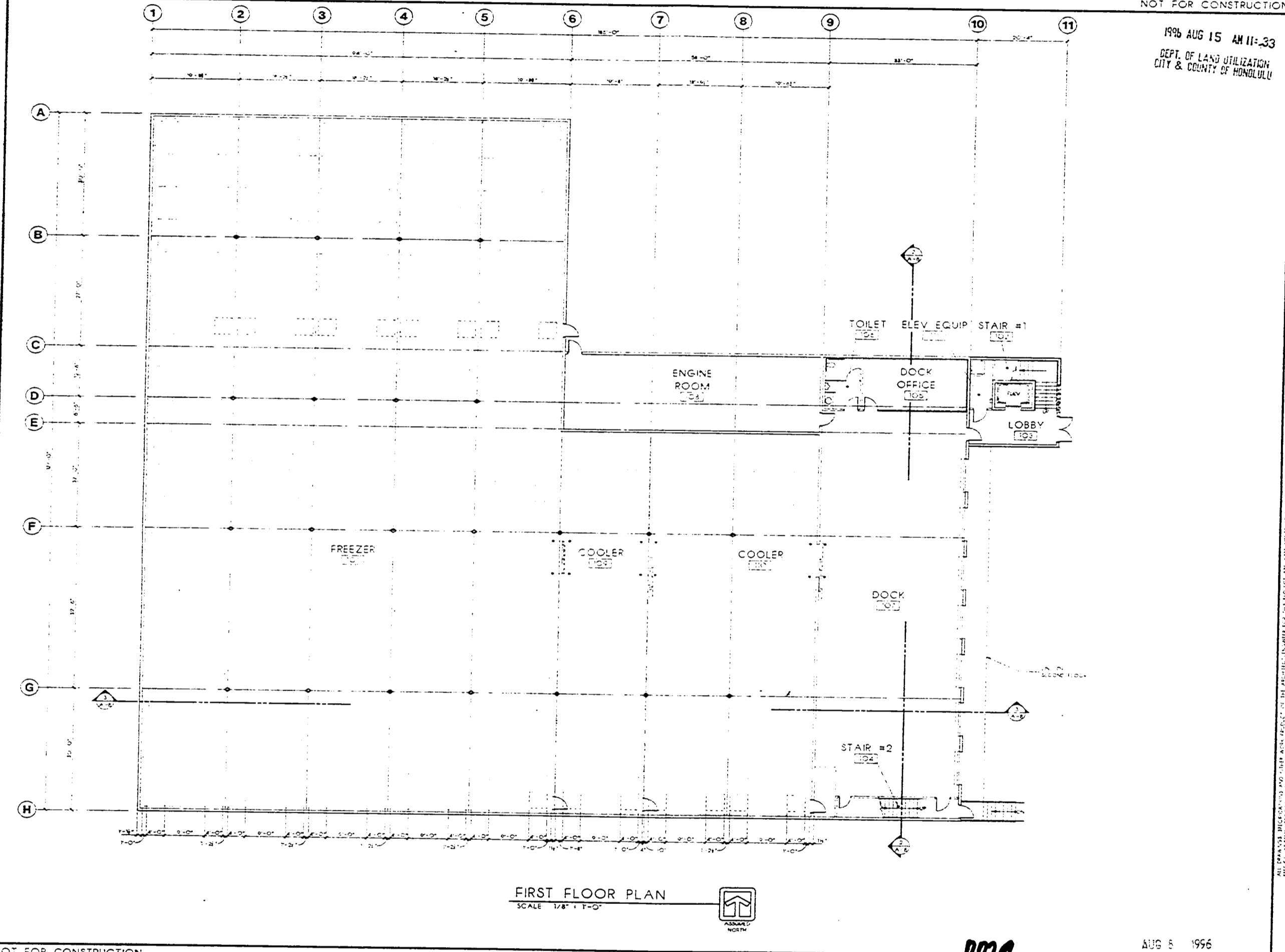
REVISIONS:  
DATE: 8/15/96  
BY: AS  
REVISION: 1

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

**0029**

NOT FOR CONSTRUCTION



1996 AUG 15 AM 11:33  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	8/15/96	AS	AS NOTED
2	8/15/96	AS	AS NOTED
3	8/15/96	AS	AS NOTED
4	8/15/96	AS	AS NOTED
5	8/15/96	AS	AS NOTED
6	8/15/96	AS	AS NOTED
7	8/15/96	AS	AS NOTED
8	8/15/96	AS	AS NOTED
9	8/15/96	AS	AS NOTED
10	8/15/96	AS	AS NOTED
11	8/15/96	AS	AS NOTED

1996 AUG 15 AM 11:33  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

**McLean & Schultz**  
Architects  
2000 Queen Street, Suite 201  
Honolulu, HI 96818  
PH: 838-1800 FAX: 838-1800

NEW FREEZER BUILDING FOR:  
**KING**  
KING FOOD SERVICE  
HONOLULU, HAWAII

DATE: 8/15/96  
SCALE: AS NOTED  
PROJECT: 960302  
DRAWING NO.:  
PRELIMINARY  
FIRST FLOOR  
PLAN  
A-2

0021

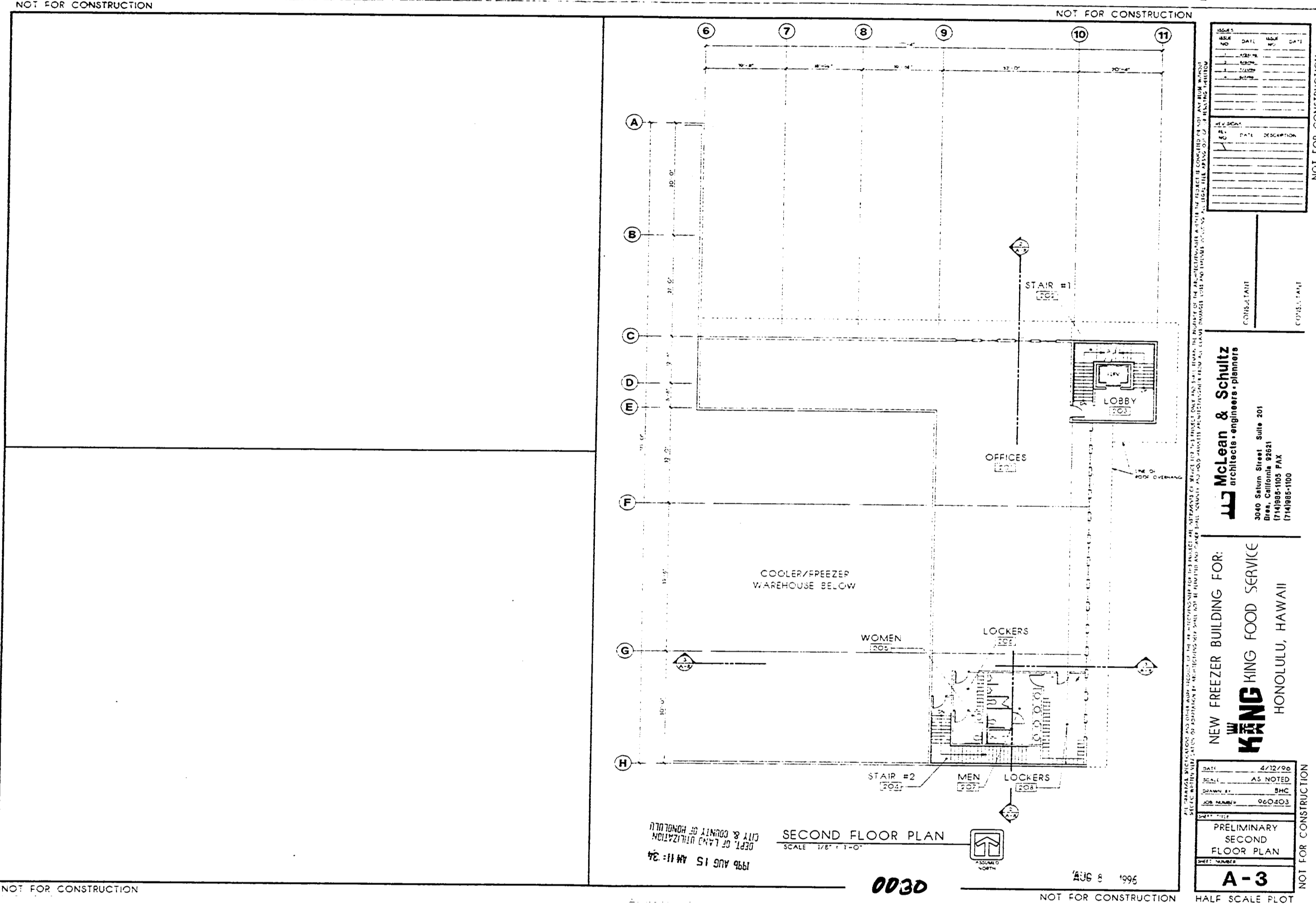
AUG 5 1996

HALF SCALE PLOT

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

**0050**



DRAWN BY: J. SCHULZ  
 CHECKED BY: J. SCHULZ  
 DATE: 8/15/76

1976 AUG 15 AM 11:34  
 DEPT. OF LAND UTILIZATION  
 CITY & COUNTY OF HONOLULU

SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"  
 0030

AUG 8 1976  
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	8/15/76	ISSUED FOR PERMIT
2	8/15/76	ISSUED FOR PERMIT
3	8/15/76	ISSUED FOR PERMIT
4	8/15/76	ISSUED FOR PERMIT
5	8/15/76	ISSUED FOR PERMIT
6	8/15/76	ISSUED FOR PERMIT
7	8/15/76	ISSUED FOR PERMIT
8	8/15/76	ISSUED FOR PERMIT
9	8/15/76	ISSUED FOR PERMIT
10	8/15/76	ISSUED FOR PERMIT

PROJECT NO.  
 PROJECT NAME

**McLean & Schultz**  
 architects-engineers-planners  
 2000 Silius Street, Suite 201  
 Brea, California 92611  
 (714) 855-1100

NEW FREEZER BUILDING FOR:  
**HANG HING FOOD SERVICE**  
 HONOLULU, HAWAII

PRELIMINARY  
 SECOND  
 FLOOR PLAN  
**A-3**  
 HALF SCALE FLOT  
 NOT FOR CONSTRUCTION

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

**0091**

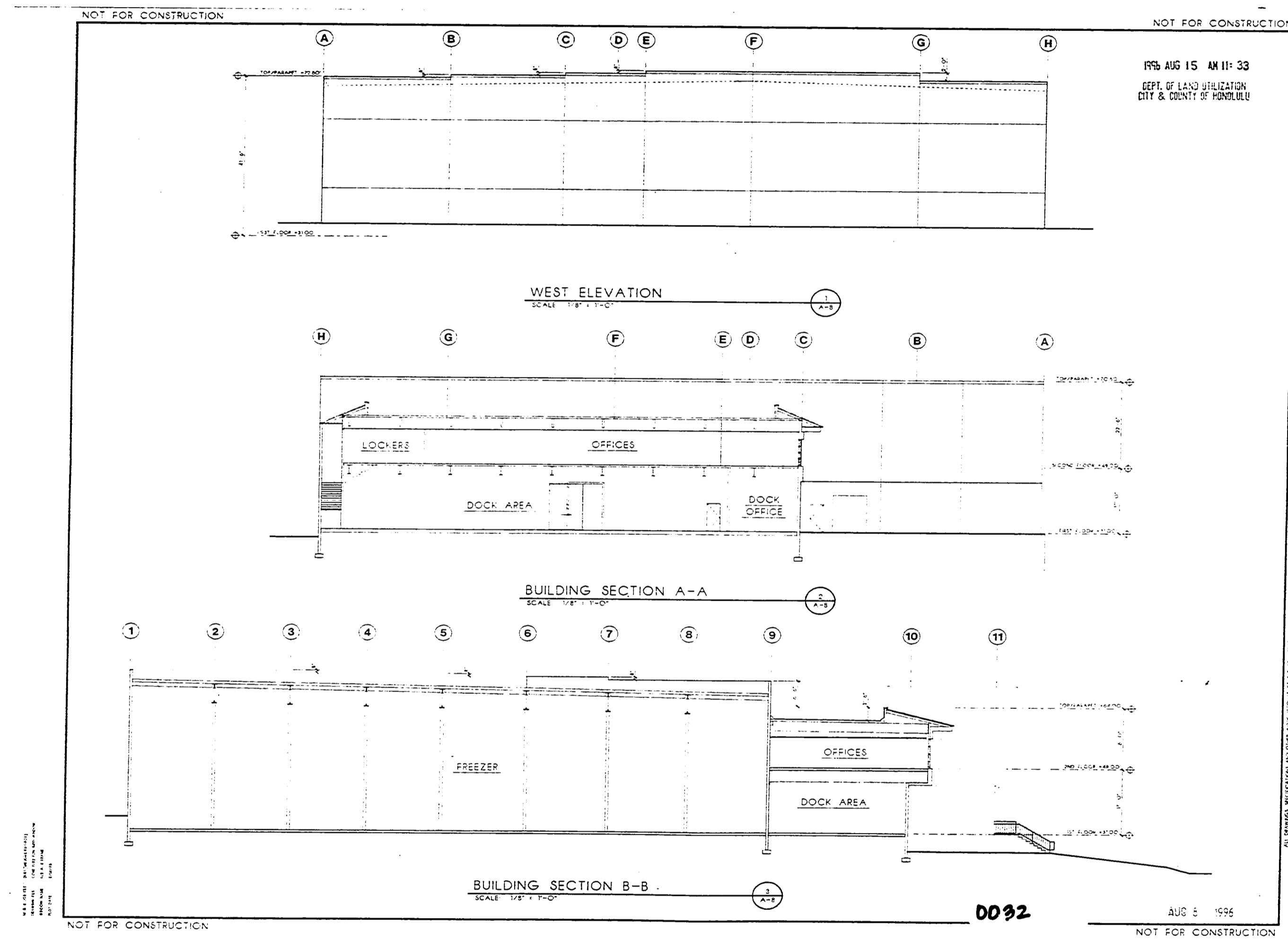




**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

**0032**



RSB AUG 15 AM 11:33  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

DESIGNED BY  
DRAWN BY

**Malson & Schultz**  
ARCHITECTS  
2000 South Street, Suite 201  
Honolulu, Hawaii 96810  
(808) 538-1800

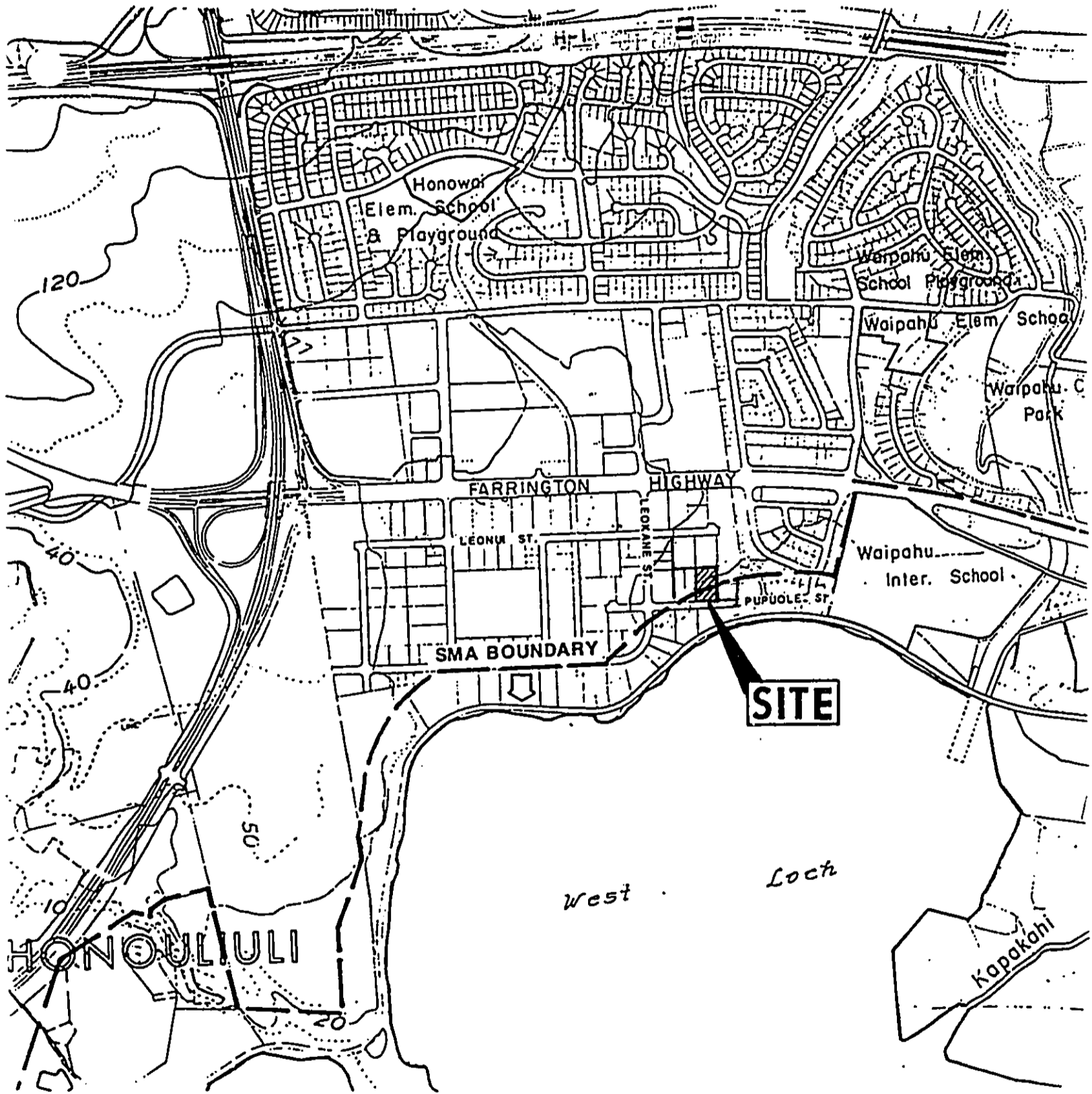
NEW FREEZER BUILDING FOR:  
**KING**  
KING FOOD SERVICE  
HONOLULU, HAWAII

NO.	DATE	DESCRIPTION
1	4/23/96	AS NOTED
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

ELEVATION & BUILDING SECTIONS  
A-8  
HALF SCALE PLOT

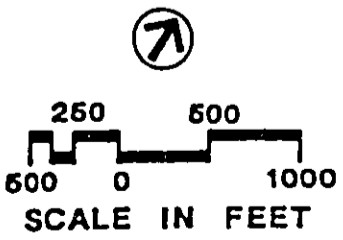
0092

AUG 15 1996  
NOT FOR CONSTRUCTION



**SITE**

**LOCATION MAP**



DEPT. OF LAND UTILIZATION  
 CITY & COUNTY OF HONOLULU  
 1996 AUG 15 AM 11:34  
**EXHIBIT A**

— — — — — SMA BOUNDARY