March 31, 1997

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

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

Owner/Applicant: Ronald K.C. Kang
Agent: Paul Yamada
Location: 87-710 Farrington Highway, Waianae, Oahu
Tax Map Key: 1-7-23: 57
Request: Special Management Area Use Permit
Proposal: Construct a two-story concrete masonry unit office/retail 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 Dana Teramoto of our staff at 523-4648.

Very truly yours,

JAN HAOE SULLIVAN
Director of Land Utilization

JMS:an
Encls.
g:feakang.doc
1997-04-23-0A-FEA-Kang Office/Retail Building (SMA)

Final Environmental Assessment

for

Proposed Two Story Commercial Building in Wailea, Oahu

RONALD K.C. KANG, OWNER

TMK 8-7-23:57

87-710 Farrington Hwy.
ENVIRONMENTAL ASSESSMENT
Proposed Two Story Commercial building
Maile, Oahu

PROJECT LOCATION

The applicant, Mr. Ronald K.C. Kang, proposes to construct a Two Story combination Retail and Office Building along Farrington Highway in Maile, Hawaii (See Fig. 1). The project site contains an area of 15,000 sq.ft. and is located on a parcel identified on the State Tax Maps as, TMK 8-7-23:57 (See Fig. 2).

PROJECT DESCRIPTION

Sq. Ft. for this Commercial Building is approximately 4426 sq. ft. of floor area on each of the two story constructed primary of masonry (See attached Drawings). Roof for the proposed building will be flat with an 8" curb. Parking for 24 vehicles will be provided with access directly from Farrington Highway. Landscape planting along the side property line and along Farrington Highway is proposed.

Construction of the proposed Commercial Building is expected to take 5 months to complete at an estimated cost of $700,000.00

PUBLIC POLICIES

State Land Use Law.

The project site is located within the State Urban District. The proposed development is allowed in this land use district.

CITY AND COUNTY DEVELOPMENT PLAN

The Development Plan Land use designation for the project site is Commercial. The proposed development is compatible with the Land use designation.

CITY AND COUNTY LAND USE ORDINANCE

The County Land use designation for the project site is B-2 Community Business District. A Commercial Building is permissible for this zoned lot.

SPECIAL MANAGEMENT AREA

The project site is located within the Special Management Area (SMA) and is thus subject to the SMA Rules and Regulations of the City and County of Honolulu. The project site is located on the mauka side of Farrington Highway and is not on the shoreline. Therefore, a shoreline survey was not conducted.
DESCRIPTION OF AFFECTED ENVIRONMENT

Existing Land Use

The proposed Commercial Building will be constructed on the vacant parcel 8-7-23:57. (See Fig 2)

Parcel 8-7-23:36 is situated directly behind and west of the subject parcel, is vacant at present.

Parcel 8-7-23:49 is adjacent and to the east of the subject parcel is a Gas Express Service Station with a Convenience Food Mart Store. Across the four-lane Farrington Highway that serves the Waianae area, is Ulehawa Beach Park.

Ulehawa Beach Park contains a parking area, comfort station and sand beach along the shoreline.

PHYSIOGRAPHY

The drainage pattern will not be significantly changed. The existing topography and the final grades of the proposed Commercial Building will be slightly raised for the landscaping and parking area. The paved four-lane Farrington Highway, fronting this parcel would be equal to the paved parking area for this project. The anticipated surface runoff into Farrington Highway from this parcel will not change the water quality surface drainage water on Farrington Highway because no harmful chemicals or any hazardous material will be used on this parcel.

The Building and Yard rain-water runoff should be absorbed by the added top soil, grass and landscaped plants installed around the building.

SOIL

Soil on the property consist of Mokleia clay and Keaau clay. Permeability of the former soil is slow and its workability is difficult because of its sticky, plastic characteristic. Its Overall Capability Classification according to the U.S. Soil Conservation Service is VIs, if nonirrigated. On a scale of I to VIII, soils with a VIII classification have extremely severe limitations, which restrict their use, while soil with a I classification have few if virtually no limitations.

Soils of Keaau clay series are strongly affected by salt, or in the project site case, sea water. These soil occur in depressions adjacent to the ocean or in pockets within limestone areas where seepage water evaporates. the surface structure is platy or vesicular. the Overall Capability Classification of these soil is VIs, nonirrigated, which means they are not suitable for agriculture.
FLORA AND FAUNA

Vegetation in the open space portion of the site is primarily grass and cluster of shrubs. There are no rare or endangered species of plant life in the area.

Wildlife consists primarily of urban birds and domestic pets which may stray onto the property. The site is not a habitat for any rare or endangered species of wildlife.

NATURAL HAZARDS

The Flood Insurance Rate Maps prepared by the U.S. Army Corps of Engineers indicate that the project site is located in the "P" Flood Zone. This zone includes areas of undetermined, but possible, flood hazards. The project site is not located in any coastal high hazard area or riverine floodway. The proposed project will comply with all applicable City and County regulations relating to development in flood hazard areas.

CULTURAL

The project site is presently vacant, but if used as a commercial site, is not anticipated to have any archaeological sites.

SOCIO-ECONOMIC

The project site is located in the rural community of Wailea approximately 28 miles northwest of downtown Honolulu. Access to this small residential area is provided by Farrington Highway. Located along the State right-of-way are the community's commercial and town facilities while the residential homes including farm lands are located inland of the highway within the Waianae Valley.

The main center of the Leeward coast region is Waianae town, 2½ miles to the north, where major commercial establishments, community center and public facilities, such as schools, library, police station, fire station and satellite city hall are located.

IMPACTS WHICH CANNOT BE AVOIDED

Construction of the new building will require minimal grubbing. The open space portion of the property will be grubbed and cleared of existing vegetation with minimal grading required to prepare the site for construction. Plant species to be removed are common to the area thus no rare or endangered species will be affected.

Construction of the proposed facilities will generate dust; but the impact is expected to be minimal due to the limited amount of earthwork to be done and its short-term duration because of the site's relatively level topography.
The highest noise level to be generated by the proposed facilities would be from the construction equipment employed during construction. The impact would be temporary and terminated once the construction is completed.

Erosion and sedimentation would be minimal due to limited earthwork planned for the project and relatively level terrain of the property.

The proposed facility will not require the use of public facilities, such as schools, parks, hospitals, community centers and libraries. Public utilities, such as water, electricity, sewer and telephone however will be needed to serve the new development.

The commercial facilities will generate vehicular trips, but such trips will not occur in pronounced peaks. It is anticipated the distribution of the trip would be light and spread through the day. Sufficient capacity on Farrington Highway is available to accommodate the projected traffic to and from the proposed facility.

MITIGATING MEASURES

Inasmuch as construction of the proposed facility will require approximately 5 months to complete, its impacts would be short-term. Implementation of mitigating measures, however, are still being planned in order to reduce or lessen the intensity of impacts, wherever they might occur.

Noise would be mitigated by limiting the operation of construction equipment to normal working ours and employing muffler devices on all gas or diesel-powered equipment. Dust would be controlled by water sprinkling, installation of dust control screens along the downwind property line or other measure prescribed by the Chief Engineer of the City and County of Honolulu.

IRREVERSIBLE COMMITMENT OF RESOURCES

Construction of the proposed facility will result in the long-term commitment of the project site for commercial use. Private funds, labor, construction equipment, building materials, energy sources, water resources and other utility services will be committed to the development of the project. Additionally, future employees will be required for management, operations and maintenance of the facility. Public and private funds for service utilities and facilities and advertising resources for promotions will be expended.

ALTERNATIVE TO THE PROPOSED ACTION

If the proposed development were not implemented, the site would be left intact in its present condition. There would be no alteration or disturbance to the site's existing terrain, and the site would continue to be under-utilized. Moreover, property tax revenues and sales tax revenues generated for the county and state governments would remain unchanged.
Alternate Location:

In the rural community of Haile, commercial development is located along Farrington Highway. The proposed office and commercial facility will be most suitable within this commercial area. Much business, notably, is derived from the traffic that passes on Farrington Highway.

SMA REVIEW GUIDELINES

The following is a discussion of the proposed project and its relationship to the SMA Review Guiding as provided in Section 4 of Ordinance 84-4, and as provided in Section 205A, Hawaii Revised Statutes.

SMA GUIDELINES A.1 TO A.4:

The project site is located on the mauka side of Farrington Highway, and thus will not interfere with public access to the shoreline. Across the highway from the project site is a public beach park which contains a comfort station and public parking area.

The proposed project will connect with the County's sewage system, and solid waste will be collected by the City's solid waste disposal unit.

The proposed facility will not have any substantial adverse effect on water and recreational resources in the area. The proposed facility will not obstruct views of the shoreline and would not create any danger of floods, landslides, erosion, or siltation, or result in significant failure in the event of earthquake.

SMA GUIDELINES B.1 TO B. 3:

The proposed facility will not have any substantial adverse environmental effect nor will it be part of a larger development that would result in a cumulative effect on the environment.

The development is consistent with the objectives and policies of chapter 205A, HRS, and SMA guidelines of Section 3 and 4, Ordinance No. 84-4, as amended.

the development is consistent with the City and County General Plan, development plan, Land Use Ordinance, subdivision code and other applicable ordinances.

SMA GUIDELINES C.1 TO C. 5:

The proposed development will not require dredging, or altering any bay, estuary, marsh, river mouth sloth, or lagoon. It will not interfere with the access to any beach or recreational area.

The proposed development will not adversely affect the water quality or other areas of open water. Soil on the property is not suitable for agricultural use. Thus, the proposed development will not reduce the amount of potential prime agricultural lands in the State of Hawaii.
ENVIRONMENTAL ASSESSMENT
Proposed Two Story Commercial building
Maile, Oahu

PROJECT LOCATION

The applicant, Mr. Ronald K.C. Kang, proposes to construct a Two Story combination Retail and Office Building along Farrington Highway in Maile, Hawaii (See Fig. 1). The project site contains an area of 15,000 sq.ft. and is located on a parcel identified on the State Tax Maps as, TMK 8-7-23:57 (See Fig. 2).

PROJECT DESCRIPTION

Sg. Ft. for this Commercial Building is approximately 4426 sq. ft. of floor area on each of the two story & constructed primary of masonry (See attached Drawings). Roof for the proposed building will be flat with an 8" curb. Parking for 24 vehicles will be provided with access directly from Farrington Highway. Landscape planting along the side property line and along Farrington Highway is proposed.

Construction of the proposed Commercial Building is expected to take 5 months to complete at an estimated cost of $700,000.00

PUBLIC POLICIES

State Land Use Law.

The project site is located within the State Urban District. The proposed development is allowed in this land use district.

CITY AND COUNTY DEVELOPMENT PLAN

The Development Plan Land use designation for the project site is Commercial. The proposed development is compatible with the Land use designation.

CITY AND COUNTY LAND USE ORDINANCE

The County Land use designation for the project site is B-2 Community Business District. A Commercial Building is permissible for this Zoned lot.

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The project site is located within the Special Management Area (SMA) and is thus subject to the SMA Rules and Regulations of the City and County of Honolulu. The project site is located on the mauka side of Farrington Highway and is not on the shoreline. Therefore, a shoreline survey was not conducted.
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Ulehawa Beach Park contains a parking area, comfort station and sand beach along the shoreline.

PHYSIOGRAPHY

The drainage pattern will not be significantly changed. The existing topography and the final grades of the proposed Commercial Building will be slightly raised for the landscaping and parking area. The paved four-lane Farrington Highway, fronting this parcel would be equal to the paved parking area for this project. The anticipated surface runoff into Farrington Highway from this parcel will not change the water quality surface drainage water on Farrington Highway because no harmful chemicals or any hazardous material will be used on this parcel.

The Building and Yard rain-water runoff should be absorbed by the added top soil, grass and landscaped plants installed around the building.

SOIL

Soil on the property consist of Mokuleia clay and Keau clay. Permeability of the former soil is slow and its workability is difficult because of its sticky, plastic characteristic. Its Overall Capability Classification according to the U.S. Soil Conservation Service is VIa, if nonirrigated. On a scale of I to VIII, soils with a VIII classification have extremely severe limitations, which restrict their use, while soil with a I classification have few if virtually no limitations.

Soils of Keau clay series are strongly affected by salt, or in the project site case, sea water. These soil occur in depressions adjacent to the ocean or in pockets within limestone areas where seepage water evaporates. the surface structure is platy or vesicular, the Overall Capability Classification of these soil is VIa, nonirrigated, which means they are not suitable for agriculture.
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NATURAL HAZARDS

The Flood Insurance Rate Maps prepared by the U.S. Army Corps of Engineers indicate that the project site is located in the "D" flood zone. This zone includes areas of undetermined, but possible, flood hazards. The project site is not located in any coastal high hazard area or riverine floodway. The proposed project will comply with all applicable City and County regulations relating to development in flood hazard areas.

CULTURAL

The project site is presently vacant, but if used as a commercial site, is not anticipated to have any archaeological sites.

SOCIO-ECONOMIC

The project site is located in the rural community of Mapo approximately 28 miles northwest of downtown Honolulu. Access to this small resident area is provided by Farrington Highway. Located along the State right-of-way are the community's commercial and town facilities while the residential homes including farm lands are located inland of the highway within the Waianae Valley.

The main center of the Leeward coast region is Waianae town, 2½ miles to the north, where major commercial establishments, community center and public facilities, such as schools, library, police station, fire station and satellite city hall are located.

IMPACTS WHICH CANNOT BE AVOIDED

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Erosion and sedimentation would be minimal due to limited earthwork planned for the project and relatively level terrain of the property.

The proposed facility will not require the use of public facilities, such as schools, parks, hospitals, community centers and libraries. Public utilities, such as water, electricity, sewer and telephone however will be needed to serve the new development.

The commercial facilities will generate vehicular trips, but such trips will not occur in pronounced peaks. It is anticipated the distribution of the trip would be light and spread through the day. Sufficient capacity on Farrington Highway is available to accommodate the projected traffic to and from the proposed facility.

MITIGATING MEASURES

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Noise would be mitigated by limiting the operation of construction equipment to normal working ours and employing muffler devices on all gas or diesel-powered equipment. Dust would be controlled by water sprinkling, installation of dust control screens along the downwind property line or other measure prescribed by the Chief Engineer of the City and County of Honolulu.

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The proposed project will connect with the County’s sewage system, and solid waste will be collected by the City’s solid waste disposal unit.

The proposed facility will not have any substantial adverse effect on water and recreational resources in the area. The proposed facility will not obstruct views of the shoreline and would not create any danger of floods, landslides, erosion, or siltation, or result in significant failure in the event of earthquake.

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the development is consistent with the City and County General Plan, development plan, Land Use Ordinance, subdivision code and other applicable ordinances.

SMA GUIDELINES C.1 TO C.5:

The proposed development will not require dredging, or altering any bay, estuary, marsh, river mouth sloth, or lagoon. It will not interfere with the access to any beach or recreational area.

The proposed development will not adversely affect the water quality or other areas of open water. Soil on the property is not suitable for agricultural use. Thus, the proposed development will not reduce the amount of potential prime agricultural lands in the State of Hawaii.
Mr. Gary Gill, Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Attention: Mr. Jeyan Thirugnanam

Subject: Environmental Assessment for Ronald Kang Building

Dear Mr. Jeyan Thirugnanam:

Thank you for your review and comments to our Environmental Assessment Application for the Special Management Approval to proposed commercial building at 87-710 Farrington Highway in Maili.

I apologize for this late response, but to conform to yours and the State Transportation Department's comments, our Architectural firm hired a civil engineering company to redesign the site grading parking lot and building layout. (See attached civil drawing by Gordon Imata, P.E.)

Other than the City and County, Department of Land Utilization, the following approving agencies were contacted and their comments are attached.

2. Hawaii State Department of Transportation.
3. City and County, Board of Water Supply.
4. City and County, Department of Transportation Services.
5. City and County, Department of Parks and Recreation.
6. City and County, Department of Public Works.

If you have any questions, please call me at 395-2549.

Sincerely,

Paul Yamada
for Mr. Ronald Kang, Owner
Mr. Gary Gill, Director
Office of Environmental Quality Control
Attention: Mr. Jeyan Thirugnanam
February 28, 1997
Page Two

Attachments.

cc: City & County of Honolulu
    Department of Land Utilization
    Attention: Mr. Patrick T. Onishi, Director

    Mr. Ronald Kang
February 28, 1997

Mr. Kazu Hayashida
Director of Transportation
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii  96813-5097

Subject: Environmental Assessment for Ronald Kang Commercial Building

Dear Mr. Hayashida:

Thank you for reviewing our Environmental Assessment Application for this Special Management Area approval for the proposed Ronald Kang commercial building in Waialii.

In response to your comment on parking area, please be advised that the architect propose a one-way ingress and exit to eliminate any vehicular backup into Farrington Highway. Upon approval of the Special Management Area Application the architect will submit to the State of Hawaii, Department of Transportation, for permit review, to work within the State’s right-of-way on Farrington Highway.

If you have any questions regarding this matter, please call Mr. Jason Kim of Sam Chang Architect & Associates, Inc. (telephone No. 521-1077).

Sincerely,

[Signature]

Paul Yamada
for Mr. Ronald Kang, Owner
February 28, 1997

Mr. Raymond H. Sato  
Manager and Chief Engineer  
City & County of Honolulu  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii  96813

Attention:   Mr. Barry Usagawa  
Subject:    Environmental Assessment for Ronald Kang  
Commercial Building in Maili

Dear Mr. Usagawa:

Thank you for reviewing our Environmental Assessment Application for this Special Management Area approval for the proposed Kang Building in Maili.

In response to your comments regarding the water meter and water system facilities charges, the mechanical engineer, along with Sam Chang Architect & Associates, Inc., will submit, upon approval of the Special Management Area Application to the Board of Water Supply for permit approval all necessary mechanical drawings.

If you have any questions regarding this matter, please call Mr. Jason Kim of Sam Chang, Architect. His telephone No. is 521-1077.

Sincerely,

[Signature]

Paul Yamada  
for Mr. Ronald Kang, Owner
Mr. Patrick I. Onishi, Director
City and County of Honolulu
Department of Land Utilization
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Ms. Dana Ieramoto
Reference: 96/SMA-62(DI)

Dear Ms. Ieramoto:

As you requested, per our telephone conversation, attached are copies of our reply to the various agencies who have commented on our Environmental Assessment Application for Special Management Area approval for the proposed Ronald Kang commercial building in Maili, Oahu.

I do apologize for the delay in responding to these comments and I hope it will not cause any inconvenience in your work schedule.

Also attached are six (6) copies of the site grading elevations, new building and parking layout revised by the civil engineers (as requested by the State Environmental Office and the State Department of Transportation).

If you have any questions regarding these matters, please call me at 395-2549 or Mr. Jason Kim of Sam Chang Architect & Associates, Inc. at 521-1077.

Sincerely,

[Signature]
Paul Yamada
for Mr. Ronald Kang, Owner

Enclosures.

cc: Mr. Ronald Kang

Sam Chang Architect & Associates, Inc.
Attention: Mr. Jason Kim
Ms. Dona L. Hanaika  
Director  
Department of Parks & Recreation  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Subject: Environmental Assessment for Kang Commercial Building in Waianae, Oahu

Dear Ms. Hanaika:

Thank you for your review and response to our Environmental Assessment Application for the Special Management Area approval for this proposed commercial building at 87-710 Farrington Highway in Waianae.

Sincerely,

Paul Yamada  
for Mr. Ronald Kang, Owner
Mr. Charles O. Swanson, Director
City & County of Honolulu
Department of Transportation Services
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Subject: Environmental Assessment for Ronald Kang
Commercial Building in Māili

Dear Mr. Swanson:

Thank you for your review and response to our Environmental Assessment Application for this Special Management Area approval for the proposed commercial building at 87-710 Farrington Highway in Waianae.

Sincerely,

Paul Yamada
for Mr. Ronald Kang, Owner
February 28, 1997

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

Attention: Mr. Alex Ho

Subject: Environmental Assessment for Ronald Kang
Commercial Building Ref No. ENV 96-276

Dear Mr. Ho:

Thank you for your review and comments for our Environmental Assessment Application for this Special Management Area approval.

In response to your comments, the Project's architectural firm has acquired the services of Gordon Imata, Civil Engineer, to redesign the parking lot grading and stormwater drywell drains for the building.

Should you have any questions on the matter, please call Mr. Jason Kim at Sam Chang Architect & Associates, Inc. at telephone No. 521-1077.

Sincerely,

[Signature]

Paul Yamada
for Mr. Ronald Kang, Owner

Attachments.

cc: City & County of Honolulu
Department of Land Utilization
Attention: Mr. Patrick T Onishi, Director

Mr. Ronald Kang
February 28, 1997

Bruce S. Anderson, Ph.D.
Deputy Director of Environmental Health
State of Hawaii
Department of Health
P. O. Box 8278
Honolulu, Hawaii 96801

Subject: Environmental Assessment for Ronald Kang
Commercial Building in Waianae, Oahu

Dear Dr. Anderson:

Thank you for your review and response to our Environmental
Assessment Application for this Special Management Area
approval for the proposed commercial building at 87-710
Farrington Highway in Waianae.

Sincerely,

Paul Yamada
for Mr. Ronald Kang, Owner
December 19, 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 Kang Office/Retail Building

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

1. Please provide a plan and profile sketch of the proposed building. The property boundary lines must also be shown.

2. In the future, as the shoreline begins to erode, the State and/or City may wish to preserve the sandy beach at Ulihawa Beach Park by relocating Farrington Highway mauka. Any plans to relocate the highway away from the shoreline could impact the proposed building. Therefore, please consider the alternative of locating the proposed building on the mauka side of the lot to minimize any future conflict.

3. Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the 1996 Hawaii EIS Rules.

4. Please identify the approving agency and provide a list of agencies consulted.

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

Sincerely,

Gary Gill
Director

C: Paul Yamada
MEMORANDUM

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

FROM: CHARLES O. SWANSON, DIRECTOR

SUBJECT: CHAPTER 25, ROH, ENVIRONMENTAL ASSESSMENT FOR KANG BUILDING

In response to your October 29, 1996 memorandum, the subject document was reviewed. Farrington Highway, in the area of the project, is under the jurisdiction of the State Department of Transportation. We, therefore, have no objections or comments regarding the transportation or traffic impacts of this project.

Should you have any questions regarding this matter, please contact Faith Miyamoto of the Transportation System Planning Division at Local 6976.

[Signature]

for CHARLES O. SWANSON
TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: DAMO TERAMOTO

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF OCTOBER 29, 1996 ON THE ENVIRONMENTAL ASSESSMENT FOR THE KANG BUILDING, MAILI, OAHU, TMK: 8-7-23: 57

Thank you for the opportunity to review and comment on the Environmental Assessment for the proposed commercial building project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed development.

2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

3. If a three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

4. There was a domestic water service to the property which was ordered-off on April 18, 1979.

5. Board of Water Supply approved Reduced Pressure Principle Backflow Prevention Assemblies are required to be installed immediately after each domestic water meter serving the site.

If you have any questions, please contact Barry Usagawa at 527-5235.
Mr. 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 for Special Management Area
96/SMA-062, Kang Commercial Building (Ronald K. C. Kang),
Maile, Oahu; TMK: 8-7-23: 57

Thank you for requesting our review of the environmental assessment for the proposed commercial building.

The environmental assessment appears satisfactory. The proposed building is not anticipated to have a significant impact on Farrington Highway.

The applicant should be advised that (a) the building's parking area should be arranged to minimize the possibility of any vehicle backups onto Farrington Highway and that the access driveway should be 20-feet wide and (b) any work within the State's right-of-way will require a permit and that plans for said work must be submitted for review and approval.

Very truly yours,

KAZU HAYASHIDA
Director of Transportation
November 12, 1996

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 - 96/SMA-062(DT)
Kang Building
87-710 Farrington Highway, Waianae, Oahu
TMK: 8-7-23: 57

Thank you for allowing us to review and comment on the subject project. We do not have any comments to offer at this time regarding impacts on the Special Management Area resources.

Sincerely,

BRUCE S. ANDERSON, Ph.D.
Deputy Director of Environmental Health
TO: PATRICK T. ONISHI, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT PURSUANT TO CHAPTER 25,  
ROH FOR PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA  
PROJECT NAME: KANG BUILDING  
87-710 FARRINGTON HIGHWAY, WAIAULU, OAHU, HAWAII  
TAX MAP KEY 8-7-023:057  
PROJ. REF. NO. 96/SHA-062 (DT)

We have reviewed the environmental assessment for the  
above-described project and have no comment to offer at the  
present time.

Thank you for the opportunity to review the project.

Should you have any questions, please contact Lester Lai of  
our Advance Planning Branch at extension 4696.

For DONA L. HANAIKE  
Director

DLH:ei
MEMORANDUM:

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

FROM: KENNETH E. SPRAGUE
      DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
          KANG BUILDING
          TMK: 8-7-23; 57

November 8, 1996

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

1. Stormwater runoff should be limited to the existing condition since there are no drainage facilities in the immediate area.

2. Improvements along Farrington Highway may be required. If possible, keep the elevation of property higher than the roadway.

Should you have any questions, please contact Alex Ho at Local 4150.
MR. GARY GILL, DIRECTOR,
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
STATE OF HAWAII
235 SOUTH BERETANIA STREET, SUITE 702
HONOLULU, HAWAII 96813

ATTENTION: MR. JEYAN THIRUGNANAM

SUBJECT: SUPPORTING CRITERIA TO ITEMS IN SECTION
11-200-12 FOR THE KANG BUILDING ENVIRONMENTAL
ASSESSMENT APPLICATION.

DEAR MR. JEYAN THIRUGNANAM:

THE DEVELOPMENT OF THIS 15,000 SQ.FT. LOT AT 87-710 FARRINGTON
HIGHWAY IN MAILE, IS A FLAT VACANT LOT, ZONE FOR COMMERCIAL USE, IS NOT
ANTICIPATED TO HAVE ANY ARCHAEOLOGICAL SIGNIFICANCE. VEGETATION ON THE
LOT IS PRIMARILY GRASS WITH CLUSTER OF SHORT 12" TALL SHRUBS. THERE
ARE NO RARE OR ENDANGERED SPECIES OF PLANTS OR ANIMAL LIFE IN THE AREA.

THE PROJECT IS LOCATED IN THE RURAL COMMUNITY OF MAILE, LOCATED
APPROXIMATELY 28 MILES FROM DOWNTOWN HONOLULU. THIS SITE IS NOT LOCATED
IN ANY COASTAL HAZARD AREA OR RIVERINE FLOODWAY AND THE PROJECT
WILL COMPLY WITH ALL APPLICABLE CITY AND COUNTY REGULATION RELATING TO
DEVELOPMENT IN FLOOD HAZARD AREAS.

THE PROPOSED PROJECT WILL RESULT IN THE LONG TERM COMMITMENT OF PRIVATE
FUNDS TO COMPLETION, OPERATION AND MAINTAINING THE FACILITY. IF THIS
DEVELOPMENT WERE NOT IMPLEMENTED THE SITE WOULD BE LEFT VACANT AND THE
SITE WOULD CONTINUE TO BE UNDER-UTILIZED AND PROPERTY TAXES AND SALES
TAX REVENUES GENERATED FOR THE COUNTY AND STATE GOVERNMENT WOULD
REMAIN UNCHANGED.

THE PROJECT, LOCATED ON THE MAUKA SIDE OF FARRINGTON HIGHWAY, WILL NOT
INTERFERE WITH THE PUBLIC ACCESS TO THE SHORELINE AND WILL NOT HAVE
ANY SUBSTANTIAL ADVERSE EFFECT ON THE WATER AND RECREATIONAL RESOURCES
IN THE AREA.

THE PROPOSED FACILITY WILL NOT HAVE ANY SUBSTANTIAL ADVERSE ENVIRONMENTAL
EFFECT NOR WILL IT BE A PART OF A LARGER DEVELOPMENT THAT WOULD RESULT
IN A CUMULATIVE EFFECT ON THE ENVIRONMENT. SOIL ON THE PROPERTY CONSIST
OF MOLEIA AND KERAU CLAY WITH POCKETS OF LIMESTONE AND SALT. THE PROPERTY
IS NOT SUITABLE FOR AGRICULTURAL USE, THUS THE PROPOSED DEVELOPMENT WILL
NOT REDUCE THE AMOUNT OF POTENTIAL AGRICULTURAL LAND IN THE STATE.

I HOPE THE ANALYSIS GIVEN ABOVE DO SATISFY THE CRITERIA IN SECTION
11-200-12 OF THE 1996 HAWAII EIS RULES.

IF YOU HAVE ANY QUESTIONS ON THIS MATTER CALL ME AT 395-2549.

Sincerely,

PAUL YAMADA for MR. RONALD KANG, OWNER
Mr. Gary Gill, Director  
State of Hawaii  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Attention: Mr. Jeyan Thirugnanam

Subject: Environmental Assessment for Ronald Kang Building

Dear Mr. Jeyan Thirugnanam:

Thank you for your review and comments to our Environmental Assessment Application for the Special Management Approval to proposed commercial building at 87-710 Farrington Highway in Maili.

I apologize for this late response, but to conform to yours and the State Transportation Department's comments, our Architectural firm hired a civil engineering company to redesign the site grading parking lot and building layout. (See attached civil drawing by Gordon Imata, P.E.)

Other than the City and County, Department of Land Utilization, the following approving agencies were contacted and their comments are attached.

2. Hawaii State Department of Transportation.
3. City and County, Board of Water Supply.
4. City and County, Department of Transportation Services.
5. City and County, Department of Parks and Recreation.
6. City and County, Department of Public Works.

If you have any questions, please call me at 395-2549.

Sincerely,

[Signature]

Paul Yamada  
for Mr. Ronald Kang, Owner
Mr. Gary Gill, Director
Office of Environmental Quality Control
Attention: Mr. Jeyan Thirugnanam
February 28, 1997
Page Two

Attachments.

cc: City & County of Honolulu
    Department of Land Utilization
    Attention: Mr. Patrick T. Onishi, Director

Mr. Ronald Kang