

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 92-877

RECEIVED

September 8, 1992

'92 SEP -9 P12:38

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian Choy, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration for the Proposed Waianae
Corporation Yard Improvements
Waianae, Oahu, Hawaii
(Tax Map Key: 8-6-01:22 & Portion 44)

This letter constitutes a notice of determination by this department after the potential impact of the proposed project had been assessed according to Title II, Chapter 200, Environmental Impact Statement Rules, and Chapter 343 of the Hawaii Revised Statutes relating to the environmental impact statements. The determination has been made that an environmental impact statement is not required based on the environmental assessment (EA) that was prepared by our consultants, SSFM Engineers, Inc. and Gerald Park Urban Planner.

Based on our determination, we are filing a negative declaration for this project. Attached are four copies of the environmental assessment and a document for publication form.

The notice of the draft environmental assessment for this project was published in your July 23, 1992 bulletin.

Should there be any questions, please have your staff call Melvin Lee at 527-6373.

Very truly yours,

Handwritten signature of Herbert K. Muraoka in cursive.

HERBERT K. MURAOKA
Director and Building Superintendent

Attach.

cc: Smith, Young & Assoc.
Gerald Park Urban Planner
Public Works Dept. (w/ Attach.)

1992-09-23-OA-FFA-Waianae
Corporation Yard Improvements

SEP 23 1992

FINAL

ENVIRONMENTAL ASSESSMENT

WAIANAЕ COPRORATION YARD IMPROVEMENTS

LUALUALEI, WAIANAЕ, OAHU, HAWAII

Tax Map Key: 8-6-01:22 & portion 44

Prepared Pursuant to Chapter 343, Hawaii Revised Statutes and
Chapter 200, Title 11, Administrative Rules, State of Hawaii

Proposing Agency

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

Prepared by

SSFM Engineers, Inc.
and
Gerald Park Urban Planner

September, 1992

SUMMARY INFORMATION

PROJECT: Waianae Corporation Yard Improvements

PROPOSING AGENCY: Building Department
City and County of Honolulu

LOCATION: 86-220 Farrington Highway
Lualualei, Waianae, Oahu

TAX MAP KEY: 8-6-01:22 & portion 44

LAND AREA: 2.670 Acres

LANDOWNER: Hawaiian Home Lands
State of Hawaii

EXISTING USE: Corporation Yard

**STATE LAND USE
DESIGNATION:** Urban

**DEVELOPMENT PLAN
DESIGNATION:** Public Facility

EXISTING ZONING: Intensive Industrial (I-2)

CONTACT PERSON: Mel Lee
Building Department
Phone: 527-6373

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

The Building Department, City and County of Honolulu, proposes to improve maintenance facilities at the Waianae Corporation Yard located at Lualualei, Waianae, County of Honolulu. Situated on the mauka side of Farrington Highway, the Corporation Yard is bounded by Puu Mailiili to the east, Farrington Highway to the west, the Waianae Comprehensive Health Center to the south, and the Waianae Wastewater Treatment Plant to the north. The property bears tax map key (First Division) 8-6-01: 22 and encompasses an area of 2.670 acres. The property is owned by Hawaiian Home Lands. A Location Map is shown in Figure 1.

A. Objectives of the Project

The purpose of the project is to provide facilities for the repair, maintenance, and storage of heavy equipment assigned to the Waianae Corporation Yard. In addition, an existing caretakers cottage and an office building, both of which are old and beyond economical repair, will be demolished and replaced by new structures.

A covered work area is required for the heavy vehicle mechanic to work on the various pieces of equipment at the yard. Repair work is currently performed outdoors and repairs are frequently delayed due to extreme heat or inclement weather. A covered storage area would improve equipment maintenance and shelter equipment from inclement weather. A combination office and covered parking shed is proposed fronting Farrington Highway. This area currently is used for employee parking and a new parking area will be constructed to accommodate employee vehicles.

A preliminary site plan is shown in Figure 2.

B. Technical Characteristics

An existing wooden office building (a converted residential dwelling), caretakers cottage, and sections of rock walls will be demolished to accommodate the proposed improvements. Two banyan trees and one monkey pod on the premises and approximately ten kiawe and two 'true kamani' trees on the adjacent Waianae Wastewater Treatment Plant property will be removed. The existing Automotive Equipment Service (AES) building will remain intact and not be directly affected by the proposed project.

A new AES building and Parking Shed will be erected in an open area behind (mauka of) the existing AES and covered equipment parking building. The area is paved with asphalt concrete and used for parking refuse collection vehicles. Approximately 75 feet of rock wall will be demolished and existing trees removed to site the building. The new AES building measures approximately 110' X 35' with a floor area of 3,850 square feet. The single-story building stands 22'4" high with 14'6" clear space at the eave line. The building will be constructed of pre-engineered steel framing with corrugated metal siding, cmu tile base, asphalt concrete flooring, and a pitched metal roof (See Figure 3). An oil/water separator will be

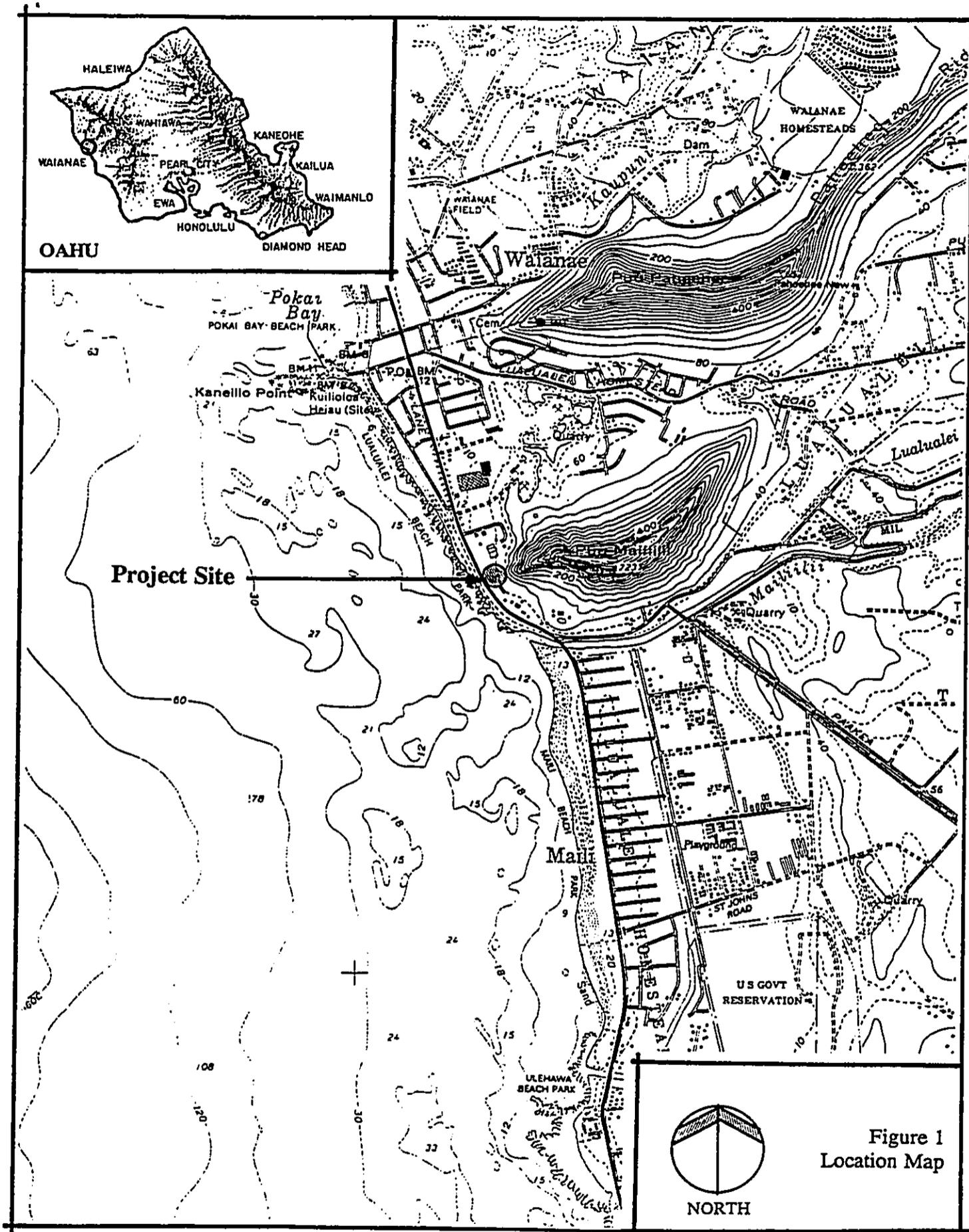
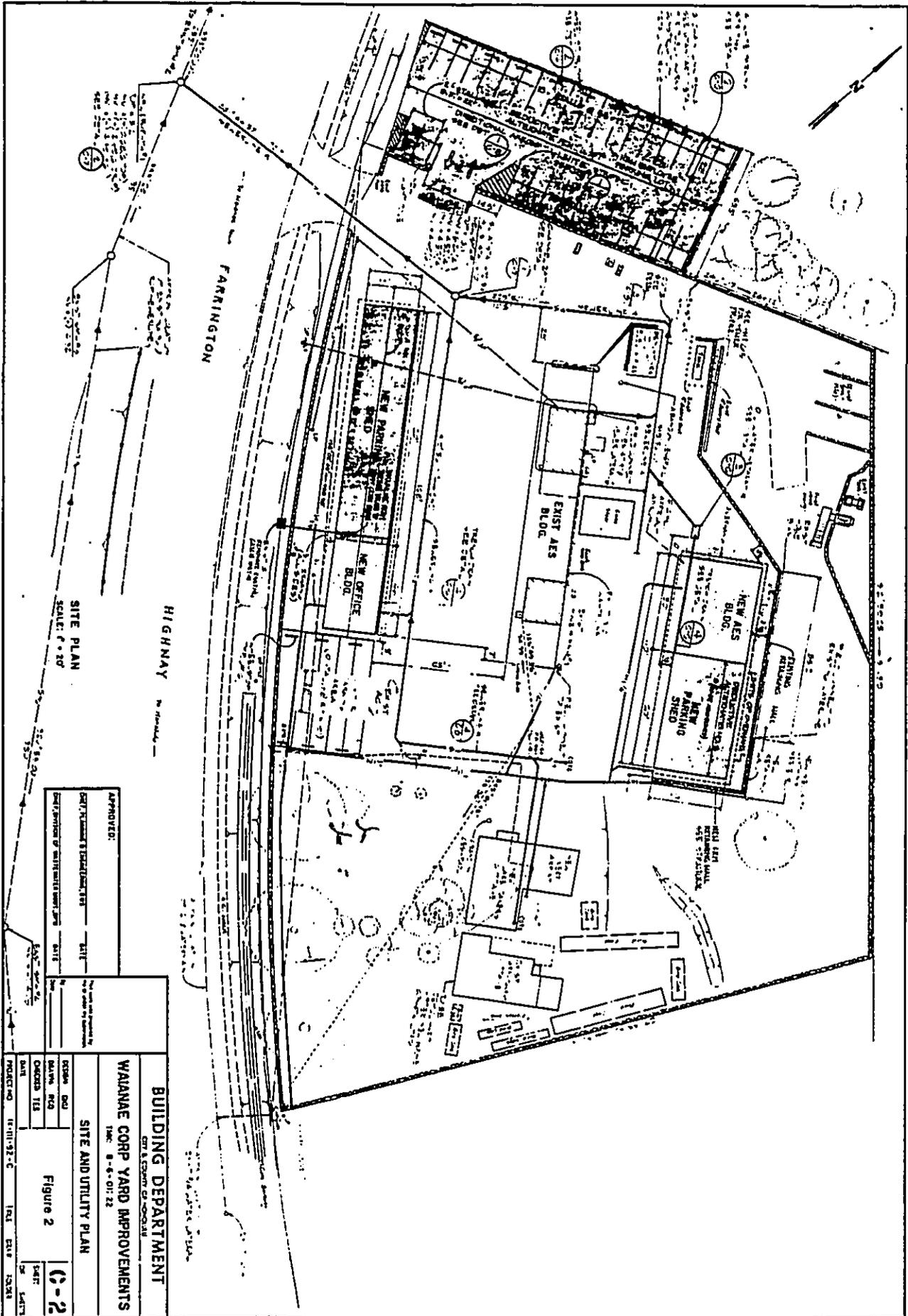


Figure 1
Location Map



SITE PLAN
SCALE: 1" = 10'

BUILDING DEPARTMENT CITY & COUNTY OF HONOLULU	
WAIANAЕ CORP. YARD IMPROVEMENTS TAC: 9-6-01-22	
SITE AND UTILITY PLAN	
DESIGN: DDJ DRAWN: PCD CHECKED: TIS DATE:	0-2 SHEET OF SET
PROJECT NO: 16-111-93-C INCL. DATE: 12-28-83	Figure 2
APPROVED: _____ DATE: _____ DISTRICT ENGINEER & INSPECTOR, CIVIL DEPARTMENT OF WATER UTILITIES, CITY & COUNTY OF HONOLULU	DATE: _____ BY: _____ PROJECT NO: _____ SHEET NO: _____

included to prevent oil from the floor drains entering into the sewer system. Refuse collection vehicles will be garaged in the Parking Shed.

The caretakers cottage and carport, located on the southern portion of the site, will be demolished and replaced by a new cottage and carport. The new single-story wooden dwelling is about 1,100 square feet in area with 3 bedrooms and 2 baths. The existing cottage will be demolished after the new cottage is constructed.

A combination office and covered parking shed will be constructed fronting Farrington Highway. One banyan tree will be removed and employee parking displaced to accommodate the structure. The building measures approximately 168' X 26' and will be used for storing equipment and road maintenance vehicles. The single-story structure is of similar design and will be constructed of the same materials as the new AES building. The structure stands 19'0" high with 12'0" clearance at the eave line (See Figure 4).

A new 1,248 square foot office (26' X 48') will be located at the ewa end of the building. Space has been allocated for the District Superintendent, the assistant superintendent, a planner/dispatcher, a conference room, waiting room, and restroom facilities for men and women. The office area will be constructed on a concrete slab set on grade; the parking shed will have an asphalt concrete surface.

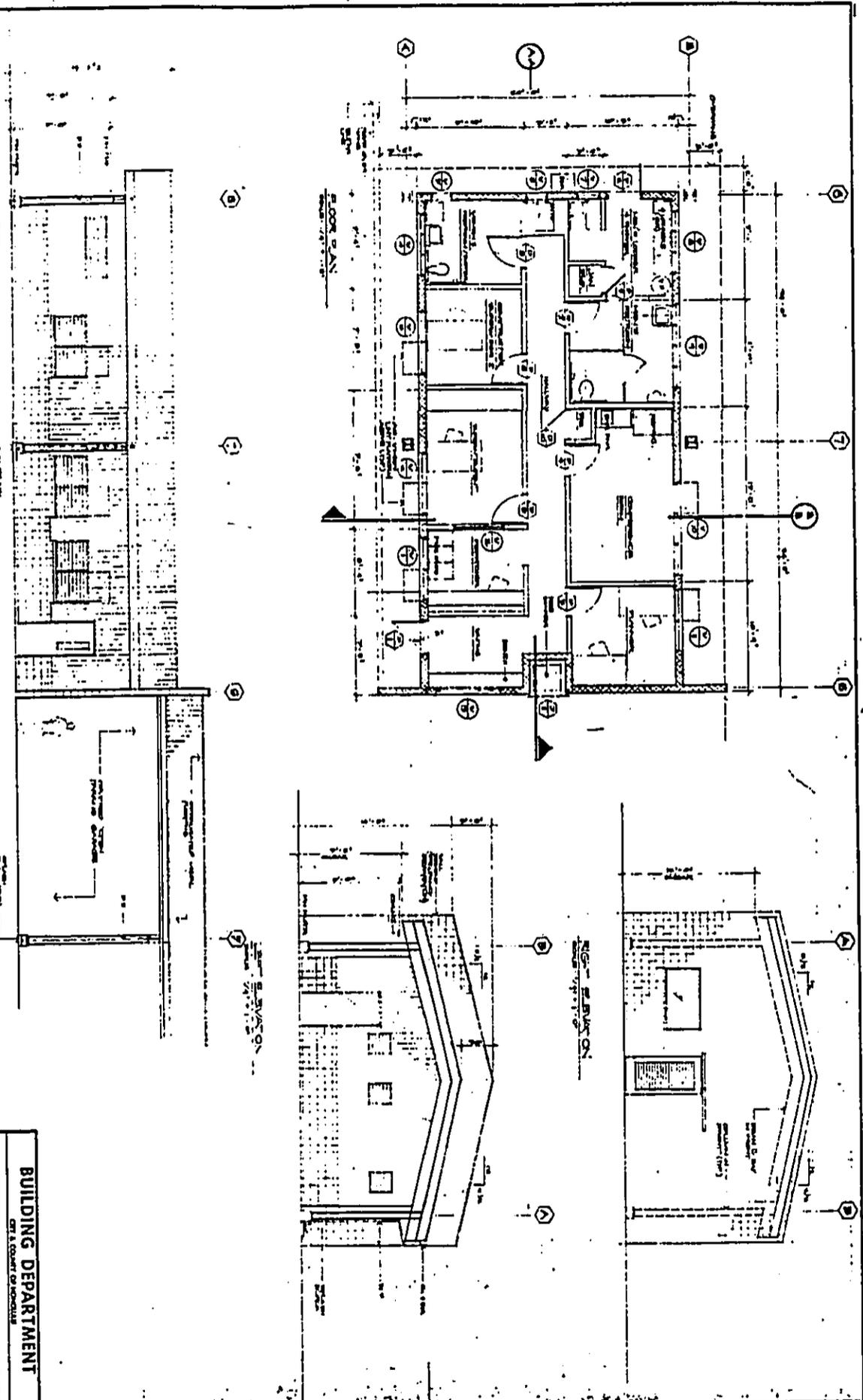
A new employee parking area will be constructed to replace the parking area lost to the new office/parking structure. The parking area will be located on the adjacent Waianae Wastewater Treatment Plant property. A thirty-two (32) stall parking lot will be provided within a paved area of 11,270 square feet. Access will be taken from the corporation yard not Farrington Highway. The parking lot will be fenced and equipped with security lighting. The lot will be drained by sheet flow which will discharge into an existing concrete drainage channel along Farrington Highway. The parking lot will be landscaped as required by Section 3.80 of the Land Use Ordinance.

In addition to landscaping the employee parking lot, the front yard (10 feet) of the corporation yard shall be landscaped as required by the I-2 zoning district requirements.

The corporation yard uses cesspools for wastewater disposal. These cesspools will be abandoned in compliance with Chapter 62, Title 11, State Department of Health Administrative Rules, and sewer hook-up made to the sewer main in Farrington Highway. Trench excavation will have to be done on Farrington Highway to install the sewer lateral. Construction plans will be sent to the State Department of Transportation for its approval.

No off-site improvements to the water system are required. No significant increase in water consumption is anticipated and the existing water lateral and meter size will remain the same. On-site water lines will be realigned to service the new caretakers cottage and buildings.

Three existing underground storage tanks (UST) will be removed under a separate contract from the proposed project.



BUILDING DEPARTMENT
 CITY OF LOS ANGELES

WALMAE CORP YARD IMPROVEMENTS
 TRAC 8-4-01-14

OFFICE B PARKING - PHASE 2
 PLAN & ELEVATION

Figure 4

DESIGN NO.	DATE	BY	CHECKED BY
NO. OF SHEETS	TITLE	SCALE	DATE

A-2

C. Economic Characteristics

The cost of the project is estimated at \$800,000 (\$1992) and will be funded by the City and County of Honolulu. Project monies have been appropriated by the City Council.

Construction will commence after all necessary approvals are received. The project will be built in one phase and construction time is estimated at 210 calendar days.

The property is owned by Hawaiian Home Lands and leased to the City and County of Honolulu. The City has a 25 year lease on the property which commenced July 1, 1977 and terminates June 30, 2002.

SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Existing Use

The Waianae Corporation Yard has served as the district office for the Divisions of Refuse Collection and Disposal and Road Maintenance, Department of Public Works since 1953. Currently, 33 personnel are assigned to the yard (Road Maintenance, 21; Refuse Collection, 11; and Automotive Equipment Service, 1). Vehicles assigned to the Road Maintenance Division number 19 pieces and 8 refuse trucks belong to the Division of Refuse.

The trapezoid shaped parcel has been extensively modified in its almost 40 years of baseyard use. Approximately two-thirds of the lot is covered by asphalt concrete and crushed rock/coral. The existing AES building is the only major structure on the premises. The rectangular shaped (155' X 24') steel framed structure is enclosed on three sides with corrugated siding and topped by a corrugated iron gable roof. Fueling facilities and a dispatchers office are located on the Waianae end of the building. The Ewa end is used for employees lockers, storing equipment and materials, and vehicle maintenance.

Trucks and trailers are stored behind the building in the open and are repaired "in place". Refuse trucks park behind the AES building in front of a 5' high retaining wall. Heavy equipment and vehicles also park on a terraced area mauka of the retaining wall. Fill materials are stockpiled in the north corner adjacent to an above ground oil tank.

The caretakers cottage and office building are located on the southeastern end of the site. The area is grassed and landscaped with several specimen trees.

The entire site is enclosed by a 7' high chain link fence.

B. Climate

Climatic conditions in the Waianae District can be characterized as hot and dry. Mean annual rainfall averages 20 inches along the coast to 80-100 inches at the higher elevations of the Waianae Mountains. Daily temperatures range between 72 and 80 degrees Fahrenheit and can reach the low to mid 90's during the summer. Prevailing winds blow from the north-northeast about 80 percent of the year.

C. Geology and Soils

The site is comprised of consolidated marine deposits chiefly coral and limestone. The marine deposits underlying most of the coastal lands along the Waianae Coast resulted from a series of emergences and submergences of the island that established the present shoreline (Stearns, 1946).

Soil Conservation Service maps (1972) identify Mokuleia silty clay as the predominant soil covering the property. However, previous grading and filling suggest the soils are a mixture of clay, marine deposits, and imported borrow.

D. Topography

The ground surface has been extensively remodeled for drainage, vehicle access and parking, and building construction. Approximately two-thirds of the site is covered with asphalt concrete and sloped to drain in the direction of Farrington Highway.

Beyond the 5' high retaining wall and to the rear property line, ground elevation rises from approximately 26 feet to a high of 34 feet. This entire strip has been graded, graveled, and compacted.

E. Drainage and Flood Hazard

The corporation yard is well drained and no significant on-site flooding has been experienced. Typically, runoff flows across the site into a concrete spillway and drainage ditch fronting Farrington Highway and is discharged into the ocean.

Flood maps (Federal Emergency Management Agency, 1990) depict a 100-year flood hazard area about 25-45 feet deep across most of the property frontage along Farrington Highway. The flood area is designated Zone AE and the base flood elevation is calculated at 15 feet. The remainder of the property is designated Zone D or "areas in which flood hazards are undetermined".

F. Archaeology

Reference maps on file at the Historic Sites Division, Department of Land and Natural Resources show no historic features on the property. Given its present use and improved condition, any surface features that may have been on the site have been removed.

G. Flora and Fauna

No unique flora or fauna were observed on the site. Vegetation consists primarily of four large banyan trees (Ficus sp.) fronting Farrington Highway, plumeria (Plumeria sp.), coconut palms (Cocos nucifera), kiawa (Prosopis pallida), and monkeypod (Samanea saman). None are considered threatened or endangered and all are common throughout Hawaii.

Wildlife was not observed although mongoose (Herpestes auropunctatus) and other rodents probably frequent the site. Several pigeon coops have been erected by the caretaker.

H. Land Use Controls

The 2.6 acre parcel is classified Urban by the State Land Use Commission. Urban classified lands are under jurisdiction of the counties and their respective land use controls.

The Waianae Development Plan Land Use Map designates the corporation yard Public Facility and the current use is consistent with said designation. The site is zoned Intensive Industrial District (I-2) and public uses and structures are permitted uses in the zoning district.

The property lies within the County delineated Special Management Area and a Special Management Area Use Permit is required for this project.

I. Visual

The presence of heavy equipment vehicles, a preponderance of asphalt, and an industrial-like appearance does not qualify the Waianae Corporation Yard as a scenic resource. On the other hand, the grounds are well maintained and city owned vehicles generally park out of the public eye.

The yard, however, lies at the base of Puu Mailili, a prominent mountainous landform overlooking Farrington Highway and nearby Lualualei Beach Park. It is cited by Chu and Jones (1987) as a vivid landmark and one of the prominent view objects "occurring in the Pokai Bay section of the Waianae Viewshed." Its qualification for landmark status is probably due to its elevation (+700 feet), exposed dark brown weathered lava slopes, and closeness to Farrington Highway from which people cannot avoid viewing this striking landform.

J. Air and Acoustical Quality

The site is not located near any source of air pollution except that odors from the nearby Waianae Wastewater Treatment Plant can be sensed quite frequently.

Repair and maintenance activities at the yard are not significant noise generators. Most of the time, excessive sound levels are generated by passing vehicles on Farrington Highway.

K. Public Facilities

1. Circulation

The Waianae Corporation Yard fronts Farrington Highway, the major roadway serving the Leeward Coast. This four lane (2 eastbound and 2 westbound), all-weather surface roadway has a pavement width of 45+ feet within a 150 foot right-of-way. The posted speed limit is 45 mph.

Access to the highway from the corporation yard is stop controlled. There are neither acceleration/deceleration lanes to aid inbound/outbound vehicle movements nor a left turn storage lane from the highway into the corporation yard.

2. Water

Water is drawn from a 3/4 inch Board of Water Supply meter along Farrington Highway.

3. Wastewater

The corporation yard is not sewered. Cesspools are used for wastewater disposal.

4. Power and Communication

Electrical power and telephone service are provided by overhead lines on both sides of Farrington Highway.

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, the consulting engineers, 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 project site. From the discussions and field investigations existing conditions and features which could be affected or would affect the project were identified. These conditions and features are:

- The proposed improvements will be confined to the existing corporation yard;
- No change or displacement of public use is considered by the proposed action;
- The proposed improvements are consistent with land use controls for the site;
- Land on which the improvements are proposed have been modified extensively by grading, asphalt paving, and landscape plantings;
- Utilities are available and adequate to service the new additions;
- The site is not adjacent to a wetland, marsh, estuary, or wildlife preserve;
- The site is devoid of archaeological features on the ground surface;
- There are no threatened or endangered flora and fauna on the premises;
- A small portion of the site lies within an identified flood hazard area but no structure will be placed thereon; and
- The property does not abut the shoreline.

B. Short-term Impacts

The predominantly asphalt concrete building sites suggests there is minimal risk of erosion during development. The two new maintenance buildings require little site work---except for excavating for footings and utility lines---to erect the steel structures. The new office area will be built on a concrete floor but the relatively small area to be graded should not pose an erosion hazard. For the same reason, site preparation activities for the caretakers cottage and employee parking area should not create erosion problems. All site work will be performed according to acceptable and City approved grading and erosion control standards (Chapter 23, Revised Ordinances of Honolulu, 1978, as amended).

Demolition and site work activities will raise fugitive dust. Dust cannot be eliminated entirely but can be controlled by sprinkling water over exposed areas or by employing other dust suppression measures stipulated in Chapter 60 (Air Pollution Control) of Title 11, Administrative Rules of the State Department of Health.

Temporary and unavoidable construction noises will occur during the seven month construction period. Sound levels in the range of 85-96 dB(A) will be generated by heavy equipment, trucks, and hand held power tools. Fluctuations in sound levels, frequency, and duration can be expected during the different construction stages. In general there are no noise sensitive locations in the vicinity of the corporation yard except for the Waianae Coast Comprehensive Center to the east. The Center is located 150+ feet from any construction site which is a sufficient distance to help attenuate construction sounds. Construction activities will comply with vehicle and construction noise control measures of Chapters 42 and 43 respectively, Title 11, Administrative Rules, State Department of Health.

Two banyans, one monkeypod, ten kiawe, and two 'true kamani' trees will be removed. An assessment of the health and age of the trees will be made to determine if it is feasible to relocate the trees. If feasible, the trees will first be attempted to be relocated on-site. If the trees do not fit the landscape, they may be relocated to another City project.

Should subsurface archaeological features be unearthed, work in the immediate area will cease and historic authorities consulted for proper disposition of the finds.

Removal of the underground storage tanks reduces the potential for subsurface ground contamination. Regulatory compliance for tank closure and the need for immediate corrective action if contamination is found are potential impacts. Should evidence of pollutant discharge be detected, the City will assume the financial responsibility for corrective actions. To minimize the potential for tank leaks, the two new tanks are double walled and equipped with leak detection devices.

Temporary disruptions to traffic flow on Farrington Highway can be expected as a new sewer manhole is constructed over an existing sewer within the highway right-of-way. Warning signs will be posted to alert motorists of road work and flagmen posted to marshal traffic around the job site. In addition, work in the right-of-way will be scheduled for non-peak traffic hours and at least one travel lane in each direction will be open at all times. All excavations will be covered with traffic plates at the end of each working day. Excavated areas will be restored to pre-construction conditions when work in the right-of-way is completed.

C. Long-term Impacts

When completed the project will shelter city vehicles, heavy equipment, and materials from the elements. Vehicles need not be repaired in open, exposed areas and maintenance personnel will have covered work areas in which to perform their job functions.

The oil-water separator should minimize future discharge of petroleum contaminants into the sewer system. The separator will be inspected regularly and oil and sludge removed by a private operator.

Connection to the municipal wastewater system will reduce the potential for subsurface contamination. The action should also reduce the harborage of vectors, minimize nuisances associated with cesspools, and negate a potential hazard to public health and safety. The action also supports County long-term wastewater management goals and policies and State water quality goals and objectives.

The project will not increase the number of baseyard employees or vehicles assigned to the yard. Equipment and manpower changes are a function of community need rather than an improvement project such as the proposed action.

Solid waste will be collected by municipal refuse crews. Combustible materials will be transported to the H-POWER plant for incineration and non-combustible materials hauled to the Waimanalo Gulch Sanitary Landfill. Waste materials classified as hazardous materials are managed and will continue to be managed and disposed off-site in accordance with Federal and State hazardous waste management laws, rules, and regulations.

The completed additions should not significantly affect roadside views towards the mountains. The crest and slopes of Puu Mailiili will remain visible from east and west bound directions on Farrington Highway. The parking structure may partially obstruct the lower slopes of Puu Mailiili when viewed from the highway fronting the yard. However, this view is already partially obstructed by a well canopied banyan tree.

SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

For reasons presented in the purposes of the project, the no action alternative is not desirable. There is a need to protect City owned vehicles, heavy equipment, and materials from the elements and a need to provide sheltered work space and improve working conditions for City employees to conduct repair and maintenance activities.

B. Alternative Location

This alternative was rejected because the City does not own a suitable alternate site in the area and does not consider the cost of acquiring a site to be justifiable.

SECTION 5

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

Federal

U.S. Army Corps of Engineers

State

Department of Health
Department of Land and Natural Resources
Department of Transportation
Office of Environmental Quality Control
Hawaiian Home Lands

County

Board of Water Supply
Department of General Planning
Department of Land Utilization
Department of Parks and Recreation
Department of Public Works
Department of Transportation Services
Fire Department
Police Department

Others

The Honorable John Desoto, Councilperson
Waianae Neighborhood Board No. 24
Waianae Comprehensive Health Center
Hawaiian Electric Company
Hawaiian Telephone Company

SECTION 6

DETERMINATION OF SIGNIFICANCE

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

The project site is devoid of natural and cultural resources.

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

The project site has been used as a municipal corporation yard since 1953 and is leased to the City and County of Honolulu until the year 2002. Until the lease is terminated by the landowner and the City, industrial use has been and will continue to be the most beneficial use of the property.

- (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 proposed project does not conflict with long-term environmental goals and policies of the State of Hawaii.

- (4) Substantially affects the economic or social welfare of the community or State;

The proposed project will not substantially affect the economic or social welfare of the community or State of Hawaii.

- (5) Substantially affects public health;

The proposed project will not substantially affect public health. Several actions comprising part of the project such as connection to the municipal wastewater system, installation of an oil-water separator, and removal of underground storage tanks should minimize the potential for subsurface ground contamination with subsequent long-term public health benefits.

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

Public facilities serving the existing corporation yard are adequate to accommodate the proposed improvements. The project will not increase the number of baseyard employees or vehicles assigned to the yard. Equipment and manpower changes are a function of community need rather than an improvement project such as the proposed action.

- (7) Involves a substantial degradation of environmental quality;

Environmental quality will not be substantially degraded. The project does not introduce a totally new land use to the immediate area. No increase in vehicle traffic to and from the baseyard is anticipated. The addition of an employee parking lot and a new structure fronting Farrington Highway will alter the visual environment but the impact will be muted by planned landscaping. For personnel assigned to the baseyard, the project improves their working conditions and environment.

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

The project does not involve a commitment for a larger action.

- (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 level; or

Ambient air quality will be affected by dust and combustion emissions but can be controlled by measures described in this Assessment. Construction noise will be most pronounced during site preparation but should diminish during building construction. In general, there are no noise sensitive locations in the vicinity of the coporation yard except for the Waianae Coast Comprehensive Health Center to the east. All construction activities will comply with noise 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.

A portion of the property is within a designated flood hazard area but existing grade (16 feet) in the hazard area is higher than the 15-foot calculated flood height and structures should not be adversely affected by flooding.

Based on the above criteria, the Waianae Corporation Yard Improvements project will not result in significant adverse environmental impacts and an Environmental Impact Statement is not required.

BIBLIOGRAPHY

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- Federal Emergency Management Agency. 1990. Flood Insurance Rate Map, City and County of Honolulu.
- M&E Pacific. 1977. Environmental Impact Statement on the Expansion and Upgrading of the Waianae Wastewater Treatment and Disposal System. Prepared for Department of Public Works, City and County of Honolulu.
- Stearns, H.T. 1946. Geology of the Hawaiian Islands. Bulletin 8. Prepared in cooperation with the Geological Survey, United States Department of the Interior. Honolulu, Hawaii.
- U.S. Department of Agriculture, Soil Conservation Service. 1972. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. In cooperation with the University of Hawaii Agricultural Experiment Station, U.S. Government Printing Office, Washington D.C.

APPENDIX
COMMENTS AND RESPONSES

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

890 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED
7/15/92



FRANK P. FASH
MAYOR

BENJAMIN B. LEE
Chief Planning Officer
ROLAND LIBBY, JR.
Deputy Chief Planning Officer

MH 07/92-2079

July 15, 1992

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

Dear Mr. Park:

Draft Environmental Assessment for Waianae Corporation
Yard Improvements, Palakalea, Waianae, Oahu, Hawaii.

In response to your request dated July 2, 1992 regarding the subject draft Environmental Assessment, we have no comments to offer at this time. Should there be any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,

Benjamin B. Lee
BENJAMIN B. LEE
Chief Planning Officer

BBL:ft

cc: Building Department

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

890 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED
7/17/92



FRANK P. FASH
MAYOR

C. MICHAEL STREET
Acting Director and Chief Engineer

ENV 92-162

July 6, 1992

Mr. Gerald Park
GERALD PARK URBAN PLANNER
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment (EA)
Waianae Corporation Yard Improvements
TKK18-6-0122

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

Very truly yours,

C. Michael Street
C. MICHAEL STREET
Acting Director and Chief Engineer

cc: Building Department

CITY AND COUNTY OF HONOLULU

FIRE DEPARTMENT
1455 SOUTH BERTHMAN STREET, ROOM 303
HONOLULU, HAWAII 96814



FRANK PAK
SERIES

RECEIVED
JUL 17 1992

LIONEL E. CAHARA
FIRE CHIEF
DONALD S. CHENG
SERVICES FIRE CHIEF

July 17, 1992

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

Dear Mr. Park:

Subject: Draft Environmental Assessment for
Maianae Corporation Yard Improvements
Luahualaf, Maianae, Oahu, Hawaii

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from Maianae and Manakuli engine companies are adequate.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Thank you for the opportunity to comment on the project. If you have any questions, please call Assistant Chief Attilio Leonard at 943-3838.

Very truly yours,

Lionel E. Cahara
LIONEL E. CAHARA
Fire Chief

AKL:lm



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

PO BOX 67
HONOLULU, HAWAII 96809

JUL 16 1992

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

Dear Mr. Park:

Subject: Draft Environmental Assessment for Maianae Corporation Yard Improvements, Luahualaf, Waianae, Oahu, THK: B-6-01:22

Thank you for giving us the opportunity to review and comment on the subject proposal.

We have no objections to the proposed project as long as the necessary Federal, State, and City and County permits be obtained.

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

Very truly yours,

W. Mason Young
W. MASON YOUNG
Land Management Administrator

cc: Ms. S. Himeno
Mr. T. C. Yim

AGRICULTURE DEVELOPMENT
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
LAND MANAGEMENT
NATURAL RESOURCES ENFORCEMENT
PLANNING AND POLICY
PROGRAMS
SOILS AND WATER
LAND MANAGEMENT
STATE PARKS
WATER RESOURCES MANAGEMENT

RECEIVED
JUL 16 1992

RECEIVED
7/21/92

BRIAN J. CHOY
Director



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
270 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE: 808-548-4185

July 20, 1992

Mr. Gerald Park
GERALD PARK URBAN PLANNER
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

This is written in reference to your July 2, 1992, letter transmitting a draft environmental assessment for the Waianae Corporation Yard Improvements. Having reviewed the document, we offer the following comments for your consideration.

1. There were several instances where mitigation measures were mentioned with no subsequent discussion of the corresponding impacts. Examples are as follows.
 - Page 4 mentions an "oil-water separator." We believe that the separator is a mitigation measure to minimize future discharges of petroleum contaminants into the sewer system. By identifying such a mitigation measure the reader is lead to question the nature of the corresponding impact. We believe that one such impact is the potential for solid and hazardous waste generation.
 - Page 4 also mentions the abandonment of cesspools in compliance with Title 11, Chapter 62 of the Hawaii Administrative Rules. Following the same line of reasoning, such abandonment is indeed a mitigation measure and the corresponding impacts should be identified. We believe that one such impact is reduction in subsurface contamination by sewage discharges.
 - Finally, page 5 mentions underground storage tank (UST) removal. Again, following the reasoning above, removal of the underground storage tanks is a mitigation measure. The Office believes that the action has at least one primary impact: reduction of potential for subsurface contamination. Other impacts from the action include the need to comply with federal and state requirements for UST's, volatilization of tank contents, spills associated with tank removal operations.

Please provide sufficient follow-up discussion on mitigation measures and any corresponding impacts in Section 3 of the document. We also recommend that your

Mr. Gerald Park
July 20, 1992
Page 2

agency consult with the Solid and Hazardous Waste Branch (telephone 586-4226) and the Wastewater Branch (telephone 586-4294) of the Environmental Management Division, Department of Health, State of Hawaii on the oil-water separator, the underground tank removals, and the abandonment of cesspools.

2. Page 4 makes mention of the underground tank removals as being "under a separate contract from the proposed project." We are unclear as to whether the UST removal is an integral part of the proposed action or whether a separate document will be prepared for this. Please clarify this in the final environmental assessment.
3. Page 7 makes mention of a 10 year lease of property with the State; and later the environmental assessment also makes mention that the property was used for some forty years as a baseyard. In light of this, we recommend that the final environmental assessment should include some discussion of responsibility for corrective action for past releases of pollutants on the property. The Office of Hazard Evaluation and Emergency Response, Environmental Health Administration, Department of Health, State of Hawaii (telephone 586-4249), and the Department of Hawaiian Homes Lands, State of Hawaii should be contacted.

If you have any questions regarding this letter, please call Mr. Leslie Segundo, Environmental Health Specialist, at 586-4185.

Very truly yours,

Brian J. Choy

BRIAN J. CHOY
Director

c: Building Department, City and County of Honolulu

September 2, 1992

Brian J.J. Choy
Director
Office of Environmental Quality Control
State of Hawaii
220 South King Street
Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Waianae Corporation Yard

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

1. We will revise the Draft Environmental Assessment to include the statement that the oil-water separator should minimize future discharges of petroleum contaminants into the sewer system. The separator will be inspected regularly and oil and sludge removed by a private operator.

We agree that the abandonment of cesspools will reduce the potential for subsurface contamination by sewage discharges. The action also should reduce the harborage of vectors, minimize nuisances associated with cesspools, and negate a potential hazard to public health and safety. The action also supports County wastewater management goals and policies and State water quality goals and objectives.

We concur that removal of the existing underground storage tanks reduces the potential for subsurface contamination. As you point out, regulatory compliance for removing underground tanks and the need for corrective actions if contamination is found are potential impacts. Since the tanks are emptied before removal there should be no spill during the removal of the tanks.

We will include a discussion of the above in the final Assessment.

The Building Department has initiated consultation with the Department of Health, Underground Storage Tank Section concerning UST removal. As you suggest, we will consult with the other branches for the abandonment of the cesspool and installation of the oil-water separator.

2. UST removal is not an integral part of the proposed action. A contract to remove the three existing USTs has been awarded. The three tanks will be replaced with two double wall tanks with leak detection devices.

3. It has not been determined if "past releases of pollutants on the property" have occurred. Should evidence of pollutant discharge or spills be detected, the City will assume the financial responsibility for corrective actions.

Brian J.J. Choy
September 2, 1992
Page 2

Should you have any questions, please contact Mr. Melvin Lee of the Building Department at 527-6373.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

cc: Melvin Lee, Building Department

wcyoeqc.ltr



GERALD PARK Urban Planner

1255
PUNAHOU, HI
1987-1988
1989-1991
1992-1993

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96814

HOAJIKU L. DRAKE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

RECEIVED
7/21/92

July 20, 1992

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

Dear Mr. Park:

Subject: Draft Environmental Assessment for Waianae
Corporation Yard Improvements, General Lease No.
194, Lualualei, Oahu

Thank you for the opportunity to review the proposal for
improvements on the subject property identified by Tax Map Key
8-6-01: 22.

Being that the project will include construction of a new
parking lot on the adjoining parcel identified by TMK
8-6-01:44, this parcel should also be incorporated as part of
the assessment area.

On Page 7, the description of the terms of the general
lease with the Department of Hawaiian Home Lands should be
corrected. The City and County's lease of Parcel 22 is for 25
years, from July 1, 1977 to June 30, 2002; June 30, 1997 is the
last day of the current lease period, prior to rent reopening.

We have no further comments to offer at this time. Should
you have any questions regarding this matter, please contact
Mr. Rodney Asada, Chief of our Land Management Branch, at
586-3820.

Warmest aloha,
Holiku Drake
Hoajiku L. Drake, Chairman
Hawaiian Homes Commission

HLD:BH:JC:asy
2486L.2

September 2, 1992

Hoajiku Drake
Chairman, Hawaiian Homes Commission
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mrs. Drake:

Subject: Waianae Corporation Yard

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

1. Reference to tax map key 8-6-01: 44 shall be included in the final
Environmental Assessment.
 2. The description of the terms of the general lease (page 7) will be corrected per
your comment.
- Should you have further questions, please contact Mr. Melvin Lee of the Building
Department at 527-6373.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

cc: Melvin Lee, Building Department

weythbc.ltr



GERALD PARK urban planner

1215
LAWSON STREET
HONOLULU, HI 96814
TEL: 527-6373
FAX: 527-6373

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1435 YOUNG BLVD. SUITE 201
HONOLULU, HAWAII 96814 • AREA CODE (808) 941-1111

RECEIVED
7/27/92

FRANK F. FISH
WATOR



MICHAEL S. NAKAMURA
Chief

HAROLD W. HANESIANI
DEPUTY CHIEF

OUR REFERENCE HS-IX

July 23, 1992

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

Dear Mr. Park:

Subject: Draft Environmental Assessment for
Maianae Corporation Yard Improvements
KUALAUELE, MAIHAHE, OAHU, HAWAII

We have reviewed the information and maps provided regarding the
above project and do not foresee a major impact on calls for
police services in the area.

Thank you for the opportunity to comment.

Sincerely,

MICHAEL S. NAKAMURA
Chief of Police

By *Michael S. Nakamura*
CHESTER E. HUGHES
Assistant Chief of Police
Support Services Bureau

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • PHONE 523-4433



FRANK FASI
MAIL ROOM

DONALD A. CLEGG
DIRECTOR

LORETTA C. CHEE
DEPUTY DIRECTOR

92-656 (DT)

RECEIVED
7/27/92

July 28, 1992

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

Dear Mr. Park:

Comments to Draft Environmental Assessment (DEA)
For Waianae Corporation Yard Improvements
86-220 Farrington Highway, Waianae, Oahu
Tax Map Key: 8-6-1; 22

We have reviewed the above DEA from the Building Department, City & County of Honolulu, which proposes to construct a new Automotive Equipment Service (AES) building, parking shed, caretakers cottage and carport. A discussion of solid waste disposal was not mentioned in the DEA and should be addressed in the final document. The project is within the Special Management Area (SMA) and will require a major Special Management Area Use Permit.

Landscaping is also required for the above project. Please see Section 3.80 of the Land Use Ordinance for landscaping requirements.

Thank you for the opportunity to comment. If you have any SMA questions, please contact Dana Teramoto of our staff at 523-4648. For additional information on landscaping, please call our Plan Review Branch at 523-4132.

Very truly yours,

DONALD A. CLEGG
Director of Land Utilization

DAC:ct
1sterr7.djt

September 2, 1992

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

Dear Mr. Clegg:

Subject: Waianae Corporation Yard

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

1. Solid waste will be collected by municipal refuse crews. Combustible materials will be transported to the H-POWER plant for incineration and non-combustible materials hauled to the Waimanalo Gulch Sanitary Landfill. Waste materials classified as hazardous materials are managed and will continue to be managed and disposed off-site in accordance with Federal and State hazardous waste management laws, rules, and regulations. We will include this response in the final Assessment.

2. Applicant will apply for a major Special Management Area Use Permit after complying with the requirements of Chapter 343, Hawaii Revised Statutes and Chapter 200, Title 11, Administrative Rules of the State Department of Health.

3. Your comment concerning landscaping has been forwarded to the consulting engineers for action.

Should you have further questions, please contact Mr. Melvin Lee of the Building Department at 527-6373.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: Melvin Lee, Building Department

wcydlu.ltr



GERALD PARK, Urban Planner

1245
Young Street
Suite 201
Honolulu, HI 96814
M. C. C.
11/2/92



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
Bldg. 330
FT. SHAFTER, HAWAII 96854-40

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7/27/92

JOHN WAIKIKE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
888 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5087

RECEIVED
7/29/92

REX D. JOHNSON
DIRECTOR
DEPUTY DIRECTOR
JOYCE T. O'NEAL
ALYSE WANG
JEANNE K. SCHWARTZ
CALVINIA T. SOUSA

IN REPLY REFER TO
HWY-PS
2.2944

July 23, 1992

Planning Division

REPLY TO
ATTENTION OF:

July 27, 1992

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

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Environmental Assessment (EA) for the proposed Waianae Corporation Yard Improvements at Luualalei, Waianae, Oahu (TKR 8-6-01:22). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

- a. The project does not involve work in waters of the United States; therefore, a DA permit is not required.
- b. The flood zone designations stated on page 9 of the EA are correct.

Sincerely,

C. Cheung
Kisuk Cheung, P.E.
Director of Engineering

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

Dear Mr. Park:

Draft Environmental Assessment, Waianae Corporation
Yard Improvements, Luualalei, Waianae, Oahu
TKR: 8-6-01: 22

Thank you for your letter of July 2, 1992, requesting our review of the subject draft assessment.

The proposed improvements to the Waianae Corporation Yard will not significantly impact our State highway facilities. Plans for construction work within the State highway right-of-way must be submitted for our review and approval.

Sincerely,

Rex D. Johnson
Rex D. Johnson
Director of Transportation

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
430 SOUTH KING STREET
HONOLULU, HAWAII 96813



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R 7/31/92

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

TE-2876
PL92.1.232

FRANK ZEH
58108

July 27, 1992

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

Dear Mr. Park:

Subject: Waianae Corporation Yard
Draft Environmental Assessment for Improvements
TMK: 8-6-01: 22

This is in response to your letter dated July 2, 1992 requesting our comments on the subject project.

Farrington Highway, the only access for this property, is a State Department of Transportation facility. We, therefore, have no comments to offer at this time.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Sincerely,

JOSEPH M. MAGALDI, JR.
Director

WMO:ei

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK ZEH
58108

ALTHEA C. OZAWA
DIRECTOR
ALVIN C. AU
DEPUTY DIRECTOR

July 30, 1992

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

Dear Mr. Park:

Subject: Draft Environmental Assessment for the
Waianae Corporation Yard Improvements
Luualalei, Waianae, Oahu, Hawaii

Thank you for the opportunity to comment on the Draft Environmental Assessment (DEA) for the proposed improvements to the Waianae Corporation Yard. We have completed our review of the DEA and have no comments to offer at this time.

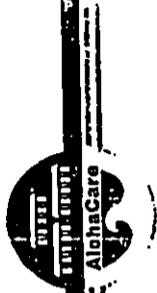
If you have any questions, please call John Morihara of our Advance Planning Branch at 523-4246.

Sincerely,

For WALTER M. OZAWA, Director

WAIANAEO COAST

comprehensive health center



RECEIVED
8/3/92

September 2, 1992

Marianne K. Glushenko
Acting Administrator
Waianae Coast Comprehensive Health Center
86-260 Farrington Highway
Waianae, Hawaii 96792-3199

Dear Ms. Glushenko:

Subject: Waianae Corporation Yard

Thank you for reviewing the Draft Environmental Assessment for the subject project. We appreciate the support of your organization for the planned improvements to the corporation yard.

We have passed your comment concerning the clogged culvert on to the Building Department for follow up action. We would like to point out that the culvert is on State property and should be maintained by the State Department of Transportation.

If you have further questions, please contact Mr. Melvin Lee of the Building Department at 527-6373.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: Melvin Lee, Building Department

wycheal.ltr



GERALD PARK Urban Planner

1249
Young Street
Suite 201
Honolulu, HI 96814
Tel: (808)
333-2715

August 3, 1992

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

RE: Draft Environmental Assessment for
Waianae Corporation Yard Improvements
Luahualai, Waianae, Oahu, Hawaii

Dear Mr. Park:

We appreciate the opportunity to comment on the improvements addressed in your letter to our Administrator, Michael Tweedell. In his absence, I would like to advise you we feel the improvements will be an asset to this community.

We would like to point out, however, that we have noticed the drainage culvert fronting Farrington Highway is clogged with dirt. Should a heavy rain occur, the water would be routed to the culvert in front of the Waianae Coast Comprehensive Health Center, which would overload the culvert.

Again, thank you for allowing us to comment on this project.

Sincerely,

MARIANNE K. GLUSHENKO
Acting Administrator

MKG/ba

86-260 FARRINGTON HIGHWAY, WAIANAEO, HAWAII 96792-3199 • TELEPHONE (808) 686-7081

FRANK F. FASO, Mayor
WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
SISTER M. DANIELA ANCHICK, OSF
JOHN W. ANDERSON, JR.
REED JOHNSON
C. RICHARD STREET
KAZU HAYASHIDA
Manager and Chief Engineer



August 10, 1992

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU HAWAII 96813

RECEIVED
8/14/92

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

Dear Mr. Park:

Subject: Your Letter of July 2, 1992 Regarding the Draft Environmental Assessment for the Proposed Waialae Corporation Yard Improvements, TMK: 8-6-01: 22, Farrington Highway, Waialae

Thank you for the opportunity to review and comment on the proposed project. We have the following comments to offer:

1. The existing water system is presently adequate to accommodate the proposed development. There is one existing water meter currently serving the project site.
2. The availability of additional water will be confirmed when the building permit is submitted for our review and approval. When additional water is made available, the applicant will be required to pay our Water System Facilities Charges for source-transmission and daily storage and any applicable meter installation charges.
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 should be installed on the domestic water line immediately after the property valve and prior to any branch piping.

If you have any questions, please contact Bert Kuiuoka at 527-5235.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer

JOHN WAINKE
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3279
HONOLULU, HAWAII 96811

RECEIVED
JUL 21 1992

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

IN REPLY, PLEASE REFER TO:

92-238/epo

August 13, 1992

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

Dear Mr. Park:

Subject: Draft Environmental Assessment for
Waiānae Corporation Yard Improvements
Luāluālei, Waiānae, Oahu, Hawaii

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

HAZARDOUS WASTE

According to the environmental assessment, the facility is to be used for the repair, maintenance, and storage of heavy equipment. Any waste generated on site which is listed as a hazardous waste in the Code of Federal Regulations (CFR), Title 40, Part 261, or possesses the characteristics of a hazardous waste, such as toxicity, ignitability, corrosivity, or reactivity as defined in CFR, Title 40, Part 261, must be disposed of as a hazardous waste. Examples of potential hazardous wastes from a maintenance facility are solvents, paints, and thinner.

Hazardous waste is regulated in the State of Hawaii under Federal law. Generators are responsible for proper disposal of their wastes. Proper disposal of hazardous waste is disposal at an authorized treatment, storage, and disposal facility (TSDF) specifically designed to handle hazardous waste. The generator must send its waste off-site through a transporter who is authorized to transport the waste to a TSDF. The transporter and the TSDF must have identification numbers (ID) from the U.S. Environmental Protection Agency (EPA) which gives the transporter the authority to handle hazardous waste. Depending on the quantity of the waste, the generator of the waste may also need an EPA ID number as well.

Enclosed for your information is a brochure titled, "Understanding the Small Quantity Generator Hazardous Waste Rules: A Handbook for Small Business."

UNDERGROUND STORAGE TANKS

As stated in the subject document, as well as a May 21, 1992 telephone conversation between Roxanne Kwan of our Underground Storage Tank Section and Ed Nitzani of the City and County of

Mr. Gerald Park
August 13, 1992
Page 2

92-238

Honolulu Building Department, the Waiānae Corporation Yard currently has three underground storage tanks (USTs) which are to be removed and replaced by two new underground storage tanks sometime this year.

As such, the closure and installation of USTs is subject to the Federal UST rules and regulations as set forth in 40 CFR Part 280 (refer to Attachment 1, the Tank Closure Packet; enclosed). These regulations include requirements for:

- A. Design, construction, installation, and notification;
- B. General operating requirements;
- C. Release detection;
- D. Release reporting, investigation, and confirmation;
- E. Release response and corrective action;
- F. Changes-in-service and closure; and
- G. Financial responsibility requirements.

With regard to closing the existing USTs, the owners and operators are required to, among other things, measure for the presence of a release where contamination is most likely to be present at the UST site before permanent closure is complete (40 CFR § 280.72). In the event of a confirmed release, the owners and operators must report the detection of the release to the Department of Health UST Section within 24 hours and begin release response action in accordance with 40 CFR Part 280, Subpart F (refer to Attachment 2, the Release Response Packet).

Finally, closure and installation of UST systems containing flammable and combustible liquids is also subject to regulations by the City and County of Honolulu Fire Department (HFD). The HFD should be notified in regard to any county requirements that may exist governing UST systems.

If you should have any questions or comments regarding the hazardous waste and underground storage tank comments, please contact Mr. Gregory McCartney at 586-1226, and Mr. Scott Lewis at 586-4227, respectively.

Very truly yours,

John C. Lewin

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

Enc.

c: Solid and Hazardous Waste Branch

