

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



'93 DEC 28 P 3:47
December 28, 1993

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

FRANK F. FASI, Mayor

WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
JOHN W. ANDERSON, JR.
REX D. JOHNSON
MELISSA Y.J. LUM

KAZU HAYASHIDA
Manager and Chief Engineer

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

Dear Mr. Choy:

Subject: Negative Declaration Determination for the Proposed Heeia Corporation Yard
Office Building and Storeroom Complex, TMK: 4-6-04: Por. 20, Kaneohe

The Honolulu Board of Water Supply has reviewed the comments received during the 30-day public comment period which began on June 8, 1993. We have determined that the environmental impacts of this project have been adequately addressed as discussed in the Final Environmental Assessment (EA) and are issuing a negative declaration. Please publish notice of this action in the next Office of Environmental Quality Control (OEQC) Bulletin.

The completed OEQC Bulletin Publication Form and four copies of the Final EA are enclosed.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,


FOR KAZU HAYASHIDA
Manager and Chief Engineer

Enclosure

cc: Roy Iizaki, Mitsunaga & Associates, Inc.

1994-01-08-0A-~~FEA~~-Heeia Office Building &
Store room

JAN - 8 1994

CHAPTER 343, HAWAII REVISED STATUTES (HRS)

FINAL ENVIRONMENTAL ASSESSMENT
(NEGATIVE DECLARATION)

Construct Office Building and Storeroom Complex

At the

Board of Water Supply

Heeia Corporation Yard

Kaneohe, Oahu

This Environmental Document prepared pursuant to Chapter 343, HRS

Prepared For:

Board of Water Supply

City and County of Honolulu

630 So. Beretania St.

Honolulu, Hawaii 96843

December 1993

Board of Water Supply

City and County of Honolulu

Prepared by:

Mitsunaga & Associates, Inc.
747 Amana St. Suite 216
Honolulu, Hawaii 96813

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Table of Contents	i
List of Figures	ii
I. EXECUTIVE SUMMARY	1
II. SUMMARY INFORMATION	3
III. PROJECT DESCRIPTION	
A. Project Background	4
B. General Project Location and Description	5
C. Environmental Characteristics	5
D. Proposed Improvements	7
E. Relationship to Plans, Policies and Controls	10
IV. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES	13
V. ALTERNATIVES CONSIDERED	17
VI. FUNDING AND PHASING	18
VII. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION	18
VIII. LIST OF AGENCIES CONSULTED DURING PREPARATION OF THE ENVIRONMENTAL ASSESSMENT	20
IX. LIST OF PREPARERS	22
Appendix A: Review Comments to Draft Environmental Assessment and Response Letters to Review Comments	
Appendix B: Visual Analysis	

LIST OF FIGURES

FIGURES

- Figure 1 LOCATION / VICINITY MAP
 HEEIA CORPORATION YARD
- Figure 2 HEEIA CORPORATION YARD SERVICE AREA
- Figure 3 EXISTING LAND USE MAP
- Figure 4 FLOOD ZONE MAP
- Figure 5 SITE PLAN
- Figure 6 FIRST FLOOR PLAN
- Figure 7 SECOND FLOOR PLAN
- Figure 8 EXTERIOR ELEVATIONS
- Figure 9 SMA MAP

I. EXECUTIVE SUMMARY

Mitsunaga & Associates, Inc. was contracted by the Board of Water Supply, City and County of Honolulu to prepare an Environmental Assessment (E.A.) for the construction of a new office and storeroom building at the Board of Water Supply Heeia Corporation Yard, Kaneohe, Oahu, Hawaii. The project is scheduled to commence construction in 1994.

The E.A. is a preliminary document prepared to determine if a particular action has potential significant environmental impacts. Based on this document, the proposing or approving agency determines whether or not an Environmental Impact Statement (EIS) will be required.

Based on the results of the E.A., it is concluded that an EIS is not required. We do not expect any significant long term impacts resulting from either the construction or the use of the proposed improvements at the BWS Heeia Corporation Yard. However, minor short term impacts such as dust, noise and transportation of heavy equipment, which will result from the construction of the improvements can be expected. Impacts produced by fugitive dust emissions and noise will be mitigated by requiring that the construction contractor adhere to applicable guidelines set by the State Department of Health, and the Department of Public Works, City and County of Honolulu.

Additionally, during construction impacts on local traffic can be mitigated by scheduling movement of construction equipment during off peak-traffic hours. There will be minor impact on traffic once the facility is operational since not more than 10 more employees will be located at the Corporation Yard than are presently there.

II. SUMMARY INFORMATION

CHAPTER 343, HAWAII REVISED STATUTES (HRS)

ENVIRONMENTAL ASSESSMENT

Proposing Agency: Board of Water Supply, City and County of Honolulu

Accepting Agency: Board of Water Supply, City and County of Honolulu

Project Name: Heeia Corporation Yard
Office Building and Storeroom Complex

Project Description: The proposed project involves the design and construction of a new structure at the existing Heeia Corporation Yard. The proposed project is located on the windward side of Oahu on Kamehameha Highway, adjacent to Samuel Wilder King Intermediate School and immediately makai of the City and County of Honolulu, Department of Public Works Division of Road Maintenance Corporation Yard. The proposed improvements consist of an office storeroom building on the South side of the existing Yard, near the King Intermediate School boundary.

Project Location: 46-231 Kamehameha Highway (See Figure 1)
Kaneohe, Oahu, HI 96744

Tax Map Key: 4-6-04: portion of 20

Land Area: 1.500 Acres (65,340 SF)

State Land Use

Designation: Urban

Land Owner: City and County of Honolulu

**County Development
Plan Designation:** Urban, Public Facilities

Development Plan

Public Facilities Map: Public Facilities

County Zoning: R-5

Existing Land Use: Public Facilities

Consultant: Mitsunaga & Associates, Inc.
747 Amana St. Suite 216
Honolulu, HI 96814 (808) 945-7882

III. PROJECT DESCRIPTION

A. Project Background

The Heeia Corporation Yard improvements are needed because the existing building is functionally obsolete. It is 50 years old, made of corrugated metal paneling, leaks when it rains and is too small.

The Service Area for the Heeia Corporation Yard extends from Kahuku at its northwest end, to Makapuu Point at its southeast end (See Figure 2).

The 1978 Organization and Facilities Master Plan for the BWS indicates that:

1. "The City and County Revised General Plan projects growth for the Windward District to increase 30% by the year 2000."
2. "A new building is required to replace the obsolete building [at the Heeia Corporation Yard]."

The new building should be planned to include the following space requirements:

- Office space for Field Operations
- Storage space for Plant Operations
- Office space for Engineering Branch Inspectors

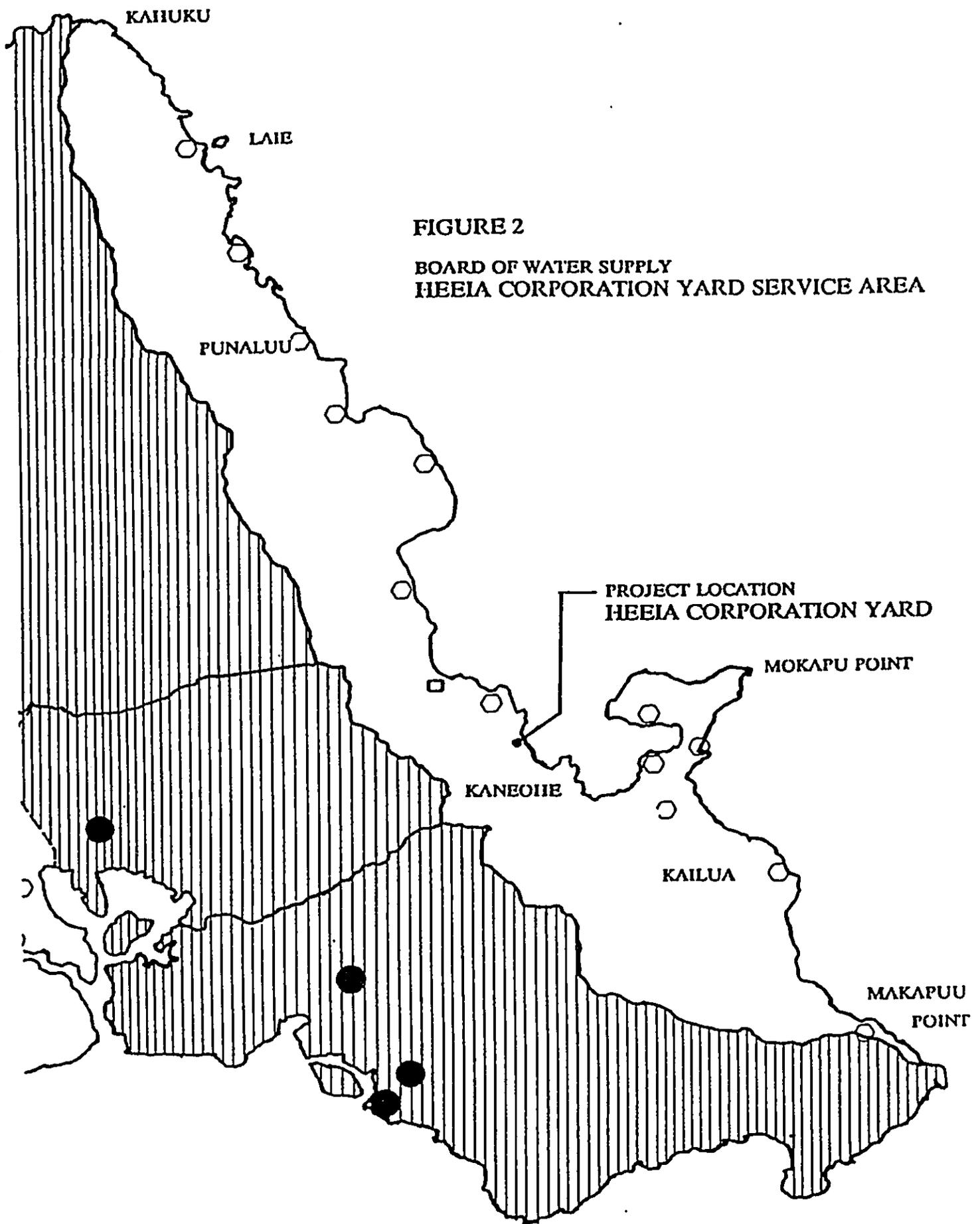


FIGURE 2

BOARD OF WATER SUPPLY
HEeia CORPORATION YARD SERVICE AREA

- Computer Terminal
- Covered storage space
- Outdoor storage space
- Employee and Visitor Parking
- Locker and Shower Facilities
- Dispatching Equipment
- Security

B. General Project Location and Description

The proposed project is located in Kaneohe, Oahu in the Koolaupoko District. As planned, this project will involve the site preparation, grading, paving and construction of a two-story office and storeroom complex. Because of the site elevations, the structure will have entrances to grade at both levels. This expansion will provide increased office space for the staff that support the BWS Windward District. (See Figure 3).

C. Environmental Characteristics

The Site is situated in Zone "X," designations which are outside the 500-year flood plain. (*Panel 60 of 135, 150001-060B, 9-4-87 FIRM*). (See Figure 4)

The soils on the project site consist of Lolekaa (LoB) silty clay. "This series consist of well drained soils on fans and terraces on the windward side of the island of Oahu. They are gently sloping to very steep; elevations range from nearly sea level to 500 feet. Annual rainfall amounts to 70-96 inches and is well distributed throughout the year. These soils are used for pasture, homesites, orchards, and truck crops. Natural vegetation consist of guava, Christmas Berry, californiagrass, hilogras, and ricegrass. Permeability is moderately rapid. Runoff is slow and the erosion hazard is slight. Soft weathered gravel is common in the subsoil but does not effect use and management of the soil for farming." (*Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii by United States Department of Agriculture, Soil Conservation Service, August, 1972*).

The project site is on a gently sloping plain and consists of an existing Corporation Yard with onsite improvements. The project site is immediately makai of the Department of Public Works Division of Road Maintenance Koolaupoko-Kaneohe Corporation Yard, which fronts Kamehameha Highway. On the mauka side of the Highway, there are existing residential townhouse units. A tall hedge effectively screens the ongoing activities in both the Public Works and Board of Water Supply Corporation Yards from the general public. Further there is a small nursery operation that fronts the Kamehameha Highway portion of the

Public Works Yard that also screens the operations from public view. The office storeroom complex will be constructed approximately 133 feet away from the highway. A storeroom shed will be demolished to make way for construction of the proposed improvement (See Figure 3).

There are no existing underground fuel storage tanks on the site.

The current method of solid waste disposal is refuse collection service provided by the City and County's Department of Public Works, Refuse Collection and Disposal Division.

D. Proposed Improvements

Site preparation for the proposed structure will not require extensive grading but will involve, within the footprint of the building, excavation and disposal of approximately 700 cubic yards of soil. The building site pad will be brought to finish grade by minor grading. Existing drainage patterns will not be interrupted or altered as a result of these improvements. Since only approximately 12,000 square feet of land area will be disturbed, an NPDES Permit will not be required. However, the contractor will be required to implement erosion control measures to minimize surface runoff from excavation and grading operations during

construction. The sewer will be connected to an existing sewer system manhole, at the adjacent Department of Public Works property.

The office building will consist of a concrete masonry unit building approximately 6,850 square feet in floor area that will include office space for the Superintendent, Yard Supervisors, Dispatcher, Inspectors, Storekeeping, conference room, locker-shower rooms and storage rooms for supplies. (See Figures 5, 6, 7 & 8) The two story structure's roof will approach a height of thirty feet (30') above grade at its highest point, which exceeds the twenty five foot (25') height limit for the underlying "R-5" zoning. However, due to the sloping terrain within the property, the building will not be readily visible to the general public, with the exception of a two story classroom building at the adjacent Samuel Wilder King Intermediate School, and two or three residential properties bordering the site. More discussion on this is contained in "IV. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES", and a Visual Analysis, in Appendix B.

There are no known archaeological or historical sites on the property. A review of the State Historic Preservation Division's records show that there are no known historic sites at the project parcel, and that the minimal grading associated with the site preparation will have "no effect" on historic

DOCUMENT CAPTURED AS RECEIVED

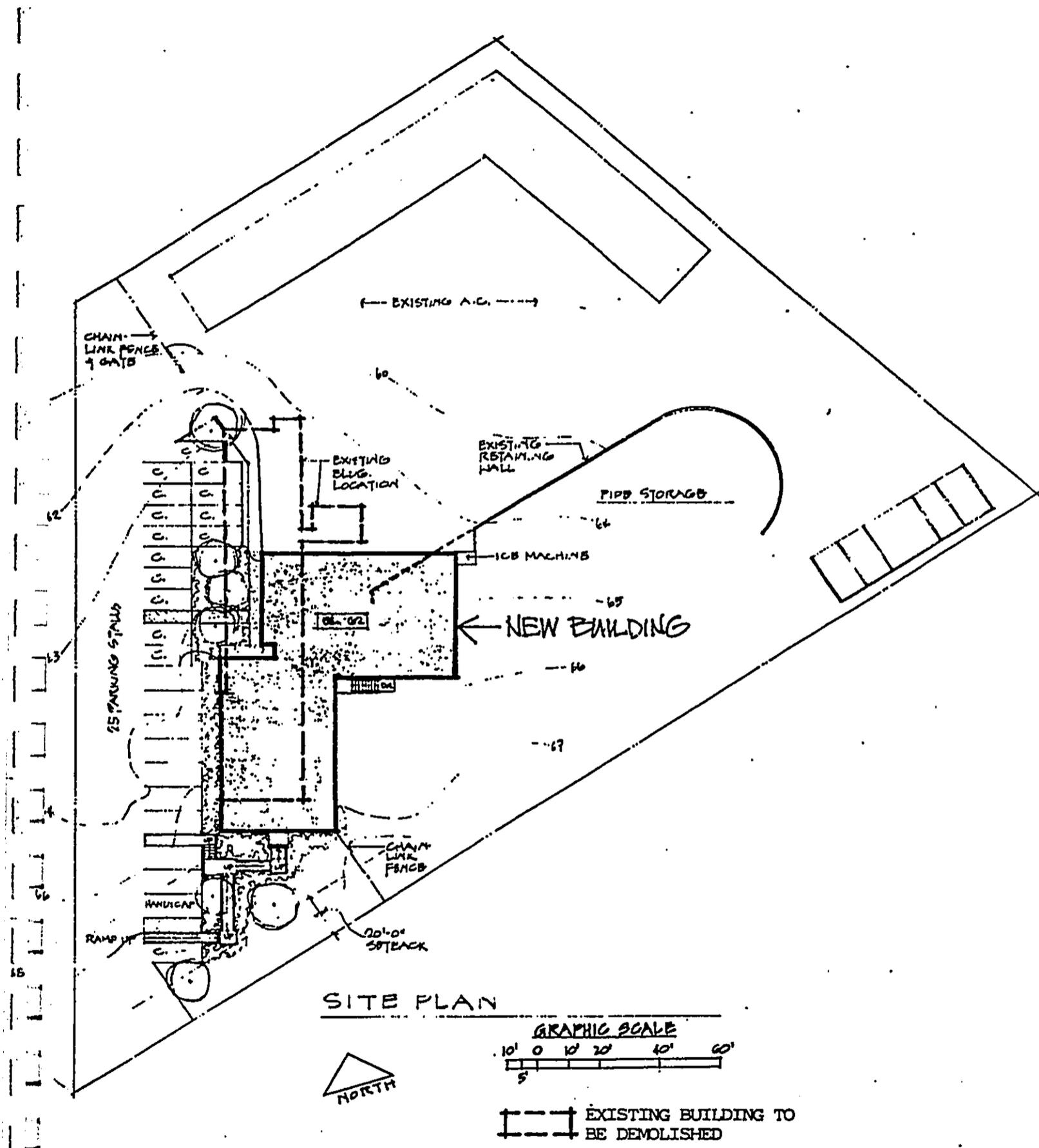
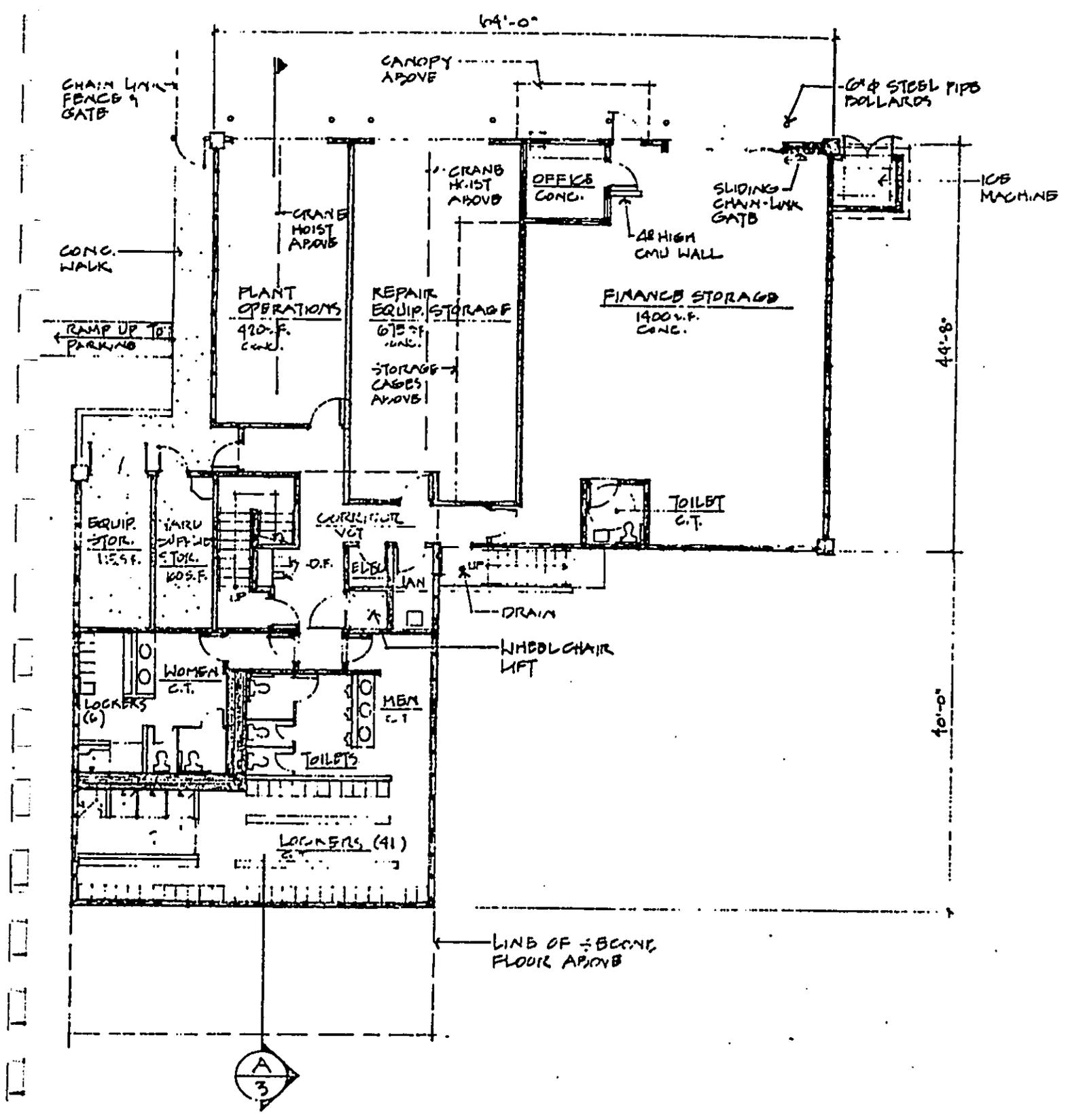


FIGURE 5

DOCUMENT CAPTURED AS RECEIVED



FIRST FLOOR PLAN

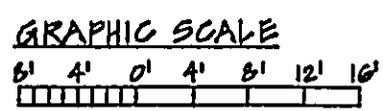
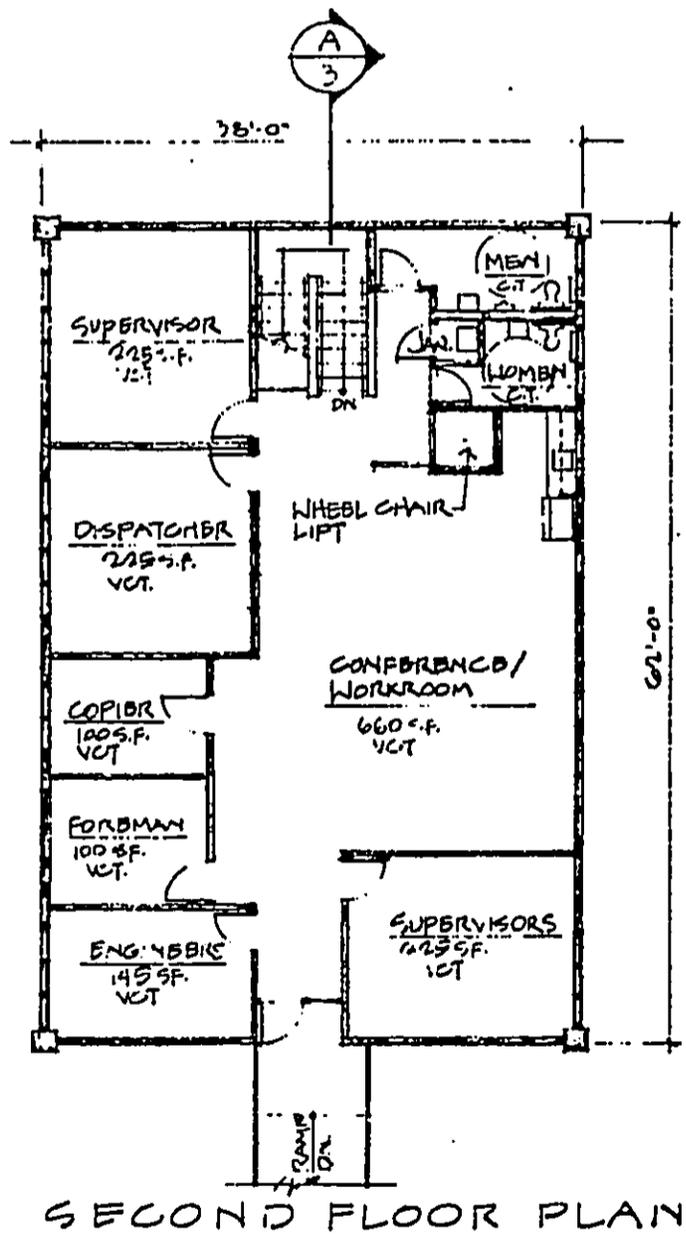


FIGURE 6

DOCUMENT CAPTURED AS RECEIVED



SECOND FLOOR PLAN

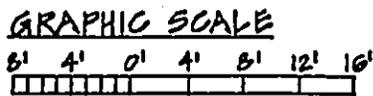
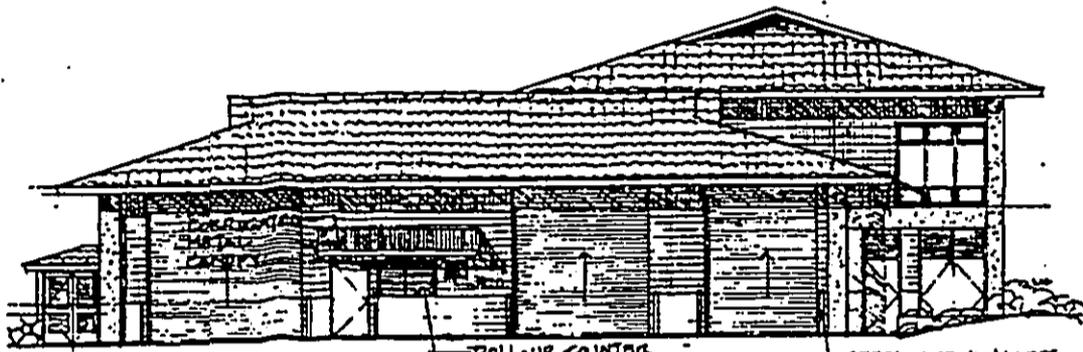
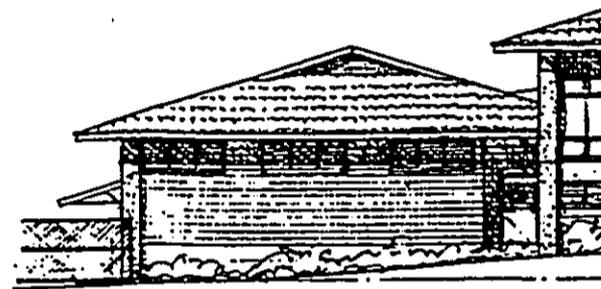


FIGURE 7

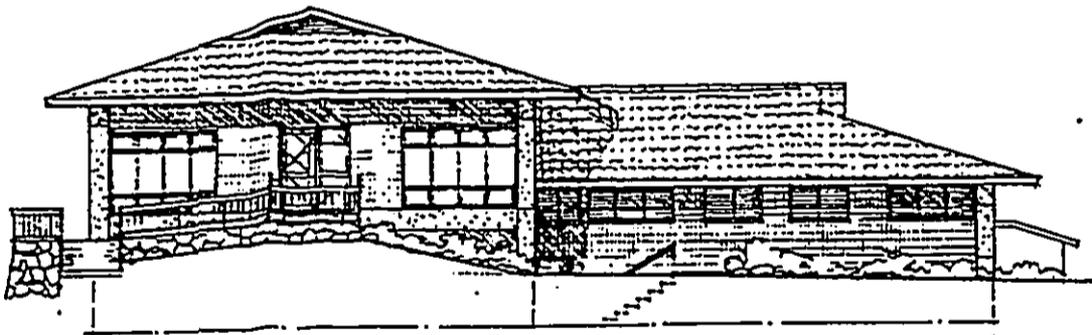
DOCUMENT CAPTURED AS RECEIVED



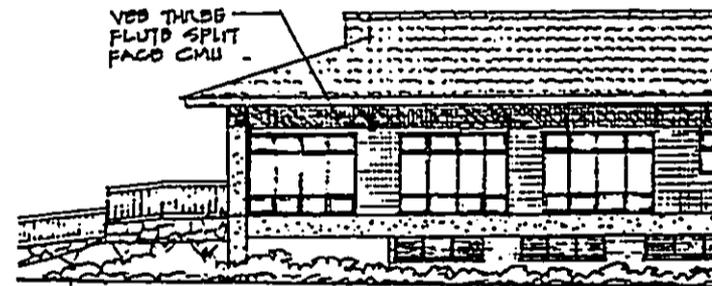
NORTH ELEVATION
SCALE: 1/8"=1'-0"



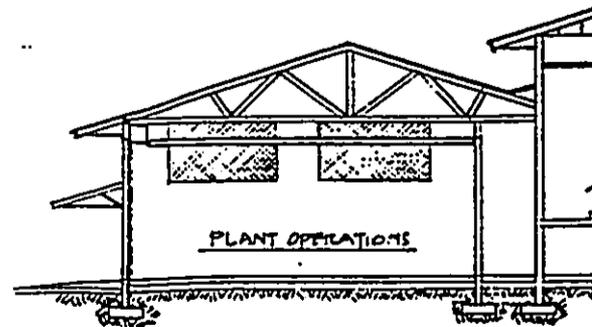
WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

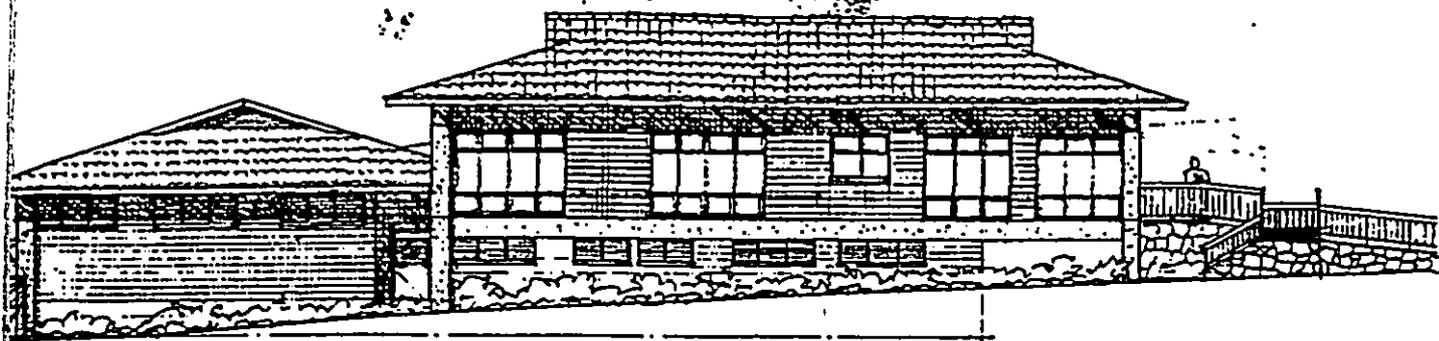


SOUTH ELEVATION
SCALE: 1/8"=1'-0"



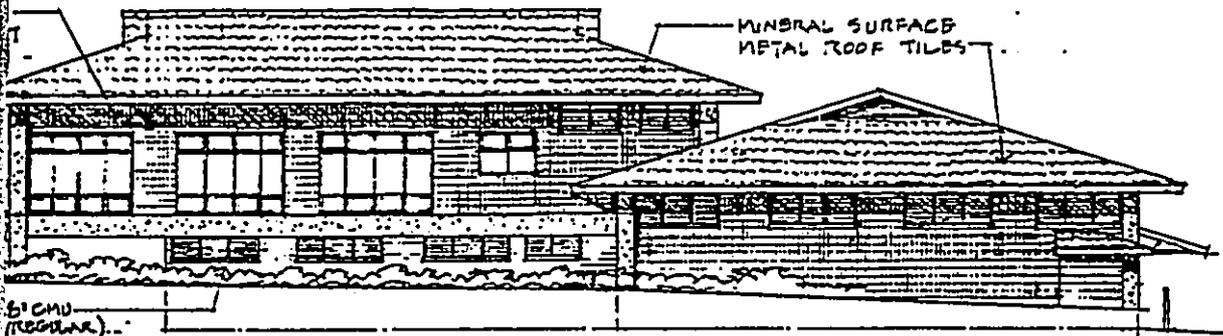
A CROSS SECTION
3 SCALE: 1/8"=1'-0"

DOCUMENT CAPTURED AS RECEIVED



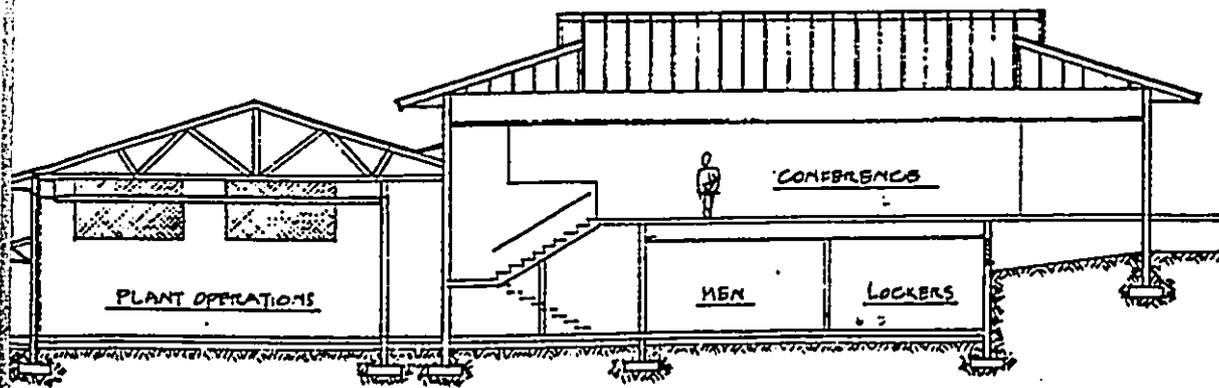
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



A CROSS SECTION

3 SCALE: 1/8" = 1'-0"

REVISIONS	BY

HEBIA CORPORATION YARD
 OFFICE BUILDING AND STOREROOM COMPLEX
 HEBIA OAHU HAWAII



SHEET TITLE
 EXTERIOR
 ELEVATION
 BUILDING
 SECTION

Date 22 MAY 91

Scale
 Drawn
 by
 3
 of 3 Sheets

FIGURE 8

CONCEPTUAL DESIGN

sites. In the event that historical remains are uncovered during the site preparation phase of work, all construction will be halted and the State Historic Preservation Division, State Department of Land and Natural Resources will be notified for evaluation and action.

Terrestrial fauna that are found on the subject parcel are almost entirely introduced or exotic species. This is due to the fact that the site has been altered by construction of the existing Corporation Yard. Avifauna seen on the subject parcel are typical of those species located in the urban, Windward Oahu sectors. They are for the most part, introduced species, and as such, are not endangered or threatened. Onsite vegetation is cultivated, and consists of ornamental plants that are used to enhance the Corporation Yard.

The City and County's Fire Department has determined that fire protection services in the area are adequate, and foresee no adverse impact to Fire Department facilities or services. Access for fire apparatus, water supply and building construction will be in conformance with existing codes and standards.

The existing access to the Corporation Yard consists of two separate driveways, one used exclusively for ingress and one used exclusively for

egress. The access driveways are determined to be sufficient to accommodate the expected traffic volume.

Automotive and heavy equipment repair work is performed at other Board of Water Supply facilities, and not at the Heeia Corporation Yard.

Existing chain link fences border the property boundaries, for security and safety purposes.

E. Relationship to Plans, Policies and Controls

Land Use Ordinances

Because a portion of the roof of the structure will penetrate the 25' height envelope allowed in Residentially zoned districts by approximately five feet, a waiver of building height will be required.

General Plan / Development Plan

The Koolaupoko Development Plan Public Facilities Map was amended by Ordinance 92-13, dated March 10, 1992, to add the Corporation Yard Modification symbol, site determined, within six years for the proposed

improvements. The proposed project is consistent with the Koolaupoko Development Plan Land Use and Public Facilities Maps.

Sewer Connection Moratorium

The wastewater disposal for the project will be made through the connection to a manhole in the Corporation Yard that eventually discharges into a public sewer line manhole at Ipuka Street. The sewer connection will be made in 1994, which is after the moratorium expiration date. The liquid waste disposal system currently utilized at the site is a cesspool system adjacent to the existing Office Building and Storeroom. Maintenance of the cesspool is provided by the City and County's Department of Wastewater Management's Collection and Maintenance Division. The existing cesspool will be filled and abandoned in place. No soil contamination is anticipated.

Coastal Zone Management Program

One of the objectives of the Coastal Zone Management Program is to protect valuable coastal ecosystems. Since the project is located approximately 500 feet inland from Kaneohe Bay, the contractor will be required to take extra precautions to prevent surface runoff from grading

operations to eventually discharge into Kaneohe Bay. The present drainage pattern from the project site discharges storm water into a set of catch basins on-site that eventually discharge into the City's Storm Drain System. The contractor will be required to berm the catch basins to trap any sediment that may runoff from the excavation and grading activities. *Since only about 12,000 square feet of the site will be graded, only a minimal amount of soil runoff is anticipated.*

Special Management Area

A Special Management Area Permit will be required since the project is located within the Shoreline Management Area.

Road Widening Setback

- There is an existing 10-foot road widening setback fronting the subject parcel on Kamehameha Highway. Permanent structures within the setback area are not proposed for this project.

IV. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES

As planned, the proposed structure will not result in significant environmental impact to the site or adjacent areas. The improvements will involve site preparation to accommodate the building, the installation of utility lines to existing systems, paving of the immediate building environs, and the actual construction of the building. Basic controls on the Site work will be imposed on the contractor of record to prevent erosion and minimize surface runoff from excavation and grading operations during construction. The stormwater runoff associated with construction activity will have little impact on the quality of receiving waters. Berms will be constructed to retain any silt laden runoff on the project site. The present drainage pattern from the project site discharges into a set of catch basins onsite that eventually discharge into the City's Storm Drain System. The contractor will also be required to berm the catch basins to trap any sediment that may run off from the excavation and grading activities. The contractor will implement appropriate measures to prevent vehicles from tracking mud, dirt and rocks onto City streets. The total project area is approximately 12,000 square feet, and therefore, neither a National Pollutant Discharge Elimination System permit for stormwater runoff associated with construction activity or an erosion control plan will be required.

Groundwater dewatering is not anticipated to be required for the construction of the project. Discharge of hydrotesting water from the building plumbing system is anticipated to percolate into the soil and will not reach receiving waters.

There will be temporary air quality impacts, and the temporary exceeding of ambient noise levels due to the proposed construction. The contractor will be required to implement appropriate dust control measures to mitigate the impact of fugitive dust associated with the construction project. Work hours will be limited to normal construction hours of 7:00 a.m. to 3:30 p.m. and all efforts will be made to insure compliance with provisions of Title 11, Administrative Rules, Chapter 43, "Community Noise Control for Oahu". Contractors will be required to have all heavy machinery, construction equipment, and on-site vehicles requiring an exhaust of gas or air, to be equipped with mufflers and noise/air pollution abatement devices. The contractor will obtain a Noise Permit from the Department of Health for the demolition and construction activities, and will comply with all regulations and conditions issued with the permit. Heavy vehicles travelling to and from the project site will comply with the provisions of Administrative Rules, Title 11, Chapter 42, "Vehicular Noise Control for Oahu".

The proposed project will not affect any existing State or County Land Use Plans. A County Special Management Area (SMA) permit will however be required. (See Figure 9). The Corporation Yard is approximately a tenth of a mile away

from the Kaneohe Bay coastal zone. Immediately makai of the site are portions of King Intermediate School and residential development. Consequently, there will be little if any impact on the coastal zone.

Traffic should not be impacted, except when heavy construction machinery or material trucks are moving on and off the parcel. Construction traffic will be limited to hours that do not conflict with the opening and closing of King Intermediate School. Movement of construction equipment will occur during off-peak hours to mitigate traffic impacts. The site specific aspects of the proposed improvements preclude any significant long term impact to King Intermediate School, or the adjacent residential developments across Kamehameha Highway and on the makai side of the parcel. Long term impacts on traffic will be minimal as not more than 10 additional employees will be located at the Corporation Yard once the facility is operational. The project will not significantly impact transportation facilities.

Socioeconomic impacts are not considered significant in terms of demographics, employment increase/decrease, replacement of existing land uses, and other typical concerns that normally occur when new projects are implemented in previously unimproved lands. Short-term temporary income will result from the construction phase.

Tests for lead content in existing paints have not been concluded. However, should unacceptable levels of lead be detected, removal of the lead-containing material will be done in accordance with applicable County, State and Federal agency rules and regulations.

Because the building's roof will reach a height approaching thirty feet (30') above grade, a waiver from the Department of Land Utilization's twenty five foot (25') height limit of the underlying R-5 zoning district may be necessary. With the exception of several adjacent residential properties and a two story classroom building at Samuel Wilder King Intermediate School, the new building will not be readily visible to the general public. The Heeia Corporation Yard is situated such that surrounding improvements, and topographic features, conceal the property and its structures from generally being visible to the neighboring residential subdivisions and Kamehameha Highway. The building will not impact the view of the mountains since existing structures closer to the property line of the Corporation Yard already block the view from the makai side of the project. From the ocean, the project will appear as one of the residences that surround the Corporation Yard. The new building will be visible from Kaneohe Bay, as are adjacent residences. If the building were designed with a flat roof, a waiver would not be required. However, the building is designed to simulate a residential-type structure and to blend in with the adjacent residential subdivision. Landscaping improvements will be incorporated with the new building. It was felt that this

design solution would be more appropriate in that location rather than a flat roofed structure. The residential type roof mitigates somewhat any visual impact of the new building on the surrounding community. *Please refer to Appendix B, Visual Analysis.* The Visual Analysis concludes that the proposed structure will not seriously impact the public views of the Koolau Mountains or Kaneohe Bay.

Noise from the project will be generated by the heavy equipment used to excavate, grade and haul excess material from the site. Since the project is in the center of the Corporation Yard, the equipment will be operating approximately 200 feet from the nearest classroom building at Samuel Wilder King Intermediate School. The closest residences are approximately 130 feet from the project site and approximately ten feet below the elevation of the project. These distances plus the fact that the project is down wind of the residences will mitigate any noise concerns.

V. ALTERNATIVES CONSIDERED

No alternatives other than the "Do-Nothing" alternative were considered. The absence of the proposed project would result in a continuing overload condition for the Corporation Yard staff. The office building is considered essential to providing a continuing high level of service to the windward Oahu community. The specific location of the improvement within the Corporation Yard property

was made by the Board of Water Supply since daily operational efficiency was the determining factor in locating the proposed improvement.

VI. FUNDING AND PHASING

The estimated construction costs for the proposed improvements will be approximately \$1,500,000.00, and is budgeted within the FY92-93 CIP. All proposed improvements will take place on City and County lands and are planned to be built in one continuous phase. Construction is expected to be nine months in duration.

VII. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed action and consulting with other governmental agencies, it has been determined that an Environmental Impact Statement (EIS) is not required.

Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy guidelines, and provisions of Chapters 342, 343, 344, Hawaii Revised Statutes (HRS).

1. The proposed project will not adversely affect the physical and social

environment.

2. There will be no permanent degradation of the existing ambient air or noise levels. During the site preparation phase, there will be temporary impacts to the air quality and noise levels, but these effects will be both temporary and minor in nature.
3. No residences or businesses will be displaced by the proposed project.
4. There are no known endangered species of animals or plants within the project limits.
5. There are no known historic, natural, or archaeological sites within the project limits.
6. The project site is compatible with State Land Use Boundary designations, and applicable County Development Plan and zoning designations. A County Special Management Area (SMA) permit will need to be prepared and processed.
7. There are no secondary effects on future development, population and public facilities.

This Notice of Negative Declaration shall serve to meet the requirements of Chapter 343, HRS.

VIII. LIST OF AGENCIES CONSULTED DURING PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

<u>AGENCIES CONSULTED</u>	<u>DATE OF COMMENT</u>	<u>DATE RECEIVED</u>
<i>State of Hawaii</i>		
Department of Health Environmental Planning Office	1/15/93	1/27/93
Department of Health Environmental Management Division	7/22/93	7/28/93
Department of Transportation	12/23/92, 7/15/93	12/26/92, 7/20/93
Department of Education Facilities Branch	12/29/92, 7/14/93	1/13/93, 7/29/93
Department of Hawaiian Home Lands	12/16/92	12/17/92
Department of Accounting & General Services	12/21/92, 7/16/93	12/23/92, 7/20/93
Department of Defense Office of the Adjutant General	12/22/92	12/24/92
Department of Business, Economic Development & Tourism	1/07/93	1/15/93
Department of Business, Economic Development & Tourism Energy Division	12/24/92	12/26/92
University of Hawaii at Manoa Water Resources Research Center	12/16/92	12/18/92
University of Hawaii at Manoa Environmental Center	N/A (Note: No Comment)	
Office of Environmental Quality Control	1/06/93	1/08/93

<u>AGENCIES CONSULTED</u>	<u>DATE OF COMMENT</u>	<u>DATE RECEIVED</u>
---------------------------	------------------------	----------------------

State of Hawaii (Continued)

Office of State Planning	12/24/92	12/29/92
Department of Land and Natural Resources	8/03/93	8/4/93
Department of Land and Natural Resources, State Historic Preservation Division	7/28/93	7/29/93

City and County of Honolulu

Department of Public Works	12/15/92, 7/01/93	12/18/92, 7/02/93
Department of Land Utilization	1/05/93, 7/29/93	1/06/93, 7/30/93
Department of General Planning	12/23/92, 7/14/93	12/26/92, 7/21/93
Department of Parks and Recreation	12/22/92	12/24/92
Department of Transportation Services	12/30/92, 7/23/93	1/05/93, 7/27/93
Building Department	12/17/92, 7/6/93	12/21/92, 7/7/93
Police Department	12/21/92, 7/28/93	12/23/92, 8/02/93
Fire Department	7/14/93	7/16/93

AGENCIES CONSULTED DATE OF COMMENT DATE RECEIVED

Private/Community Groups

Hawaiian Electric Company 1/13/93 1/15/93
Environmental Department

Kaneohe Neighborhood Board No. 30 *
Kahaluu Neighborhood Board No. 29 *
Councilmember Steve Holmes *
Representative Marshall K. Ige *
Representative Terrance W.H. Tom *
Senator Mike McCartney *

* N/A (Note: No Response)

See also Appendix A, "*Review Comments to Draft Environmental Assessment and Response Letters to Review Comments*"

Note: The first date shown under the headings "Date of Comment" / "Date Received" refers to comment letters to advance copies of the Draft Environmental Assessment, as part of the Pre-Assessment Consultation process, in accordance with the procedures listed in Chapter 343 of the Hawaii Revised Statutes, Chapter 200 of Title 11, Department of Health Administrative Rules (Hawaii Administrative Rules, paragraph 11-200-9, "Early Assessment". Appendix A includes copies of Review Comments to the Draft Environmental Assessment which had been prepared subsequent to this Pre-Assessment Consultation phase.

IX. LIST OF PREPARERS

Mitsunaga & Associates, Inc.
747 Amana St. Suite 216
Honolulu, Hawaii 96813

APPENDIX A

Review Comments to Draft Environmental Assessment

and

Response Letters to Review Comments

JOHN WALKER
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3273
HONOLULU, HAWAII 96813

COPY

P-446/93

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

IN REPLY, PLEASE REFER TO

July 22, 1993

92-452/epo

JUL 23 1993
PLANNING DIVISION

RECEIVED
JUL 23 1993
HITSUNAGA & ASSOCIATES, INC.

Mr. Roy Iizaki
Hitsunaga & Associates, Inc.
747 Amara Street, Suite 216
Honolulu, Hawaii 96814

Dear Mr. Iizaki:

Subject: Draft Environmental Assessment
Board of Water Supply, City & County of Honolulu
Heela Corporation Yard Office Building and Storeroom Complex
Kaneohe, Oahu
TRK: 4-6-04: 20; Portion of 2

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

Noise

1. Noise from activities associated with automotive and heavy equipment repair may have an impact on the nearby residences and King Intermediate School. Mitigative measures toward minimizing these impacts should be implemented.
2. Activities associated with the demolition and construction of the project must comply with the provisions of Chapter 43, "Community Noise Control for Oahu."
 - a. The contractor must obtain a noise permit since the noise level from the demolition and construction activities are expected to exceed the allowable levels of the regulations.
 - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
 - c. The contractor must comply with the conditional use of the permits as specified in the regulations and conditions issued with the permit.
3. Heavy vehicles travelling to and from the project site must comply with the provisions of Administrative Rules, Title 11, Chapter 42, "Vehicular Noise Control for Oahu."

92-452-epo - L.S. Planning

Mr. Roy Iizaki
July 22, 1993
Page 2

If you should have any questions on this matter, please call Jerry Haruno, Environmental Health Program Manager, Noise and Radiation Branch at 586-4701.
Very truly yours,

John C. Levin

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

cc: Noise & Radiation Branch

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU



COPY

September 23, 1993

Dr. John C. Lewin, Director
Department of Health
State of Hawaii
P. O. Box 33378
Honolulu, Hawaii 96801

Dear Dr. Lewin:

Subject: Your Letter of July 22, 1993 Regarding the Draft Environmental Assessment (EA) for the Proposed Heeia Corporation Yard Office Building and Storeroom Complex. TMK: 4-6-04: Por. 20, Kaneohe

Thank you for reviewing the Draft EA for our proposed project. We have the following response:

1. Automotive and heavy equipment repair work is performed at other Board of Water Supply facilities and not at the Heeia Corporation Yard.
2. Activities associated with the demolition and construction of the project will comply with the provisions of Administrative Rules, Title 11, Chapter 43, "Community Noise Control for Oahu." The contractor will obtain a noise permit for the demolition and construction activities and will comply with all regulations and conditions issued with the permit. Construction equipment and on-site vehicle requiring an exhaust of gas or air will be equipped with mufflers.
3. Heavy vehicles traveling to and from the project site will comply with the provisions of Chapter 42, "Vehicular Noise Control for Oahu."

If you have any questions, please contact Roy Doi at 527-5235.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer

/cc: Mitsunaga and Associates, Inc.

FORWARDED
COUNT



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

July 15, 1993

P-355/93

REED JOHNSON
DIRECTOR
DEPARTMENT OF TRANSPORTATION
JOYCE E. GARDNER
AL HANO
JUANITA K. SCHULTZ
CALVINNAI TRUDA
HONOLULU, HAWAII 96813-5097

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU



COPY

September 20, 1993

Mr. Roy Doi
Long-Range Planning Section
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Doi:

Subject: Draft Environmental Assessment
Heeia Corporation Yard Office Building and
Storeroom Complex

The construction of a new office and storeroom building at the Board of Water Supply Heeia Corporation Yard will not significantly impact our transportation facilities. We note that the movement of construction equipment will occur during off-peak hours to mitigate traffic impacts.

Thank you for the opportunity to provide comments.

Sincerely,

Rex
Rex D. Johnson
Director of Transportation

c: Mr. Roy Iizaki, Mitsunaga & Associates, Inc.

Mr. Rex D. Johnson, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Johnson:

Subject: Your Letter of July 15, 1993 Regarding the Draft Environmental Assessment (EA) for the Proposed Heeia Corporation Yard Office Building and Storeroom Complex. TMK: 4-6-04: Por. 20, Kaneohe

Thank you for reviewing the Draft EA for our proposed project. We acknowledge your comment that the project will not significantly impact transportation facilities. Movement of construction equipment will occur during off-peak hours to mitigate traffic impacts.

If you have any questions, please contact Roy Doi at 527-5235.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Manager and Chief Engineer

✓ c: Mitsunaga and Associates, Inc.

27 7 51 AM '93

Q

COMMUNITY DEVELOPMENT

P-356/93

CHARLES T. TOGUCHI
SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

July 14, 1993

Mr. Roy Doi
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Doi:

SUBJECT: Board of Water Supply Heeia Corporation Yard
Office Building and Storeroom Complex
TRK: 4-6-04; 20; Portion of 2
Draft Environmental Assessment

We have reviewed the subject assessment and have no additional comment on the proposed development. The Department of Education expects that mitigation measures be implemented to minimize the traffic, noise, and dust impact at King Intermediate School.

Should any of these impacts become significant to the school, we will require measures to ameliorate the problems.

Thank you for the opportunity to comment.

Sincerely,

Charles T. Toguchi
Superintendent

CTT:hy

cc: A. Suga, OBS
J. Sosa, WDO
R. Iizaki, Mitsunaga & Assc., Inc.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU



COPY

September 23, 1993

Mr. Charles T. Toguchi, Superintendent
Department of Education
State of Hawaii
P. O. Box 2360
Honolulu, Hawaii 96804

Dear Mr. Toguchi:

Subject: Your Letter of July 14, 1993 Regarding the Draft Environmental Assessment (EA) for the Proposed Heeia Corporation Yard Office Building and Storeroom Complex, TRK: 4-6-4; Portion 20, Kaneohe

Thank you for reviewing the Draft EA for our proposed project. We have the following response:

1. Construction traffic will be limited to hours that do not conflict with the opening and closing of King Intermediate School. Heavy vehicles travelling to and from the project site will comply with the provisions of Administrative Rules, Title 11, Chapter 42, Vehicular Noise Control for Oahu. Long term impact on traffic will be minimal as not more than 10 additional employees will be located at the Corporation Yard once the facility is operational.
2. Activities associated with the demolition and construction of the project will comply with the provisions of Chapter 43, Community Noise Control for Oahu. The contractor will obtain a Noise Permit from the Department of Health and will comply all regulations and conditions issued with the permit. Construction equipment and on-site vehicles requiring an exhaust of gas or air will be equipped with mufflers.
3. The contractor will be required to implement appropriate dust control measures to mitigate the impact of fugitive dust associated with the construction project.

If you have any questions, please contact Roy Doi at 527-5235.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer

✓cc: Mitsunaga and Associates, Inc.

27 7 51 AM '93



PLN-57143

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU

COPY



JOHN WALKER
COUNCILOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 115, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI
COMPTROLLER
LILOI L. WEDASAKI
DEPUTY COMPTROLLER
LETTER NO. (P) 1528.3

September 20, 1993

JUL 16 1993

Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, Hawaii 96843

Attention: Mr. Roy Doi

Gentlemen:

Subject: Office Building and Storeroom Complex
Haeia Corporation Yard
Kaneohe, Oahu, Hawaii
Draft Environmental Assessment

Thank you for the opportunity to review the subject document. We have no comments to offer.

If there are any questions, please have your staff contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours,
Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:JY
cc: Mitsunaga & Associates, Inc.

Mr. Gordon Matsuoka
State Public Works Engineer
Department of Accounting and General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Matsuoka:

Subject: Your Letter of July 16, 1993 Regarding the Draft Environmental Assessment (EA) for the Proposed Haeia Corporation Yard Office Building and Storeroom Complex. TMK: 4-6-4: Por. 20, Kam Highway, Kaneohe

Thank you for reviewing the Draft EA for our proposed project. We acknowledge that you have no comments to offer at this time.

If you have any questions, please contact Roy Doi at 527-5235.

Very truly yours,

Kazu Hayashida
KAZU HAYASHIDA
Manager and Chief Engineer

cc: Mitsunaga and Associates, Inc.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 421
HONOLULU, HAWAII 96809

REF:OCEA:SP/L

AUG 3 1993 FILE NO.: 94-003
DOC. NO.: 3251

The Honorable Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania St.
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

Subject: Draft Environmental Assessment (DEA) for the Heeia Corporation
Yard Office Building and Storeroom Complex, Kaneohe, Oahu, THK;
4-6-04; por 2, 20

We have reviewed the DEA information for the subject project transmitted
by Roy Iizaki's letter dated June 30, 1993, and have the following
comments:

Historic Preservation Division

The Historic Preservation Division (HPD) comments that a review of their
records shows that there are no known historic sites at the project
parcel. The parcel has been developed for use as a corporation yard, an
activity that would have destroyed any surface historic sites that might
have been present. The proposed office building is an at-grade structure
and will require only minimal grading for site preparation. HPD believes
that this minimal grading on a developed parcel will have "no effect" on
historic sites.

We have no other comments to offer at this time. Thank you for the
opportunity to comment on this matter.

Please feel free to call Steve Tegawa at our Office of Conservation and
Environmental Affairs, at 597-0377, should you have any questions.

Very truly yours,
John P. Kappeler
JOHN P. KAPPALER
KEITH W. AHUE

cc. Roy Iizaki, Mitsunaga & Associates, Inc.
OCEC

ENTER HERE FOR
BOARD OF LAND AND NATURAL RESOURCES

DESIGNS
ZONING ORDINANCES
ZONING MAPS
AGRICULTURE DEVELOPMENT
PROGRAMS
PLANNING AND ZONING
COMMISSIONS
CONSERVATION AND
RECREATION
DEPARTMENTAL AFFAIRS
COMMUNITY AND
RESOURCES DEVELOPMENT
CONTRACTS
PLANNING AND ZONING
COMMISSIONS
PLANNING AND ZONING
COMMISSIONS
PLANNING AND ZONING
COMMISSIONS
PLANNING AND ZONING
COMMISSIONS

932113

PC

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU



COPY

September 20, 1993

Mr. Keith Ahue, Chairperson
Department of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Ahue:

Subject: Your Letter of July 6, 1993 Regarding the Draft Environmental Assessment
(EA) for the Proposed Heeia Corporation Yard Office Building and Storeroom
Complex. TMK: 4-6-4; Portion 20, Kamehameha Highway, Kaneohe

Thank you for reviewing the Draft EA for our proposed project. We acknowledge your
comments that a review of the State Historic Preservation Division's records show that
there are no known historic sites at the project parcel and that the minimal grading
associated with the site preparation will have "no effect" on historic sites.

If you have any questions, please contact Roy Doi at 527-5235.

Very truly yours,

Kazu Hayashida
KAZU HAYASHIDA
Manager and Chief Engineer

cc: Mitsunaga and Associates, Inc.

d

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU



BOAFO OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU

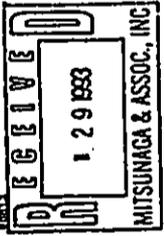
EXITS JANA, COLLECTOR
BOARD OF LAND AND NATURAL RESOURCES



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, SIXTH FLOOR
HONOLULU, HAWAII 96813

July 28, 1993

Roy Iizaki
Mitsunaga & Associates, Inc.
747 Amama Street, Suite 216
Honolulu, Hawaii 96814



DOC NO: 8830
LOG NO: 93071d13

Dear Mr. Iizaki:

SUBJECT: Draft Environmental Assessment (DEA): Heeia Corporation Yard
Office Building and Storeroom Complex (File No. 94-003)
Kane'ohu, Ko'olaupoko, O'ahu
TMK: 4-6-4: 20, pcr. 2

Thank you for the opportunity to review this DEA. A review of our records shows that there are no known historic sites at the project parcel. The parcel has been developed for use as the cooperation yard, an activity that would have destroyed any surface historic sites that might have been present. The proposed office building is an at-grade structure and will require only minimal grading for site preparation. We believe that this minimal grading on a developed parcel will have "no effect" on historic sites.

Sincerely,

Don Hibbard
for DON HIBBARD, Administrator
State Historic Preservation Division

TD:jt

September 22, 1993

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
33 South King Street, Sixth Floor
Honolulu, Hawaii 96813

Dear Mr. Hibbard:

Subject: Your Letter of July 28, 1993 Regarding the Draft Environmental Assessment (EA) for the Proposed Heeia Corporation Yard Office Building and Storeroom Complex. TMK: 4-6-04: Por. 20, Kaneohe

Thank you for reviewing the Draft EA for our proposed project. We acknowledge your comments that a review of your records shows that there are no known historic sites at the project parcel and that the minimal grading associated with the site preparation will have "no effect" on historic sites.

If you have any questions, please contact Roy Doi at 527-5235.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Manager and Chief Engineer

cc: Mitsunaga and Associates, Inc.

931743

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
150 SOUTH KING STREET
HONOLULU, HAWAII 96813

PC

2 3 10 11 93



FRANK J. PARK
MAIL ROOM

C. MICHAEL STREET
DIRECTOR AND CHIEF ENGINEER
7410 S. LANTANA
CHIEF ENGINEER

ENV 93-145

July 1, 1993

MEMORANDUM

TO: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

FROM: C. MICHAEL STREET, DIRECTOR AND CHIEF ENGINEER

SUBJECT: Draft Environmental Assessment (DEA)
Heeia Corporation Yard Office Building and Storeroom
Complex
TMK: 4-6-04:20...PK. 2

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

1. We have no objections to the proposed project.
2. The DEA should address the impact of storm water discharges associated with construction activities on water quality of the receiving waters.
3. The DEA should also state what structural or non-structural best management practices (BMP) will be provided to control and reduce the discharge or pollutants resulting from construction and/or dewatering operations.
4. If dewatering activity is anticipated, dewatering permits from the State Department of Health as well as the Department of Public Works, City and County of Honolulu, will be required.

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

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

8



COPY



COPY

C. Michael Street
Page 2
September 22, 1993

September 22, 1993

3. Groundwater dewatering is not anticipated to be required for the construction of the project. Discharge of hydrotesting water from the building plumbing system is anticipated to percolate into the soil and will not reach receiving waters.

If you have any questions, please contact Roy Doi at 527-5235.

TO: C. MICHAEL STREET, DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF PUBLIC WORKS

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JULY 1, 1993 REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED HEEHA CORPORATION YARD OFFICE BUILDING AND STOREROOM COMPLEX, TMK: 4-6-4: POR. 20. KANEQHE

cc: Mitsunaga and Associates, Inc.

Thank you for reviewing the Draft EA for our proposed project. We have the following response:

1. We note that you have no objections to the proposed project.
2. The stormwater runoff associated with construction activity will have little impact on the quality of receiving water. The contractor will be required to implement erosion control measures to minimize surface runoff from excavation and grading operations during construction. Berms will be constructed to retain any silt laden runoff on the project site. The present drainage pattern from the project site discharges into a set of catch basins on-site that eventually discharge into the City's Storm Drain System. The contractor will also be required to berm the catch basins to trap any sediment that may run off from the excavation and grading activities. The contractor will implement appropriate measures to prevent vehicles from tracking mud, dirt and rocks onto City streets. The total project area is approximately 12,000 square feet, and therefore, neither a National Pollutant Discharge Elimination System permit for stormwater runoff associated with construction activity or an erosion control plan will be required.

932065

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

610 SOUTH KING STREET
HONOLULU, HAWAII 96813 • MODO 521-4415



FILED/PAID
10/00

JUL 29 3 45 PM '93

DONALD A. CLEGG
DIRECTOR

LORETTA K. CHIE
PROPERTY MANAGER
93-04724 (DT)

July 29, 1993

MEMORANDUM

TO: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

ATTN: ROY DOI

FROM: DONALD A. CLEGG, DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR HEHEA CORPORATION
YARD OFFICE BUILDING AND STOREROOM
TAX MAP KEY: 4-6-4: 20 AND POR. OF 2

We have reviewed the above-described project and offer the following comments:

1. All agency and public comments to the Draft Environmental Assessment (EA) and your responses should be included in the Final EA.
2. The current method of solid waste disposal should be included in the Final EA.
3. Page 13 of the Draft EA states that the proposals will not be visible from Kanehameha Highway. The Department of Land Utilization's (DLU) comment letter, dated January 5, 1993 to Mitsunaga and Associates, required a visual analysis of the proposals. If the slope of the property is such that the structures will not be visible from Kanehameha Highway, the EA should document this with analysis and a view study.
4. The Final EA should mention the liquid waste disposal system currently utilized at the site. Page 10 of the Draft EA mentions that wastewater disposal for the project will be made through the connection to the City municipal sewer line. Soil contamination issues, if any, should be discussed in the Final EA.

Mr. Kazu Hayaahida
Page 2
July 29, 1993

5. The Final EA should list which proposals will be constructed on parcels 20 and 2.

If you have any questions regarding this letter, please contact Dana Teramoto of our staff at 523-4648.

Donald Clegg

DONALD A. CLEGG
Director of Land Utilization

DAC:lg
Meth:dlf

cc: Mitsunaga & Associates, Inc.
(Roy Iizaki)

Ⓟ



COPY



COPY

September 20, 1993

Donald A. Clegg
Page 2
September 20, 1993

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KAZU HAYASHIDA, MANAGER, AND CHIEF ENGINEER
BOARD OF WATER SUPPLY *Kazu Hayashida*

SUBJECT: YOUR MEMORANDUM OF JULY 29, 1993 REGARDING THE DRAFT
ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED HEHA
CORPORATION YARD OFFICE BUILDING AND STOREROOM COMPLEX
TMK: 4-6-4: POR. 20. KAMEHAMEHA HIGHWAY, KANEHOHE

5. The entire proposed project will be constructed on a portion of parcel 20.
references to parcel 2 will be omitted from the Final EA.

If you have any questions, please contact Roy Doi at 527-5235.
cc: Mitsunaga and Associates, Inc.

Thank you for reviewing the Draft EA for our proposed project. We have the following response:

1. All agency and public comments to the Draft EA and our responses will be included in an appendix to the Final EA.
2. The current method of solid waste disposal is refuse collection service provided by the City and County's Department of Public Works, Refuse Collection and Disposal Division.
3. In accordance with your department's comment letter dated January 5, 1993, a visual analysis of the proposed Office Building and Storeroom Complex will be completed and documented in the Final EA.
4. The liquid waste disposal system currently utilized at the site is a cesspool system adjacent to the existing building. Maintenance of the cesspool is provided by the City and County's Department of Wastewater Management, Collection and Maintenance Division. The proposed new building and storeroom complex will be serviced by a connection to the City's municipal sewer system. The existing cesspool will be filled and abandoned in place. No soil contamination is anticipated.

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU
840 SOUTH KING STREET
HONOLULU, HAWAII 96813

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU

COPY



SEP 21 9 29 AM '93



ROBIN FOSTER
Chief Planning Officer
ROLLING B. LIBBY, JR.
Deputy Chief Planning Officer

September 20, 1993

MM 6/93-1603

July 14, 1993

MEMORANDUM

TO: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

ATTENTION: ROY DOI

FROM: ROBIN FOSTER, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE
HEELA CORPORATION YARD OFFICE BUILDING AND STOREROOM
COMPLEX. TAX MAP KEY: 4-6-04: 20: PORTION OF 2

TO: ROBIN FOSTER, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY *Raymond H. Foster*

SUBJECT: YOUR MEMORANDUM OF JULY 14, 1993 REGARDING THE DRAFT
ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED HEELA
CORPORATION YARD OFFICE BUILDING AND STOREROOM COMPLEX,
TMK: 4-6-4: PORTION 20, KAMEHAMEHA HIGHWAY, KANEHOHE

We have reviewed the subject Draft EA and have the following
comments to offer:

1. The Koolauoko Development Plan Land Use Map designates the site for Public Facility use.
2. The proposal is consistent to the Koolauoko Development Plan Public Facilities Map which shows a Corporation Yard Modification symbol, site determined, within six years.

Thank you for the opportunity to comment. Should you have any questions, please contact Mel Murakami of our staff at 527-6020.

Thank you for reviewing the Draft EA for our proposed project. We acknowledge your comments that the proposed project is consistent with the Koolauoko Development Plan Land Use and Public Facilities Maps.

If you have any questions, please contact Roy Doi at 527-5235.

cc: Mitsunaga and Associates, Inc.

Robin Foster
ROBIN FOSTER
Chief Planning Officer

RF:ft

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

932012

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
630 SOUTH KING STREET
HONOLULU, HAWAII 96813

COPY



JOSEPH M. MAGALDI, JR.
DIRECTOR
AMAR SUPPAL
DEPUTY DIRECTOR

FRANK P. PAM
MAYOR

September 21, 1993

62 27 9 24 AM '93

TE-2571
PL93-1.264

July 23, 1993

pb

MEMORANDUM

TO: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

ATTENTION: MR. ROY DOI

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

SUBJECT: HEHIA CORPORATION YARD OFFICE BUILDING AND STOREROOM
COMPLEX, DRAFT ENVIRONMENTAL ASSESSMENT
TMK: 4-6-04: 20: PORTION OF 2

TO: JOSEPH M. MAGALDI, JR., DIRECTOR
DEPARTMENT OF TRANSPORTATION SERVICES

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JULY 23, 1993 REGARDING THE DRAFT
ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED HEHIA
CORPORATION YARD OFFICE BUILDING AND STOREROOM COMPLEX,
TMK: 4-6-4: PORTION 20, KANEHOHE

Thank you for reviewing the Draft EA for our proposed project. We have the following response:

This is in response to the draft Environmental Assessment sent to us for review on June 30, 1993 from Mitsunaga & Associates, Inc.

Based on our review, we have the following concerns:

1. There is a 10-foot road widening setback fronting the subject parcel on Kawahameha Highway which should be taken into consideration as part of this project.
2. The driveway and access road servicing the new facility should be wide enough to accommodate two-way traffic.

Should you have any questions, please contact Lance Watanabe of my staff at local 4199.

JOSEPH M. MAGALDI, JR.

cc: Mitsunaga & Associates, Inc.

If you have any questions, please contact Roy Doi at 527-5235.

cc: Mitsunaga and Associates, Inc.

1. We acknowledge the existing 10-foot road widening setback fronting the subject parcel on Kawahameha Highway. Permanent structures within the setback area are not proposed for this project.
2. The existing access to the Corporation Yard consists of two separate driveways, one used exclusively for ingress and one used exclusively for egress. We understand this is sufficient to accommodate the expected traffic volume.

COPY



BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU

931763

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
630 SOUTH KING STREET
HONOLULU, HAWAII 96813



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

September 20, 1993

PB 93-661

July 6, 1993

MEMO TO: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

ATTN: ROY DOI

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: HEEIA CORPORATION YARD OFFICE BUILDING AND
STOREROOM COMPLEX, THK: 4-6-04:20, PORTION OF 2
DRAFT ENVIRONMENTAL ASSESSMENT

We have reviewed the subject draft environmental assessment
and have no comments to offer. Thank you for allowing us the
opportunity to review the document.

Herbert K. Muraoka
HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada
Mitsunaga & Associates, Inc.

TO: HERBERT K. MURAOKA, DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY *Kayumi N. Hayashi*

SUBJECT: YOUR MEMORANDUM OF JULY 6, 1993 REGARDING THE DRAFT
ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED HEEIA
CORPORATION YARD OFFICE BUILDING AND STOREROOM COMPLEX
THK: 4-6-4: POR. 20, KAMEHAMEHA HIGHWAY, KANEHOHE

Thank you for reviewing the Draft EA for our proposed project. We acknowledge you
have no comments at this time.

If you have any questions, please contact Roy Doi at 527-5235.

cc: Mitsunaga and Associates, Inc.

9

COPY

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU

P-366/93
POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
881 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE 808 528-3111



PAUL F. PAI
MAYOR

MICHAEL S. NAKAMURA
CHIEF
MARGO M. KAWASAKI
DEPUTY CHIEF

September 21, 1993

OUR REFERENCE BS-LK

July 28, 1993

TO: MICHAEL S. NAKAMURA, CHIEF
POLICE DEPARTMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY *Raymond H. Doi*

SUBJECT: YOUR MEMORANDUM OF JULY 18, 1993 REGARDING THE DRAFT
ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED HEEEA
CORPORATION YARD OFFICE BUILDING AND STOREROOM COMPLEX,
TMK: 4-6-4: PORTION 20, KANEHOHE

TO: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

ATTENTION: ROY DOI, WATER SYSTEMS PLANNING

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: BOARD OF WATER SUPPLY, CITY & COUNTY OF HONOLULU
HEEHA CORPORATION YARD OFFICE BUILDING AND STOREROOM
COMPLEX - TAX MAP KEY: 4-6-04:20; PORTION OF 2
DRAFT ENVIRONMENTAL ASSESSMENT

This is in response to your request for comments on a draft environmental assessment for a Board of Water Supply office building and storeroom at the HeeHa Corporation yard.

We note that no significant long term impacts are expected, and that short term impacts such as those caused by dust, noise, and the transportation of heavy equipment, will be mitigated. The Honolulu Police Department wishes to make no further comments on the document.

Thank you for the opportunity to review this document.

MICHAEL S. NAKAMURA
Chief of Police

BY *Eugene Uehara*
EUGENE UEHARA
Assistant Chief of Police
Administrative Bureau

cc: Roy Iizaki
Mitsunaga & Associates, Inc.

Thank you for reviewing the Draft EA for our proposed project. We confirm that the short term impacts during construction of the project will be mitigated.

If you have any questions, please contact Roy Doi at 527-5235.

cc: Mitsunaga and Associates, Inc.

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3331 KANAKA STREET SUITE 100
HONOLULU, HAWAII 96817-1000

931903

JUL 15 9 04 AM '93



FAHRT, JALB
10/1/84

DONALD S. M. CHANG
FIRE CHIEF
DONALD S. M. CHANG
FIRE CHIEF

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU

COPY



September 21, 1993

July 14, 1993

TO: MR. KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

FROM: DONALD S. M. CHANG, FIRE CHIEF

SUBJECT: BOARD OF WATER SUPPLY, CITY AND COUNTY OF HONOLULU
HEEIA CORPORATION YARD OFFICE BUILDING AND STOREROOM
COMPLEX - TAX MAP KEY: 4-6-04-20; PORTION OF 2
DRAFT ENVIRONMENTAL ASSESSMENT

TO: DONALD S. M. CHANG, FIRE CHIEF
FIRE DEPARTMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JULY 14, 1993 REGARDING THE DRAFT
ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED HEEIA
CORPORATION YARD OFFICE BUILDING AND STOREROOM COMPLEX,
TMK: 4-6-4- PORTION 20, KANEQHE

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from Kaneohe and Kahaluu engine companies with ladder service from Kaneohe are adequate.

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

Should you have any questions, please call Assistant Chief Aulilio Leonard of our Administrative Services Bureau at 831-7775.

Thank you for reviewing the Draft EA for our proposed project. We acknowledge that you foresee no adverse impact to Fire Department facilities or services and that fire protection services in the area are adequate. Access for fire apparatus, water supply and building construction will be in conformance with existing codes and standards.

If you have any questions, please contact Roy Doi at 527-5235.

DONALD S. M. CHANG
Fire Chief

✓cc: Mitsunaga and Associates, Inc.

AKL:ny

APPENDIX B

Visual Analysis

VISUAL ANALYSIS

In order to evaluate the visual impact of the proposed facility as seen from public viewing areas, and the possible impact of the structure on the views of the Koolau Mountains and Kaneohe Bay, Sight Lines were established at strategic locations around the project site, as shown on the *Sight Lines Key Plan*. Photographs corresponding to Sight Lines 1 through 5 are also incorporated into this Visual Analysis.

Sight Line 1 - Approaching the project site along Kamehameha Highway, beginning at a distance of approximately 730 feet from the proposed structure.

Sight Line 2 - Near the access driveway to the project site, from the intersection of Kamehameha Highway and Ahui Nani Place, beginning at a distance of approximately 490 feet from the proposed structure.

Sight Line 3 - Near the intersection of Kamehameha Highway and Ipuka Street, beginning at a distance of approximately 560 feet from the proposed structure.

Sight Line 4 - Near the intersection of Ipuka Street and Iki'iki Street, beginning at a distance of approximately 470 feet from the proposed structure.

Sight Line 5 - At the cul-de-sac at the makai end of Ipuka Street, beginning at a distance of approximately 450 feet from the proposed structure.

Sight Line 6 - Alongside the public right-of-way to the shoreline of Kaneohe Bay, near the end of Ipuka Street, beginning at a distance of approximately 960 feet seaward from the proposed structure.

Please note that the sectional drawings are compressed views -- vertical is five (5) times horizontal -- to fit onto the printed page.

Portions of the roof that can be seen along Sight Lines 1, 4 and 5 were superimposed onto photographs and are shown in Photographs #1, #4 and #5. A photograph was not taken from Sight Line 6 since it was determined that the roof could only be seen at a distance in excess of 960 feet from the proposed structure, and at a distance of over 300 feet from shore. At that distance the roof of the proposed structure would merge with the other residential structures along Kaneohe Bay. Note that the section drawing for Sight Line 6 is alongside the public right-of-way to the shoreline, and there is no residence built at that particular location as the lot is currently vacant; an outline of a residential structure is drawn to indicate view limitations were a residence to be constructed there.

The view along Sight Line 2 is hidden from view by the six-foot high hedge along Kamehameha Highway. Please refer to Photograph #2. The intersection of Kamehameha Highway and Ahui Nani Place is one of the major residential neighborhood intersections within the vicinity of the project site, and is almost directly across from the access driveway to the project site.

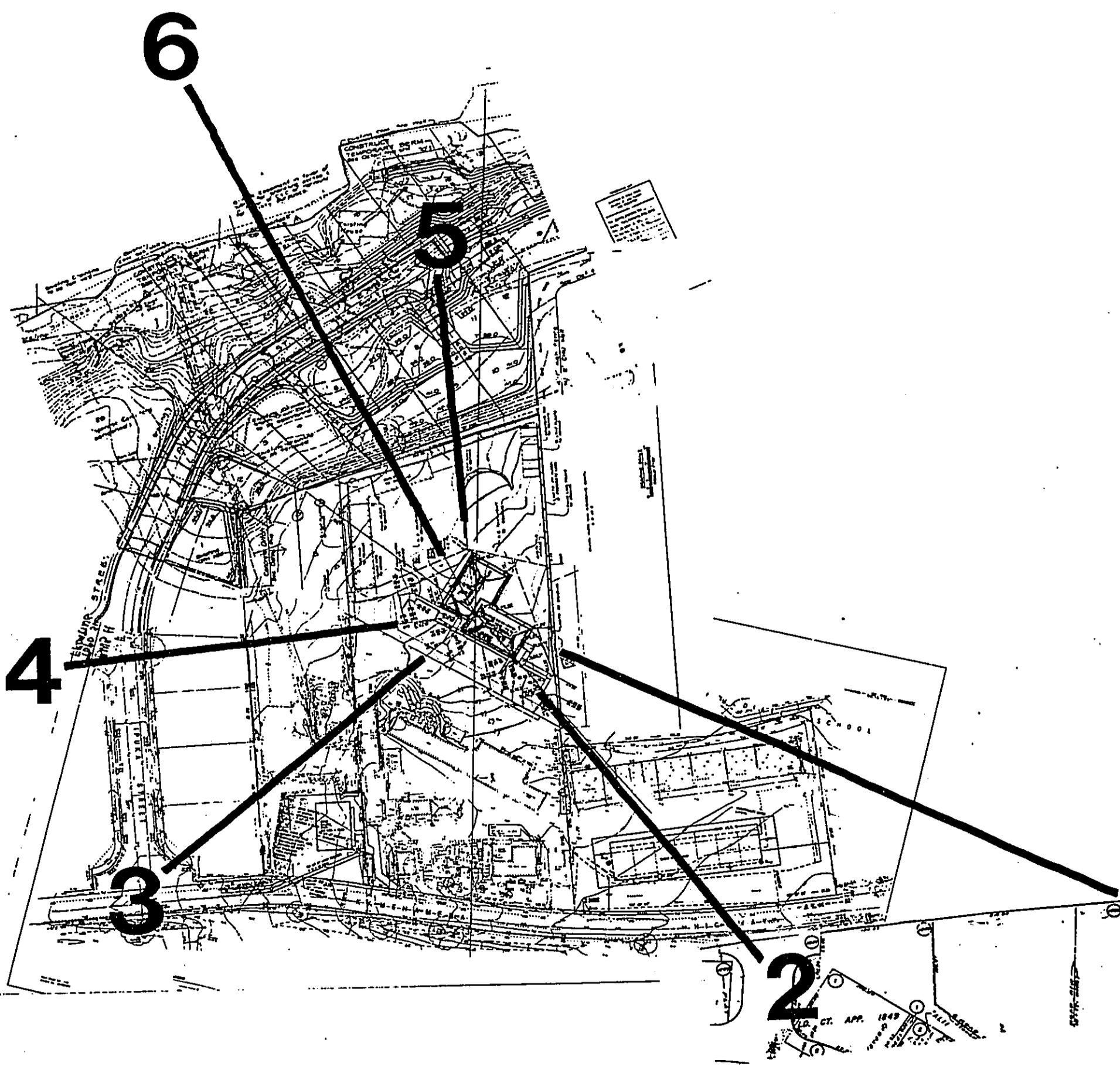
The view of the proposed structure along Sight Line 3 is hidden by the residences and vegetation. This intersection of Kamehameha Highway and Ipuka Street is also one of the major residential neighborhood intersections within the vicinity of the project site. Please refer to Photograph #3.

As shown in Photograph #5, the roof structure of the proposed facility can be seen through the chain link fence bordering the makai boundary of the Board of Water Supply property, and will have an impact on the view of the Koolau Mountains from that vantage point. However, the impact can be mitigated with the same type of hedge planting that is growing along Kamehameha Highway (refer to Photograph #2). Although not readily discernable in the photographs, a sparse hedge is now growing along the fence. The Board of Water Supply has agreed to increase the density of the planting and to maintain the hedge to reduce the visual impact.

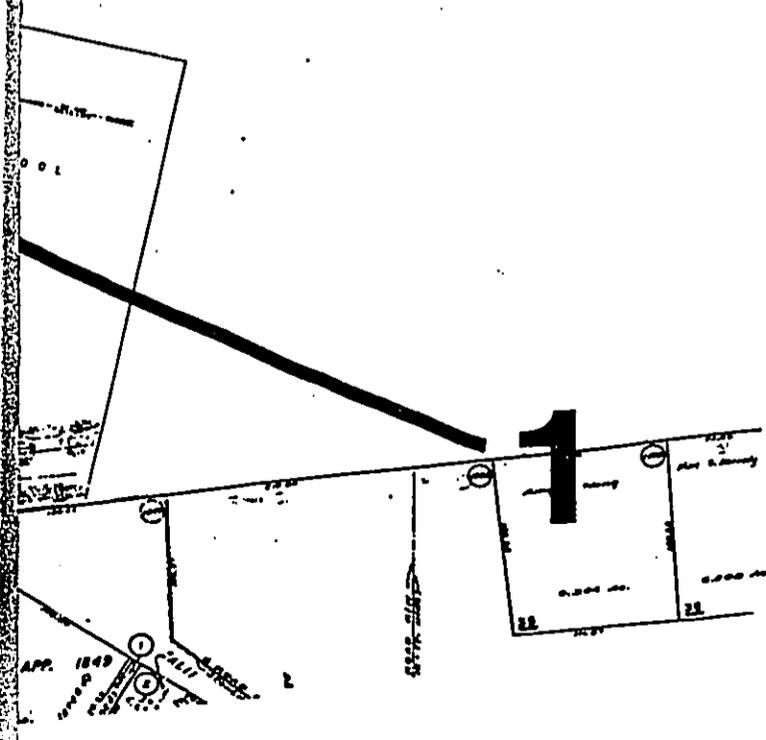
The intersection of Ipuka Street and Iki'iki Street is another major residential neighborhood intersection within the vicinity of the project site. The view from this intersection will have the greatest visual impact. However, neither the view of Kaneohe Bay or the Koolau Mountains will be affected. The view of the structure is somewhat obscured by the heavy vegetation and because of the design of the structure, will have the appearance of a residence in the background. Please refer to Sight Line 3 and Photograph #3.

Based on this Visual Analysis, we conclude that the proposed structure will not seriously impact the public views of the Koolau Mountains or of Kaneohe Bay.

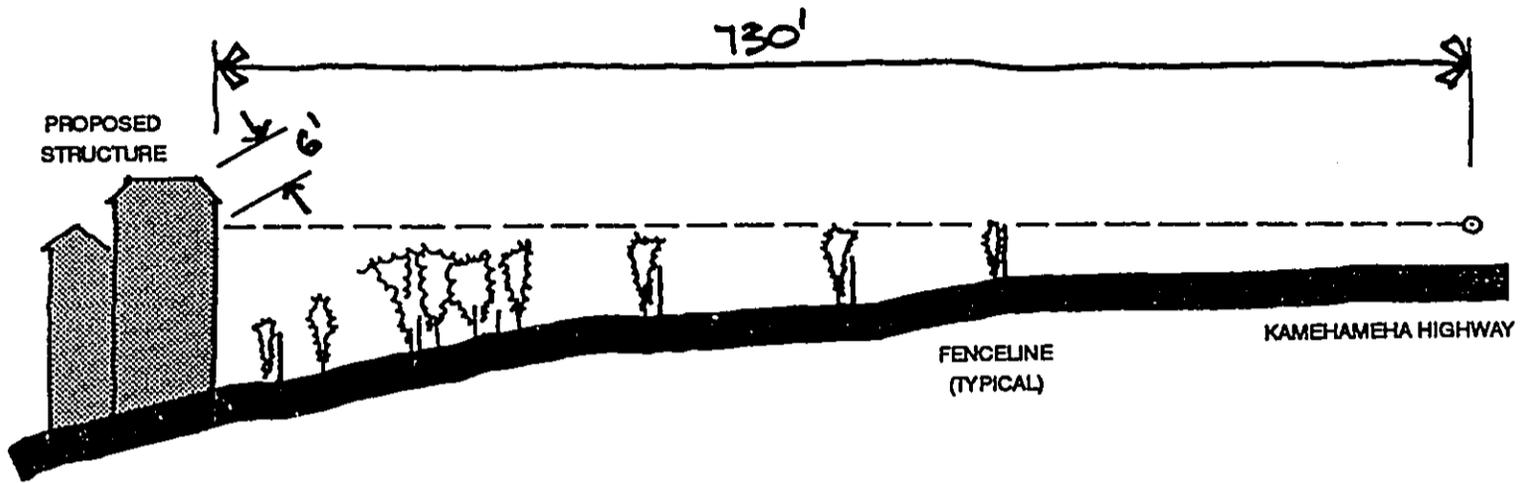
DOCUMENT CAPTURED AS RECEIVED



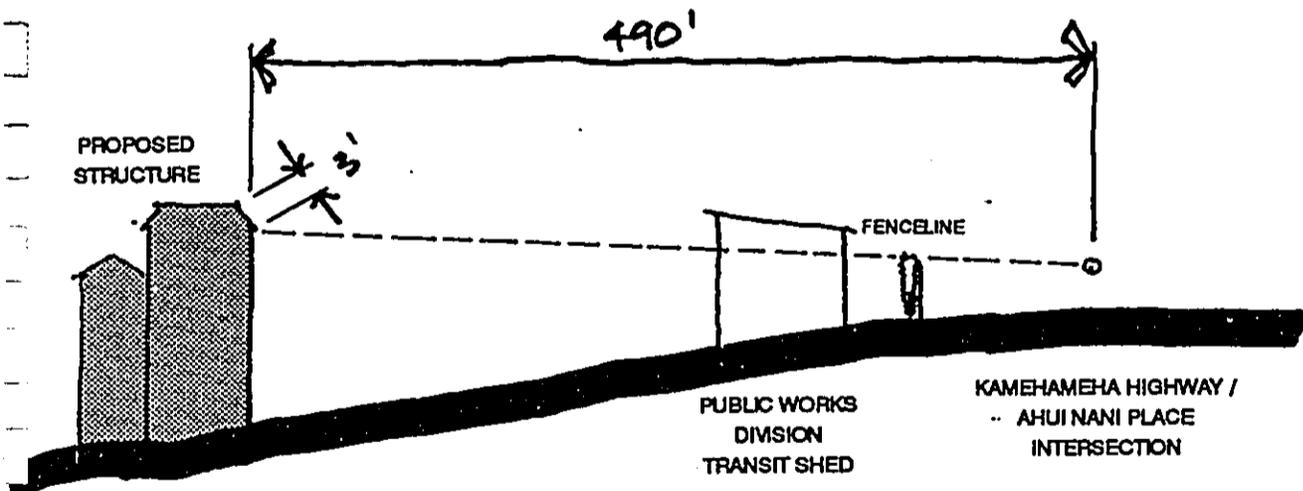
DOCUMENT CAPTURED AS RECEIVED



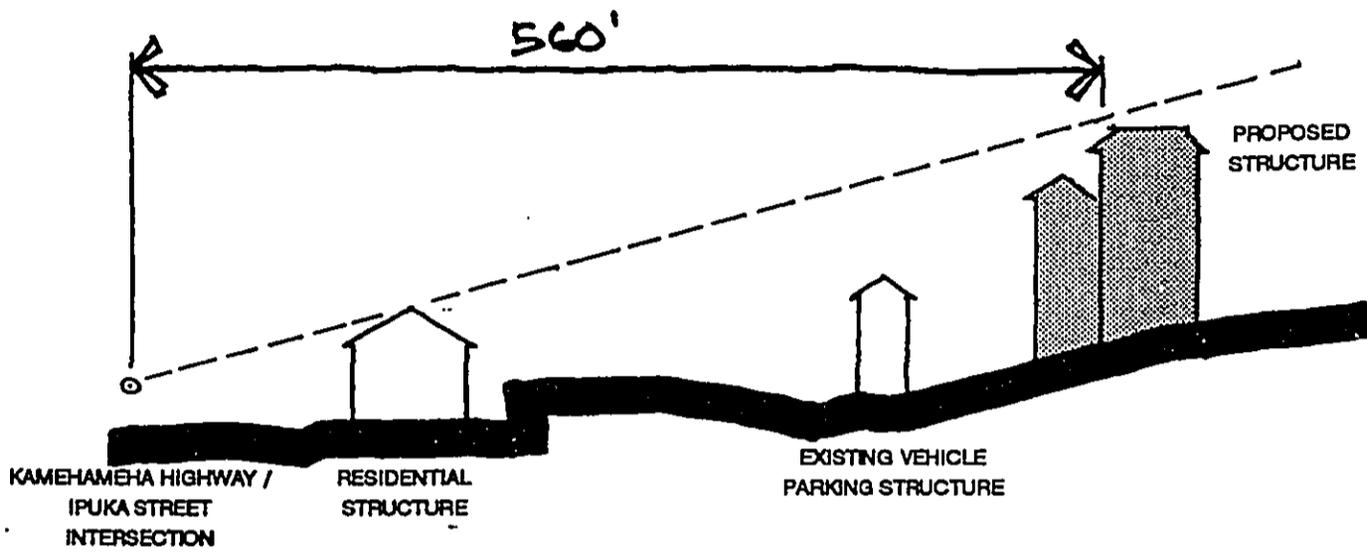
SITE LINES KEY PLAN
Board of Water Supply
Heela Corporation Yard, Kaneohe, Oahu
**FINAL ENVIRONMENTAL ASSESSMENT
(NEGATIVE DECLARATION)**
for
**CONSTRUCT OFFICE BUILDING
AND STOREROOM COMPLEX**



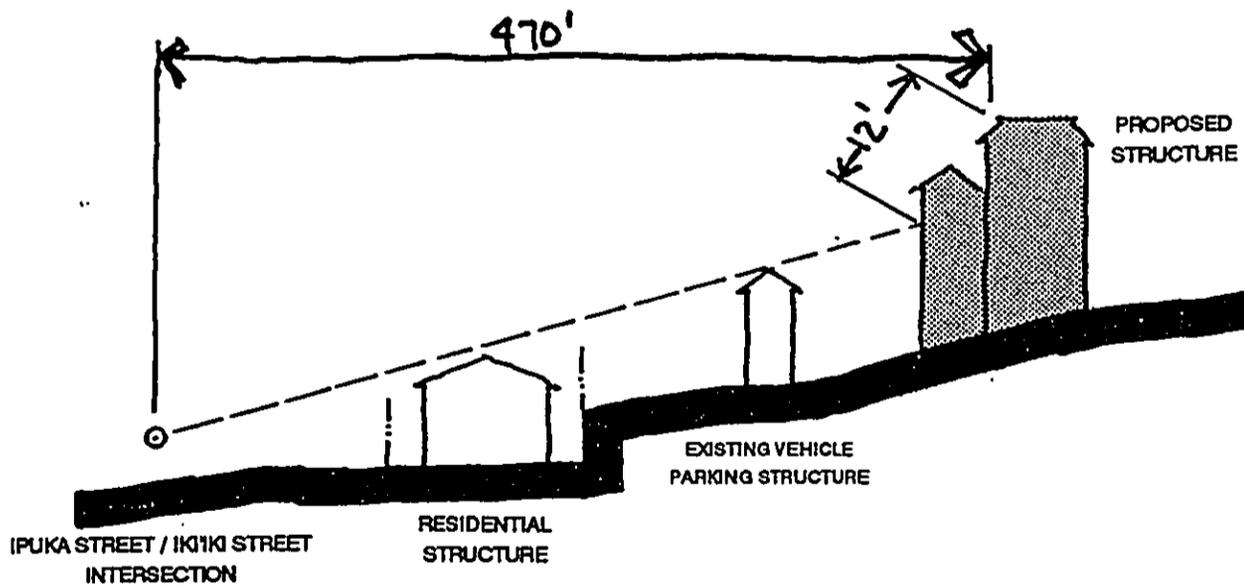
LINE #1 Section along Sight Line 1 –
 From Kamehameha Highway to Proposed Structure



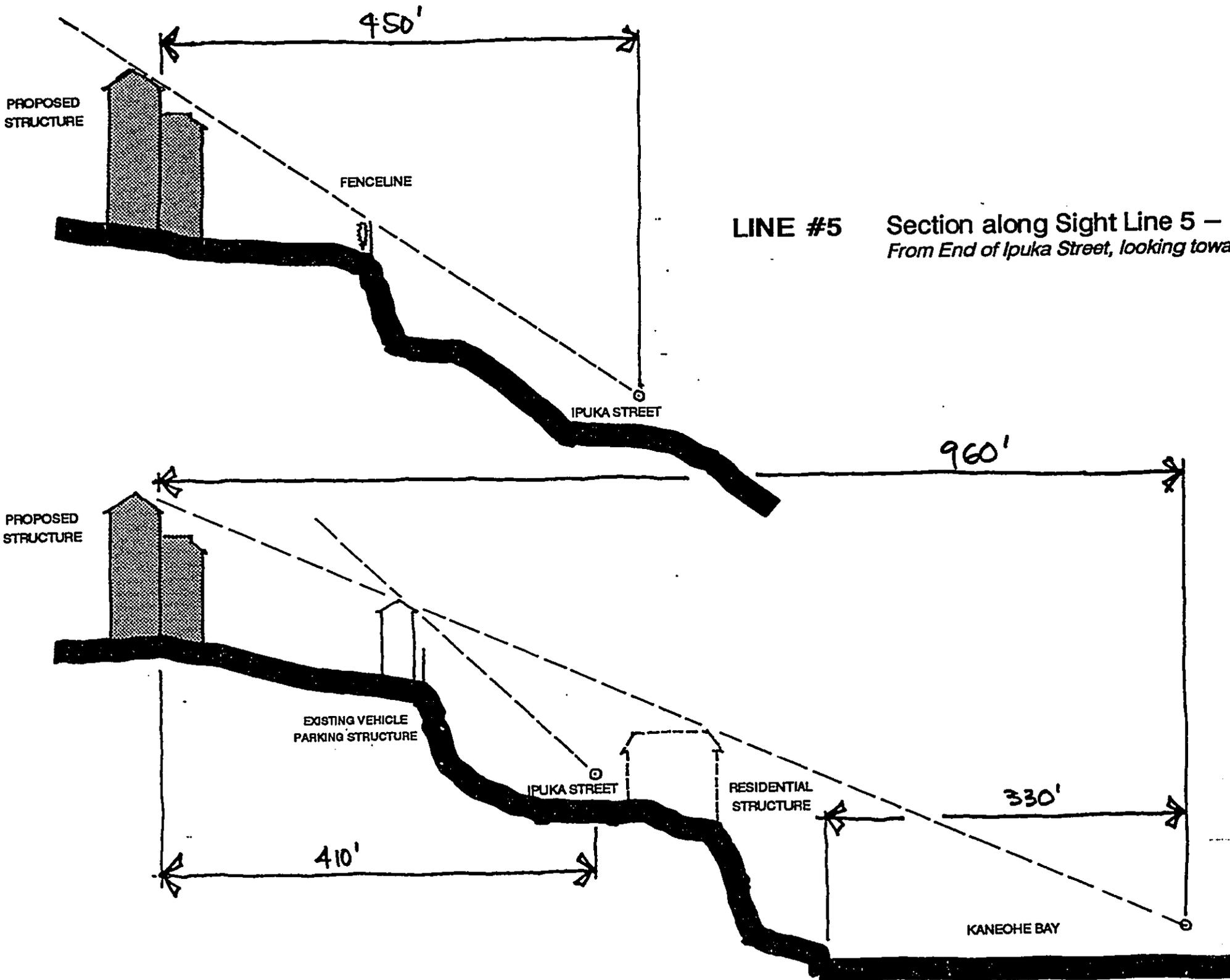
LINE #2 Section along Sight Line 2 –
 From Kamehameha Highway / Ahui Nani Place Intersection, to Proposed Structure



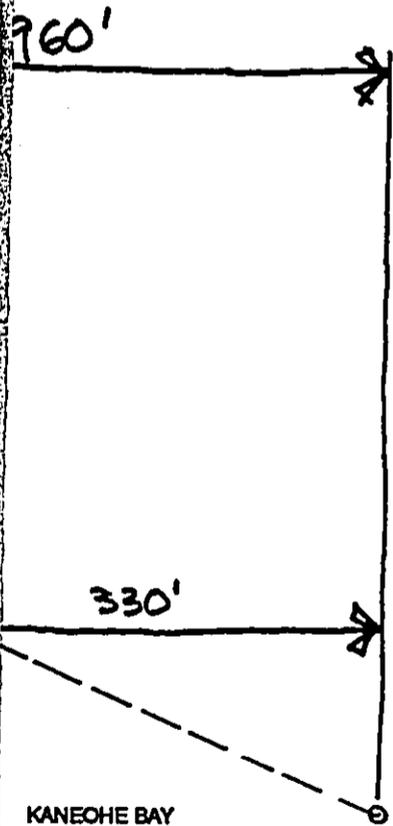
LINE #3 Section along Sight Line 3 –
 From Kamehameha Highway / Ipuka Street Intersection, to Proposed Structure



LINE #4 Section along Sight Line 4 –
 From Proximity of Ipuka Street / Iki'iki Street Intersection, to Proposed Structure



on along Sight Line 5 –
End of Ipuka Street, looking toward Koolau Mountains



LINE #6 Section along Sight Line 6 –
From Kaneohe Bay, looking toward Koolau Mountains

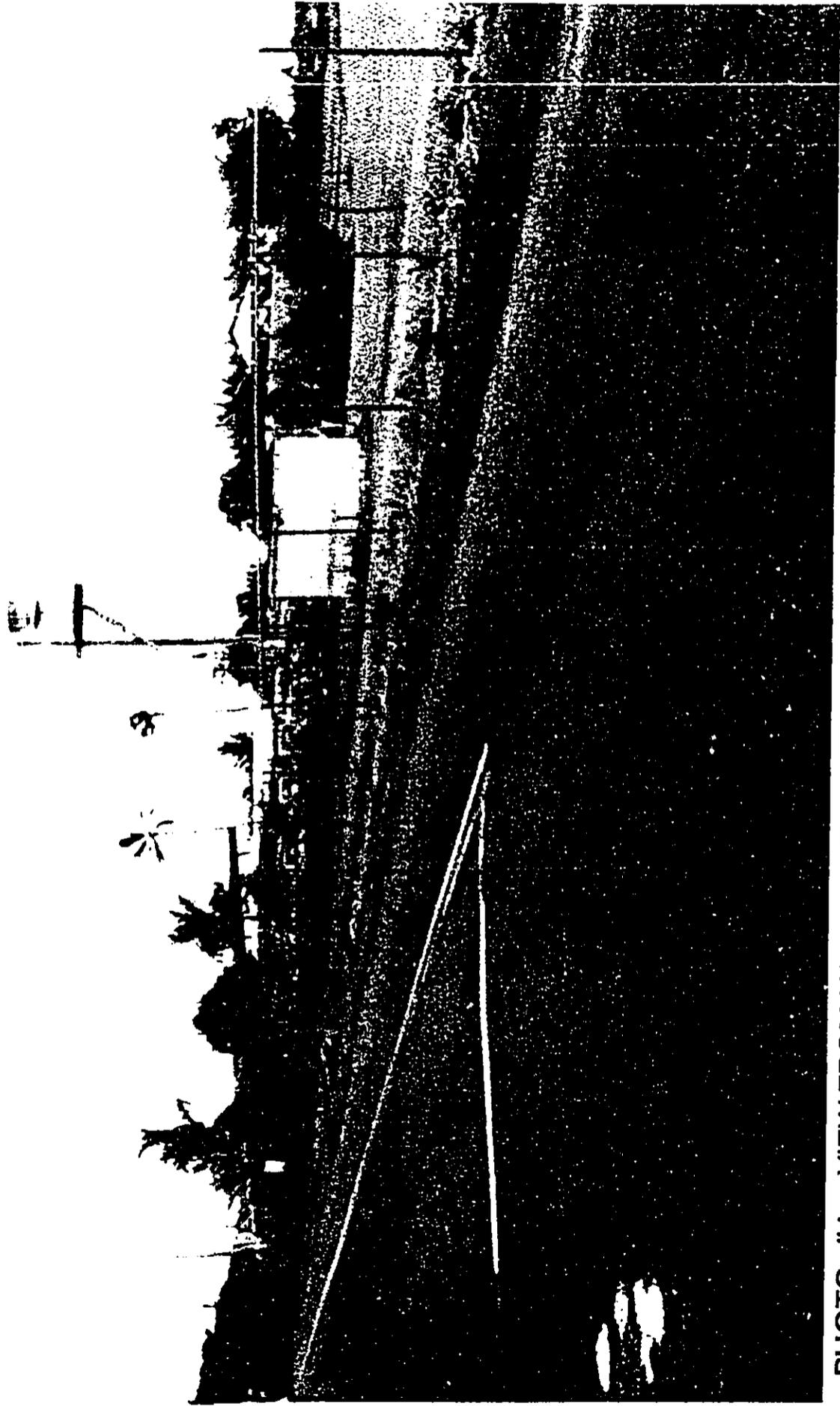


PHOTO #1 VIEW FROM KAMEHAMEHA HIGHWAY LOOKING MAKAI
Approximately 730 Feet to Target

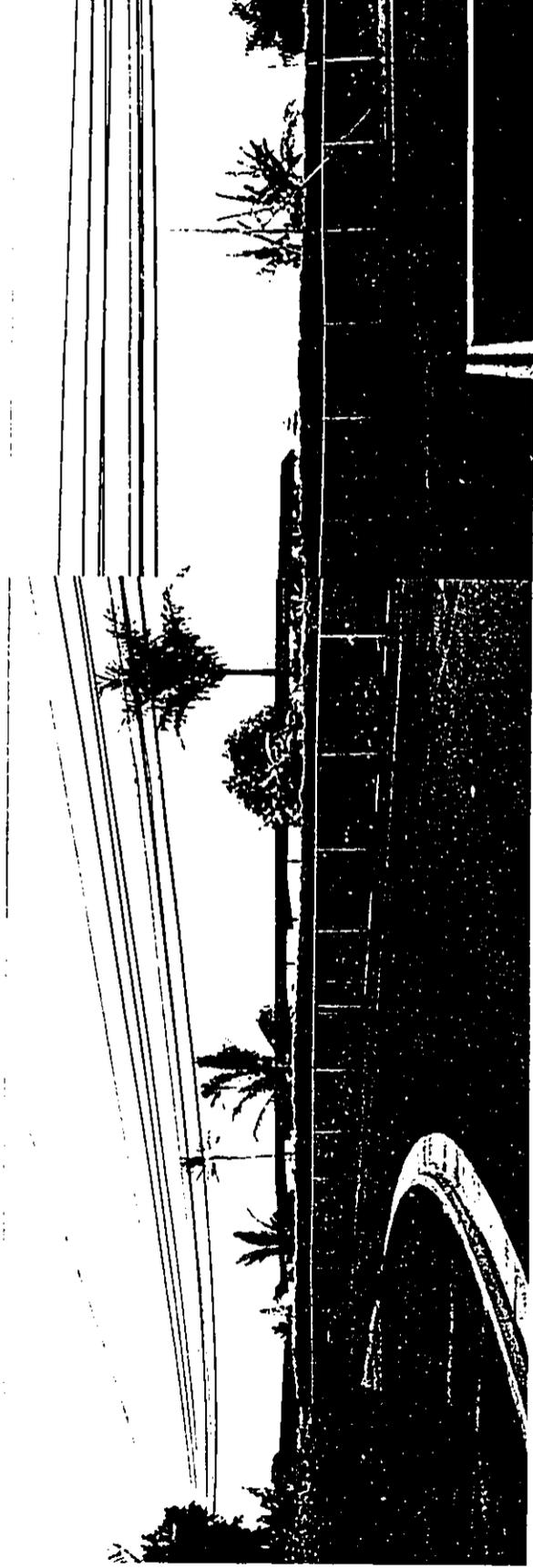


PHOTO #2 VIEW FROM INTERSECTION OF KAMEHAMEHA HIGHWAY / AHUI NANI PLACE
Approximately 490 Feet to Target



PHOTO #3 VIEW FROM INTERSECTION OF KAMEHAMEHA HIGHWAY / IPUKA STREET
Approximately 560 Feet to Target

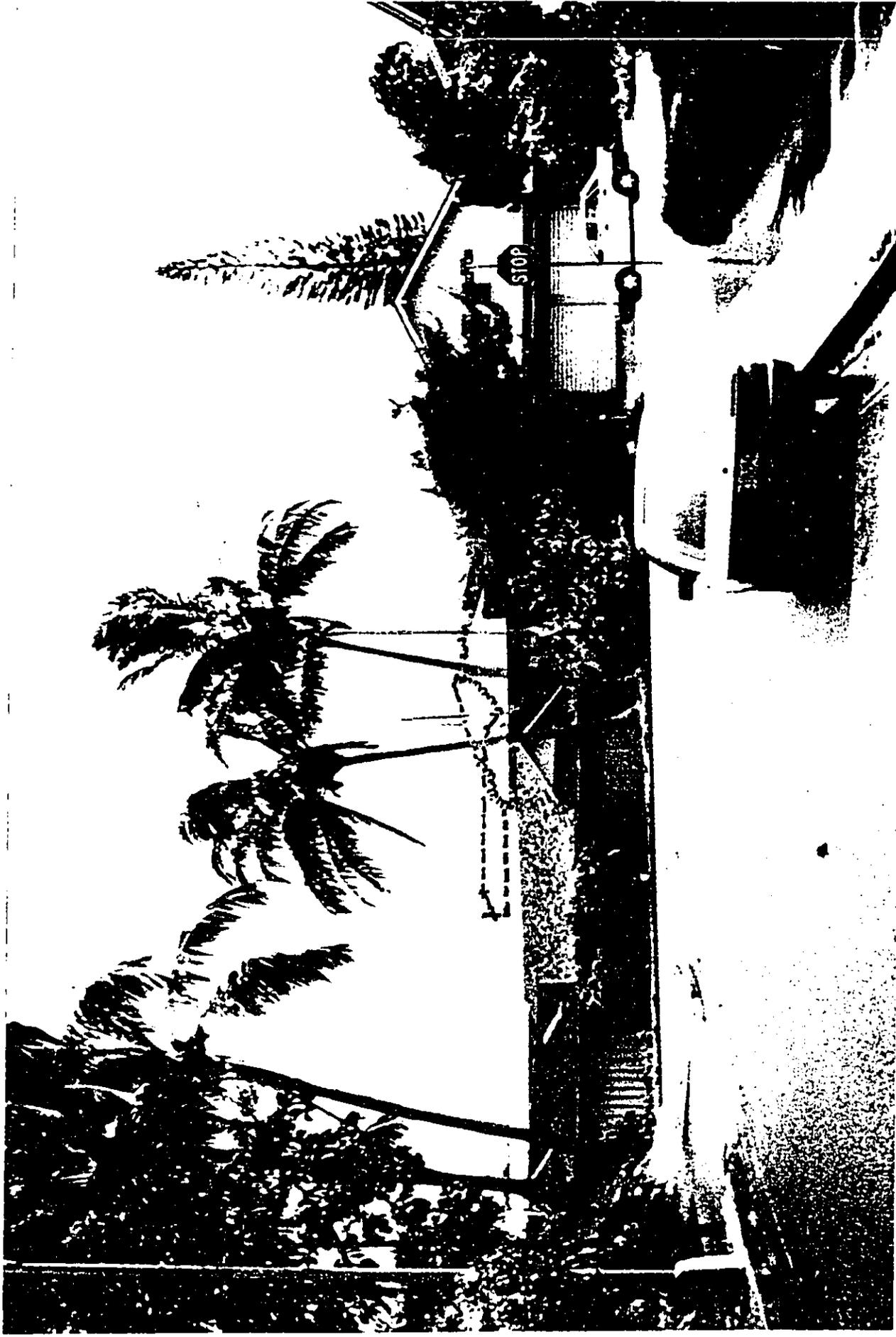


PHOTO #4 VIEW FROM PROXIMITY OF IPUKA STREET / IKI'IKI STREET INTERSECTION
Approximately 470 Feet to Target

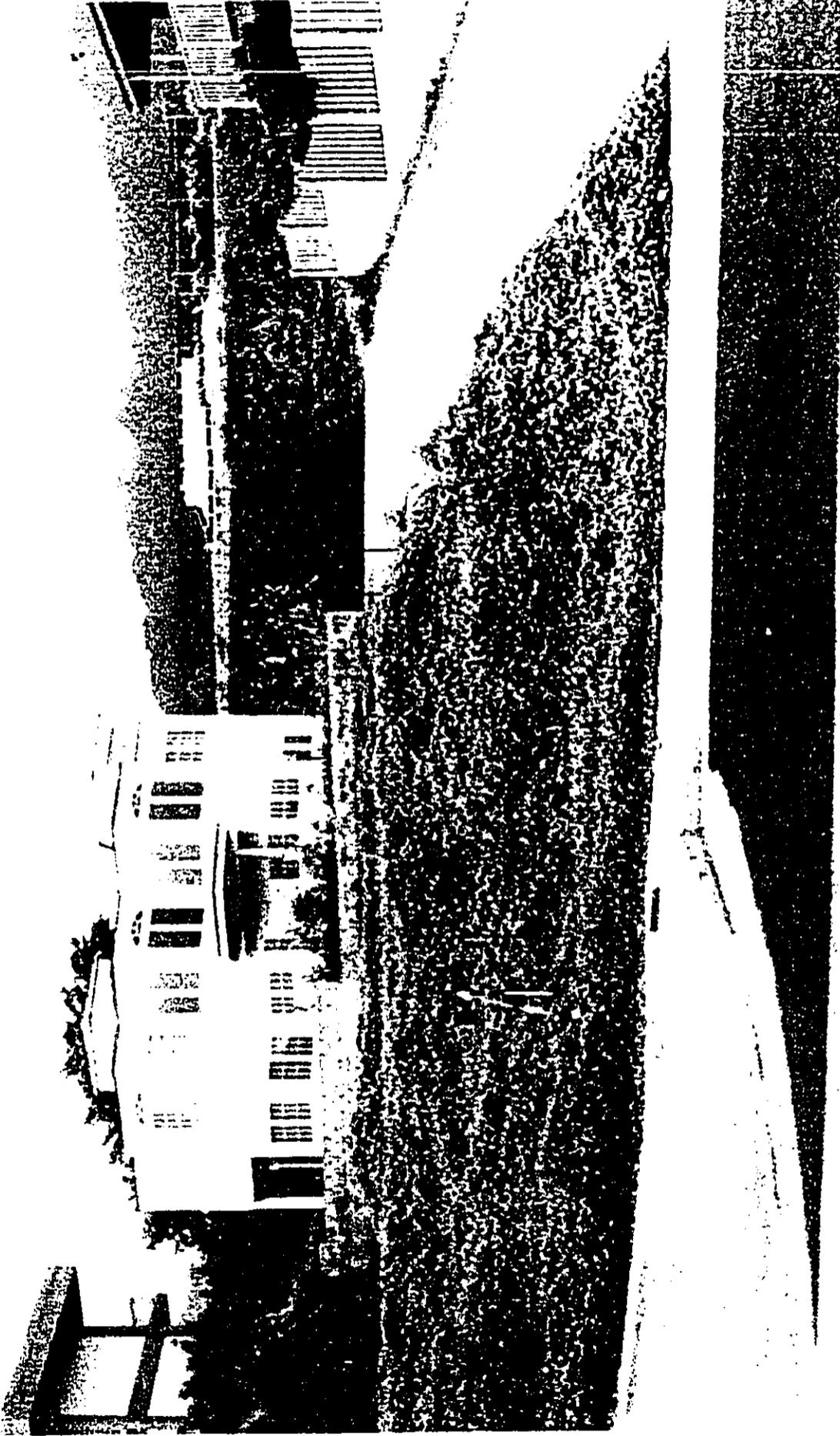


PHOTO #5 VIEW FROM END OF IPUKA STREET LOOKING TOWARD KOOLAU MOUNTAINS
Approximately 450 Feet to Target