

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

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

RECEIVED

JEREMY HARRIS  
XXXXXXXXXX  
MAYOR



'94 DEC 12 A7:21  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

DONA L. HANAIKE  
XXXXXXXXXX  
DIRECTOR

ALVIN K.C. AU  
DEPUTY DIRECTOR

December 7, 1994

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

Dear Mr. Choy:

Subject: Final Environmental Assessment (Negative Declaration)  
Waianae Regional Park Maintenance Yard  
Tax Map Key: 8-5-002: 49

We are forwarding for your review and publication in the OEQC Bulletin the negative declarations and four copies of the final environmental assessment for improvements at the Waianae Regional Park Maintenance Yard.

The Department of Parks and Recreation has assessed the potential impacts of the proposed actions according to Title II, Chapter 200, Environmental Impact Rules, and Chapter 343 of Hawaii Revised Statutes. Based on the environmental assessment, we have determined that environmental impact statements are not required. Therefore, we are filing a negative declaration for the Waianae Regional Park Maintenance Yard.

Sincerely,

A handwritten signature in black ink, appearing to read "Dona L. Hanaike".

For DONA L. HANAIKE  
Director

DLH:go

Attachments

cc: Department of Land and  
Natural Resources

*We Add Quality to Life*

163

1994-12-23-0A-~~FEA~~-Waianae Regional <sup>DEC 23 1994</sup>  
Park Maintenance Yard

---

**FINAL ENVIRONMENTAL ASSESSMENT  
NEGATIVE DECLARATION  
FOR  
WAIANAЕ REGIONAL PARK  
MAINTENANCE YARD**

Waianae, Oahu, Hawaii

**FINAL ENVIRONMENTAL ASSESSMENT  
NEGATIVE DECLARATION  
FOR  
WAIANAE REGIONAL PARK  
MAINTENANCE YARD**

Waianae, Oahu, Hawaii

Prepared for:

City & County of Honolulu  
Department of Parks & Recreation

By:

Pacific Architects, Inc.  
2020 S. King Street  
Honolulu, Hawaii 96826

November 1994

## INTRODUCTION

This Final Environmental Assessment Negative Declaration documents the anticipated impacts of the proposed Department of Parks and Recreation Maintenance Yard on the grounds of Waianae Regional Park located at 85-663 Farrington Highway (TMK:8-5-002:049). The proposed Maintenance Yard is intended as a facility for the Parks and Recreation to better service the Waianae District. The subject development is for the purpose of parking and storing of equipment after work hours and serve as a baseyard to disperse service to the district parks.

This project will be a new single story building which includes a staff office, work area, tool storage, restrooms with lockers and a parking area. Landscaping will be provided to beautify the area and to conform with City or State requirements.

The preparation of this Environmental Assessment is required pursuant to the application of a Special Management Use Permit (SMP) Chapter 25, Revised Ordinances of Honolulu, as amended. The proposed action is not anticipated to generate any significant adverse impacts on the environment.

**FINAL ENVIRONMENTAL ASSESSMENT  
NEGATIVE DECLARATION  
FOR  
WAIANAE REGIONAL PARK MAINTENANCE YARD**

**I. GENERAL INFORMATION**

- A. **APPLICANT:** City and County of Honolulu  
Department of Parks and Recreation  
650 South King Street  
Honolulu, Hawaii 96813  
Ph. 523-4755
- B. **RECORDED OWNER:** City and County of Honolulu  
Department of Parks and Recreation  
650 South King Street  
Honolulu, Hawaii 96813  
Ph. 523-4755
- C. **AGENT:** Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826  
Ph. 949-1601
- D. **TAX MAP KEY:** 8-5-002:049
- E. **LOT AREA:** 18,900 acres or 823,284 s.f.
- F. **AGENCIES CONSULTED:**  
FEDERAL  
U.S. Army Corps of Engineers, Pacific Division  
U.S. Department of the Interior, Division of Fish and Wild Life  
STATE  
State Library, Waianae Library  
Department of Education, Waianae Intermediate School  
Commission on Persons with Disabilities  
Department of Land and Natural Resources  
Department of Business, Economic Development and Tourism  
University of Hawaii at Manoa, Environmental Center  
Office of Environmental Quality Control  
Department of Land and Natural Resources, Historic Preservation  
State Department of Transportation  
Department of Health  
Office of State Planning

CITY & COUNTY

Fire Department  
Waianae Coast Neighborhood Board No. 24  
Honolulu Police Department  
Department of Public Works  
Board of Water Supply  
Department of Land Utilization  
Department of General Planning  
Department of Transportation Services

PRIVATE

Waianae Methodist Church

Final Environmental Assessment  
Negative Declaration  
Waianae Regional Park  
Maintenance Yard

## II. DESCRIPTION OF THE PROPOSED ACTION

### A. **General Description**

#### 1. Description of Proposed Site:

The proposed project is located at 85-663 Farrington Highway on the grounds of Waianae Regional Park. The proposed project is situated along Farrington Highway on the most northeastern part of Waianae Regional Park, between the existing Waianae Fire Station and the Waianae Methodist Church Pre-School. The proposed maintenance yard is comprised of a 36 feet by 70 feet single story, concrete masonry building, a covered parking/work area for 5 vehicles including a wash area, and a lighted open parking lot for 23 cars with 2 handicapped stalls. Landscaping will be provided to beautify the area and to conform to City or State requirements.

#### 2. Relation of Parcel to SMA:

The proposed project is entirely within the Special Management Area.

#### 3. Location Map:

See Figure 1 and 2

#### 4. Land Use Approvals:

The proposed project is zoned P-2 under City and County codes and considered Urban District under the State Land Use. Therefore, no special land use approvals are required other than the Special Management Area Use Permit. See Figure 4 and 5.

### B. **Technical Characteristics**

#### 1. Use Characteristics:

The proposed maintenance yard will serve as a facility for the Department of Parks and Recreation maintenance crew and equipment, which services the City and County parks and recreational area in the Waianae District. Maintenance vehicles will be parked in designated areas on the site after work hours. A chain link fence will surround the entire site for security. No repair work of vehicles and equipment will be done at this facility. All repair work are done at a City and County Repair Station.

The new maintenance building will include a staff office, locker rooms with restrooms, work area, supply room tool storage area, equipment room, storage room, covered parking, parking area and a wash area. A wash area is located on the site to wash down maintenance vehicles after they return from maintaining various district parks in Waianae. The Parks and Recreation work involves traveling on muddy roads and sandy terrain which makes it necessary to wash down the vehicles after work. In this case, a wash area has been provided that contains an oil, sand and water separator which separates any oil from the water before it enters the sewer system. The affluent will be collected as sludge and sent for proper disposal. See Figure 3.

2. Physical Characteristics:

The proposed construction site is currently underdeveloped. The existing topography is basically flat, except on the property line bordering Farrington Highway where there is a 3 to 5 foot drop. However, the site will be engineer filled to an elevation level with the adjacent properties.

3. Construction Characteristics:

The construction characteristics will include clearing and grubbing existing wild grasses and cutting and removing kiawe trees to make way for the new structure and parking. The new structure will be constructed of concrete masonry units with wood roof framing. The height will be approximately 15 feet. The work area and covered parking will have a concrete slab, and the open parking will have asphalt composition paving. See Figure 3.

4. Utility Requirements:

The proposed development will require water and electrical services. Since the location of the proposed structure is in close proximity to Farrington Highway, public utility sources will be used and readily accessible.

5. Liquid Waste Disposal:

Liquid waste disposal will be disposed of by means of connecting to the existing municipal sewer system running along Farrington Highway. The current system is adequate to accommodate the increased wastewater generated by the proposed development.

6. Solid Waste Disposal:  
Solid waste disposal will be by the normal City and County Refuse collection.

7. Access to Site:  
There will be two access route to the proposed site. The first route will be by the existing paved roadway between the Waianae Fire Station and the Waianae Library. The roadway leads to the rear of the proposed building. The second access route leads directly to the front of the proposed building from Farrington Highway.

**C. Economic and Social Characteristics:**

1. Estimated Cost of Construction:  
\$600,000
2. Time of Construction:  
Approximately six to seven months.

**D. Environmental Characteristics:**

1. Soils:  
The proposed construction site consists of well drained soils called "Pulehu clay loam". They are developed in alluvium washed from basic igneous rock. The Soils Survey Map of the State of Hawaii (1972) confirms the soil characteristic located on the site. The soils are nearly level to moderately sloping and support various grasses and kiawe trees.
2. Topography:  
The overall site of Waianae Regional Park is bordered by Farrington Highway facing the mountains of the North, and the ocean on the South. The Eastern boundary lies 300 feet from the Kaupuni Stream. The construction site is only a small portion of the Park, and is located on the most northeastern side adjacent to Farrington Highway.
3. Surface Runoff, Drainage, and Erosion Hazard:  
The proposed construction site has moderate permeability; therefore surface runoff is slow, making erosion hazard very slight or minimal.

The developed site will be engineer filled to the same elevation as the adjacent properties. Therefore, no water runoff is anticipated since all water runoffs are channeled to an existing drain on the site. An existing drain on the site is adequate to accommodate the amount of water runoffs that will be produced as a result of the new development.

Erosion control measures for the construction phase of the project will comply with City Grading Ordinances and the State Department of Health Rules and Regulations, together with dikes, ditches, sediment basins and silt curtains provided by the Contractor during construction.

The project is designed to have paved a parking area and a new maintenance building with paved walkways and planted open areas which would minimize further erosion during the service life of the facility.

4. Federal FIRM Zone, LUO Flood Hazard District:

The overall site has three Federal FIRM Zone Classifications. Zone VE is located in areas closest to the shoreline, Zone AE is near the shoreline and extending one third of the overall site from the ocean, and the balance of the property to Farrington Highway is in Zone D. The proposed construction site is in Zone D. See Figure 6.

5. Other Pertinent Information to SMA:

The proposed site is entirely within the Special Management Area; however the site is way beyond the 40 feet shoreline setback, and the site is not considered in the flood zone.

### III. AFFECTED ENVIRONMENT

- A. The proposed site is situated between two fully developed properties. The Waianae Fire Station on one side and a Pre-School on the other side. Currently, the site is undeveloped and slightly lower in grade elevation. The General Plan zoning for the area is P-2 General Preservation and the Development Plan Design is Park and Recreation. The existing land is considered a public outdoor recreational facility. The State Land Use is under Urban District. Since the neighboring properties are already fully developed, and the project site consists only of wild grasses, kiawe trees and no special habitats, the proposed project will not create any major impact to the environment.

- B. The State is the Legal Fee Owner of the entire site and there is an Executive Order giving the rights to the City to use the land. The Department of Land and Natural Resources does not anticipate any problems if the development is in keeping with Parks and Recreation purposes, which in this case, the proposed maintenance yard is for maintaining the parks and recreational area in the Waianae district.

The project site is a small part of the Waianae Regional Park that includes parks and recreational areas such as tennis courts, a gym, a boat harbor, etc. It also includes access to the ocean. The area proposed for the maintenance yard is located away from the recreational areas and will not have a negative environmental effect on these areas. No significant habitats, flora, or fauna are anticipated to be encountered. As a matter of fact, the proposed maintenance yard will contribute greatly to the enhancement of the whole region. It will provide better maintenance for landscaping and litter control. See Figure 2 for location.

- C. The proposed site is not a historic site according to the City and State Codes. An archaeological inventory survey with subsurface testing report for Waianae Regional Park was prepared by Archaeological Consultants of Hawaii in September 1992, for Pacific Architects, Inc. and the City and County Department of Parks and Recreation. In the report, Archaeologists took a 100% surface survey, and excavated 10 trenches, and six auger cores. No surface sites nor deposits of any significance were observed. Only contemporary piles and scattered trash were observed. The subsurface investigation did not encounter any items with historical significance.

If the construction work encounters any historical artifacts or burial remains, the work shall be halted and the contractor shall notify the Department of Land and Natural Resources Historical Preservation Division.

- D. The proposed development on the site will not have any major impact to Coastal views or views from Farrington Highway. Currently, the ocean cannot be seen from the highway due to overgrown kiawe trees and other vegetation. In addition, the new structure will be single story and situated lengthwise between the ocean and the highway minimizing any ocean view that might be obstructed.

E. The project site is in close proximity to public waterline. The potable water will be provided by connecting to an existing water main on Farrington Highway. The soil quality of the site has good permeability; therefore, run-offs are slow and erosion is minimal. Although, the site is in a Special Management Area, the project site is set way beyond the necessary 40 feet shoreline setback, and classified as flood zone FIRM D indicating that the threat of stream waters and ocean water are minimal.

F. Location and Site Map. See Figures 1 and 3.

#### IV. PROJECT IMPACTS

The proposed project will not create any major impact to the site and its surrounding environment in relation to Coastal Zone Management objectives and Special Management Area Guidelines for the following reasons:

1. The proposed project will not affect any access to publicly owned beaches, recreational areas, and natural resources nor will it decrease or reduce the size of any recreational areas.
2. The proposed project will not affect recreational areas including wildlife habitats, potential fisheries and fishing grounds, and potential agricultural uses.
3. The proposed project will not contribute any disposition and management adverse effects to the area.
4. The proposed project will not significantly alter the existing land form other than required by the Building Codes and will not affect any water resources and recreational amenities. The proposed project is not located in an environmentally sensitive area prone to floods, landslides, and erosions.
5. The proposed project will not have any substantial adverse environmental or ecological effects. It will not degrade air, water, nor noise qualities.
6. The proposed project is not considered in a historical site and does not involve the destruction of any natural or cultural resources. The project will not substantially affect any rare, threatened, and endangered species of flora, fauna, or habitat.

7. The project will utilize the existing Municipal sewer system.
8. The new facility will contribute greatly to the enhancement of the whole region. It will provide better maintenance for landscaping and litter control. Landscaping will be provided to beautify the area and conform with City or State requirements. The use of landscaping to mitigate impact views along Farrington Highway will have a hibiscus hedge planted to soften the fence line together with tall vertical Willi-willi trees to soften the building mass. Both trees and shrubs will also provide color. A Rainbow Shower tree will be planted at the corner for shade and provide color in the area.
9. All land use is consistent with the County General Plan, Development Plan, and Zoning. See plans provided.

From the assessment above, no major adverse environmental impacts are anticipated. The proposed project will create only minimal impacts to the site during construction period. Noise, some dust, and minor inconveniences that a normal construction site create is expected.

#### V. MITIGATION MEASURES

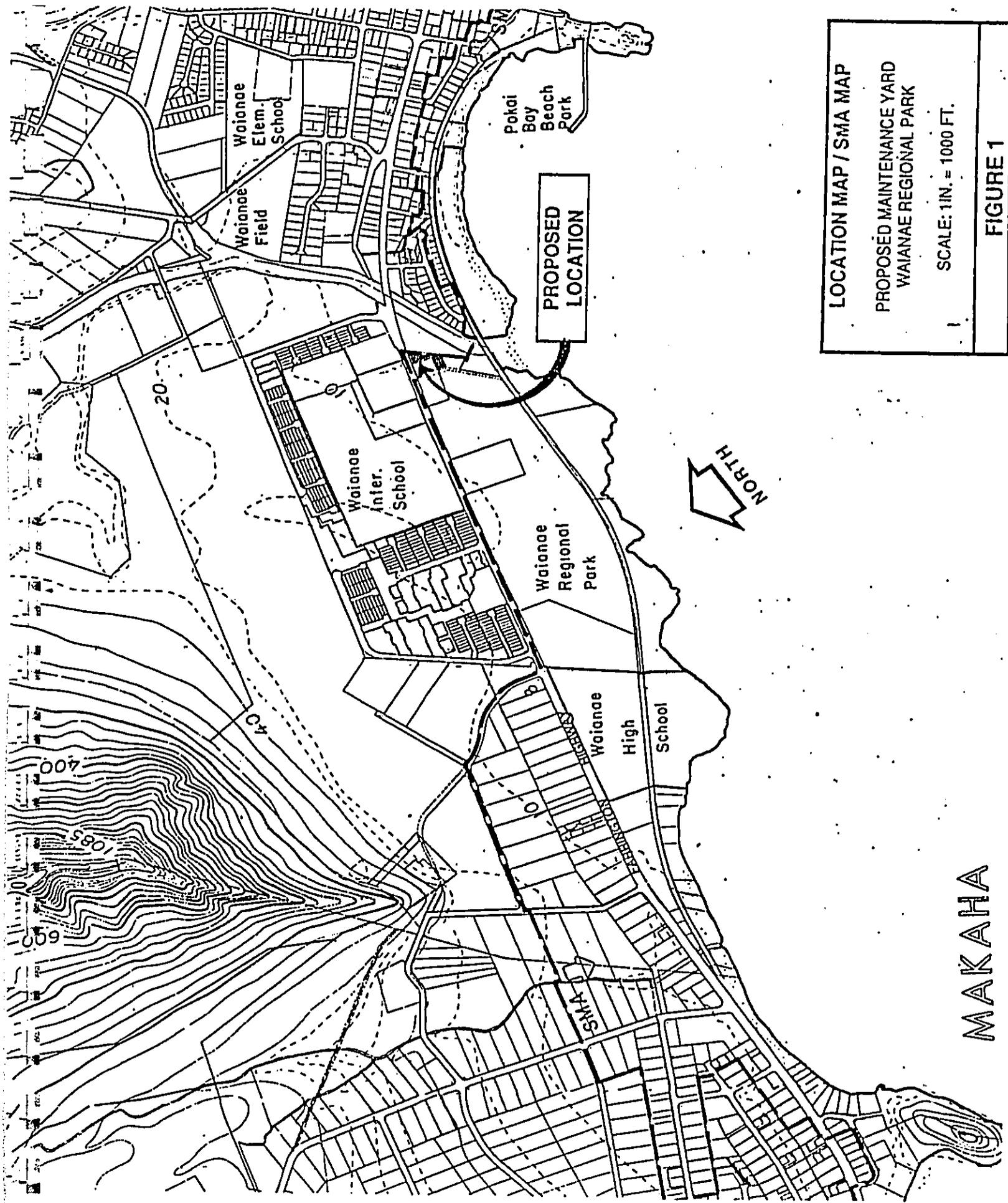
The temporary dust, noise, and silting which will occur during construction will be controlled by application of appropriate pollution control measures such as blanketing the construction area. An existing five feet high chain link fence separates the proposed site from neighboring facilities for security. Furthermore, all work is scheduled during normal working hours.

#### VI. ALTERNATIVES

No Changes

#### VII. DETERMINATIONS

No major adverse environmental impacts are anticipated. The Waianae Regional Park Maintenance Yard serves as a baseyard to disperse service to the district parks in Waianae. The subject development is for the purpose of storing maintenance equipment and a parking area for maintenance vehicles after work hours.

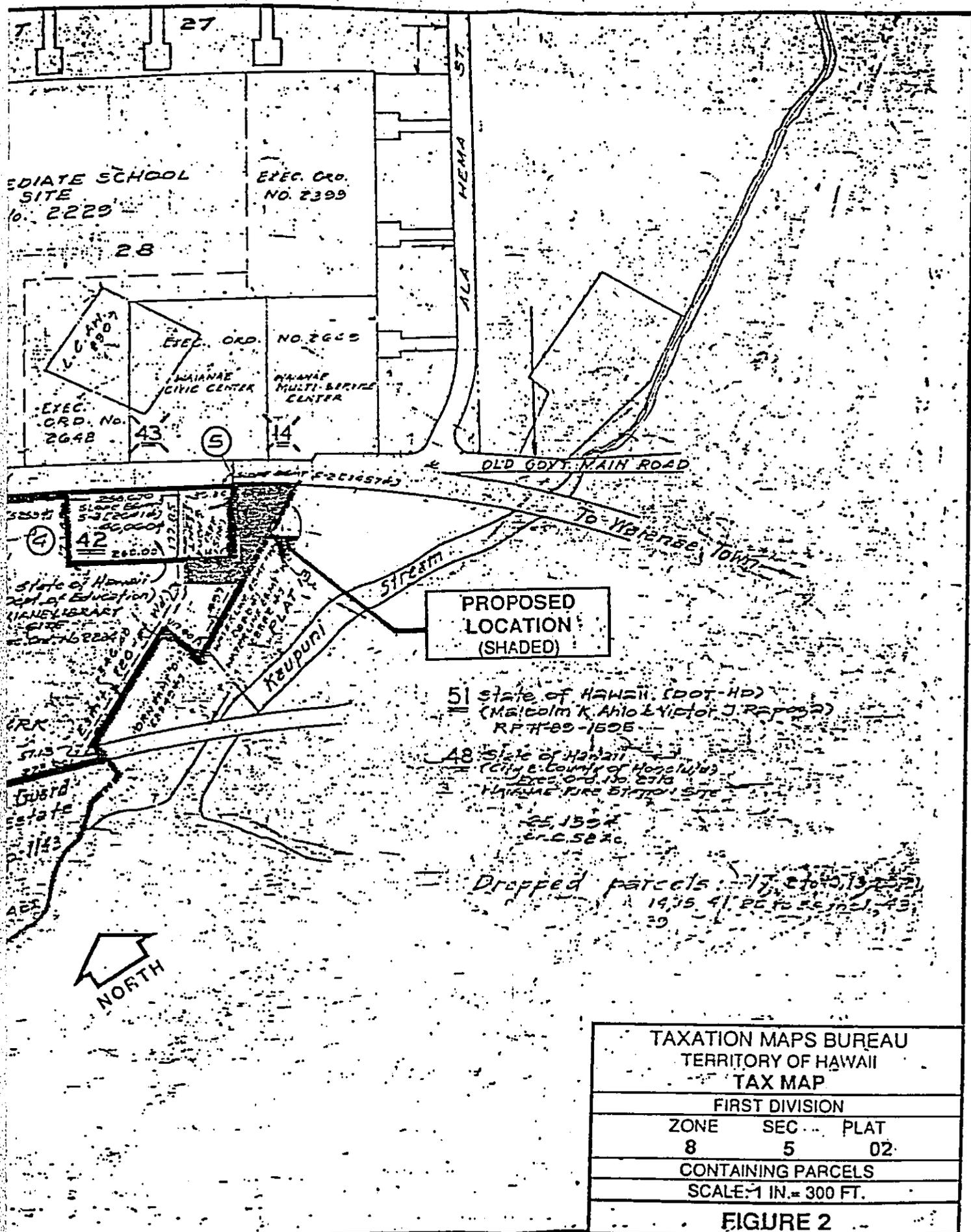


LOCATION MAP / SMA MAP  
 PROPOSED MAINTENANCE YARD  
 WAIANAE REGIONAL PARK  
 SCALE: 1 IN. = 1000 FT.  
 FIGURE 1

MAKAHA



DOCUMENT CAPTURED AS RECEIVED





EXISTING  
WAIANAE BRANCH LIBRARY

WAY

EXISTING  
FIRE STATION  
PARKING LOT

EXISTING  
WAIANAE  
FIRE STATION

EXISTING  
CHAIN-LINK FENCE  
CROSSING PROPERTY

LINK FENCE

NEW  
MAINTENANCE  
BUILDING

NEW AC DRAINING  
(TYP)

NEW SUDS  
TRIAL GATE

NEW AC  
DRAINING

NEW  
CHAIN-LINK FENCE  
CROSSING PROPERTY

CHURCH  
PROPERTY

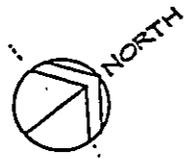
DD ZONE DESIGNATION  
SITE IS LOCATED IN ZONE D:  
AS IN WHICH FLOOD HAZARDS  
UNDETERMINED. REFER TO FIGURE 6

FARRINGTON HIGHWAY

SITE PLAN  
PROPOSED MAINTENANCE YARD  
WAIANAE REGIONAL PARK

SCALE: 1IN. = 40 FT.

FIGURE 3



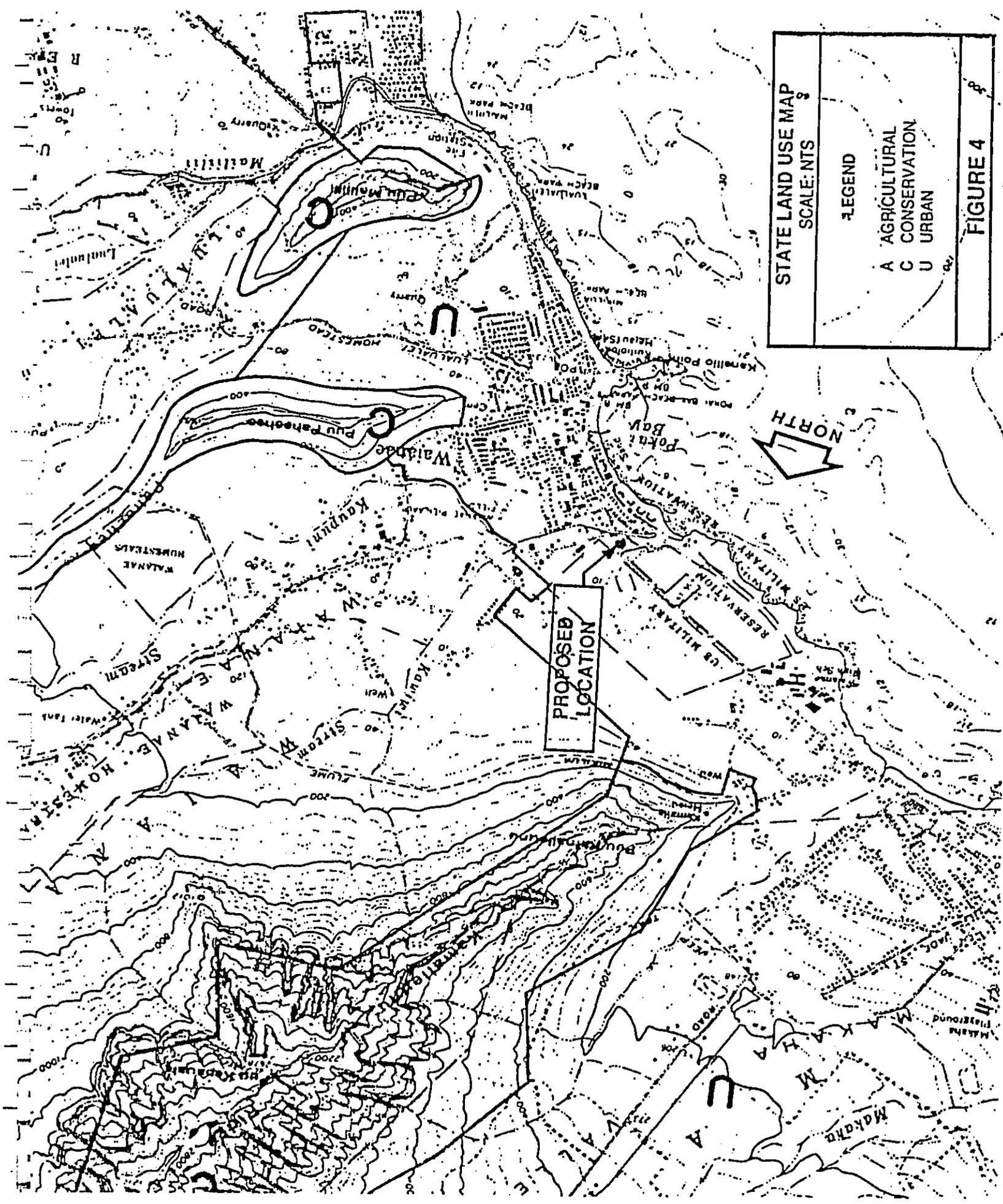
SYMBOL	DATE	DESCRIPTION	DRAWN BY	APPROVED
DEPARTMENT OF PARKS & RECREATION CITY & COUNTY OF HONOLULU FACILITIES DEVELOPMENT DIVISION <b>WAIANAE REGIONAL PARK</b> <b>MAINTENANCE YARD</b>				
SITE PLAN				
DESIGNED BY: <u>                    </u>	DRAWN BY: <u>                    </u>			
REVISIONS BY: <u>                    </u>	DATE: <u>                    </u>			
APPROVED: <u>                    </u>	DRAWING NO: <u>                    </u>			
SHEET <u>                    </u> OF <u>                    </u>		FILE NO <u>                    </u>		



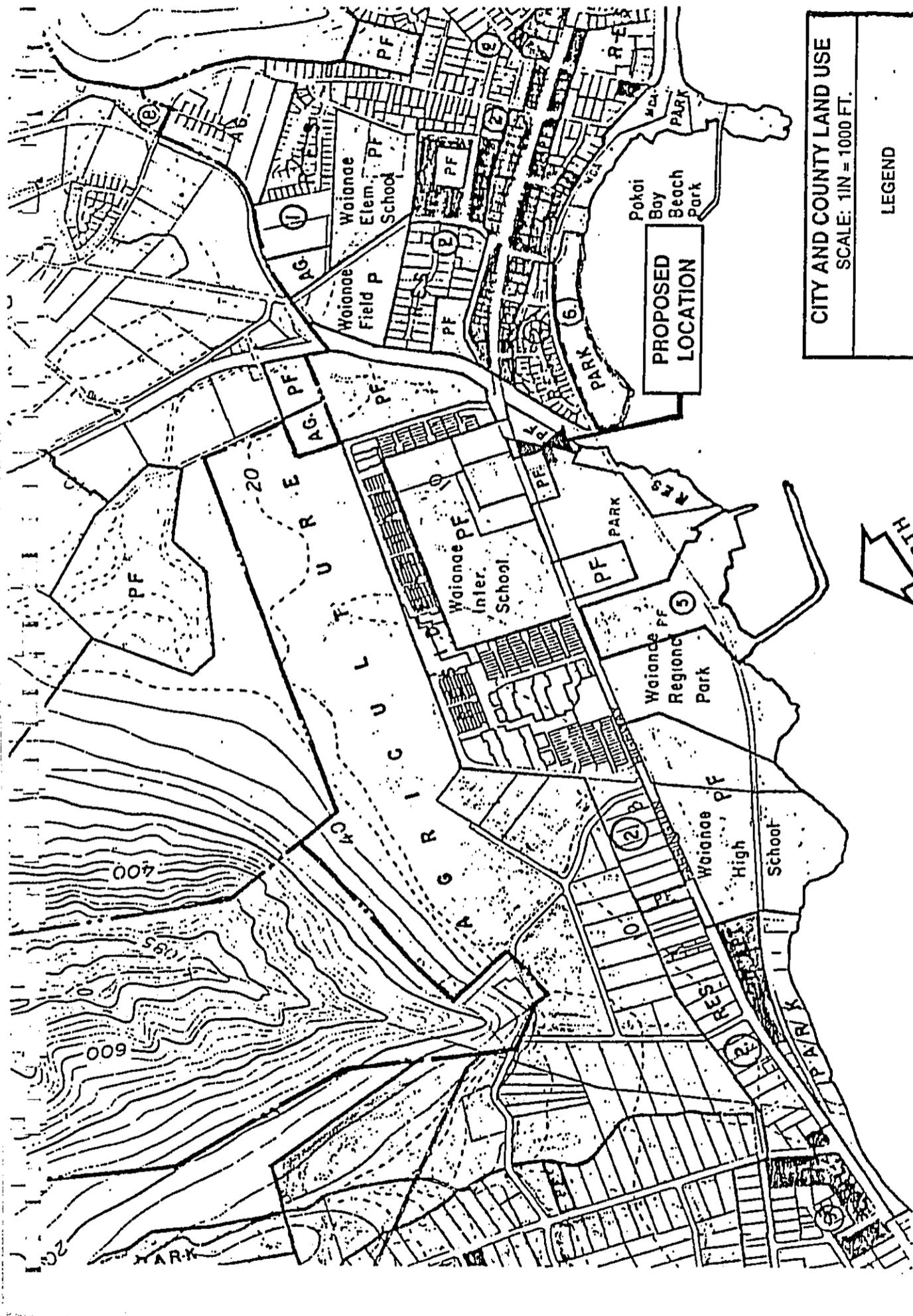
THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION

Signature

A-1



STATE LAND USE MAP SCALE: NTS	LEGEND	FIGURE 4
	A AGRICULTURAL C CONSERVATION U URBAN	



**CITY AND COUNTY LAND USE**  
 SCALE: 1IN = 1000 FT.

LEGEND	
AG	AGRICULTURAL
P	PARKS AND RECREATION
PF	PUBLIC FACILITY
PRES	PRESEVATION
RES	RESIDENTIAL

**FIGURE 5**



**DISTRIBUTION LIST FOR:  
WAIANAË REGIONAL PARK MAINTENANCE YARD**

AGENCY	DATE SENT	COMMENTS RECEIVED
<b>FEDERAL</b> U.S. Army Corps of Engineers Pacific Ocean Division Building 230 Fort Shafter, HI 96858 U.S. Department of the Interior, Division of Fish and Wild Life P.O. Box 50156 Honolulu, HI 96850	12/21/93  12/20/93	Does not anticipate significant adverse impact to fish and wildlife resources in the project area. Refer to letter dated 3/29/93.
<b>STATE</b> State Library Waianae Library 85-625 Farrington Highway Waianae, Hawaii 96792 Department of Education Waianae Intermediate School 85-626 Farrington Highway Waianae, Hawaii 96792 Commission on Persons with Disabilities 500 Ala Moana Boulevard, Suite 210 Honolulu, HI 96813 Department of Business, Economic Development and Tourism 250 South King Street, 9th Floor Honolulu, HI 96813 Department of Land and Natural Resources 1151 Punchbowl Street Honolulu, HI 96813	8/31/93  8/31/93  11/10/93  12/15/93  12/16/93	No objections to the proposed project via telecon with Ms. Faith Arakawa (Head Librarian) on 9/20/94.  No objections to proposed project via telecon with Mr. David Stem (Principal) on 9/21/93.  Construction documents approved as submitted. Refer to Final Document Review dated 12/9/93.  Refer to letters dated 1/18/94 and 2/8/94 and telephone memorandum dated 2/2/94.

AGENCY	DATE SENT	COMMENTS RECEIVED
STATE University of Hawaii at Manoa Environmental Center Crawford 317, 2550 Campus Road Honolulu, HI 96822	12/16/93	Refer to letters dated 1/14/94 and 1/27/94. A letter in response to comments made by the UHM Environmental Center was sent on 1/31/94.
Office of Environmental Quality Control 220 South King Street, 4th Floor Honolulu, HI 96813	12/21/93	Concern with fuel tanks or refueling of vehicles at the facility. Refer to letter dated 1/18/94. A letter in response to comments made by the Office of Environmental Quality Control was sent on 3/16/94.
Department of Land and Natural Resources, Historic Preservation 33 South King Street, 6th Floor Honolulu, HI 96813	12/16/93	
State Department of Transportation 869 Punchbowl Street Honolulu, HI 96813	12/17/93	Refer to letter dated 1/19/94.
Department of Health 1251 Punchbowl Street Honolulu, HI 96813	12/16/93	Refer to letter dated 1/28/94.
Office of State Planning State Capitol, Room 406 Honolulu, HI 96813	12/17/94 93	

AGENCY CITY AND COUNTY	DATE SENT	COMMENTS
Fire Department 3375 Koapaka Street, Suite H425 Honolulu, HI 96819	8/31/93	No objections or comments. Refer to letter dated 9/21/94.
Waiane Coast Neighborhood Board No. 24 P.O. Box 869 Waianae, HI 96792	10/6/93	No objections or comments for this project. Refer to letter dated 10/15/93.
Honolulu Police Department 1455 South Beretania Street Honolulu, HI 96813	12/14/93	No objections or comments.
Department of Public Works 650 South King Street Honolulu, HI 96813	12/16/93	Refer to letter dated 12/27/93. A letter in response to comments made by the Department of Public Works was sent on 1/17/94.
Board of Water Supply 630 South Beretania Street Honolulu, HI 96813	12/16/93	Refer to letters dated 1/3/94. A letter in response to comments made by the Board of Water Supply was sent on 3/16/94.
Department of Land Utilization 650 South King Street, 7th Floor Honolulu, HI 96813	12/16/93	Refer to letter dated 1/5/94. Refer to letter dated 11/7/94.
Department of General Planning 650 South King Street Honolulu, HI 96813	12/16/93	No objections or comments via telecon with Doug Tom on 1/25/94.
Department of Transportation Services 650 South King Street Honolulu, HI 96813	12/16/93	
<b>PRIVATE</b>		
Waianae Methodist Church P.O. Box 676 Waianae, HI 96712	8/31/93	No objections to the proposed project via telecon with Reverend Alex Vegara on 9/21/94.

FEDERAL



United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Pacific Islands Office  
P.O. Box 50167  
Honolulu, Hawaii 96850

RECEIVED MAR 28 1994  
MAR 29 1994

In Reply Refer To: CAW

Mr. Fidel Francisco, Project Manager  
Pacific Architects, Inc.  
2020 S. King Street  
Honolulu, Hawaii 96826

PACIFIC ARCHITECTS, INC.

Re: Environmental Assessment for a proposed Waianae Regional Park Maintenance Yard,  
Waianae, Oahu, Hawaii.

Dear Mr. Francisco:

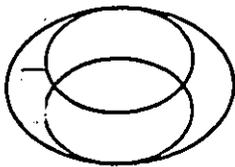
The U.S. Fish and Wildlife Service (Service) has reviewed the Environmental Assessment (EA) for the Waianae Regional Park Maintenance Yard at 85-601 Farrington Highway. The proposed facility will consist of a 38 feet by 70 feet single story office and equipment storage building, a covered parking area for five vehicles and an open parking area for employees. Based on the information provided in the EA, the Service does not anticipate significant adverse impacts to fish and wildlife resources in the project area.

We appreciate the opportunity to provide these comments.

Sincerely,

*Robert P. Smith*  
for/ Robert P. Smith  
Field Supervisor  
Pacific Island Office

STATE



Pacific Architects, Inc.

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

**TELEPHONE MEMORANDUM**

**TO:** File

**DATE:** September 20, 1993

**TIME:** 10:30 A.M.

**PROJECT:** Waianae Regional Park  
Maintenance Yard

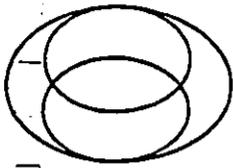
**SUBJECT:** Follow -up to letter sent on August 31, 1993

**SPOKE WITH:** Ms. Faith Arakawa, Head Librarian  
Waianae Public Library School

**WRITER:** Fidel Francisco

---

Ms. Faith Arakawa indicated that the Waianae Public Library do not object to the proposed Maintenance Yard. She indicated that since the library is not directly adjacent to the proposed project any effect would be minimal.



Pacific Architects, Inc.

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 606/942-0354

**TELEPHONE MEMORANDUM**

**TO:** File

**DATE:** September 21, 1993

**TIME:** 11:40 A.M.

**PROJECT:** Waianae Regional Park  
Maintenance Yard

**SUBJECT:** Follow -up to letter sent on August 31, 1993

**SPOKE WITH:** Mr. David Stem, Principal  
Waianae Intermediate School

**WRITER:** Fidel Francisco

---

Mr. David Stem informed Pacific Architects, Inc. that Waianae Intermediate School does not have any objections to the proposed Maintenance Yard.



## COMMISSION ON PERSONS WITH DISABILITIES

500 Ala Moana Blvd., #5-210, Honolulu, HI 96813, Ph. 586-8121 (V/TDD) 586-8129 (FAX)

### FINAL DOCUMENT REVIEW

**Date:** December 9, 1993

**Project Name:** Waianae Regional Park, Maintenance Yard

**CPD Job #** 93-458

**Project Manager:** City and County of Honolulu, DPR

**Design Consultant:** Pacific Architects Inc./ Fidel Francisco

**Documents Reviewed:** 41 sheets of blueprints dated November 10, 1993  
Specification dated November 10, 1993  
6 pages of faxed drawings dated December 9, 1993

As submitted, the document(s) reviewed appear(s) to meet the Americans with Disabilities Act Accessibility Guidelines (ADAAG), as required by HRS 103-50.

The above constitutes review and recommendations on this project to determine whether or not the building or facility is designed in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), per Hawaii Revised Statutes (HRS) 103-50. Final responsibility to comply with HRS 103-50 rests with the State or County agency overseeing the project.

Reviewed by:

A handwritten signature in cursive script that reads "Patricia A. Peppard".

Patricia A. Peppard  
Facility Access Technician

JOHN WAHEE  
GOVERNOR OF HAWAII



KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. KUPPELE, II  
DONAL L. HANAKE

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

REF:OCEA:SKK

P. O. BOX 621  
HONOLULU, HAWAII 96809

File No.: 94-402  
Doc. No.: 4009

JAN 18 1994

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

RECEIVED  
JAN 19 1994

Mr. Fidel Francisco  
Project Manager  
Pacific Architects, Inc.  
2020 S. King Street  
Honolulu, Hawaii 96826

PACIFIC ARCHITECTS, INC.

Dear Mr. Francisco:

SUBJECT: Environmental Assessment for Waianae Regional Park  
Maintenance Yard, Waianae, Oahu, TMK: 8-5-02: 049

We have received the subject Environmental Assessment and have the following comments.

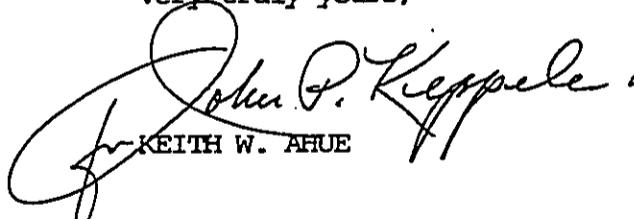
The archaeological concerns for the Maintenance Yard site are correctly summarized in the Environmental Assessment. An archaeological inventory survey and subsurface trenching and auguring by Archaeological Consultants of Hawaii, Inc., did not locate any historical sites. The finds are presented in their report, "Archaeological Inventory Survey with Subsurface Testing for a Property Located at TMK 8-5-02: 49." Therefore, we believe that this project will have "no effect" on historic sites.

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

Additionally, the environmental assessment states that the existing storm drain at the site will service the proposed maintenance yard but does not indicate where the drain empties. Since this will be a maintenance yard, precautions should be taken to prevent debris, petroleum products, toxic material or other potential contaminants from entering the aquatic environment.

Thank you for your cooperation in this matter. Should you have any questions, please contact Cathy Tilton of our Office of Conservation and Environmental Affairs staff at 587-0377.

Very truly yours,

  
John P. Kuppelle II  
KEITH W. AHUE

JOHN WAHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

REF:OCEA:KCK

614  
KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. KEFFELER II  
DONAL MANAKE

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

File No.: 94-402  
Doc. No.: 4119

FEB 8 1994

RECEIVED  
FEB 9 1994

PACIFIC ARCHITECTS, INC.

Mr. Fidel Francisco  
Project Manager  
Pacific Architects, Inc.  
2020 S. King Street  
Honolulu, Hawaii 96826

Dear Mr. Francisco:

SUBJECT: Environmental Assessment for Waianae Regional Park  
Maintenance Yard, Waianae, Oahu, TMK: 8-5-02: 049

We are forwarding additional comments on the subject matter from our  
Division of Land Management as noted below:

The Environmental Assessment incorrectly states that the City and County  
of Honolulu, Department of Parks and Recreation, to be the landowner of  
the Waianae Regional Park. The park is owned in fee by the State of  
Hawaii and is set aside to the City and County of Honolulu for an  
inclusion as part of the Waianae Regional Park by Governor's Executive  
Order No. 3177 (copy attached).

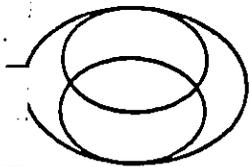
The Oahu District Land Office of Land Management requires that all  
activities proposed on this park be in compliance with Governor's  
Executive Order No. 3177. We also require that the applicant obtain the  
required Federal, State and County permits prior to initiating the  
proposed work.

Thank you for your cooperation in this matter. Should you have any  
questions, please contact Cathy Tilton of our Office of Conservation and  
Environmental Affairs staff at 587-0377.

Very truly yours,

KEITH W. AHUE

Attachment



Pacific Architects, Inc.

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

**TELEPHONE MEMORANDUM**

TO: File

DATE: February 2, 1994

TIME: 9:30 A.M.

PROJECT: Waianae Regional Park Maintenance Yard

SUBJECT: Environmental Assessment

SPOKE WITH: John Dooley  
DLNR Planning Department

WRITER: Fidel Francisco

---

I contacted Mr. John Dooley for clarification on the information provided to me by Cathy Tilton of DLNR. Cathy informed me that there were additional comments from DLNR Planning Department concerning the ownership of the land. Mr. Dooley indicated that there is an Executive Order giving the rights to the City to use the land, however; the State is still the Legal Fee Owner. In this case, we must address State requirements. He does not anticipate any problem if the development is in keeping with Parks and Recreation purposes, which in this case, the maintenance yard is for maintaining the parks and recreational areas in the Waianae District.

cc: Bill Sur  
Department of Parks and Recreation



## University of Hawaii at Manoa

RECEIVED  
JAN 16 1994

Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road • Honolulu, Hawaii 96822  
Telephone: (808) 956-7361

PACIFIC ARCHITECTS, INC.

January 14, 1994

Mr. Fidel Francisco, Project Manager  
Pacific Architects, Inc.  
2020 S. King Street  
Honolulu, Hawaii 96826

Dear Mr. Francisco:

Draft Environmental Assessment  
Waianae Regional Park Maintenance Yard

Thank you for the opportunity to comment on the above cited Draft Environmental Assessment for the proposed maintenance yard facility at the Waianae Regional Park. We understand that the proposed facility will include a concrete masonry building, covered parking/work area for 5 vehicles including a wash area, and a paved parking area for 23 vehicles plus 2 handicapped stalls.

We have undertaken a brief, in house review of the document and offer the following comments for your consideration.

Areas of possible concern identified in our review have included: the potential for impacts to archaeological remains; the potential for discharge of oily wastes from maintenance operations, and parking and washing areas into storm drain systems; and, the possible impacts of noisy operations on the adjacent properties.

According to the EA, rather extensive surface and sub-surface testing was undertaken for archaeological materials. No materials of archaeological significance were located. Because of the geographic location of the project and its relative proximity to the coast, we were surprised by the lack of archaeological findings. We assume that fairly substantial grading will be undertaken in preparing the property for the structures and parking area. It may be prudent to have an archaeologist check the site occasionally during these grading operations to assure that burials or other significant features are not overlooked.

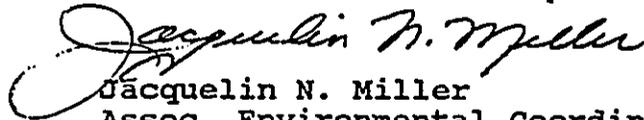
To minimize the chance of oily wastes finding their way into the drainage systems, adequate oily waste holding facilities should be designed into the project. This should facilitate maintenance

operations as well as assist in the control of pollutants to the environment.

One final comment involves the operation of the maintenance yard and its effects on adjacent properties. It is likely that noisy motor repairs or other maintenance operations will be a disturbing element to the neighbors? If so, perhaps some insulation or other sound barriers, including appropriate landscaping, could be factored into the design of the facility.

We appreciate the opportunity to comment on this Draft EA and hope you will find these comments helpful.

Sincerely,



Jacquelin N. Miller  
Assoc. Environmental Coordinator  
Environmental Center

cc. Roger Fujioka  
OEQC



RECEIVED  
JAN 20 1994

University of Hawaii at Manoa

PACIFIC ARCHITECTS, INC. Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road • Honolulu, Hawaii 96822  
Telephone: (808) 956-7361

January 27, 1994  
EA:0041

Mr. Fidel Francisco, Project Manager  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826

Dear Mr. Francisco:

Environmental Assessment  
Waianae Regional Park  
(Maintenance Yard)  
Waianae, Oahu

Thank you for your letter of December 16, 1993, requesting our review of the above cited Environmental Assessment (EA). We have undertaken a brief, in-house review of the EA and offer the following comments for your consideration.

Drainage

There appears to be some inconsistency between the description of the soil characteristics under the "Soils" heading and the drainage characteristics cited under "Surface Runoff, Drainage, and Erosion Hazard. The "Soils" paragraph states that the soils are "well drained". The "Surface Runoff...Hazard" paragraph states that "surface runoff is slow...." According to the Soil Conservation Service (SCS) Soil Survey maps (1972) the Pulehu clay loam has moderate permeability and runoff is slow. The SCS document also mentions that low areas [where this soil type prevails] are subject to flooding. We call attention to this drainage issue since the EA mentions that the site is some 3-5 feet lower than the adjacent properties. If the site is filled, as is indicated in the EA, will the adjacent properties be subject to greater runoff? Runoff is also likely to be significantly increased over the existing situation by the presence of the building and parking lot (no dimensions given in EA for the latter). Can the existing drainage system (para. 3) handle the additional runoff?

Waste Disposal

The EA mentions the plans for the disposition of both solid and liquid wastes. Since the project involves the maintenance of motor vehicles and presumably other mechanical equipment used by the Parks and Recreation crews, provision should be made in the planning stage to provide receptacles or other disposal procedures for waste oils, solvents, and "dirty" fuel etc. It is particularly important that provision for these operational needs be incorporated in the initial plans for the project so that disposal of these waste products will be carried out in an environmentally as well as

Mr. Fidel Francisco  
January 27, 1994  
Page 2

project so that disposal of these waste products will be carried out in an environmentally as well as economically responsible manner. "Spills!!!" to the storm drain or on the ground should be especially avoided given the proximity of the site to the ocean.

Archaeological Impacts

The EA mentions that an archaeological inventory survey was undertaken by a consulting firm and that no surface or subsurface "deposits of any significance were observed". This is somewhat surprising to us since the coastal areas are usually so rich in archaeological materials. Unfortunately, the archaeological report from the consultants was not included in the EA so we were unable to evaluate the adequacy of the archaeological consultants work. In the future, we urge that special studies or reports prepared as part of the EA [or EIS, if that is the document under review] be made a part of the EA [or EIS]. Because coastal sites are usually so culturally productive, it might be prudent for the Department of Parks and Recreation to have an archaeologist on site during the major earth moving operations associated with grading for the foundation of the structure and parking lot so that any significant archaeological materials can be salvaged during construction.

Dust and Noise Impacts: Short and Long Term

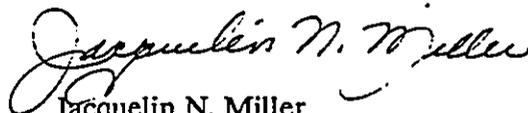
We note that the proposed site is located next to a pre-school. What provisions will be employed to minimize dust and noise impacts to the pre-school? While the greatest noise impacts may be during the construction phase of the project, the EA did not disclose whether long term noise impacts are anticipated due to operations of the maintenance yard. These potential long term noise impacts could be significant to the pre-school.

Safety

What provisions will be taken to assure the safety of small children during construction?

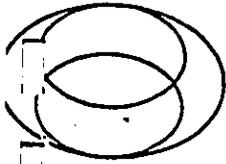
Thank you for the opportunity to review and comment on this EA. I hope you find our comments constructive.

Sincerely,



Jacquelin N. Miller  
Associate Environmental Coordinator

cc: OEQC  
Dept. of Parks & Recreation  
Roger Fujioka



Pacific Architects, Inc.

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

January 31, 1994

Ms. Jacquelin Miller  
Associate Environmental Coordinator  
University of Hawaii Environmental Center  
2550 Campus Road, Crawford 317  
Honolulu, Hawaii 96822

Dear Ms. Miller:

Draft Environmental Assessment  
Waianae Regional Park Maintenance Yard

Thank you for reviewing the Draft Environmental Assessment and for offering your comments. I have reviewed your comments and I would like to address them in greater detail so that they can be incorporated in the Final EA.

#### Drainage

I verified with our Civil Engineer concerning the soil characteristic of the site. He substantiated the information that the soil is indeed well-drained soil. He referred me to the Soils Survey Map of the State of Hawaii ( 1972 ) for confirmation. Attached for your review is a copy from the Soils Survey.

It was mentioned in the EA that the site will be filled to the same elevation as the adjacent properties. We anticipate no water runoff to any of the adjacent properties since all water runoffs are channeled to an existing drain on the site. According to our Civil Engineer, the existing drain is adequate to accommodate the amount of water runoff that will be produced as a result of the new development.

#### Waste Disposal

The EA mentioned solid and liquid wastes disposal through the municipal sewer system. By this, we meant human wastes. I would like to emphasize that no repair work of vehicles or equipment will be done at the yard. All repair work are done at a City and County Repair Station. The yard is strictly for storing after work hours. There will be no disposing of oils, solvents, or dirty fuel at the site. The only pollutant that we might anticipate, if any, will come from washing down of vehicles when they return from the field. The Parks and Recreation work involves traveling on muddy roads and sandy terrain which makes it necessary to wash down the vehicles after work. In this case, we have provided a wash area that contains an oil, sand, and water separator which separates any oil from the water before it enters the sewer system. The affluent will be collect as sludge and sent for proper disposal.

Archaeological Impacts

An Archaeological Report was prepared and filed with the State Department of Land and Natural Resources Historic Preservation. Although the proximity of the site might lead one to believe that it might be a historical site, the report did not find any surface of subsurface artifacts of any significance. We were informed by DLNR Historic Preservation Division that if the construction work encounters any historical artifacts or burial remains, the work shall be halted and have the contractor notify the agency immediately. We will comply with DLNR request to notify them immediately upon encountering any items with historical significance.

Dust and Noise Impacts: Short Term and Long Term

Short Term

As with any project, extreme care must be taken during construction. The contractor will try to use every precaution to lessen the impact of noise and dust at the site by keeping the site damp at all times, and blanketing and boarding the work site. Every effort will be made to complete the project as quickly as possible and do the necessary work during normal working hours.

Long Term

As mentioned previously, no repair work of any kind will be done at this yard. The only noise will come from normal vehicular noise similar to the noise being produce from Farrington Highway. The noise is isolated since the vehicles leave the premises in the morning and return at the end of the day for storage. In any event, the perimeter of the site will be buffered by a hedge to provide for audible and visual privacy.

Safery

The site contains an existing five feet high chain-link fence that separates the proposed site and the pre-school premises. In addition, as standard procedure, the site will be blanketed and boarded during construction.

Thank you for your kind consideration and comments. I hope you will find the answers to the your comments sufficient.

Sincerely,



Fidel Francisco  
Project Manager

JOHN WAIHEE  
GOVERNOR



BRUCE S. ANDERSON, Ph.D.  
INTERIM DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-2452

January 18, 1994

Mr. Walter M. Ozawa, Director  
City and County of Honolulu Department of Parks and Recreation  
650 South King Street  
Honolulu, Hawaii 96813

Attention: John Morihara

RECEIVED  
JAN 19 1994

PACIFIC ARCHITECTS, INC.

Dear Mr. Ozawa,

Subject: Draft Environmental Assessment (DEA) for Waianae Regional Park  
Maintenance Yard

Thank you for the opportunity to review and comment on the subject document. Please document whether the maintenance yard will have fuel tanks or facilities for refueling vehicles. If so, describe the how the fuel will be stored and provisions to prevent spills.

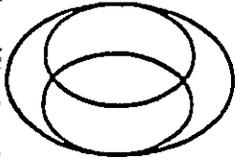
if you have any questions, please call Betty Wood at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce S. Anderson".

for Bruce S. Anderson  
Interim Director

cc: Pacific Architects, Inc



Pacific Architects, Inc.

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

March 16, 1994

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

Attention: Mr. Bruce Anderson  
Interim Director

Subject: Draft Environmental Assessment (DEA) for Waianae Regional Park  
Maintenance Yard

Gentlemen:

Please be advised that the subject development is for the purpose of parking and storing of equipment and serve as a baseyard to disperse service to the district parks. The facility will not have fuel storage tanks or provisions for refueling of vehicles.

If you have any additional questions, please do not hesitate to call.

Sincerely:  
Pacific Architects, Inc.



Clifford K. Murakami, AIA

cc: Bill Sur, Dept. of Parks and Recreation

JOHN WAIHEE  
GOVERNOR



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

REX D. JOHNSON  
DIRECTOR

DEPUTY DIRECTORS  
KANANI HOLT  
JOYCE T. OMINE  
AL PANG  
CALVIN M. TSUDA

IN REPLY REFER TO:  
STP 8.5716

January 19, 1994

Mr. Fidel Francisco  
Project Manager  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826

RECEIVED  
JAN 24 1994

PACIFIC ARCHITECTS, INC.

Dear Mr. Francisco:

Subject: Environmental Assessment (EA)  
Waianae Regional Park Maintenance Yard  
TMK: 8-5-02: 49

We have reviewed the EA for the proposed Waianae Regional Park Maintenance Yard Project and offer the following comments:

1. This proposal should be coordinated with our Highways Division as it ties into the Farrington Highway widening project.
2. We note that the access road will have a 9.5-foot wide sidewalk. We can accommodate a driveway if the County will indicate the exact location and width of the driveway required.
3. We need to have assurances that no additional surface water runoff from the project site will be discharged onto Farrington Highway.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rex D. Johnson".

fr Rex D. Johnson  
Director of Transportation

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

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

RECEIVED  
FEB 2 1994

In reply, please refer to:

PACIFIC ARCHITECTS, INC.

January 28, 1994

93-355/epo

Mr. Fidel Francisco  
Project Manager  
Pacific Architects, Inc.  
2020 S. King Street  
Honolulu, Hawaii 96826

Dear Mr. Francisco:

Subject: Environmental Assessment  
Waianae Regional Park Maintenance Yard  
85-601 Farrington Highway  
Waianae, Oahu  
TMK: 8-5-2: 49

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

Noise

1. Activities associated with the 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 if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.
  - 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 requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.
2. Traffic noise from heavy vehicles travelling to and from the project site must comply with the provisions of Title 11, Administrative Rules Chapter 42, "Vehicular Noise Control for Oahu".

Mr. Fidel Francisco  
January 28, 1994  
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.

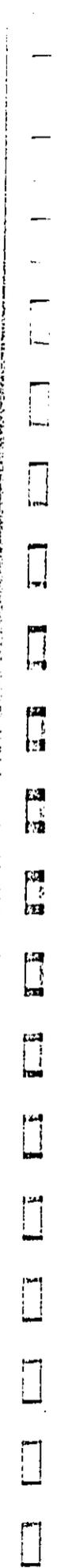
Very truly yours,



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

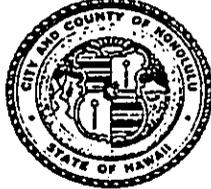
c: Noise & Radiation Branch

CITY AND COUNTY



FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

3375 KOAPAKA STREET, SUITE H425  
HONOLULU, HAWAII 96819-1869



FRANK F. FASI  
MAYOR

DONALD S.M. CHANG  
FIRE CHIEF

RICHARD R. SETO-MOOK  
DEPUTY FIRE CHIEF

September 21, 1993

Mr. Fidel Francisco, Project Manager  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826

Dear Mr. Francisco:

SUBJECT: WAIANAE REGIONAL PARK MAINTENANCE YARD

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services.

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 Attilio Leonardi of our Administrative Services Bureau at 831-7775.

Sincerely,

*Richard R. Seto-Mook*  
RICHARD R. SETO-MOOK  
Fire Deputy Chief

AKL:ny



WAIANAE COAST NEIGHBORHOOD BOARD NO. 24

P.O. BOX 869 • WAIANAE, HAWAII 96792

October 15, 1993

Mr. Fidel Francisco  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826

SUBJECT: WAIANAE REGIONAL PARK MAINTENANCE YARD

Dear Mr. Francisco:

The Waianae Neighborhood Board wishes to thank you for the presentation on October 5, 1993 to inform the people of Waianae of the City and County Department of Parks and Recreation plan to build a maintenance yard.

After review of the presentation, the Board voted unanimously to support and approve the project.

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Lapilio III", is written over a horizontal line. The signature is stylized and cursive.

Joseph Lapilio III  
Waianae Neighborhood Board Chairman



Oahu's Neighborhood Board System - Established 1973

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

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

KENNETH E. SPRAGUE  
Acting DIRECTOR AND CHIEF ENGINEER

KENNETH E. SPRAGUE  
Acting DIRECTOR AND CHIEF ENGINEER

ENV 93-263

December 27, 1993

Mr. Fidel Francisco  
Project Manager  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, HI 96826

Dear Mr. Francisco:

Subject: Draft Environmental Assessment (DEA)  
Waianae Maintenance Yard  
TMK: 8-5-002-049

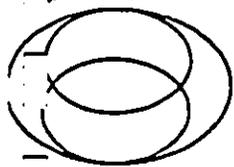
We have reviewed the subject DEA and have the following comments:

1. The DEA should address the potential impact of storm water discharge associated with construction activities on water quality of the receiving waters.
2. The DEA should also state what structural or non-structural best management practices (BMP) will be provided to control and reduce discharge of pollutants resulting from the construction activities.
3. If dewatering activity is anticipated during the construction, dewatering permits will be required by the State Department of Health as well as the City Department of Public Works.

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

Very truly yours,

  
KENNETH E. SPRAGUE  
Acting Director and Chief Engineer



**Pacific Architects, Inc.**

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

January 17, 1994

Mr. Alex Ho  
Environmental Engineer  
City and County of Honolulu  
Department of Public Works  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Ho

Subject : Draft Environmental Assessment  
Waianae Regional Park Maintenance Yard  
TMK: 8-5-002-049

This letter is in response to the comments from the letter dated 12/27/93.

1. Because of the project site's proximity to the stream and the ocean, storm water discharge may have affect the receiving water during construction. However, extreme care will be exercised to limit the amount of sediment entering the storm drain system and to the receiving waters.
2. Mitigative measures include erosion control procedures complying with City Grading Ordinances and State Department of Health Rules and Regulations, together with dikes, ditches, sediment basins and silt curtains provided by the Contractor during construction. The project is designed to have paved parking area, walkway and buildings, and planted open areas which should minimize further erosion of the site during the service life of the facility.
3. Dewatering activity during construction is anticipated only for utility trench excavation. It is anticipated that sediment basins employed during grading of the project may also be utilized for storing and percolating dewatering effluent without directing the flow to the storm drain system. If the Contractor proposes to discharge dewatering activities to the storm drain system, then he will file an NPDES application with the State Department of Health. Effluent from hydrotesting of waterlines for this project will be dechlorinated and directed to sediment basins for storage and percolation. If the Contractor proposes to dispose of hydrotesting waters through the storm drain system, then he will file an NPDES application with the State Department of Health.

Should you have any questions or need further information, do not hesitate to call our office at 949-1601.

Respectfully yours,

*Fidel Francisco*

FIDEL FRANCISCO  
Pacific Architects, Inc.

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



January 3, 1994

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

RECEIVED  
JAN 10 1994

PACIFIC ARCHITECTS, INC.

Mr. Fidel Francisco, Project Manager  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826

Dear Mr. Francisco:

Subject: Your Letter of December 16, 1993 on the Draft Environmental Assessment (DEA) for the Waianae Regional Park Maintenance Yard, Waianae, Oahu, TMK: 8-5-02: Por. 49

We are still evaluating the DEA for the proposed project and will complete our review by January 21, 1994.

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

Very truly yours,

KAZU HAYASHIDA  
Manager and Chief Engineer

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



February 3, 1994

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. Fidel Francisco, Project Manager  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826

RECEIVED  
FEB 7 1994

PACIFIC ARCHITECTS, INC.

Dear Mr. Francisco:

Subject: Your Letter of December 16, 1993 on the Draft Environmental Assessment (DEA) for the Waianae Regional Park Maintenance Yard, Waianae, Oahu, TMK: 8-5-02: Portion 49

Thank you for the opportunity to review and comment on the DEA for the proposed park maintenance facility.

We have the following comments to offer:

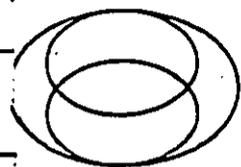
1. There is an existing four-inch compound water meter serving the overall park site.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for source-transmission and daily storage.
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 is required to be installed immediately after the domestic water meter serving the facility.

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

Very truly yours,

KAZU HAYASHIDA  
Manager and Chief Engineer

cc: C&C Parks and Recreation



Pacific Architects, Inc.

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

March 16, 1994

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

Attention: Mr. Kazu Hayashida  
Manager and Chief Engineer

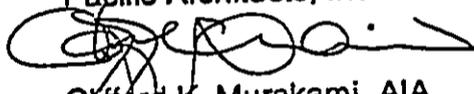
Subject: Draft Environmental Assessment (DEA) for Waianae Regional Park  
Maintenance Yard

Gentlemen:

Please be advised that the subject development will conform to all BWS requirements and will submit the necessary documents for review and approvals during our permit processing phase.

If you have any additional questions, please do not hesitate to call.

Sincerely:  
Pacific Architects, Inc.



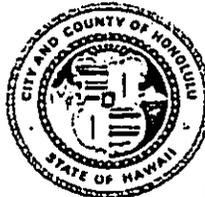
Clifford K. Murakami, AIA

cc: Bill Sur, Dept. of Parks and Recreation

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

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI  
MAYOR



RECEIVED

JAN 6 1994

PACIFIC ARCHITECTS, INC.

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

93-09789 (JT)  
93/EC-Z8

January 5, 1994

Mr. Fidel Francisco  
Pacific Architects, Inc.  
2020 South King Street  
Honolulu, Hawaii 96826

Dear Mr. Francisco:

Draft Environmental Assessment (DEA) for  
Waianae Regional Park Maintenance Yard  
Tax Map Key: 8-5-02: por. 49

We have reviewed the above referenced document and have the following comments:

General:

1. The Environmental Assessment (EA) should elaborate on the use of the proposed facility. Please include a description of equipment that will be stored at the facility, the type of on-site maintenance activity proposed, and any potential negative impacts. For example, the site plan identifies a "wash area." Will maintenance activities in this area generate petroleum tainted discharge? If so, how will this effluent be contained?
2. The land use information on Page 5, paragraph 2 is incorrect. Please correct the EA to indicate that the site is zoned P-2 General Preservation, and designated Park and Recreation on the Development Plan Land Use map.
3. Please consult with the Department of Land and Natural Resources, and the Department of Health, State of Hawaii, in preparation of the final EA.
4. The flood zone designations should be shown on the site plan.
5. The EA indicates that wastewater generated by the proposed development will be disposed utilizing the public wastewater

Mr. Fidel Francisco  
Page 2  
January 5, 1994

system. Is the current system adequate to accommodate the increased wastewater?

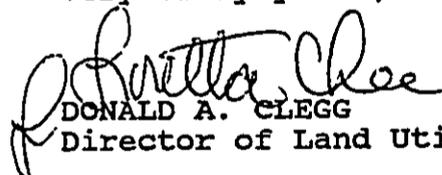
6. The EA should discuss landscaping to mitigate impacts to views along Farrington Highway.
7. The proposed development requires a Conditional Use Permit - Type 1 for a Type B utility installation, from the Department of Land Utilization.

Water Quality:

1. Kaupuni Stream is located nearby. The EA should include a description of the stream, as well as, potential impacts of the development on stream water quality.
2. The EA should discuss erosion control measures for the construction phase of the project.
3. The EA should describe the current drainage pattern, as well as the potential impacts of the proposal on the volume of runoff, the direction of drainage flow, and water quality of receiving waters.

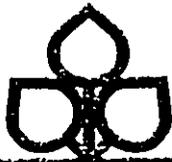
We appreciate the opportunity to review and comment on the DEA. Should you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

  
DONALD A. CLEGG  
Director of Land Utilization

DAC:ak

g:waipark.jht



MELVIN LAU ASSOCIATES, Inc.  
Landscape Architects and Planners  
Suite 245/1221 Kapiolani Blvd.  
Honolulu, Hawaii 96814  
Phone (808) 593-9924  
Fax (808) 591-8128

RECEIVED  
'OCT 26 1994

October 25, 1994

PACIFIC ARCHITECTS, INC.

PACIFIC ARCHITECTS, INC.  
2020 South King Street  
Honolulu, Hawaii 96826

Attn: Mr. Gary Lee

RE: WAIANAE REGIONAL PARK  
MAINTENANCE YARD

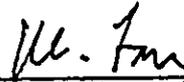
Dear Sir:

This is our response regarding the use of landscaping to mitigate impact views along Farrington Highway:

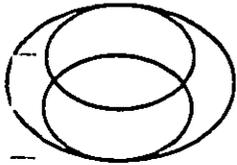
- 1) A hibiscus hedge will be planted to soften the fence line together with tall vertical Wili-wili trees to soften the building mass. Both trees and shrubs will also provide color.
- 2) A Rainbow Shower will be planted at the corner for shade and to provide some color.

Please call if you have any questions.

Very truly yours,  
MELVIN LAU ASSOCIATES, INC.

  
Melvin Lau, Landscape Architect

ML:10



Pacific Architects, Inc.

2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

November 7, 1994

Ms. Joan Takano  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Takano:

Final Environmental Assessment Negative Declaration  
Waianae Regional Park Maintenance Yard  
T.M.K. 8-5-002:049

The following are response to comments from the Department of Land Utilization regarding the review of the Final Environmental Assessment Negative Declaration report that was submitted to your department for review by the Department of Parks and Recreation.

**GENERAL:**

1. The proposed Waianae Regional Park Maintenance Facility will be primarily be used as a storage area for maintenance equipment and vehicles and serve as a baseyard to disperse service to district parks in Waianae. Maintenance vehicles such as trucks and automobiles will be parked in designated areas in the parking area after work hours. The chain link fence surrounds the entire site for security. Maintenance equipment such as lawn mowers, weed cutters and etc. will be stored in the new Maintenance Building. No repair work of vehicles and equipment will be done at this facility. All repair work are done at a City and County Repair Station.

The new Maintenance Building houses the following spaces:

- a. Office
- b. Locker Rooms for Men & Women
- c. Work Area
- d. Supply Room
- e. Tool Storage Room
- f. Equipment Room
- g. Storage Room
- h. Covered Parking Area
- i. Wash Area

The wash area will be mainly used to wash down maintenance vehicles after they return from maintaining various district parks in Waianae. The Parks and

Recreation work involves traveling on muddy roads and sandy terrain which makes it necessary to wash down the vehicles after work. In this case, a wash area has been provided that contains an oil, sand and water separator which separates any oil from the water before it enters the sewer system. The affluent will be collected as sludge and sent for proper disposal.

Maintenance activities in this area will not generate any petroleum tainted discharge. The facility will not have fuel storage tanks or provisions for refueling vehicles. The refueling of vehicles will be located at a designated facility by the Department of Parks and Recreation.

2. The EA has been revised to indicate that the site is zoned P-2 General Preservation and designated Parks and Recreation on the Development Plan Land Use Map.

Pacific Architects have been informed by the Department of Land and Natural Resources (DLNR) that there is an Executive order giving the rights to the City to use the land, however: the State is still the Legal Fee Owner. DLNR does not anticipate any problems if the development is in keeping with Parks and Recreation purposes, which in this case, the proposed maintenance yard is for maintaining the parks and recreational area in the Waianae District.

3. Pacific Architects consulted with Department of Parks and Recreation (DPR) regarding preparation of the final EA. DPR informed Pacific Architects to respond to comments by the Department of Land Use for the final EA that was recently submitted for review. Pacific Architects will respond to comments and send a revised final EA to DPR to distribute to the agencies for review.
4. Flood Zone designation has been noted on the site plan to refer Figure 6, Flood Zone Map, in the final EA.
5. The current system is adequate to accommodate the increased wastewater generated by the proposed development. The EA mentioned solid and liquid wastes disposals through the municipal sewer system. By this, the report meant human wastes.
6. Landscaping will be provided to beautify the area and to conform with City or State requirements. The use of landscaping to mitigate impact views along Farrington Highway will have a hibiscus hedge planted to soften the fence line together with tall vertical Wili-wili trees to soften the building mass. Both trees and shrubs will also provide color. A Rainbow Shower tree will be planted at the corner for shade and to provide color in the area.
7. Pacific Architects will consult with the Department of Land Utilization regarding the a Conditional Use Permit-Type 1 for a Type B utility installation.

Water Quality:

1. Kaupuni Stream is located approximately 300 feet from the proposed maintenance facility. Because of the project site's proximity to the stream, storm water discharge may have affect the receiving water during construction. However, extreme care will be exercised to limit the amount of sediment entering the storm drain system and to the receiving waters.
2. Erosion control measures for the construction phase of the project will comply with City Grading Ordinances and State Department of Health Rules and Regulations, together with dikes, ditches, sediment basins and silt curtains provided by the Contractor during construction.

The project is designed to have paved parking area, walkway and buildings, and planted open areas which should minimize further erosion during the service life of the facility.

3. Pacific Architects verified with their Civil Engineer concerning the soil characteristics of the site and the drainage pattern. The Civil Engineer substantiated the information that the existing soil is well-drained soil. The Soils Survey Map of the State of Hawaii (1972) confirms the soil characteristic located in the site.

The final EA mentions that the site will be filled to the same elevation as the adjacent properties. There should be no water runoff to any of the adjacent properties since all water runoffs are channeled to an existing drain located on the site. According to the Civil Engineer for this project, the existing drain is adequate to accommodate the amount of water runoff that will be produced as a result of the new development.

Thank you for your kind consideration and comments. I hope you will find the answers to your comments sufficient.

Sincerely yours,

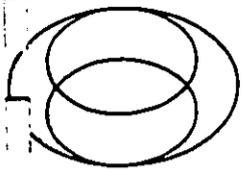
PACIFIC ARCHITECTS, INC.

  
Gary G. Lee  
Project Coordinator

cc:

Stanford Kuroda, Department of Parks and Recreation

PRIVATE



Pacific Architects, Inc.  
2020 S. King Street, Honolulu, Hawaii 96826

Phone: 808/949-1601

Fax: 808/942-0054

**TELEPHONE MEMORANDUM**

**TO:** File

**DATE:** September 21, 1993

**TIME:** 12:20 P.M.

**PROJECT:** Waianae Regional Park  
Maintenance Yard

**SUBJECT:** Follow -up to letter sent on August 31, 1993

**SPOKE WITH:** Reverend Alex Vergara  
Waianae United Methodist Church

**WRITER:** Fidel Francisco

---

Reverend Alex Vergara informed Pacific Architects, Inc. that the Church does not have any objections to the proposed project. In fact, the Church would welcome the proposed development to provide some security to the Church property, and provide maintenance to overgrown vegetation and trash.