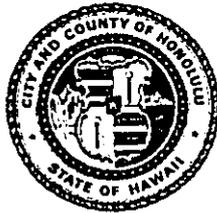


BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



RANDALL K. FUJIKI  
ACTING DIRECTOR AND BUILDING SUPERINTENDENT

PB 94-1333

December 27, 1994

JEREMY HARRIS  
MAYOR

RECEIVED  
'94 DEC 28 AIC 143  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Gentlemen:

Subject: Negative Declaration for the Waialua Corporation  
Yard Improvements, TMK 6-2-12: 15  
Portion Kawailoa, Waialua, Oahu

We have reviewed the environmental assessment for the subject project and have determined that the project will not have any significant impact on the environment. Based on our determination, we are filing a negative declaration for this project.

Enclosed are the "Document for Publication in the OEQC Bulletin" and four copies of the environmental assessment.

Should there be any questions, please call Clifford Lau at 527-6373.

Very truly yours,

  
FOR RANDALL K. FUJIKI  
Acting Director and  
Building Superintendent

Attach.

1995-01-23. OA-FEA-Waialua Corporation yard IMPROVEMENTS 23 1995

FINAL ENVIRONMENTAL ASSESSMENT

---

**WAIALUA CORPORATION YARD  
IMPROVEMENTS**

*Por. Kawaihoa, Waialua, Oahu, Hawaii*

---

Prepared in Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and  
Title 11, Chapter 200, Administrative Rules  
Department of Health, State of Hawaii

Responsible Official:

  
for Randall K. Fujiki

Date: 12/22/94

Acting Director and Building Superintendent

Prepared for

Building Department  
City and County of Honolulu

By

Phil Ihara Associates, Inc.  
and  
Gerald Park, Urban Planner

December, 1994

SUMMARY INFORMATION

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PROPOSED ACTION: *Waialua Corporation Yard  
Improvements*

APPLICANT: *Building Department  
City and County of Honolulu*

DETERMINING AGENCY: *Building Department  
City and County of Honolulu*

LOCATION: *Portion Kawaihoa, Waialua, Oahu*

TAX MAP KEY: *6-2-12: 15*

LAND AREA: *179,249 Square Feet*

LAND OWNER: *City and County of Honolulu*

STATE LAND USE DISTRICT: *Urban*

GENERAL PLAN: *Rural*

DEVELOPMENT PLAN AREA: *North Shore*  
Land Use Map: *Residential and Public Facility*  
Public Facility Map: *No Symbol*

ZONING: *Residential (R-5)*

SPECIAL DISTRICT: *Haleiwa Special District*

SPECIAL MANAGEMENT AREA: *Located in Special Management Area*

CONTACT PERSON: *Clifford Lau, Project Manager  
Building Department  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813*

*Telephone: 527-6373*

**Note:** Revisions to the Draft Environmental Assessment are italicized and shown in bold type. Deleted text is enclosed by brackets [ ].

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## SECTION 1 DESCRIPTION OF THE PROPOSED PROJECT

The Building Department, City and County of Honolulu, proposes to construct improvements at the Waialua Corporation Yard located in the ahupua'a of Kawailoa, Waialua, Oahu, Hawaii. Located in the town of Haleiwa, the corporation yard bears tax map key 6-2-12: 15 encompassing an area of 179,249 square feet or 4.115 acres. The property is owned by the City and County of Honolulu. A Location Map is shown in Figure 1.

### A. Need for the Project

The project will replace several buildings which are old and beyond economical repair. The new buildings to be constructed will provide needed shelter for materials, equipment, and vehicles (small and large trucks and refuse vehicles) assigned to or stored at the corporation yard. The new buildings also will provide an enclosed, covered work area for the heavy vehicle mechanic and small equipment repairman to work on the vehicles and various pieces of equipment in need of repair or periodic maintenance. Repair work on road maintenance and refuse trucks is currently performed outdoors and often delayed due to extreme heat or inclement weather.

The proposed project is part of an overall plan for improving all corporation yards within the City and County of Honolulu.

### B. Technical Characteristics

Three existing buildings--an office building, corrugated metal parking shed, and a multi-purpose storage-carport-patio building--will be demolished and replaced. In addition, a new multi-purpose shower/locker and meeting facility and off-street parking for employee vehicles will be constructed. A preliminary site plan is shown in Figure 2. The architectural form and scale and new structural materials generally will match the structures being replaced.

A dilapidated corrugated metal parking shed on the east side of the property will be demolished and a new parking shed erected in its place. The new structure measures 32' X 132' with a covered area of 4,224 sf. The single-story building stands 15 feet high with 12' high clear space at the eave line. The building will be constructed of light-weight steel framing, preformed and prefinished metal siding and roofing, and asphalt concrete flooring. The shed has 10 stalls for small equipment, light vehicle, and truck parking.

The multi-purpose storage-carport building will be demolished and replaced by a larger building in almost the same location. The new building will house the Automotive Equipment Service (AES) shop in a 35' X 50' space to be located on the east side of the building. Covered parking for seven road maintenance vehicles is planned for the center area of the building (a 26' X 82' space) and four parking stalls for refuse vehicles is located on the west side of the building in a space of similar dimension to the AES shop. The building will be constructed of light weight steel framing, preformed and prefinished metal siding and roofing, and reinforced concrete flooring. The single-story building stands 18 feet high with 12' and 14' high clear space at the eave line.

The existing office building (a converted residential dwelling) located at the entrance to the corporation yard will be demolished and replaced by a new 450 sf office building. The office

building will be constructed on a concrete slab, framed with concrete block, and topped by a preformed and prefinished metal roof.

A new building will be constructed on a portion of an existing driveway in front of the existing covered parking garage. The 1,260 sf building (28' X 45') will house a meeting room, toilets, shower, and lockers for men (26) and women (3). The one-story building will be constructed in the same manner and with the same materials as the office building.

A 26-stall parking lot for employee vehicles will be constructed to the north of the new covered parking structure. The parking lot will be accessed from an unnamed road along the western side of the corporation yard or through the corporation yard itself. The parking lot will be landscaped as required by the Land Use Ordinance, City and County of Honolulu.

On-site improvements include installing new 1½" and 2" water laterals to service the new locker room building and AES building. Domestic wastewater from the locker room building and AES building will be collected and conveyed to an on-site septic tank and leach field. The new office building will be reconnected to an existing cesspool.

An underground stormwater retention system will be constructed near the northeast end of the parking lot to collect runoff from the parking lot and the new AES building. Overflow from the system will flow overland towards Anahulu Stream *about 80 feet to the north.*

A vehicle wash pad will be constructed adjacent to the AES shop. Wash water will be directed first into a sediment trap for removal of solids. Wash water would then flow into an oil and water separator where petroleum based constituents will be removed and stored in an oil storage tank. The tank will be inspected regularly and oil and sludge removed for proper disposal. Effluent will be discharged into a septic tank and leach field to be constructed on-site. The wash water septic tank and leach field will be a separate system from that for treating domestic wastewater.

Other improvements include removing a deteriorating corrugated roof over three fuel dispensers and replacing it with a larger preformed metal roof. Off-site improvements are limited to installing about 200 LF of new 8" water line from Emerson Road to a new fire hydrant at the entry to the new parking lot on the east side of the corporation yard. *No street frontage improvements are proposed.*

### C. Economic Characteristics

The cost of the project is estimated at \$1.5 million and will be funded by the City and County of Honolulu through its General Improvement Bond Fund.

The project will be built in two phases. Phase I improvements include constructing the new meeting room and locker room, the AES building, the covered parking shed, and erecting a canopy over the fuel dispensers. The new office building and off-street parking lot will be built during Phase II.

Phase I development is estimated to take approximately one year. [A development timetable has not been established for Phase II.] *Implementation of Phase II is projected for FY 1996-1997 and will depend in part on securing funding for the planned facilities.*

**D. Social Characteristics**

The project will not displace any residents (including the caretaker) or business enterprise. A temporary office will be set up in one of the existing structures on the premises when the office building is demolished.

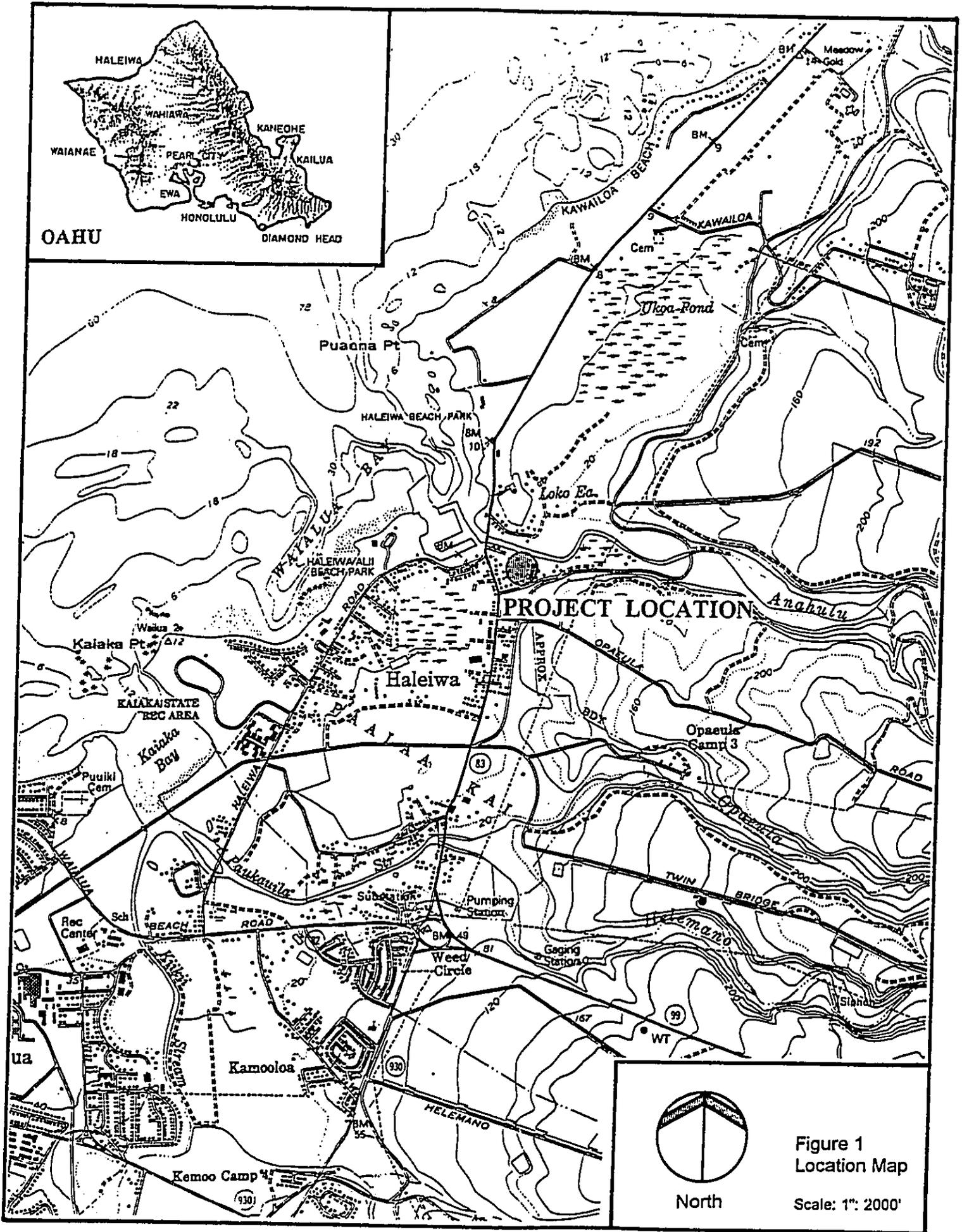
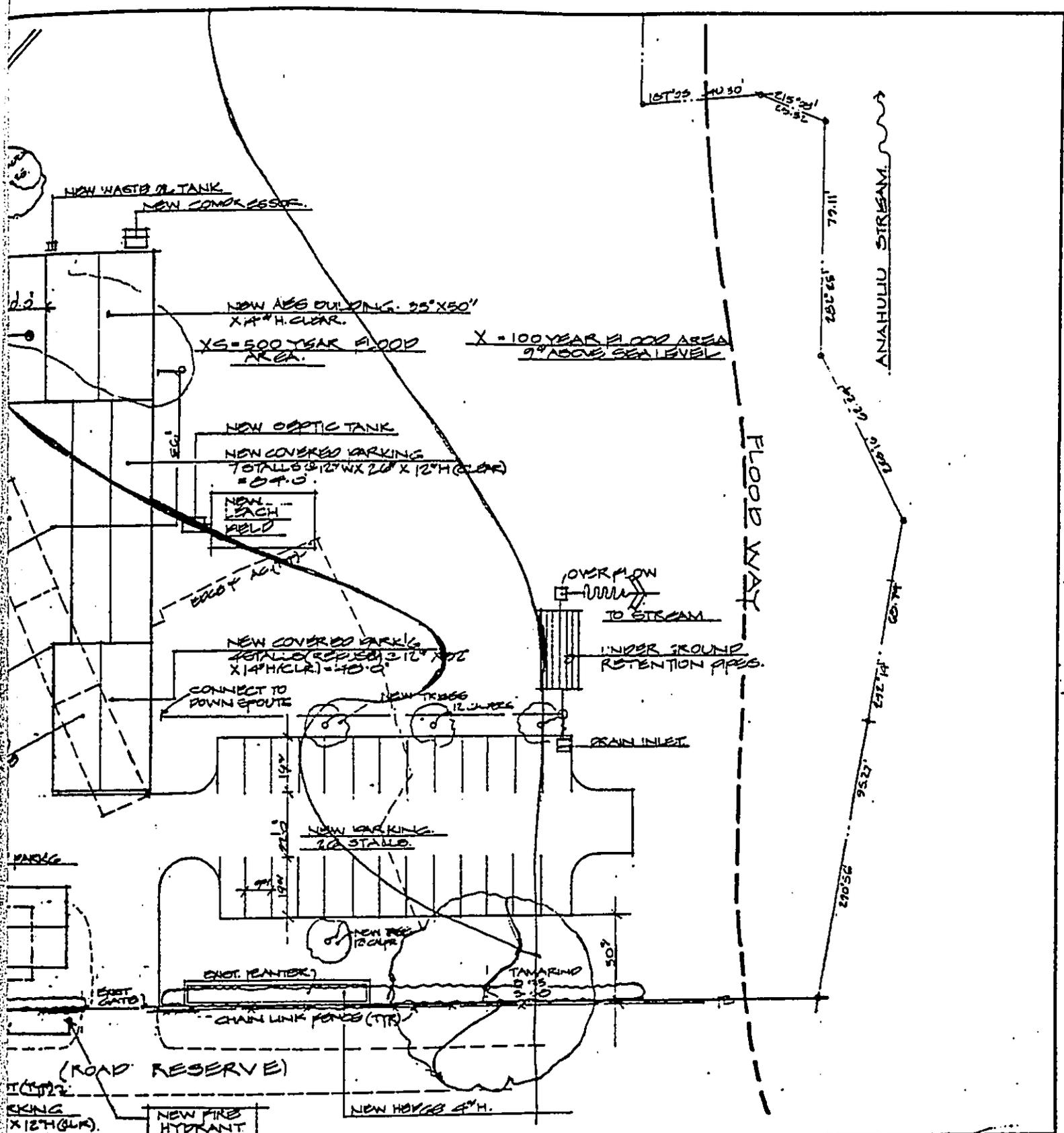


Figure 1  
Location Map

Scale: 1" = 2000'





II 14 20' 0"

PHILLIP Y. HARR  
 ARCHITECT  
 1000 KALANOAUE AVENUE  
 HONOLULU, HAWAII 96813  
 PH: 531-1111  
 FAX: 531-1112

BUILDING DEPARTMENT		
CITY & COUNTY OF HONOLULU		
WAIALUA CORPORATION YARD IMPROVEMENTS		
MASTER PLAN		
62 120 EMERSON ROAD WAIALUA, OAHU, HAWAII -		
TMK: 6-2-12:15		
MASTER PLAN		
DESIGN	PHILLIP Y. HARR & ASSOC. ARCHITECTS 1000 KALANOAUE AVENUE HONOLULU, HI 96813	<b>MI</b>
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## SECTION 2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

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### A. Existing Use

Since 1942, the Waialua Corporation Yard has served as the Waialua District Office for the Divisions of Refuse Collection and Disposal and Road Maintenance, Department of Public Works. Refuse collection services originating from the yard covers a broad geographical area encompassing all communities between Mokuleia and Sunset Beach; the road maintenance service area extends between Mokuleia and Waimea Bay, a slightly smaller geographical area. Currently, 26 personnel and administrators are assigned to the yard (Road Maintenance, 18; Refuse Collection, 8).

Located on Emerson Road, the corporation yard is bordered by residential dwellings to the east and west, Emerson Road to the south, and Anahulu Stream to the north. The site is enclosed on three sides by a 6-foot high chain link fence with the unfenced side opening onto Anahulu Stream.

About one-half the site (that closest to Emerson Road) has been improved with facilities that comprise the built portion of the corporation yard; the remaining half is primarily grassed open space and used for stockpiling dirt, gravel, sand, and large boulders. Several of the buildings to be demolished and areas to be improved are shown in the accompanying photographs.

### B. Climate

The climate of Haleiwa can be characterized as mild and dry throughout the year. Rainfall averages less than 30" annually along the Haleiwa coastal plain with rainfall the greatest during February and the least during June and July. The prevailing winds are from the east-southeast indicating deflection of the tradewinds blowing through the Kauai Channel by the Koolau mountain range. Temperatures range from lows near 60° F during the winter months to highs near 90° F from May to September.

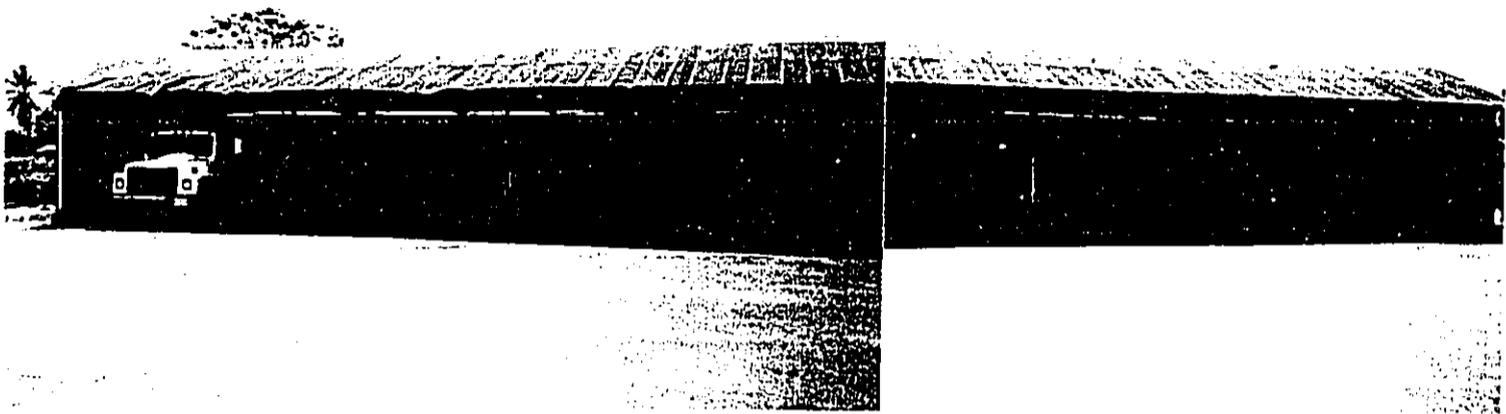
### C. Soils

The Soil Conservation Service (1972) identifies a single soil type—Kawaihapai clay loam (KIB)—over the entire property. This is a well drained soil and the erosion hazard is slight.

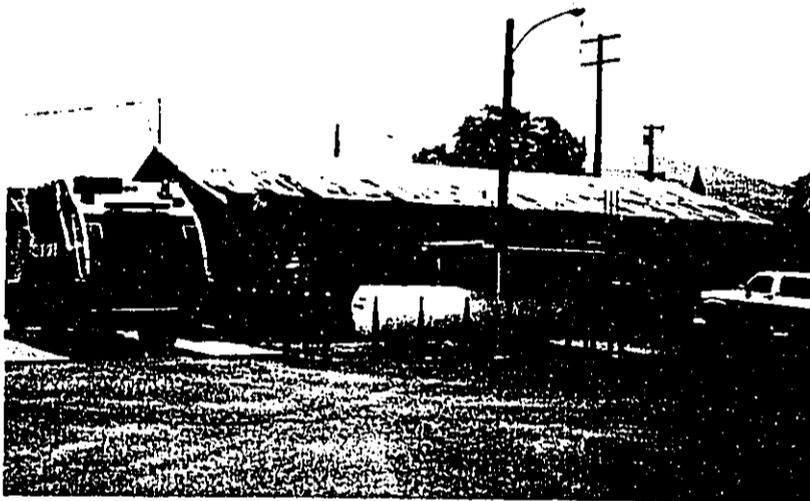
### D. Topography

The site has been extensively modified by the construction of driveways, parking areas, and building. Approximately one-half the site is covered with asphalt and sloped to drain in the direction of Anahulu Stream. The remainder of the site between the improved half of the corporation yard and Anahulu Stream is open space. Mounds of dirt, gravel, sand, boulders, and remnants of concrete piles are stockpiled in the open space.

Ground elevation falls from south to north from a high of about 22 feet at Emerson Road to approximately 8 feet along Anahulu Stream.



**Photograph 1. Covered Parking Shed to be Demolished.**



**Photograph 2. Site of New Locker Room (Foreground).**



**Photograph 3. Site of New AES Building.**



**Photograph 4. Multi-Purpose Storage Building to be Demolished.**

### E. Hydrology

Anahulu Stream, one of three streams that flows through Haleiwa town, borders the corporation yard to the north. The two other streams, Paukauila and Opaepala, are located at the south end of town. Originating in the Koolau mountain range, Anahulu Stream has a total length of about 75 km and a drainage basin of approximately 9.7 km<sup>2</sup> (Department of Transportation, 1980). The stream is fed by two tributaries---Kawaiiki and Kawainui---all of which are diverted in their upper reaches for sugar cane irrigation.

Mauka of the Anahulu Stream Bridge, the stream is at or near sea level and is subject to tidal action which results in the water being brackish. In the vicinity of the corporation yard, the stream is approximately 100-120 feet wide and of unknown depth.

The southern portion of Haleiwa is underlain by the Waialua basal water body and the northern half by the Kawailoa basal water body (Department of Transportation, 1980). The dividing line between both bodies is the deep valley fills of Anahulu stream (Ibid). The caprock over the Waialua basal water body is thicker and more efficient at confining the ground water than that over the Kawailoa basal water body, so the former has artesian water while the latter has little or no artesian pressure.

The occurrence of artesian springs underlying the subject property was confirmed by field observation. Cold, clear, fresh water issues from a cistern located in the northeast corner of the property adjacent to Anahulu Stream and from several seeps along the streambank. Corporation yard personnel indicated also that the water is spring water and "get plenty dis kine springs" in Haleiwa.

There are no public water sources (wells) on the premises or in the immediate vicinity of the corporation yard. A private well (Yamaguchi Well) about 250 feet to the east of the project site has been sealed (Safe Drinking Water Branch Files).

### F. Flood Hazard

Flood maps (Federal Emergency Management Agency, 1987) place a portion of the corporation yard within the 100-year flood boundary of Anahulu Stream. A floodway (Zone AE) has been demarcated for the stream and all corporation yard lands approximately 100 feet of the stream are within the floodway. The base flood height is calculated at 9 feet. There are no structures in this area and the area is used for stockpiling boulders, dirt, sand, and gravel or left in open space. The improved sections of the corporation yard are within Zone X which is defined as "areas determined to be outside the 500 year flood plain."

A third flood hazard designation, Zone X (Shaded) is delineated for lands in the west-center portions of the property. This designation is defined as "areas of 500-year flood or area of 100-year flood with average depths of less than 1 foot". This area is left in grassed open space and used for stockpiling boulders.

Corporation yard personnel do not recall any flooding of the property during the past 8 years.

### G. Historical Features

No archaeological features were observed on the property and none are reported in maps and files at the Historic Preservation Division, State Department of Land and Natural Resources. Any historical or cultural features that may have been on the ground surface have long been removed.

A recorded historical feature identified in the Land Use Ordinance as "old adobe house on the Emerson Site" is located across the road reserve opposite the corporation yard. This feature was examined by Barrera (1979) and reported in the Haleiwa Bypass Environmental Impact Statement. His described the feature thusly:

#### Site 1442 (Emerson Homestead)

"The structures existing within the Emerson Homestead are as follows:

1. Several residential structures which, because of their recent age, are not significant;
2. A large wooden "meeting hall" structure potentially dating from the late 1920s. No unusual architectural features or construction techniques were noted, and it was evaluated as not being architecturally significant.
3. A masonry and wood residence.
4. A large wood watertank.

The masonry and wood structure is the only which has potential for being significant. It is two story, rectilinear in plan, and measures approximately 15' X 60'. The first floor construction is 18" thick masonry walls and measures 15' X 30'. These walls are pierced on each elevation with splayed openings. The long elevations have two openings, either two doors or two windows. The end elevations have one opening each. The window and door millwork dates their construction to the turn of the century. The windows are 8 panel wood casement and the doors are 6 panel. It is this part of the structure, the masonry walls, that is potentially of architectural significance. These walls, based on their construction technique, date from 1830-1860, which would definitely make the structure contemporaneous with the Emerson mission. The walls are cut coral rock corners, rock and coral rubble walls, The masonry mortar is of the type acquired by burning coral."

Barrera noted further " it is one of the few buildings of its type left in the State and should be nominated to the National Register of Historic Places on the basis of its architectural merit. It is recommended that further archival research be conducted to determine its precise date of construction and any historical information relating to it which might augment its architectural significance."

To date, the feature has not been placed either on the State or National Registers of Historic Places.

### H. Flora and Fauna

No rare threatened or endangered flora or fauna were observed on the site. In the areas proposed for improvements, vegetation consists primarily of cultivated ornamentals, shrubs, palms, grass, and trees including fruit trees. These species include ( ), red ginger (*purpurata*), bougainvillea (*Bougainvillea sp.*), ti (*Cordyline terminalis*), pointsetia (*Euphorbia pulcherrina*), areca palm (*Chrysalidocarpus lutescens*), coconout palm (*Cocos nucifera*), banana (*Musa sp.*), mango (*Mangifera indica*), pomelo, avocado (*Persea americana*), plumeria (*Plumeria sp.*), and a tamarind (*Tamarindus indica*) tree.

A tethered dog and two ducks (species unknown) were seen during our field survey. Mullet and aholehole were observed in Anahulu Stream.

#### **I. Land Use Controls**

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

The North Shore Development Plan Land Use Map designates the corporation yard Public Facility and the site is zoned R-5 Residential. Public uses and structures are principal permitted uses in the R-5 residential zoning district. The new covered parking shed, however, encroaches into a front yard.

The property lies within the County delineated Special Management Area and a Special Management Area Use permit is required prior to commencing with construction.

The property is also within the Haleiwa Special District and development is subject to the design controls established for the district (Land Use Ordinance, Section 7.90-4). In lieu of actual construction drawings for the various improvements, controls governing building heights, yard and landscaping requirements, architectural design, and exterior colors are applicable to the proposed project. Prior to implementation of the project, a Special Design Permit will have to be obtained from the Department of Land Utilization, City and County of Honolulu.

#### **J. Hazardous Materials**

Gasoline and diesel fuel are stored in underground storage tanks. Both tanks were installed in 1992 following removal of two older tanks. Propane gas is stored in an above-ground tank to the rear of the garage building.

Asbestos containing building materials (ACBMs) were detected in floor tile material in the office building and the caretakers residence (Noda, 1994). These will be removed by a licensed asbestos contractor prior to demolition of the office building.

#### **K. Public Facilities**

##### **1. Roads**

The corporation yard is accessed from Emerson Road which connects portions of the Emerson Tract subdivision and residents living in Anahulu Valley with Kamehameha Highway. The two-lane, two-way road varies in pavement width and right-of-way. Fronting the corporation yard, the road has a 25 foot wide pavement a portion of which is used for on-street parking by corporation yard workers. Mauka of the corporation yard entry road, Emerson Road is a private street.

The Haleiwa Bypass or Kamehameha Highway Realignment (FAP No. F-083-1(23)) passes approximately 300 feet to the east of the corporation yard and cuts across Emerson Road. Access to areas mauka of the new road will be provided by a new connector road.

## 2. Water

The corporation yard draws water from an 8" line along Emerson Road. *The Board of Water Supply (1994) commented that there is an 1½" meter serving the project site.*

## 3. Wastewater

The community of Haleiwa is not serviced by municipal sewers or wastewater treatment plant. Individual wastewater units (cesspools) are the primary means of wastewater disposal.

The corporation yard is located above the Underground Injection Control line. State Department of Health prohibit the use of injection wells for wastewater disposal in areas located above the control line.

## 4. Drainage

There is no drainage system in the area or on the corporation yard site. The property has been graded to slope in the direction of Anahulu Stream and on-site runoff follows this gradient. An open drain inlet finished with cemented stone is located near the northwest corner of the site. Judging from the alignment of pipes therein, the drain discharges into Anahulu Stream.

## 5. Power and Communication

Electrical power and telephone service are provided by overhead lines along Emerson Road.

## 6. Police and Fire Protection

Police protection originates from the Wahiawa Police Station in the town of Wahiawa about 10 miles to the southwest. The Haleiwa Fire Station is located on Haleiwa Beach Road about 3 miles from the corporation yard.

A resident caretaker also provides security during non-working hours.

### SECTION 3 SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

---

#### A. Assessment Process

The scope of the project was discussed with staff of the Building Department, the consulting architect, and others comprising the design team. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in neighboring areas. Corporation yard personnel also provided us information based on local knowledge of the site and surrounding areas. The discussions and field investigation allowed us to identify existing conditions and environmental features which could affect or be affected by the project. These conditions are:

- o The proposed improvements will be constructed on the site of the existing corporation yard which has been at this location for 50+ years;
- o The environment has been extensively modified by grading, building construction, asphalt paving, landscaping, and stockpiled materials;
- o No change in public use is considered by the proposed action;
- o There are no rare or endangered flora or fauna on the premises;
- o Approximately one-third of the site is a designated flood hazard area;
- o There are no historic resources on the premises;
- o Anahulu Stream will not be directly impacted by the project; and
- o Public utilities are available and adequate to continue to service the corporation yard.

#### B. Short-term Impacts

Demolishing the existing structures and clearing the respective sites of debris should take about three weeks. Demolition activities will raise fugitive dust, create noise, and increase traffic slightly on nearby roads as debris is hauled away from the site. Prior to demolishing the office building, all asbestos containing materials will be removed by a licensed asbestos contractor. *Construction debris will be hauled to Waimanalo Gulch or a private disposal site in Nanakuli.*

Fugitive dust can and will be controlled by sprinkling water over debris and exposed areas or by the application of other dust suppression measures stipulated in Chapter 60 (Air Pollution Control) of Title 11, Administrative Rules of the State Department of Health.

Construction noises will persist for the projected 12 month construction period. Noise will be most pronounced during demolition and clearing and pouring of the concrete building pads and should diminish when erecting the various structures. Most of the new structures are steel

framed and finished with steel roofing and siding. Structural members, siding, and the roofs will bolted in place and some welding will be required.

Allowable daytime noise levels for residential zoning districts set by the State Department of Health is 55 dBA measured at the property line. Construction work will temporarily exceed this standard and, per Administrative Rules (Chapter 43) of the Department of Health, the Contractor will obtain a noise permit prior to construction. Construction will be limited to normal working hours of between 7:00 am and 3:30 pm five days a week.

*Best Management Practices (BMPs) will be implemented to prevent construction runoff from entering Anahulu Stream. At a minimum, the following mitigative measures are proposed:*

- o Constructing a temporary berm with detention basin downstream of the project site and between the stream to intercept stormwater runoff. An overflow structure to the stream. A geotextile filter fabric lining the structure will retain sediment and debris.*
- o Grassing all exposed areas immediately after grading activities are completed.*
- o Avoiding work during inclement weather.*

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

Shrubs and trees will be removed to make way for the improvements and to provide maneuvering space for construction equipment and vehicles. Vegetation to be removed may be temporarily replanted elsewhere on the premises. *Green waste will be transported to Barbers Point for recycling or disposal by a private contractor.*

The movement of men and materials to the site should not adversely affect traffic on nearby streets. Traffic flow on Emerson Road is light all day long and material deliveries will be scheduled for non-peak traffic hours. In addition, most of the work will take place on-site and away from public roads.

Traffic flow on Emerson Road may be temporarily disrupted when the waterline and fire hydrant are being installed. Warning signs will be posted to alert motorists of road work and flagmen posted to marshal traffic around the work site. Work in the right-of-way will be scheduled for non-peak traffic hours and at least one travel lane will be open at all times. The excavated area will be covered with traffic plates at the end of each working day and will be restored to pre-construction conditions when work in the right-of-way is completed.

### **C. Long-term Impacts**

The project will provide needed shelter for city vehicles, heavy equipment, and materials. Vehicles need not be repaired in open, exposed areas and maintenance personnel will have covered work areas in which to perform their job functions.

No increase in the number of corporation yard employees or vehicles assigned to the yard are anticipated. Equipment and manpower changes are primarily a function of community need rather than an improvement project such as the proposed action.

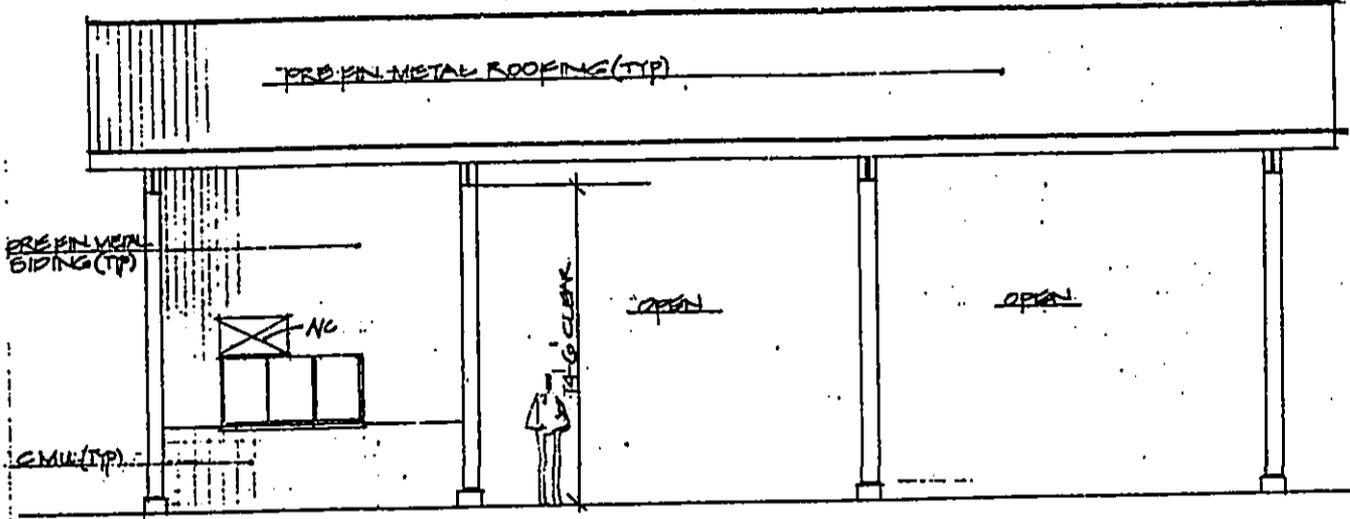
Applicant will request waivers to the yard requirements of the zoning district. Encroaching into the yard setbacks will neither endanger public health and safety nor the safety of personnel assigned to the corporation yard.

The proposed wash water treatment system should minimize the potential for introducing waste materials into the environment. The sediment trap will remove most if not all solid materials; oil will be separated from the wash water and directed to an oil storage tank. The tank will be inspected regularly and oil and sludge removed for off-site disposal. Waste materials classified as hazardous materials are managed and will continue to be managed and disposed in accordance with federal and state hazardous waste management laws, rules, and regulations. In the absence of a sanitary sewer or drainage system in the area, effluent will be treated via septic tank and leach field. This system is considered the best engineering alternative for the effective treatment and disposal of wash water.

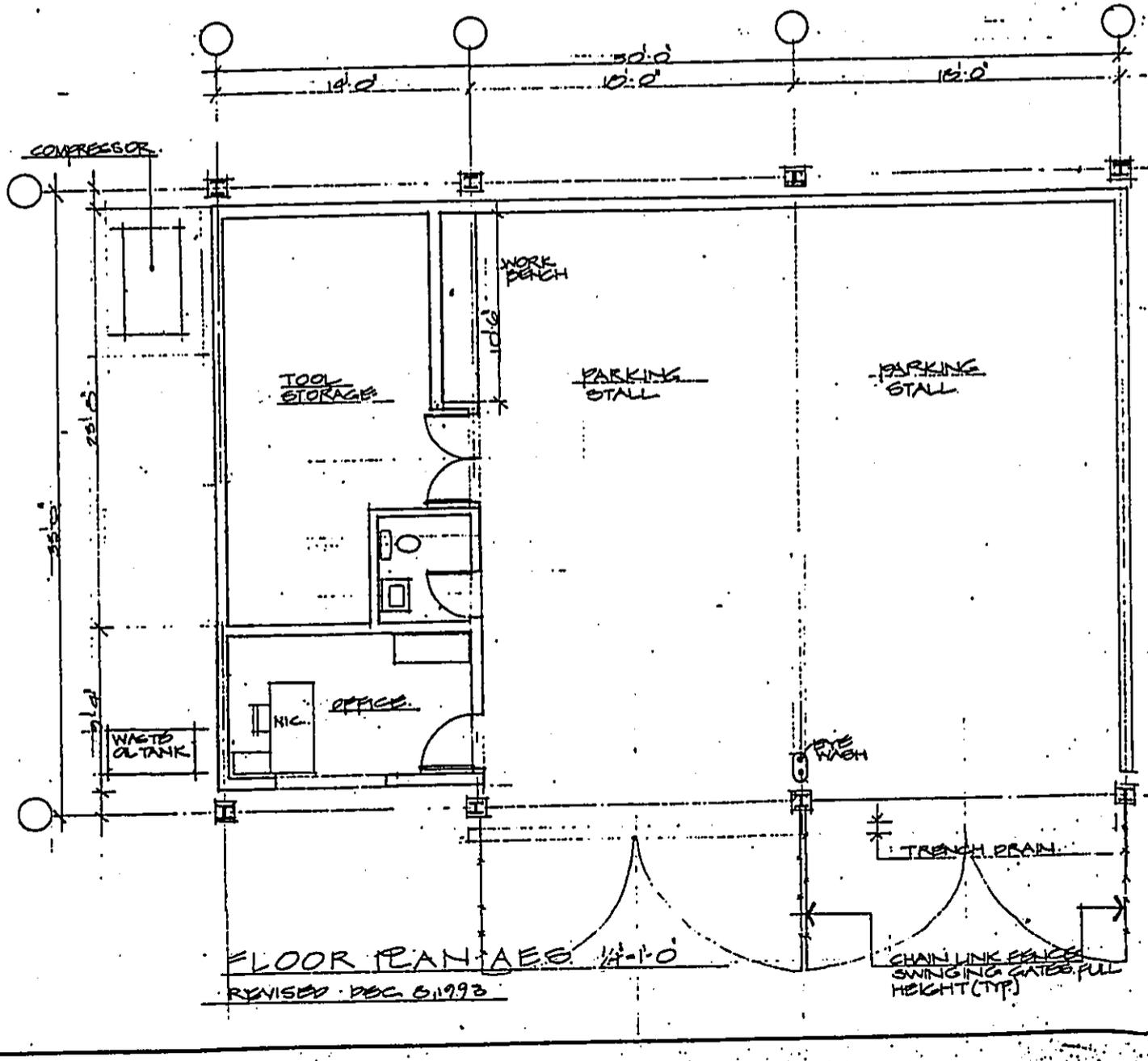
*The Department of Public Works has furnished BMPs information for vehicle and equipment fueling, vehicle and equipment washing and cleaning, vehicle and equipment maintenance and repair, and outdoor storage of raw materials and liquids. Where applicable, these BMPs will be implemented by personnel assigned to the corporation yard to prevent or reduce the discharge of pollutants to storm water.*

Domestic wastewater from the new shower and locker room building and the AES building will be discharged into a separate septic tank and leach field system for treatment and disposal. The use of septic tanks is preferred over cesspools and should minimize the potential for subsurface contamination. Both wash water and wastewater disposal systems will comply with Chapter 62, Wastewater Systems, Administrative Rules, State Department of Health for siting and operating individual wastewater treatment units.

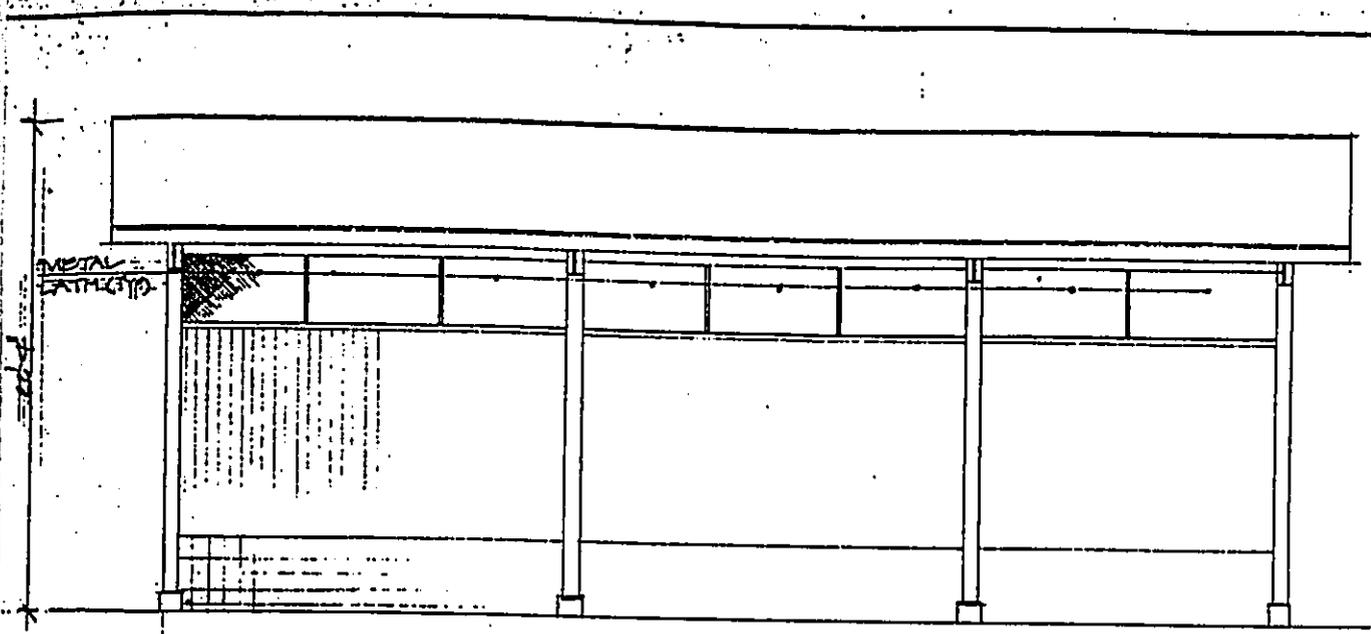
The proposed improvements are sited in almost the same location and are of the same scale as the structures they are replacing. The net effect is there should be no adverse visual effects when the improvements are viewed from neighboring areas (*Elevation drawings of the various structures are shown in Figures 3, 4, and 5*). No above grade improvements are planned within 200 feet of Anahulu Stream thus significant views of Anahulu Stream from the Anahulu Stream Bridge at Kamehameha Highway will not be affected. Building materials and colors will be selected following the design controls prescribed in the Haleiwa Special District regulations.



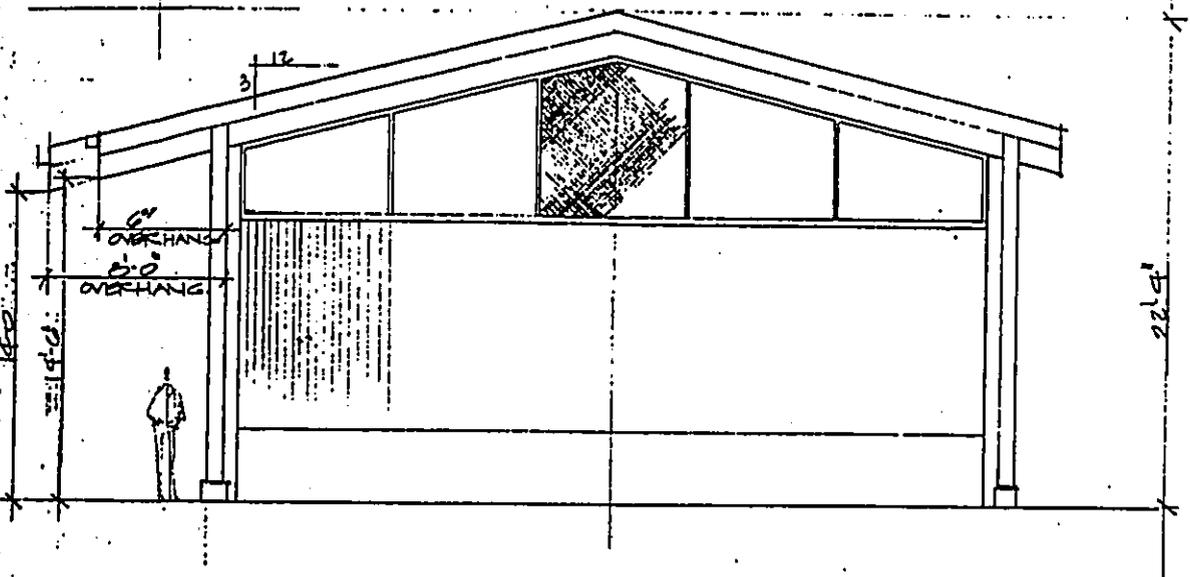
FRONT ELEVATION 1/4"=1'-0"



FLOOR PLAN AEG 1/4"=1'-0"  
REVISED DEC 6, 1993



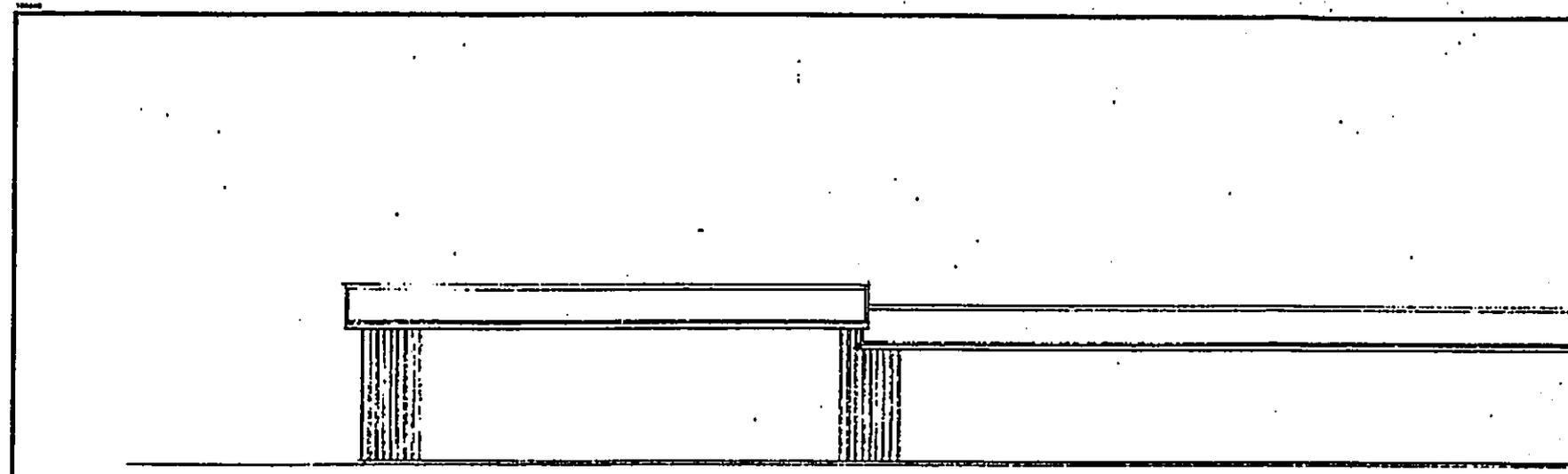
REAR ELEVATION



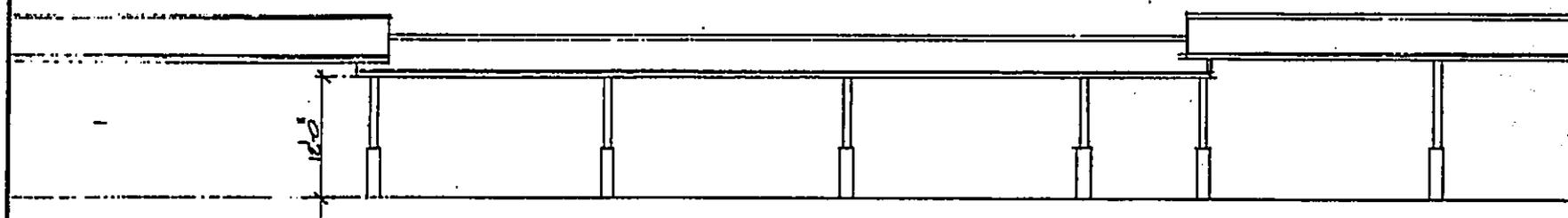
LEFT SIDE ELEVATION.

Figure 3  
AES Building Floorplan  
and Exterior Elevations

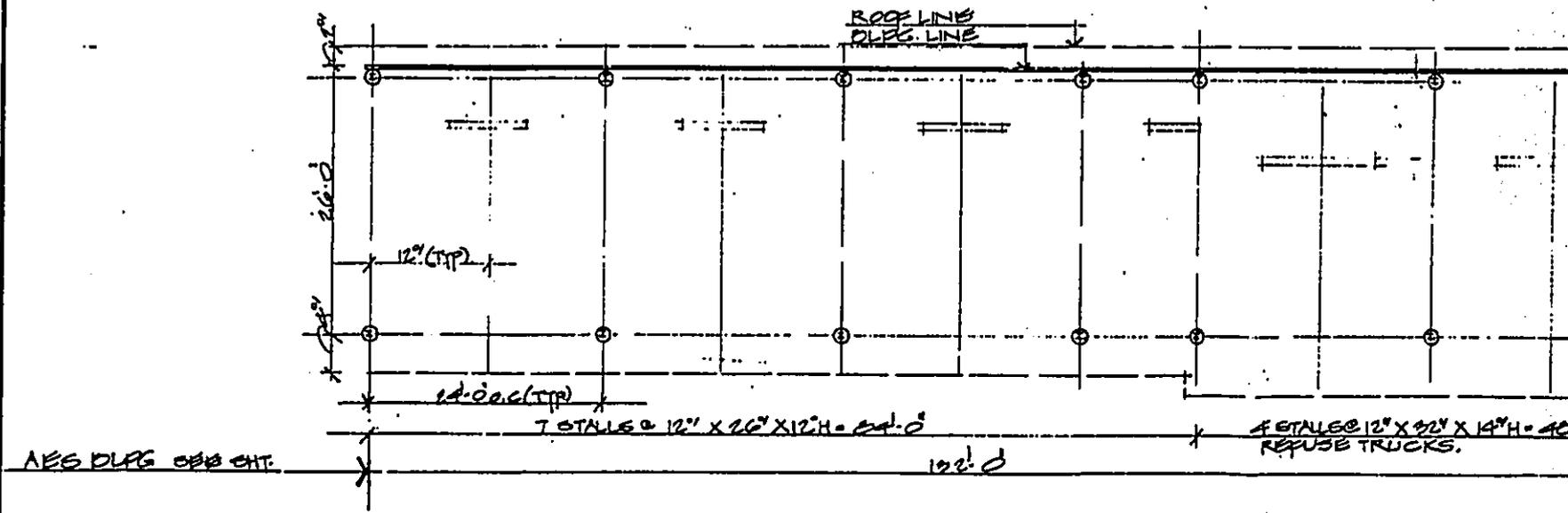
<b>BUILDING DEPARTMENT</b>		
<small>CITY &amp; COUNTY OF HONOLULU</small>		
DESIGN:		SHEET OF SHEETS
DRAWN:		
CHECKED:		
DATE:		
PROJECT NO.:		
FILE	DRAW	FOLDER



REAR ELEVATION 15'-1"0"



FRONT ELEVATION 15'-1"0"



NEG DEPG OBS CHT

FLOOR PLAN

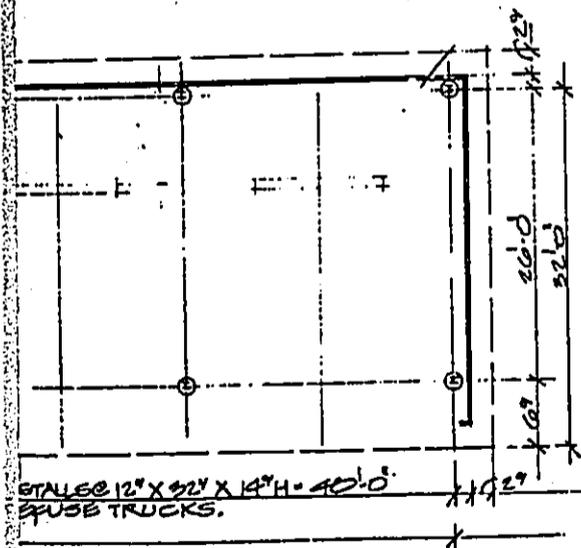
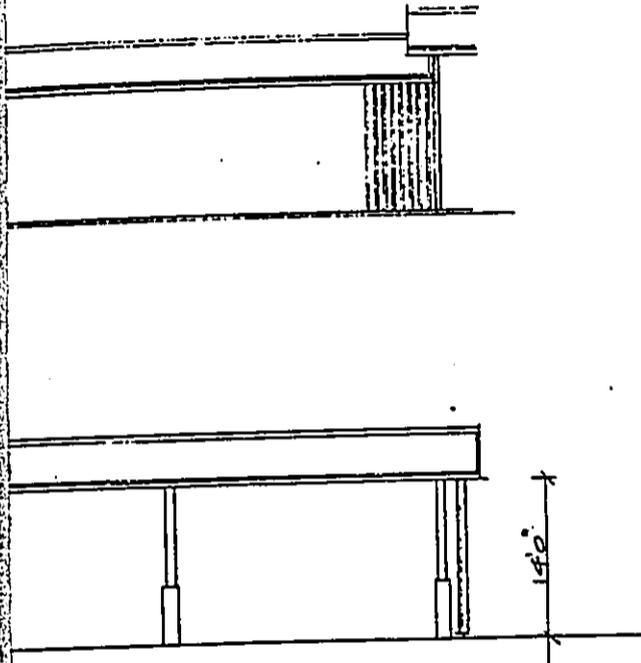


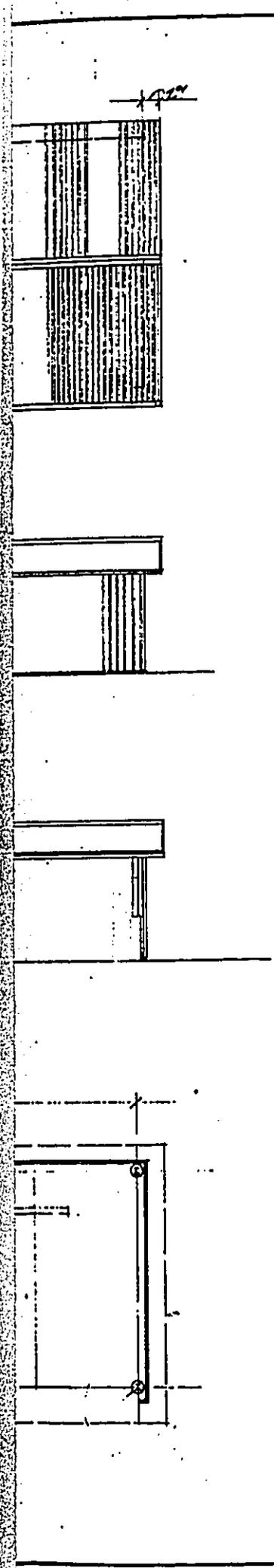
Figure 4  
AES Building Covered Parking  
Floor Plan and Exterior Elevations



This work was performed by me  
or under my supervision

<b>BUILDING DEPARTMENT</b>			
<small>CITY &amp; COUNTY OF HONOLULU</small>			
<b>WAIALUA CORPORATION YARD IMPROVEMENTS</b>			
<b>PHASE II</b>			
62-126 EMERSON ROAD, WAIALUA, OAHU, HAWAII			
TMK C-2-12:15			
DESIGN		SHEET OF SHEETS	
DRAWN			
CHECKED			
DATE			
PROJECT NO.	FILE	DRAW	FOLDER





**Figure 5**  
**Covered Parking Structure**  
**Floor Plan and Exterior Elevations**



This work was performed by me  
 or under my supervision

<b>BUILDING DEPARTMENT</b>		
<small>CITY &amp; COUNTY OF HONOLULU</small>		
WAIALUA CORPORATION YARD IMPROVEMENTS		
PHASE II		
62-126 EMERSON ROAD, WAIALUA, OAHU, HAWAII		
TMK: 6-2-12:15		
DESIGN		SHEET OF SHEETS
DRAWN		
CHECKED		
DATE		
PROJECT NO.	FILE	DRAW FOLDER

**SECTION 4 ALTERNATIVES TO THE PROPOSED ACTION**

---

**No Action**

A no action alternative was considered an undesirable course of action for the proposed project given the lack of adequate maintenance facilities and the aged condition of structures at the Waialua Corporation Yard.

**SECTION 5 AGENCIES AND ORGANIZATIONS [TO BE] CONSULTED IN  
THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

---

*The Draft Environmental Assessment for the Waialua Corporation Yard Improvements was published in the Office of Environmental Quality Control (OEQC) Bulletin of November 8, 1994 and distributed to the agencies and organizations listed below for review. Publication in the OEQC Bulletin initiated a 30-day public comment period which ended on December 8, 1994. An asterik \* identifies agencies and organizations that submitted written comments within the comment period. Comment letters and responses are found in Appendix A.*

**Federal**

\*U.S. Army Corps of Engineers

**State**

Department of Health  
Environmental Management Division  
Department of Land and Natural Resources  
Historic Preservation Division  
Department of Transportation

**City and County of Honolulu**

\*Board of Water Supply  
\*Department of Land Utilization  
\*Department of Public Works  
\*Department of Transportation Services  
\*Department of Wastewater Management  
\*Planning Department  
Police Department  
\*Fire Department

**Others**

Hawaiian Electric Company  
Hawaiian Telephone Company  
North Shore Neighborhood Board No. 27  
Haleiwa Business Association

## SECTION 6 DETERMINATION OF SIGNIFICANCE

---

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (11-200-12). The relationship of the proposed project to these criteria is discussed below.

- 1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

There are no significant natural or cultural resources on the premises. A recorded historic structure on a neighboring lot will not be affected by the project.

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

The project does not curtail the beneficial uses of the environment. The proposed project will provide a needed facility for storing equipment and material and provide a safe working environment for city workers.

- 3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

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

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

- 5) Substantially affects public health;

The collection and treatment of liquid wastes, solid waste, and oil and grease will comply with federal and state regulations.

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

Substantial secondary impacts are not anticipated.

- 7) Involves a substantial degradation of environmental quality;

The proposed project will not degrade environmental quality of the site and the surrounding environment.

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

The project is not the precursor for a larger action. It is, however, part of an on-going municipal improvement program to upgrade and improve public facilities throughout the City and County of Honolulu.

- 9) Substantially affects a rare, threatened or endangered species, or its habitat;

There are no rare, threatened or endangered flora or fauna on the premises.

- 10) Detrimentially affects air or water quality or ambient noise levels; or

Ambient air quality will be affected by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be audible during demolition and site preparation work but should diminish as the buildings are erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

The septic tank and leach field should minimize the potential for subsurface contamination by wastewater. Similarly, the oil and water separator should negate the introduction of hazardous substances into the environment. Hazardous materials will be disposed of in compliance with federal and state authorities. The treatment and disposal of separated water needs to be resolved with the Department of Health.

The improvements described above are intended to preclude any discharge into Anahulu Stream. Overflow water from the underground retention system will be directed towards the stream. This should this occur only during a severe flood event.

- 11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The planned improvements are not situated within the Anahulu Stream floodway. Rather they are located in the flood fringe and will be designed to the development standards of the flood fringe district.

*Based on the above criteria and comments received from agencies and organizations, the Waiialua Corporation Yard Improvements project will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.*

## BIBLIOGRAPHY

---

- Department of Land Utilization, City and County of Honolulu. 1993. *Land Use Ordinance*.
- Department of Health, State of Hawaii. *Underground Injection Control Maps*. Safe Drinking Water Branch.
- Federal Emergency Management Agency. 1987. *Flood Insurance Rate Map*. City and County of Honolulu.
- Noda, Edward K. and Associates, Inc. 1994. *Asbestos Investigative Survey Report for Waialua Corporation Yard, 62-126 Emerson road, Waialua, Hawaii, Tax Map Key: 6-2-12: 15*. Prepared for Philip Y. Ihara, Architect.
- Park, Gerald Urban Planner. 1994. *Field Observation*.
- Soil Conservation Service. 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. United State Department of Agriculture, Soil Conservation Service in cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.
- U.S. Department of Transportation, Federal Highway Administration and State of Hawaii Department of Transportation, Highways Division. No Date. *Haleiwa Bypass Final Environmental Impact Statement*. Kamehameha Highway Realignment from Weed Junction to Haleiwa Beach Park. FAP Route 83 Island of Oahu, Hawaii. Prepared by VTN Pacific.

**APPENDIX A**  
**COMMENT LETTERS AND RESPONSES**

FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
3378 HOANANA STREET, SUITE 202  
HONOLULU, HAWAII 96818-1828



JEREMY HARRIS  
Mayor

RICHARD R. SETO-MOOK  
FIRE CHIEF  
SHERIFF Y. SUZUMOTO  
FIRE DEPUTY CHIEF

November 9, 1994

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

Dear Mr. Park:

Subject: Waialua Corporation Yard Improvements  
Kawailoa, Waialua, Oahu

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from Waialua and Sunset Beach engine companies with ladder service from Waiau 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 Attilio Leonardi of our Administrative Services Bureau at 831-7775.

Sincerely,

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

AKL:ny

Environmental Assessment report attached.

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU  
830 SOUTH BERETANIA STREET  
HONOLULU HAWAII 96813



November 18, 1994

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

Dear Mr. Park:

Subject: Your Letter of October 28, 1994 Regarding the Draft Environmental Assessment (EA) for the Waialua Corporation Yard Improvements, TMK: 6-2-12: 15, Kawailoa, Waialua, Oahu, Hawaii

Thank you for the opportunity to review and comment on the EA for the proposed Waialua Corporation Yard improvements project. We have the following comments:

1. There is an existing 1-1/2 inch meter serving the proposed project site.
2. The existing water system is presently adequate to accommodate the proposed improvements.
3. The availability of water will be confirmed when the building permit is submitted for our review and approval. When water is made available, the applicant will be required to pay our water system facilities charges for resource development, transmission and daily storage.
4. If a three-inch or larger meter is required, the construction drawings should be submitted for our review and approval.
5. The proposed project is subject to our cross-connection control requirements prior to the issuance of the building permit.

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

Very truly yours,

*Kazuyoshi Hayashida*  
FOR KAZUYOSHI HAYASHIDA  
Manager and Chief Engineer

JEREMY HARRIS Mayor  
WALTERO WATSON, JR. Chairman  
MARGARET THAMMONGKOLVONGDAJORN  
SISTER THAMMONGKOLVONGDAJORN  
REID J. JOYNT  
WELLES T. HULL  
FOREST C. LARSON  
KEMETH E. SPRADUE  
KAZUYOSHI HAYASHIDA  
Manager and Chief Engineer

RECEIVED  
11/22/94



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96814-5440

PLANT TO  
ATTENTION OF

November 23, 1994

Planning Division

RECEIVED  
11/23/94

DEPARTMENT OF WASTEWATER MANAGEMENT  
CITY AND COUNTY OF HONOLULU  
140 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

FELIX B. LIMTIACO  
ACTING DIRECTOR

HPP 94-498

November 21, 1994

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

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Waialua Corporation Yard Improvements, Waialua, Oahu (TRK 6-2-12: 15). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Provided the project does not involve any work or structures below the ordinary high water mark of Anahulu Stream, a DA permit will not be required. If you should require additional information, please contact our Regulatory Branch for further information at 438-9258 and refer to file number NP95-015.

b. We concur with the flood information provided on page 8 of the environmental assessment.

Sincerely,

Ray H. Jyo, P.E.  
Director of Engineering

Subject: Environmental Assessment - Waialua Corporation  
Yard Improvements. Tax Map Key: 6-2-12: 15

Thank you for the opportunity to review the subject document.

We confirm that there is no municipal wastewater system available to serve the corporation yard. The proposed septic tank and leach field system would be regulated by the State Department of Health.

Should you have any questions, please contact Thomas Tamanaha at 523-4671.

Very truly yours,

FELIX B. LIMTIACO  
Acting Director

PLANNING DEPARTMENT  
CITY AND COUNTY OF HONOLULU

890 SOUTH KING STREET  
HONOLULU, HAWAII 96813



RECEIVED  
11/22/94

ROLAND D. LIBBY, JR.  
ACTING CHIEF PLANNING OFFICER  
CAROL T. TAKAIKOA  
DEPUTY CHIEF PLANNING OFFICER

MM 10/94-4548

November 21, 1994

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

Dear Mr. Park:

Draft Environmental Assessment (DEA) for  
Waialua Corporation Yard Improvements  
Kawailoa, Waialua, Oahu. Tax Map Key 6-2-12: 15

We have reviewed the subject DEA and have no objections to the proposed improvements.

Should you have any questions, please contact Mel Murakami of our staff at 527-6020.

Sincerely,

ROLAND D. LIBBY, JR.  
Acting Chief Planning Officer

RDL:ft

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

PACIFIC PIERCE PLAZA  
1111 KAHALANUI BOULEVARD, SUITE 1300  
HONOLULU, HAWAII 96813



RECEIVED  
11/22/94

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

November 30, 1994

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

Dear Mr. Park:

Subject: Waialua Corporation Yard Improvements  
Draft Environmental Assessment (EA)  
THK: 6-2-12: 15

This is in response to your letter dated October 28, 1994 requesting our comments on the subject draft EA.

Based on our review, adequate pavement width for two-way traffic should be provided along Emerson Road from Kamehameha Highway to the vehicular access points servicing the corporation yard.

Should you have any questions, please contact Lance Matanabe of my staff at 523-4199.

Sincerely,

JOSEPH M. MAGALDI, JR.  
Director

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

540 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • PHONE 522-4132



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11/29/94

SECRETARIAT  
DIVISION

DONALD A. CLEGG  
DIRECTOR

LORETTA A.C. CHIE  
SECRETARIAL OFFICER

94-08076 (DT)

November 29, 1994

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

Dear Mr. Park:

Comments To Draft Environmental Assessment (EA)  
For Waialua Corporation Yard Improvements  
Tax Map Key: 6-2-12: 15

We have reviewed the above-referenced Draft EA and have the following comments:

1. Solid Waste Disposal

The method of solid waste disposal should be mentioned in the Final EA.

2. Anahulu Stream/Runoff

The Draft EA mentions that runoff currently flows toward Anahulu Stream. Best Management Practices (BMP) should be implemented to prevent construction runoff from entering the stream. BMPs should be discussed in the Final EA.

What is the distance between the project site and Anahulu Stream?

3. Construction Timetable

The Draft EA mentioned that a timetable for Phase II is not known. The Final EA should include a timetable for this phase.

4. Construction Plans

Plans and elevation drawings (where applicable) should be included in the Final EA for the following: new septic tank, wash water septic tank and leach field, all proposed structures and the underground stormwater retention system.

Mr. Gerald Park  
Page 2  
November 29, 1994

5. Underground Stormwater Retention System  
What is the holding capacity of the stormwater retention system?

6. Permits from the Department of Land Utilization

- a. Special Management Area Use Permit (SMP)  
A major SMP is required for the proposals. The SMP must be processed first.
- b. Conditional Use Permit (CUP)
- A CUP, Type 1, for Utility Installation, Type B is required.
- c. Haleiwa Special District (HSD)

A minor HSD Permit is required. The proposed project must comply with Section 7.90 of the Land Use Ordinance.  
If you have any questions regarding this letter, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

*Donald Clegg*

DONALD A. CLEGG  
Director of Land Utilization

DAC:am  
vsl:am.djt

December 27, 1994

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

Subject: Wai'ala Corporation Yard (94-08076 (DT))  
Tax Map Key: 6-2-12: 15

Thank you for reviewing and offering comments on the Draft Environmental Assessment prepared for the subject project. Our responses are numbered to coincide with your comments.

1. Green waste will be transported to Barbers Point for recycling or disposal by a private contractor. Construction debris will be hauled to Waimanalo Gulch or a private disposal site in Nanakuli.
2. Best Management Practices (BMP) will be implemented during construction. The consulting civil engineers have recommended the following mitigation measures:
  - o Construct a temporary berm with detention basin downstream of the project site and between stream to intercept stormwater run-off. Provide an overflow structure with pipe to the stream. A geotextile filter fabric lining at the structure will retain sediment and debris.
  - o The contractor will avoid work during inclement weather.
  - o All exposed graded areas shall be grassed immediately after grading activities are completed.

Additional measures may be recommended during preparation of a grading plan and city review of same.

The distance between the project site measured from the turnaround of the new on-site parking lot to Anahulu Stream is about 80 feet.

3. Implementation of Phase II is projected for FY 1996-1997 will depend in part on securing funding for the planned facilities.
4. Elevation drawings for the AES building and Covered Parking Structure have been included in the Final Environmental Assessment.



GERALD PARK Urban Planner

12435  
Young Street  
Suite 307  
Honolulu, HI 96814  
ST 1800  
596-0019

Donald Clegg  
December 27, 1994  
Page 2

5. The holding capacity of the stormwater retention system is approximately 12,000 gallons.

6. Thank you for the information about DLU permits.

Your comments and the responses provided above will be incorporated into the Final Environmental Assessment. Thank you for participating in the Environmental Assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

xc: C. Lau, Building Department  
P. Ihara, PYHAI

wajyddlu.ltr

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

450 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JERRY HARRIS  
Mayor

RECEIVED  
12/27/94

KENNETH E. SPRAGUE  
Acting Director and Chief Engineer  
DAIYUJI J. KAMAMOTO  
Deputy Director  
ENV 94-284

December 2, 1994

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

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA)  
Waialua Corporation Yard Improvements  
Tax Map Key: 6-2-12: 15

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

1. Adequate on-site parking should be provided.
2. Frontage improvements in accordance with City standards and Americans with Disability Act guidelines will be required.
3. Incorporate the attached best management practices (BMPs), if applicable.

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

Sincerely,

*Kenneth E. Sprague*  
KENNETH E. SPRAGUE  
Director and Chief Engineer

Attach.

December 27, 1994

Kenneth E. Sprague  
Acting Director and Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Subject: Waialua Corporation Yard (ENV 94-284)  
Tax Map Key: 6-2-12: 15

Thank you for reviewing and offering comments on the Draft Environmental Assessment prepared for the subject project. Our responses are numbered to coincide with your comments.

1. The proposed on-site parking lot is adequate to accommodate Corporation Yard employee vehicles.
2. Funding for this project does not include public monies for frontage improvements to include curbs, gutters, and sidewalks.
3. The Best Management Practices (BMP's) materials you provided have been forwarded to the consulting civil engineers for consideration and inclusion in their plans and drawings.

Thank you for participating in the Environmental Assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

cc: C. Lau, Building Department  
P. Ihara, PYHAI

waiydpw:ltr

GERALD PARK urban planning  
1245  
young street  
suite 201  
honolulu, hi 96814  
tel: (808)  
596-0018 urbanplanning

JOHN WALKER  
CORPORATION

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0007



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
180 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-2007

REX D. JOHNSON  
DIRECTOR  
DEPUTY DIRECTORS  
TAMUJANI HOKI  
GUSTAVO ORLANDO  
JAMES C. GIBSON  
CALVIN H. TSUDA  
WIREFLY REFER TO:

DIR 1900  
STP 8.6487

RECEIVED  
12/29/94



William A. Bonnet  
Manager  
Environmental Department

December 5, 1994

December 14, 1994

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

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

Dear Mr. Park:

Subject: Draft Environmental Assessment  
Waialua Corporation Yard Improvements  
Kawailoa, Waialua, Oahu TMK: 6-2-12: 15

Subject: Draft Environmental Assessment  
Waialua Corporation Yard Improvements  
Kawailoa, Waialua, Oahu

The proposed project to replace several existing buildings with new buildings at the Waialua Corporation Yard will not have a significant impact on our transportation facilities.

Thank you for the opportunity to comment on your October 28, 1994 Draft Environmental Assessment for the proposed facilities improvement project, as proposed by the City & County Building Department. HECO has no comments on the proposed project and will reserve further comment pertaining to the protection of existing power lines in or near the project area until construction plans are finalized.

We appreciate the opportunity to provide comments.

Sincerely,

*Rex D. Johnson*  
Rex D. Johnson  
Director of Transportation

Sincerely,  
*William A. Bonnet*

An HEI Company

BENJAHIN J. CAYETANO  
OFFICER OF HAWAII



REF: OCEA:DKP  
STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P O BOX 621  
HONOLULU, HAWAII 96809

FILE NO.: 95-220  
DOC. ID.: 5182

Mr. Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, HI 96814  
DEC 15 1994

Dear Mr. Park:

SUBJECT: Draft Environmental Assessment (DEA): Waialua Corporation  
Yard Improvements, Kailua, Waialua, Oahu; TRK: 6-2-12; 15

We have reviewed the DEA information for the subject project transmitted by your memorandum dated October 28, 1994, and have the following comments:

Division of Aquatic Resources

The Division of Aquatic Resources (DAR) comments that the Anahulu River ranks as one of the most biologically significant estuaries on Oahu and has significant recreational fisheries value. Activities associated with such a baseyard could threaten the estuary, and if this were a new project, DAR would suggest finding a different site. Because relocation is not an economically feasible option, the mitigation measures described, particularly with reference to the disposal of wash water and stormwater retention, should be carefully undertaken. A commitment should also be made for connection with a wastewater treatment facility, once that becomes possible for the area. DAR also comments that long-term use of the septic tanks and leach fields could eventually have negative environmental impacts, both in the Anahulu River estuary and in near-shore marine waters.

Historic Preservation Division

The Historic Preservation Division (HPD) comments a review of their records shows that there are no known historic sites at this parcel. Although State site 1442, the Emerson Homestead site, is located in the neighboring parcel, the project area has been developed and utilized for the Waialua Corporation Yard for many years and it is unlikely that surface historic sites remain. Because this project proposes improvements to an existing facility, including the demolition and replacement of buildings, HPD believes that this project will have "no effect" on historic sites.

It is however, 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 HPD must be contacted at 587-0047.

Mr. G. Park

File No.: 95-220

Division of Land Management

The Division of Land Management (DLM) comments that the subject project has no significant or detrimental impact to DLMR managed State-owned land in or near the surrounding area.

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 587-0377, should you have any questions.

Very truly yours,

*Keith W. Ahue*  
KEITH W. AHUE

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