

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
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November 5, 1998

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ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

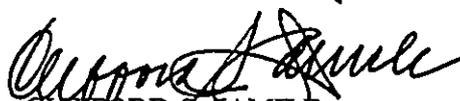
Subject: Finding of No Significant Impact for the Board of Water Supply's Proposed Manana Corporation Yard Expansion Project, Manana, Oahu, Hawaii, TMK: 9-7-24: 04

The Board of Water Supply has reviewed the comments received during the public comment period which began on July 8, 1998. We have determined that the environmental impacts of this project have been adequately addressed as discussed in the final environmental assessment (EA) and are therefore, issuing a finding of no significant impact. We request that the proposed project be published as finding of no significant impact in the next Office of Environmental Quality Control (OEQC) Bulletin.

Attached are the completed OEQC bulletin publication form and four copies of the final EA for your review.

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

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

Attachments

cc: Belt Collins Hawaii

BWS Corporation Yard
Expansion

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

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Supply Corporation Yard Expansion

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FINAL ENVIRONMENTAL ASSESSMENT

CORPORATION YARD EXPANSION
Board of Water Supply

Manana/Pearl City, Oahu, Hawaii



Board of Water Supply
City and County of Honolulu

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FINAL ENVIRONMENTAL ASSESSMENT

**CORPORATION YARD EXPANSION
Board of Water Supply**

Manana/Pearl City, Oahu, Hawaii

November 1998

Proposing Agency:

**Board of Water Supply
City and County of Honolulu**

Consultant:

**Belt Collins Hawaii Ltd.
Honolulu, Hawaii**

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I. PURPOSE

This document has been prepared in compliance with Chapter 343, Hawaii Revised Statutes (HRS), for the expansion of the Board of Water Supply's corporation yard in Manana-Pearl City, Oahu (See Figures 1 & 2). The Tax Map Key for the property is TMK 9-7-24: 4 and portion of 6.

II. PROPOSING AGENCY

The proposing agency is the Board of Water Supply (BWS), City and County of Honolulu.

III. ACCEPTING AUTHORITY

The accepting authority is the BWS of the City and County of Honolulu.

IV. CONSULTED AGENCIES, ELECTED OFFICIALS AND COMMUNITY GROUPS

The following agencies, elected officials and community groups were requested input and comment on the proposed action during the project's early consultation period. Copies of the letters received from responding parties are included in the Appendix of this document.

Agencies

Federal:

U.S. Department of the Navy
Environmental Protection Agency

State of Hawaii:

Commission of Water Resource Management
Department of Land and Natural Resources, Land Division
Department of Land and Natural Resources, State Historic Preservation
Division
Department of Transportation
Department of Health
Office of Environmental Quality Control
Office of Hawaiian Affairs
UH Environmental Center

City and County of Honolulu (*during the early consultation period, the previous City agency names were in effect*):

- Department of Planning
- Department of Land Utilization
- Department of Housing and Community Development
- Department of Public Works
- Department of Wastewater Management
- Building Department
- Department of Transportation Services
- Police Department
- Fire Department
- Civil Defense Agency
- Department of Finance

Elected Officials

- Senator David Y. Ige
- Senator Calvin K. Kawamoto
- Representative Roy M. Takumi
- Representative Noboru Yonamine
- Councilmember Mufi Hannemann

Community Groups

- Pearl City Neighborhood Board No. 21
- Pearl City Planning Task Force
- Manana Community Association
- Sierra Club, Hawaii Chapter

V. PROPOSED ACTION

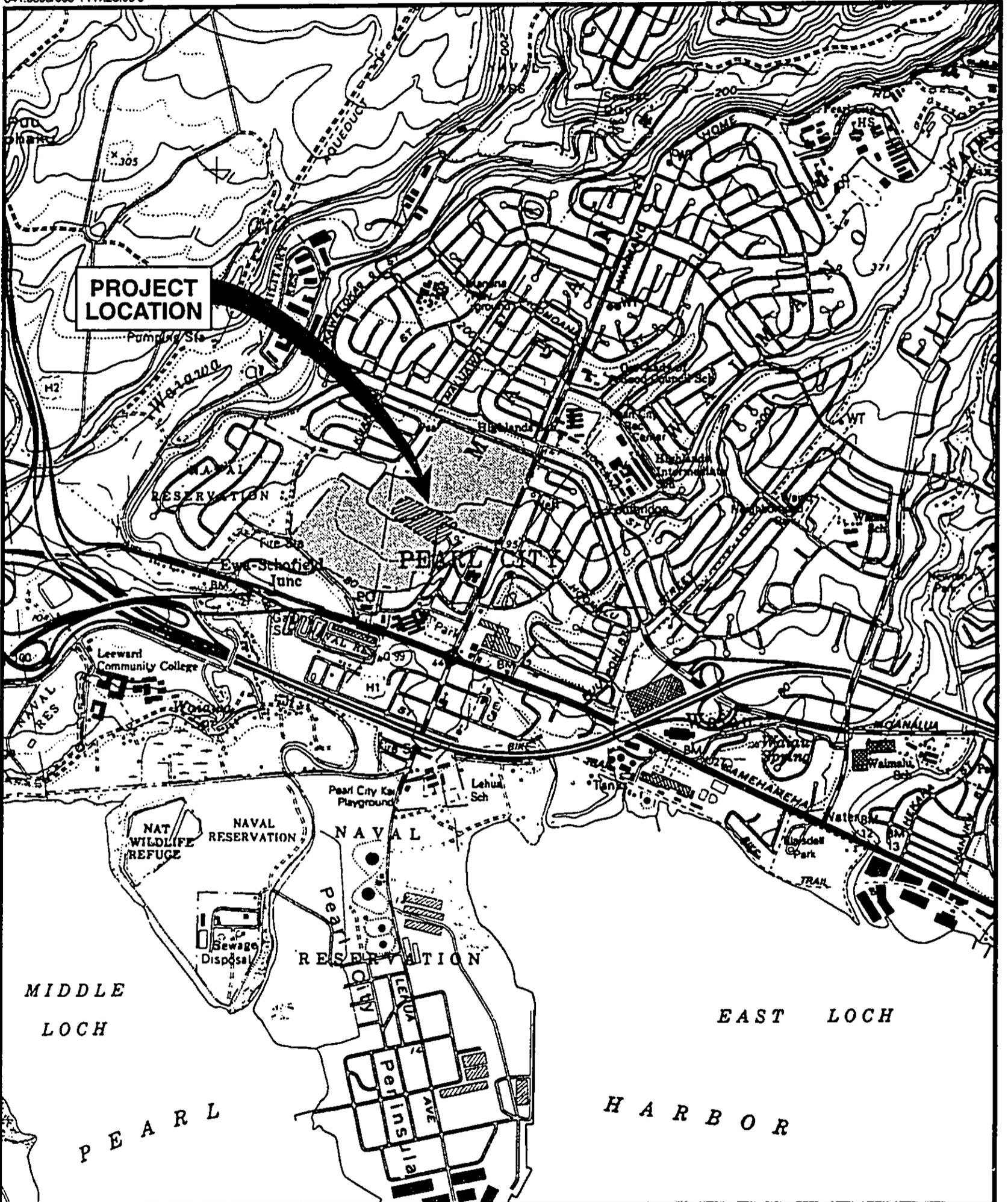
Background

The existing Manana corporation yard is one of five base yards on the Island of Oahu operated by the BWS. The others are located in Kalihi, Waianae, Wahiawa and Heeia. These base yards are administered by the Field Operations Division of the BWS and are tasked with operating and maintaining BWS's water distribution system and appurtenances for their district.

The Manana base yard was established under the control of the BWS in the 1950's. Prior to that date, it served as a Suburban Field Services base yard for the City or local governmental jurisdiction at that time. Over the past 10 years, the demand for maintenance and service from this base yard has increased beyond the capacity of the facility.

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Prepared for: Board of Water Supply
City & County of Honolulu



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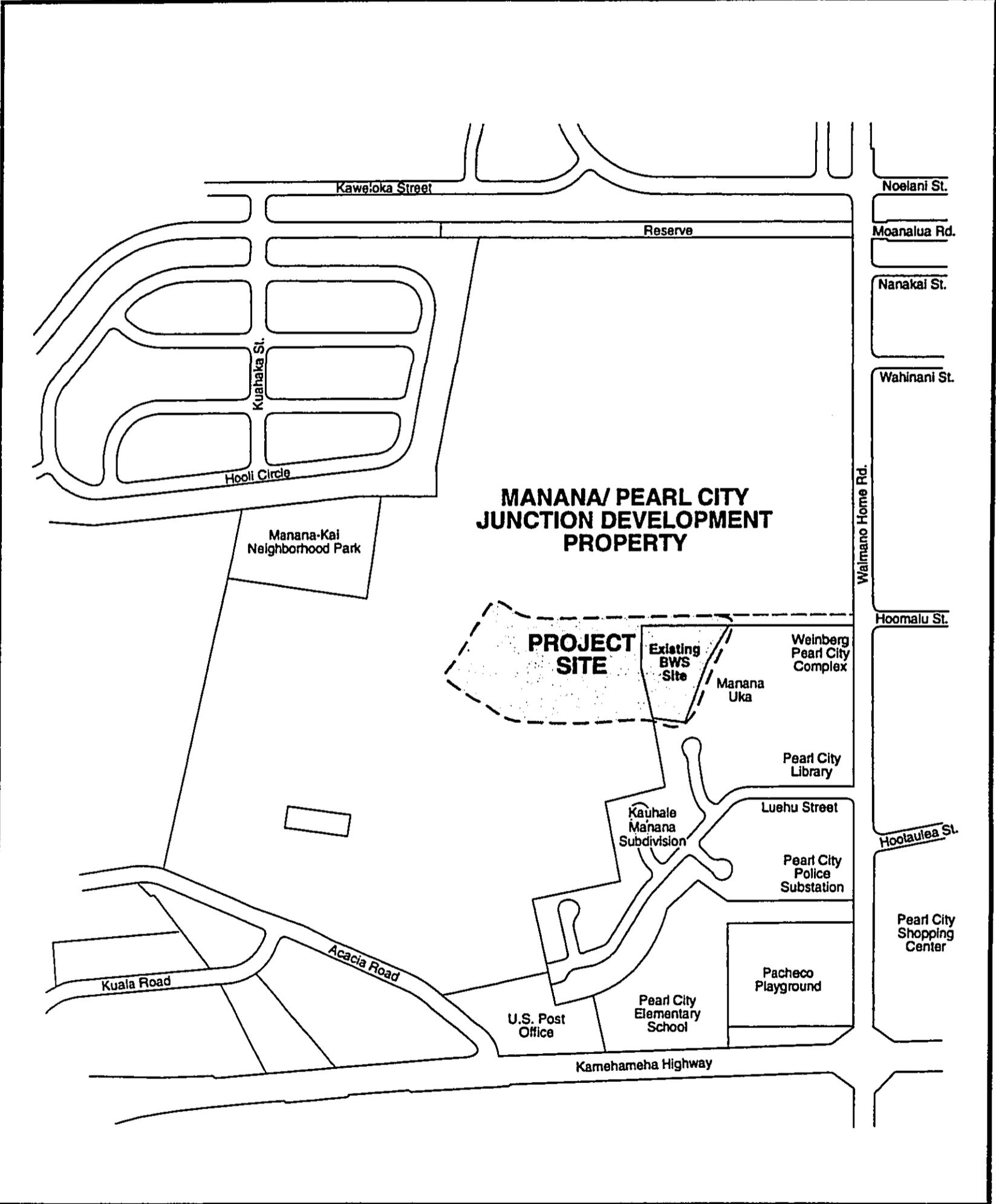
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Figure 1
LOCATION MAP

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

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Prepared for: Board of Water Supply
City & County of Honolulu



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Figure 2
SITE LOCATION

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

Statement of Objective

The BWS is planning to expand its corporation yard at Manana as part of a 10- to 30-year plan. This expansion is intended to accommodate current and future demands for emergency repair and maintenance work on BWS's water transmission lines and related facilities in the Leeward Oahu area. This service district encompasses the region between Halawa Stream, Kapolei/Makakilo and Kipapa Gulch.

The proposed expansion will service and accommodate the new infrastructure that will be needed, particularly, for the approximately 35 million gallons per day (mgd) in increased demand by the Year 2020 in the Pearl City and Ewa areas.

Description of the Proposed Action

The existing base yard is located on a 2.02-acre site on Waimano Home Road. It currently contains a field administration office, equipment and supply storage facilities and an automotive service/repair and body/fender shop (See Figure 3). The yard operates on a regular day-time schedule but is operational for emergency calls on a 24-hour basis.

BWS is proposing to expand its existing site to include approximately 7.44 acres of adjacent City land. This additional area will accommodate the development of new as well as the expansion of existing facilities. The expanded yard will provide a long-term regional base for BWS's repair, maintenance and field/plant operations for the next 10 to 30 years. Covering the Leeward Oahu area, the Manana facility will better supplement BWS's four other corporation yards located in Windward Oahu, Central Oahu, Waianae Coast and Honolulu.

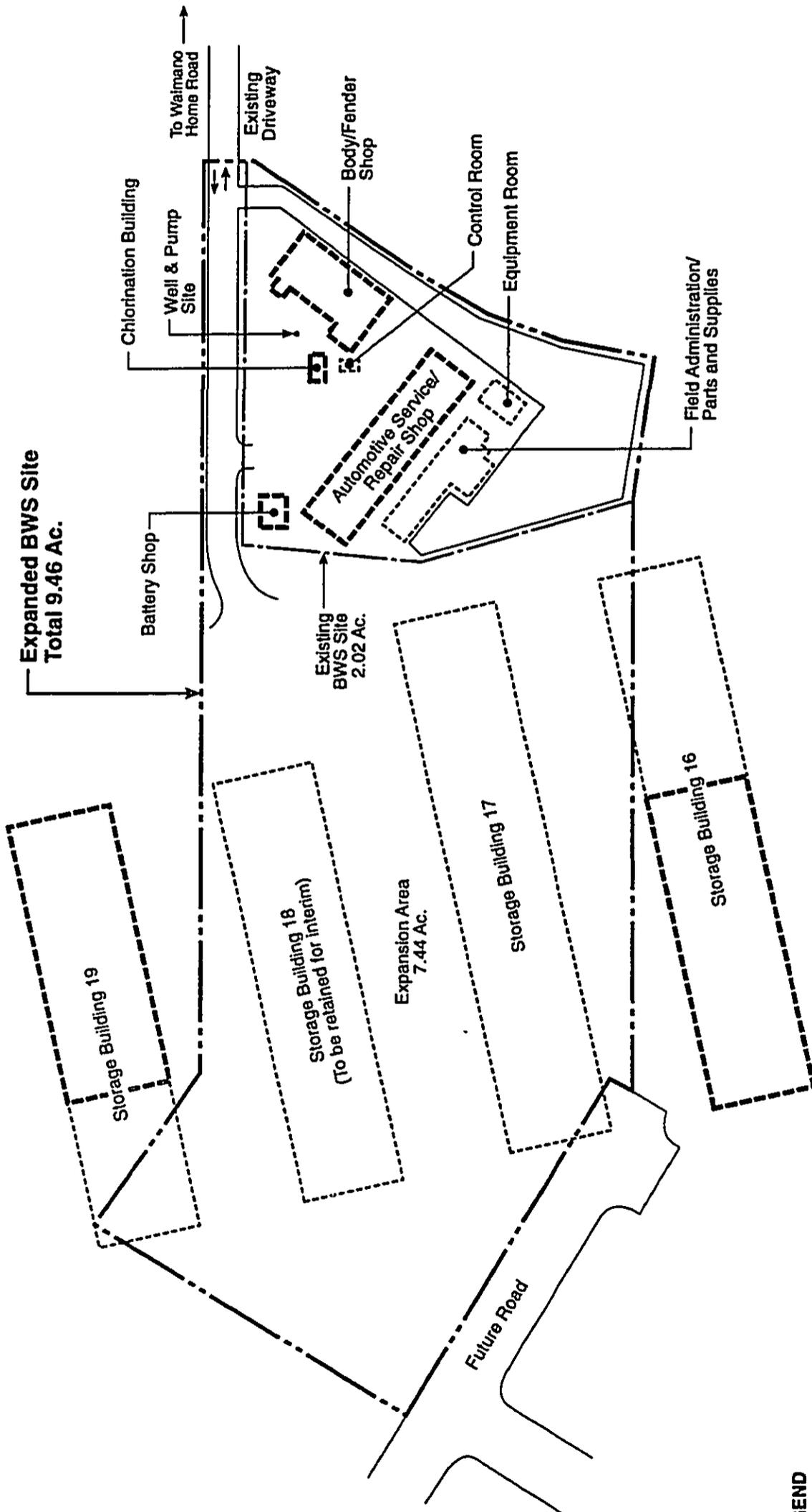
The 7.44-acre expansion was originally proposed for approximately 5 acres, but a recent program evaluation by BWS showed that more storage area would be required to implement its long-range plan. Hence, a larger expansion site is now being proposed.

New Facilities:

The BWS is proposing a new operations administration building that will contain offices for administrative personnel, a dispatcher, foremen and field inspectors, as well as a conference room and classrooms (See Figure 4). Adjacent to this building will be shower and locker facilities for the BWS field workers.

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LEGEND

-  Existing building to remain
-  Existing building to be removed

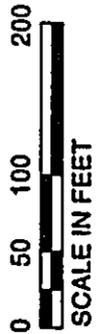
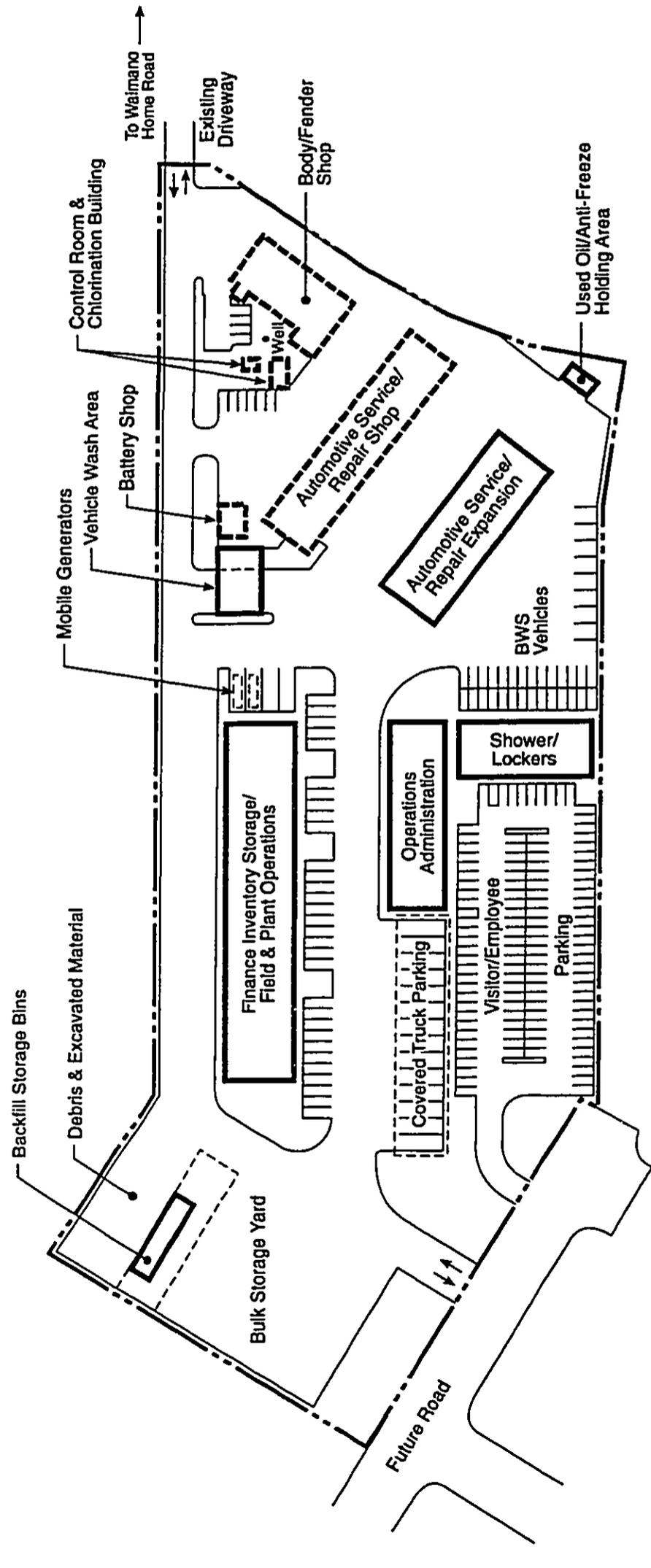


Figure 3
EXISTING SITE

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

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LEGEND

-  Existing Building
-  Proposed Building



Figure 4
DEVELOPMENT CONCEPT 30-YEAR PLAN

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

Initial plans for the operations administration building call for a single-story building, and for the shower locker facilities, a separate one-story facility is proposed. Subsequent plan refinements may call for these facilities to be combined into a single two-story building.

A new Finance Division parts inventory storage building will be constructed to store parts arriving from off-island suppliers. Plant operations, which service water pumps and reservoirs, will also move into this building which is planned as part of a later phase of the project development.

Expanded Facilities:

Field operations at the Manana site will be relocated to and expanded in the new Finance Division building. This move will provide more space for the field operation's offices, repair shop and storage facilities.

The existing automotive operations will be expanded with the construction of a new building to service the anticipated increase in new fleet vehicles.

Company employees as well as the majority of the BWS trucks and vehicles currently park in the abandoned warehouses (Buildings 17 and 18) on the proposed expansion area (See Figure 3). The remainder of the trucks and vehicles presently park within the existing BWS site. When completed, the expanded BWS facility will include on-site parking for all its company vehicles and employees as well as visitors (See Table 1). The total number of proposed parking stalls will comply with the City's Land Use Ordinance.

TABLE 1. Planned On-Site Parking

<u>Parking Area</u>	<u>Stalls</u>
BWS Vehicles	28
BWS Trucks	8
Field & Plant Operations Parking	33
Covered Truck Parking	14
Visitor/Employee Parking	116

Accessory Facilities:

A new wash area for company vehicles and a storage facility for used oil and antifreeze will be provided near the existing automotive service/repair facilities. These operations, which were previously located in the existing shop, will now be located in separate accommodations. The existing battery shop, where new and used auto batteries are stored, will be retained.

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The bulk storage yard will be relocated to the western end of the expansion property to provide an outdoor area for large equipment and field supplies. The new location will be larger and farther away from the residential neighbors. The backfill storage bins and temporary holding area for trench debris will be relocated adjacent to the bulk storage yard. The storage bins will continue to contain backfill material for BWS's trench excavation work. Debris from the work site are not backfilled into the trenches but are brought back to the base yard for temporary storage until they are transported to a public or private County-approved disposal site.

There are two mobile generators on the property that are currently used to provide emergency power for field repair and maintenance work. Their parking stalls within the base yard will be relocated when the expansion area improvements are completed.

A potable well currently operates within the site and transmits water into the area's City system. This well along with its control room and chlorination building will be retained on the property.

Construction and Timing:

Construction of the proposed project will occur in two phases. In the first phase, demolition of several existing structures will occur to make way for the new and expanded facilities (See Figure 4). Three storage warehouses left behind by the U.S. Navy will be partially or completely removed. A fourth warehouse will be temporarily retained to accommodate BWS's existing field operations. These operations, notably, must vacate their current quarters in the parts/supplies building to make way for the construction of the expanded automotive service/repair shop. Construction of the new operations administration building, shower/locker rooms and associated facilities will occur concurrently (See Table 2).

In the long-term, as part of the 30-year expansion plan, BWS will demolish the warehouse that was retained and replace it with a new field and plant operations building. The new building is planned also to house the Finance Division's parts inventory storage operations. Circulation and parking within the BWS site will be reconfigured to fit the placement of the new building. The shower/locker building that was built with the operations administration building will be expanded during this phase of the project.

Table 2 provides a breakdown of the existing structures, abandoned naval warehouses which will be removed or retained, and new structures which will be constructed. Also shown are the existing structures that will require removal to make way for the expansion and additions of the automotive shop.

TABLE 2. Existing and Proposed Buildings

<u>Facility or Use</u>	<u>Approximate Area in Sq. Ft.</u>		
	<u>Existing</u>	<u>10-Yr Plan</u>	<u>30-Yr Plan</u>
Field Administration/Parts and Supplies	4,040	T.R.	
Equipment Room	920	T.R.	
Automotive Service and Repair	9,550		
Body/Fender Shop	5,480		
Battery Shop	750		
Chlorination Building	375		
Control Room	150		
Storage Building No. 16 (former military warehouse)	49,590	P.R.	
Storage Building No. 17 (former military warehouse)	49,590	T.R.	
Storage Building No. 18 (former military warehouse)	37,620		T.R.
Storage Building No. 19 (former military warehouse)	37,620	P.R.	
Automotive Service and Repair Expansion		11,250	
Operations Administration Building		6,270	
Shower/Locker Room Building - Phase I		2,430	
Vehicle Wash Area		2,400	
Backfill Storage Bins		1,600	
Debris & Excavated Material		8,700	
Bulk Storage Yard		24,360	
Finance/Parts Inventory Storage			10,150
Field & Plant Operations			8,700
Shower/Locker Room Building - Phase II			2,000
Mobile Generators			1,200
Used Oil/Anti-Freeze Holding Area		480	

Note: T.R. refers to buildings that will require total removal. P.R. refers to buildings that will require partial removal.

Manana/Pearl City Junction Development Master Plan

The proposed project is part of a master planned development, referred to as the Manana/Pearl City Junction Development (M/PCJD). This master planned project is located on a 122.4-acre property formerly owned by the U.S. Department of the Navy (See Figure 2). Since 1994, as part of a nationwide federal lands reduction plan, the U.S. Government arranged and recently transferred title on the Manana/Pearl City site to the City and County of Honolulu. The land was previously used by the Navy for warehouses and storage facilities.

In 1995, a planning task force was organized by the City to prepare guidelines for the development of the M/PCJD site. The Pearl City Planning Task Force, as it was known, comprised of community leaders and agency officials. After several months of extensive community meetings and public review, the task force report, recommendations, and concept development plan were finalized and adopted by resolution by the City Council. The M/PCJD concept plan currently shows a variety of uses including commercial retail, office, public facilities, community amenities and light industrial (See Figure 5).

In preparing the task force report, a "Vision Statement" was adopted to articulate the development criteria for the area. It stated that opportunities should be provided for area residents and surrounding communities to improve their quality of life and to establish a positive, unique and long-term identity for the project area that the community can be proud of. The task force should also strive to meet the current and future needs of the neighborhood while incorporating the requisites of the City and County of Honolulu.

In 1996, a Final Environmental Impact Statement (EIS) for the M/PCJD master plan was completed and accepted by the Governor of the State of Hawaii. The project is now in its implementation stage. A subdivision application is being processed by the City, and final design of the infrastructure is being completed (See Figure 6). The BWS expansion site was identified and its boundaries have been defined. The proposed BWS expansion is now moving forward with site planning and design and will be one of the first tenants in the new M/PCJD project.

Development Schedule

Manana/Pearl City Junction Development Schedule

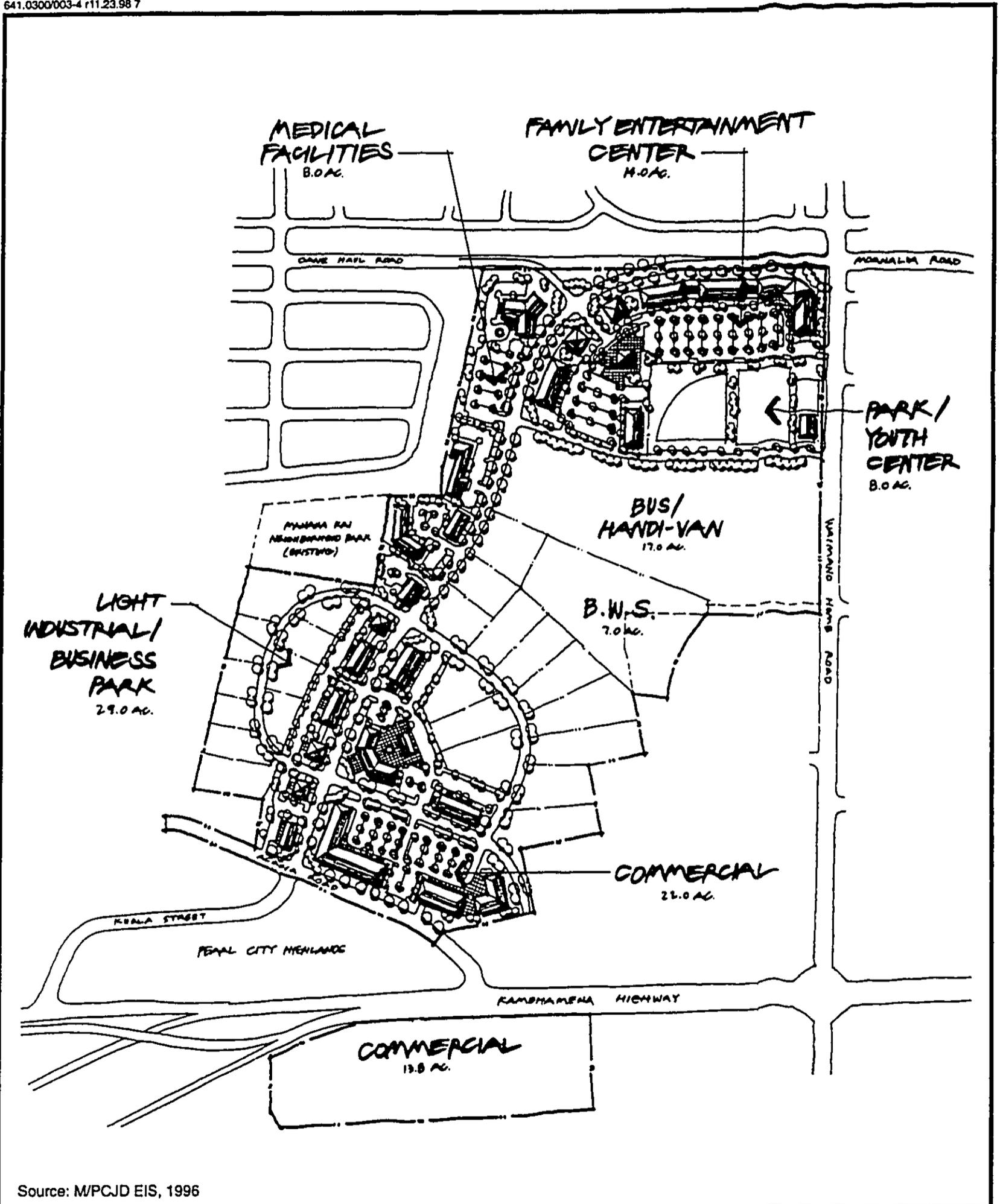
Construction of the major "spine road" is preliminarily projected to begin in 1999, depending on the availability of government funding. The branch roads on the eastern side of the spine road are expected to be constructed with the spine road. If project funding comes through, completion of the roads and their associated utilities is projected to occur in the summer of 2000. The branch roads on the western side of the spine road will be constructed at a later date as market conditions determine the timing and need for the infrastructure.

Board of Water Supply Development Schedule

The proposed expansion (10-year plan) is projected to start in early 1999 and be completed by the spring or summer of 2000. It would include the partial or total removal of three warehouses, rehabilitation of one warehouse (Building No. 18), expansion of the automotive service/repair shop and related facilities, construction of the new operations administration building and shower/locker rooms,

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Source: MPCJD EIS, 1996

Prepared for: Board of Water Supply
City & County of Honolulu



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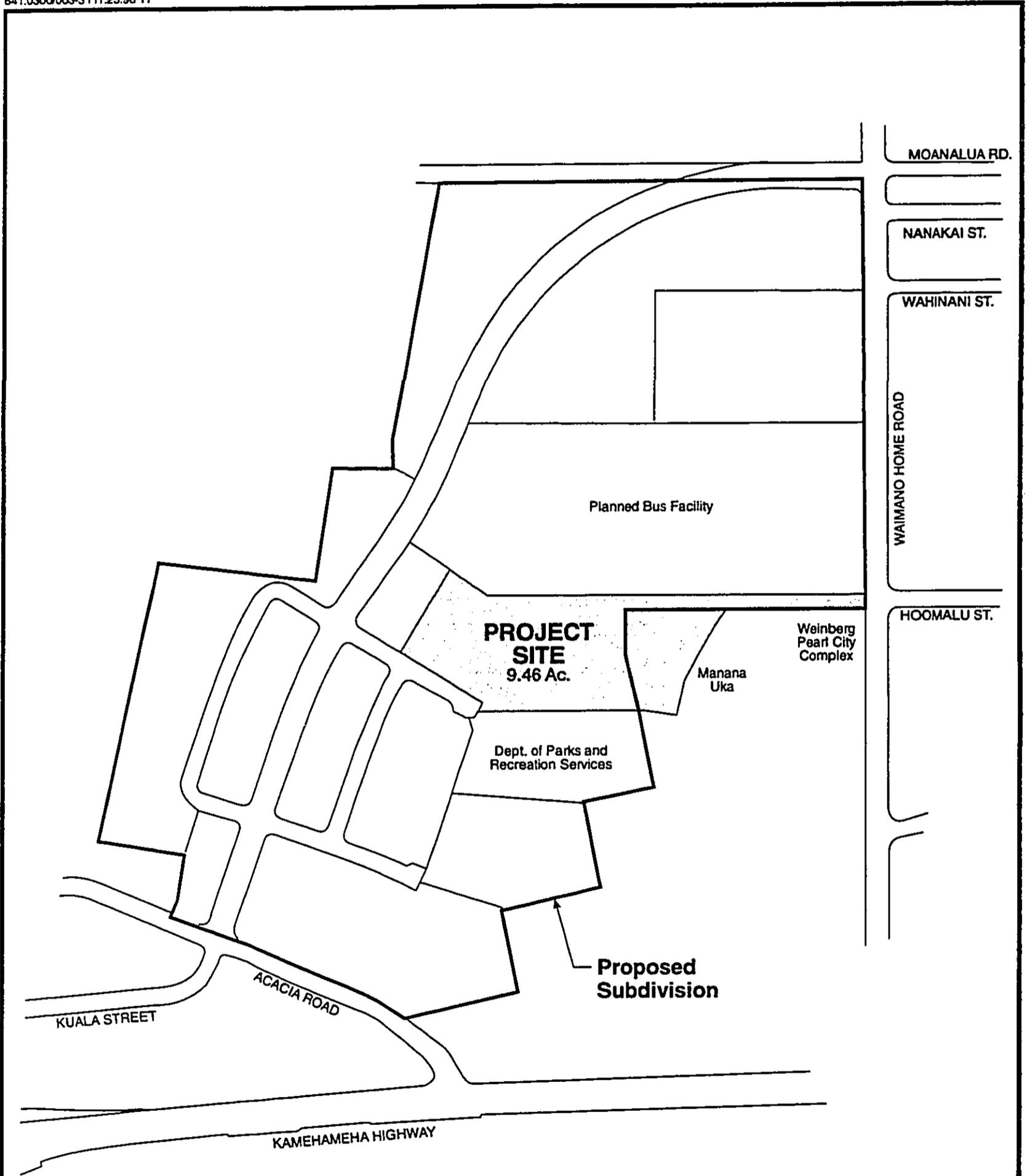
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Figure 5
MANANA/PEARL CITY JUNCTION DEVELOPMENT-
1995 CONCEPTUAL MASTER PLAN

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

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Source: City & County of Honolulu

Prepared for: Board of Water Supply
City & County of Honolulu



NORTH



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Figure 6
**PROPOSED SUBDIVISION FOR MANANA/
PEARL CITY JUNCTION DEVELOPMENT**

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

installation of the backfill storage bins and provision of additional parking. The site work, including rough grading, utility installation, finish grading and landscaping, will be done with the respective building construction activities.

The long-range plan (30-year plan) will be implemented to accommodate service and maintenance demands for the next 10 to 30 years. Plans call for demolition of the rehabilitated warehouse and construction of a new replacement building for BWS's parts inventory storage and field/plant operations. Additional shower/locker facilities also will be constructed.

Development Cost

The preliminary development cost for the 10-year plan, including site preparation, buildings, storage areas, driveways, parking and landscaping, is estimated to be approximately \$7.0 million. The soft costs, such as planning and design, are not included.

VI. DESCRIPTION OF THE AFFECTED ENVIRONMENT

Regional and Project Setting

The project site is located in the residential community of Manana - Pearl City. There are more than 45,000 people living in this Leeward Oahu suburb. A number of other residential communities are located adjacent to and near Pearl City including Waipahu, Crestview, Seaview, Waipio Gentry and Waikele to the northwest and Waimalu, Newtown and Aiea to the southeast.

BWS's proposed expansion area is part of a 122-acre landholding previously owned by the U.S. Navy and used as an equipment and supply storage area for naval operations at Pearl Harbor. Naval housing projects still occupy lands immediately to the west and approximately one mile to the south of the former naval reservation. A naval ship and vessel storage area is located in Middle Loch of Pearl Harbor approximately two miles southwest of the BWS property.

A number of commercial and community facilities serve Manana and Pearl City. Kamehameha Highway and Waimano Home Road are the two main roadways that provide access through the community. Kamehameha Highway is the primary thoroughfare through Pearl City, Waimalu and Aiea and is abutted by commercial strip development. Waimano Home Road is the predominant mauka-makai access through Pearl City. It connects Kamehameha Highway and Komo Mai Drive which serves Pacific Palisades.

The Pearl City Shopping Center is located at the corner of Waimano Home Road and Kamehameha Highway to the southeast, the Pearl City Power Center is located to the southwest, and the Pearl City Police Substation, Pearl City Library, U.S. Post Office and Hale O Hauoli, an apartment building for elderlies, are located to the south and southeast of the BWS property. Immediately to the east on the BWS access road is the Manana-Uka townhomes and The Harry & Jeanette Weinberg Pearl City Complex, an apartment complex for mentally retarded residents which was developed by ARC of Hawaii. There are four elementary, one intermediate and one high school, as well as one community college in the vicinity.

Existing Land Use

The boundaries of the project site are currently being finalized, and the consolidation/resubdivision process for officially approving the boundaries with the City is expected to occur shortly. The project site is presently occupied by BWS facilities and former naval storage facilities (See Figure 3). BWS's existing automotive service/repair operations, equipment and supply storage facilities and field administration office occupy approximately 2.02 acres of the existing site which is identified as Parcel 4 of TMK 9-7-24.

Four abandoned military warehouses occupy the remainder of the site which is identified as portion of Parcel 6 of TMK 9-7-24. Three of these warehouses cross the boundaries of the project site and extend into the adjacent City property. They are more than 50 years old and are serviced by water, sewer, power and telephone. Development of the expanded corporation yard will require complete or partial removal of these structures. Those that cross the boundaries of the expanded corporation yard will be shortened on the adjacent property. One of the warehouses is completely within the property and will be used temporarily, for cost savings purposes, to accommodate BWS's existing field operations.

The Navy has prepared an Environmental Baseline Survey that researched past practices and tested the soils and buildings for contamination. Entitled, Comprehensive Long-Term Environmental Action Navy for Pacific Division Environmental Baseline Survey for Transfer for Manana Storage Area and Pearl City Junction, the study identifies potential hazardous environmental conditions on the M/PCJD property.

According to the study, there are two environmental concerns. Within 28 warehouse structures, friable and non-friable asbestos are documented in their roofing tar and floor tiles. Also, lead-based paint is assumed present throughout the property. Accordingly, appropriate mitigation measures will be implemented during demolition to comply with the applicable State and Federal standards regarding the removal and disposal of asbestos and lead-based paint.

As provided in the Memorandum of Understanding with the U.S. Navy, the Navy is to "deliver the property to the City free of all surface and subsurface hazardous materials" and is "responsible for the remediation and costs thereof for any and all hazardous wastes, which are directly or indirectly related to the Navy's prior use or ownership" of the property.

Land Tenure

The project site is comprised of an existing 2.02-acre parcel (TMK 9-7-24: 4) owned by the BWS and a 7.44-acre area (TMK 9-7-24: portion of 6) in the adjacent property owned by the City and County of Honolulu. BWS plans to acquire the 7.44-acre area and consolidate it with the existing BWS parcel. The 7.44-acre area is currently part of a larger parcel which was recently turned over to the City by the U.S. Navy.

The BWS site is presently served by an access driveway from Waimano Home Road. It is located within a 40-foot wide easement in favor of the BWS, adjacent Manana Uka townhouse development and The Weinberg Pearl City Complex.

Topography

The project site has a gradual overall slope of approximately 2 percent that slopes down from the north northeast to the south southwest. Elevations range from 166 feet to 121 feet above mean sea level (msl). The current grade in the expansion area conforms to the siting of existing buildings on the property. Ground terraces that provide the flat foundations for the naval storage buildings break up the overall gradual slope of the property.

Drainage

Runoff on the existing BWS site is collected in existing drainage systems at three locations:

- 1) Runoff generated from the northern section of the property sheet flows into the private drainage system of the adjacent Manana-Uka housing development. This system connects to the City's drainage system located in the nearby Kauhale Manana Subdivision.
- 2) Runoff generated from the southeastern section of the project site concentrates and flows along the property line before entering the Manana-Uka private drainage system described above.
- 3) Runoff generated from the southwestern section of the project site sheet flows toward the Navy's concrete ditch, which connects to the private concrete

drainage ditch within the Kauhale Manana Subdivision. These independent systems connect to the City's drainage system on Kanaeha Place and ultimately to the Waiawa Stream south of the H-1 freeway.

Runoff from the proposed BWS expansion area currently discharges into the followings locations.

- 1) Runoff generated from the 40-foot access and utility easement and a portion of the future bus site discharges into the City's drainage system on Waimano Home Road through an existing Navy drainage system located along the southern boundary of the bus site. Flow from this system eventually discharges into the Waimano Drainage Channel.
- 2) Runoff generated from the majority of the expansion area surface flows into an existing 30" City drainage line on Kanaeha Place. The collected runoff then flows through an existing Navy drainage line and open ditch located along the eastern boundary of the Department of Parks and Recreation parcel. The ultimate point of discharge is the Waiawa Stream located to the south of the H-1 freeway.
- 3) Runoff generated from the western edge of the expansion area surface flows into a Navy underground drainage system consisting of a 20" line located along the western boundary of the Kauhale Manana Subdivision. It then flows through the U.S. Postal Services property on Acacia Road, across Kamehameha Highway and into a concrete ditch to Waiawa Stream.

According to the Drainage Master Plan for the M/PCJD project, new drainage lines will be installed in the spine and branch roads. These lines will connect with a drainage system that crosses Acacia Road and then extends to a box culvert located beneath the Pearl Highlands Center. The flow in the system then crosses Kamehameha Highway and eventually discharges into Waiawa Stream.

Drainage from the western section of the BWS expansion site will flow into the proposed stormwater collection system of the new M/PCJD branch roads. Drainage from the remainder of the BWS site will be directed at existing systems which connect to the City's drainage lines along Waimano Home Road, within Kauhale Manana Subdivision and through the U.S. Postal Service property.

Soils

Soil on the property is classified as Molokai silty clay loam with 3 to 7 percent slopes. The runoff characteristic of this soil is slow, and its erosion hazard is slight. The soil has generally been developed in old alluvium formations derived from basic igneous rock and is found on marine terraces around Oahu.

The Overall Capability Classification of this soil is "Ile", if irrigated, and "IVc", if nonirrigated. Class Ile soils have moderate limitations that reduce the choice of plants for cultivation or require moderate conservation practices to make the soil useful. Class IVc soils have severe limitations that make them generally unsuitable for plant cultivation.

The Agricultural Lands of Importance to the State of Hawaii (ALISH) map does not classify the project site within any of its agricultural classifications because the property has been urbanized for a long period of time.

Hydrology

There are no surface water features, such as streams, ponds, springs, or lakes, on the property. Groundwater is very likely to be more than 90 feet below the surface of the site.

The BWS currently operates a potable well on the property. Associated pumps and transmission line transport the water to a reservoir above Pearl City Highlands Elementary School. A description of the distribution system served by this well is provided in Section VIII of this EA.

There are a number of other wells in the vicinity of Leeward Community College, Middle Loch of Pearl Harbor, and areas makai of the H-1 Freeway. A number of these wells are used for irrigation purposes while some are classified as domestic wells.

BWS's expanded facility will discharge its wastewater into the City's existing and planned sewer system. Repair and maintenance work in the automotive facilities will follow strict procedures for disposing petroleum waste products at State approved sites. Furthermore, no on-site underground fuel storage tanks or injection wells will be developed. All discarded batteries will be collected in a separate battery storage building and disposed at a government-authorized location. Implementation of these practices would remove the likelihood of the project site from impacting the area's groundwater resources.

Flora

After extensive urban use of the property, the project site is virtually void of vegetation except for a few patches of wild grass. According to a botanical study conducted by Char & Associates for the M/PCJD EIS, the proposed site is occupied mostly by various grasses, weeds (particularly herbaceous species) and a native species, identified as 'uhaloa or hi'aloa (*Waltheria indica*). There are no listed, proposed or candidate threatened and endangered species.

BWS's proposed landscape treatment for the expanded site is expected to include a wider assortment of plants in a greener and more robust condition (See Figure 7). The landscape concept plan shows groundcover in the parking area and around the buildings, selected trees throughout the site, shrubs and trees along the perimeter of the property and a garden at the site entrance. The new landscaping will improve the visual appearance of the site, as well as provide a healthier habitat for a larger number of bird species, especially lowland urban avifauna.

Fauna

Existing fauna on the property is typical and common to urban sites in and around Pearl City. Feral mammals that are expected to occur in the area include stray dogs and cats, mongoose and rat. Most birds identified in the vicinity were lowland urban species of the exotic variety. In a study conducted by Phillip L. Bruner, house finch, common myna, nutmeg mannikin, common waxbill, red-vented bulbul, zebra dove, spotted dove, and Java sparrow were the most common and abundant species identified. No endemic or water bird species were observed. Possible migratory birds, such as Pacific golden plover and ruddy turnstone, may be observed in existing lawn areas, but none were seen during the Bruner study.

Prior to any demolition of existing on-site structures, BWS will comply with Hawaii Administrative Rules, Chapter 11-26, "Vector Control," Section 11-26-35, to eradicate any rodents which may be harboring within the facilities.

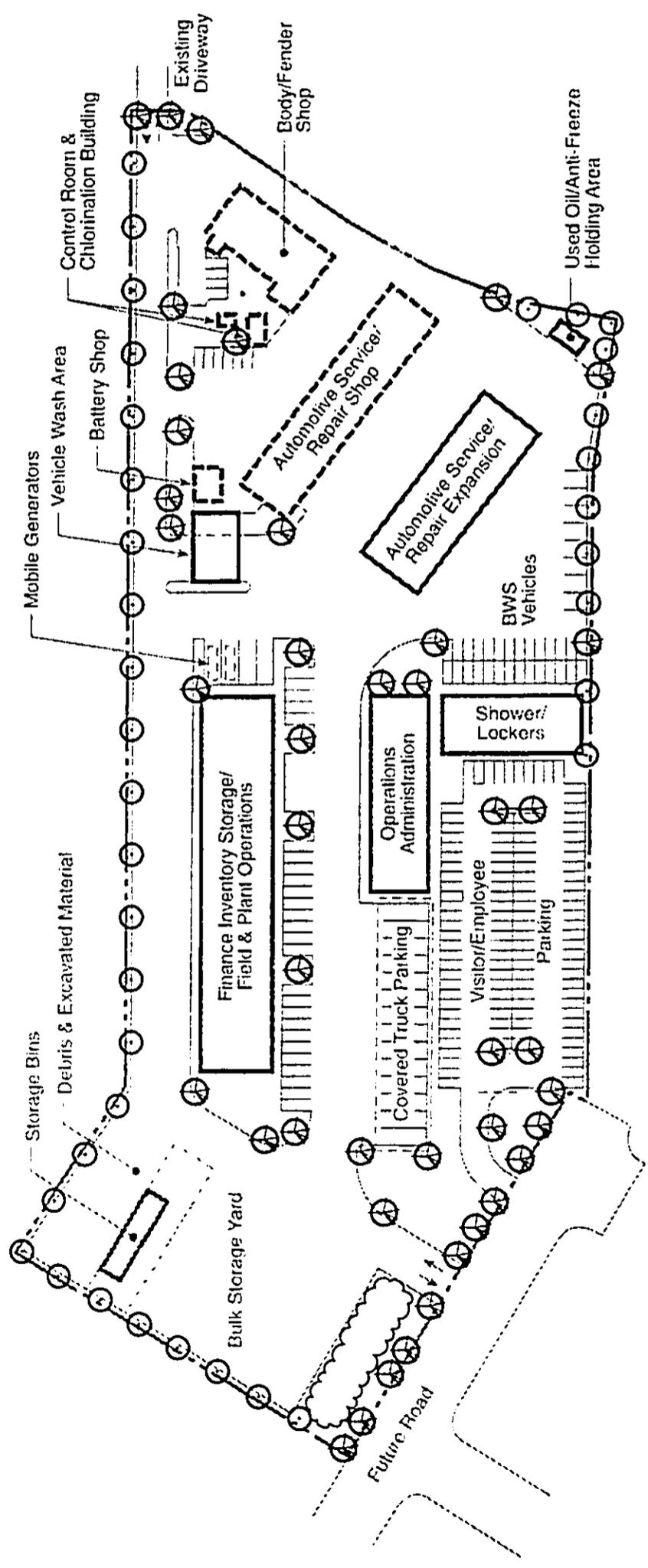
Expansion of the BWS Manana base yard would not displace existing bird species. The new landscaping, consisting of more trees and shrubs, will in fact provide a larger habitat for a wider variety of birds, especially lowland urban species. It is anticipated that there would also be a greater abundance of birds from these different species.

Air Quality

In an air quality study conducted by J.W. Morrow, Environmental Management Consultant, for the M/PCJD project, it was determined that, generally, the air quality (in terms of carbon monoxide, CO; nitrogen dioxide, NO₂; and ozone, O₃) was good and that it met both State and Federal air quality standards. In addition, air quality measurements on particulate matter taken at the State Department of Health building in downtown Honolulu showed that the measurements are well below State and Federal standards. The air quality in the project area, therefore, as Morrow suggests, should be comparable or perhaps somewhat better given the somewhat lower density of development in the Manana-Pearl City area.

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LEGEND

-  Tree
-  Tree or Shrub
-  Planting Area



Figure 7
CONCEPTUAL LANDSCAPE PLAN

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

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Carbon monoxide levels at off-site locations, such as at the Kamehameha Highway and Waimano Home Road intersection and at other nearby intersections, are generally within State and Federal standards, but may exceed these standards during periods that combine heavy peak-hour traffic and windless conditions.

The proposed BWS expansion will include operations that could generate fugitive dust. Hauling trucks returning from field operations empty their load at the open storage yard within the BWS site. The loads include excavated material from trenches dug to repair broken or leaking water transmission lines. The excavated material is not placed back into the trenches but brought back to the yard for cleansing and transferring to a State-approved disposal site. When a repair work is completed, fill material stored in open bins at the Manana yard is transported to the work site and used as backfill in the trenches. The storage and transfer of this material in and around the storage yard and bins can generate fugitive dust. As a result, mitigative measures, such as covering of stockpiled material or sprinkling of exposed material with water, are planned and will be implemented, as necessary.

The proposed BWS expansion will also include automotive repair and service activities that may involve engine testing and generation of associated emissions. These testings will not, however, be continuous or frequent. The amount of generated emissions are expected to be within State and Federal air quality standards. Notably, most of the repairs will consist of regular vehicular maintenance, including oil change, engine repairs, chassis lube, drive train repairs, parts replacements, tire checks, etc. Gasoline refills are currently done off-site at commercial refilling stations.

Automotive emissions within the property are expected to increase with the anticipated increase in BWS field vehicles and employee parking over the long term. In total, the number of vehicles on the Manana site (see Table 1) would still be modest compared to a neighborhood supermarket and drug store, and the number of vehicles maneuvering in the parking area at the same time would also be small. As a result, air quality in the project vicinity is anticipated to be within State air quality standards.

Short-term or temporary impacts are expected to occur during the project construction stage. The demolition of existing warehouses, temporary stockpiling of site material, clearing and rough grading, trenching and installing of utility lines, and finish grading are expected to generate fugitive dust. Mitigative measures, such as dust screens and water sprinkling, could be employed to control these potential impacts. Emissions from construction vehicles and gasoline- or diesel-powered equipment are also expected to occur, but not significantly, and should not require specific mitigative measures.

Noise Impact

The major sources of noise in the project area are the traffic on Waimano Home Road and access driveway to the BWS site, occasional fly-overs from aircrafts and work activities within the BWS site. There are no noise-intensive uses in the vicinity, such as manufacturing plants, playgrounds, landfills or entertainment centers.

A Noise Impact Assessment Report (NIAR), prepared by Darby & Associates for the M/PCJD Master Plan, indicated that development of the M/PCJD would increase noise levels in the area, but that the existing levels along Waimano Home Road and Kamehameha Highway would actually decrease with the reduction in anticipated traffic volumes. According to a traffic impact study prepared for the M/PCJD project (see Section VIII of this EA), some of the traffic, particularly on Waimano Home Road, would actually be diverted to the new spine road, when it is completed. The change in travel pattern is expected to result from motorists selecting a faster route through the area, given a choice.

The industrial activities that are expected to occur within the project site will be subject to maximum allowable noise levels established by the State Department of Health, especially since the property is situated adjacent to a residential development. A noise level of 55 dBA, for instance, is established for daylight hours and 45 dBA for night hours. The BWS operations, for the most part, are expected to be within these limits. When these limits are exceeded, mitigative measures, such as those described below, would be employed.

The existing automotive service and repair operations are located in enclosable bays (during the day they will be opened) oriented away from the adjacent Manana Uka project and Kauhale Manana Subdivision. Also, the BWS facility is located on a higher elevation than the residential homes and should be out of the direct line of sight of any noise source on the property. The new facilities will include an expansion of the automotive service and repair shop which will have similar work-area bay enclosures. The proposed improvements will also include landscape screens along the property lines to help buffer sights and sounds from the BWS operations. Other mitigative measures could be employed including the use of mufflers and noise suppressant devices on noisy equipment and machinery, noise barriers such as cmu or rock walls, and restricted daytime operating hours.

During the project's construction phase, the proposed expansion is expected to generate short-term or temporary impacts. Construction equipment engaged in building demolition, stockpiling, site clearing and grading and building construction will elevate noise levels at the site. Construction vehicles that bring supplies and material to the property will also add to existing noise levels. The duration of this impact is anticipated to occur over an eighteen month period, but the level of noise

during this period is expected to vary depending on the daily work schedule and particular stage of construction

Mitigative measures, such as the use of mufflers and other noise suppressant devices on gasoline- or diesel-powered equipment and operating curfews may be used to reduce or contain construction noise. It is noted that construction activities will be subject to noise control regulations administered by the City and County of Honolulu and the State of Hawaii.

Hazardous Materials

Existing Condition

Materials containing hazardous substances used and stored in the existing BWS buildings consist of automotive batteries, oil, grease, gasoline, solvent (in a parts washer), hypochlorite, pesticides, fertilizers, PVC cement and primer, paints, and thinners. Most of these items are packaged in small quantities (e.g., less than one gallon), with the exception of petroleum products, solvent, and paints used in the automotive shops.

No hazardous substance is currently stored or used in the former Navy storage buildings. Building 18 was formerly used for storage of hazardous waste (HW). It is equipped with floor drains that appear to have no outlets; former concrete containment berms have been removed. Cleanup of lead and arsenic soil contamination near these buildings was completed in 1996. The cleanup goal of no more than 22 parts per million of arsenic in site soils was achieved, and the Navy concluded that no further cleanup action was necessary.¹

All BWS buildings are concrete-floored; none have leak containment features (e.g., concrete drainage curbs) either at exterior doors or in hazardous substance storage areas, except the bodyshop paint room, which has a concrete curb and a cracked area in the concrete floor. If a large quantity of hazardous substance were spilled inside any of the buildings, it could flow out the buildings if not contained manually by placement of absorbent materials. Liquid hazardous substance released from a BWS building would flow north to a small ditch and sump² or south and east to openings at a shallow drainage ditch, and to an unpaved area at the south end of the site.

¹ CLEAN for Pacific Division, Naval Facilities Engineering Command (1996) *Final Remedial Verification Report for DRMO Manana Storage Area Removal Action (Volume I of V)*. Prepared by Ogden Environmental and Energy Services Co., Inc.

² Outlet of the sump is not known but may be a stormwater sewer.

Specific details regarding hazardous substance storage are as follows:

- o Used batteries are stored in the Battery Shop. Leaking and charging batteries are stored on a special table-top rack which contains leaks from the batteries. Other batteries are stored on wooden pallets on the floor. Batteries are collected and disposed by contracted vendors.
- o Hazardous substance in the Automotive Service/Repair Shop consists of about six 55-gallon drums of unused oil, several smaller drums, 55-gallon drums of gear oil and transmission fluid, and containers of used oil, a parts washer containing solvent, and asbestos brake pads. Drums of oil are stored upright on the shop floor, with a pump attached to the top of the drum in use. The parts washer is serviced by Unitek; no other solvent is stored in the building. Drums of used oil are stored outdoors in secondary containment drums and are removed and disposed by Unitek.
- o Hazardous substance in the Body/Fender Shop consists of paint thinner. Paints and thinner are stored in a separate room that has a concrete floor with a low concrete curb and an area that is cracked. Paint thinner is recycled at the site in a specially designed recycling machine.
- o The two equipment buildings contain small amounts (containers no more than one gallon) of fuel for groundskeeping, oil for mixing with fuel in small engines (e.g., weed-wackers), lube oil for pneumatic tools, hypochloride for the potable water chlorination system, and pesticides and fertilizers for groundskeeping.
- o There are six new pole-mounted transformers located north of the chlorination building. Although no labels were visible indicating whether they have been tested for PCB, the new transformers have no PCBs. No fuel pipelines are known to cross the site.
- o Soil excavated from utility trenches is stockpiled adjacent to Building 16. The soil has not been tested for the presence of contaminants.
- o The site does not contain a fuel stand or any aboveground or underground storage tanks (ASTs or USTs) for petroleum products or hazardous materials.
- o The area at the northwestern corner of the expansion area will be used for light washing (water only) and a full washdown facility will be provided immediately to the north of the Automotive Service/Repair Shop. The full washdown facility will have a water re-cycling system. Residual from the wash will be transported by vehicle to a County-approved disposal site.

- o The existing buildings slated for demolition, i.e., the equipment room and field administration/parts and supplies building, have not been sampled for asbestos-containing materials (ACM) or lead based paint (LBP). The former Navy storage buildings may contain ACM in roofing tar and floor tiles.³ LBP is assumed to be present in the buildings, but all painted surfaces have not been sampled for LBP. No hazardous substance is stored in these buildings at the present time.

Potential Impacts

Hazardous substances in the existing storage buildings were cleaned out by the Navy as part of their evacuation of the site. For the new facilities, hazardous substance may be stored in the proposed automotive and finance storage buildings and in the proposed used oil/antifreeze holding area. A release of hazardous substance from these facilities to the surrounding areas could contaminate soil and underlying groundwater, if not contained.

The proposed action will eventually include full demolition of the existing BWS equipment room and field administration/parts and supplies building, Storage Buildings 17 and 18, and partial demolition of Storage Buildings 16 and 19. Building 18 will be temporarily retained during the interim 10-year plan. In the long-term, Building 18 will be demolished to make way for the new finance inventory storage building.

Demolition of the buildings containing ACM without required protection measures could have serious or fatal health effects on construction workers and nearby residents. Demolition of surfaces painted with LBP could adversely affect construction workers in the absence of OSHA-required protection measures. Deposition of LBP chips on the ground surface at and near the site could have adverse health impacts on children living adjacent to the site. Disposal of LBP chips in an unlined landfill could adversely impact groundwater under the landfill.

Mitigation

New buildings, that will store hazardous substances, will be designed with containment systems. These systems will consist of a concrete floor with curbs surrounding the storage area. The height of the curb will be such that the total aggregate volume of hazardous substance stored inside the area would not overtop the curb if a release occurred.

³ CLEAN for Pacific Division, Naval Facilities Engineering Command (1994) *Environmental Baseline Survey for Transfer for Manana Storage Area, Fleet and Industrial Supply Center, Pearl Harbor, Hawaii*. Prepared by Ogden Environmental and Energy Services Co., Inc.

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The used oil/antifreeze holding area will contain above-ground special double lined tanks. Although a concrete floor will be provided, the special lined tanks will be designed for preventing potential leaks.

BWS will comply with the requirements of the Federal Register, 40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revision. Prior to demolition, the field administration/parts and supplies building and the equipment room will be sampled and analyzed for asbestos by a certified asbestos inspector. If the results are positive, the asbestos will be abated by a licensed asbestos removal contractor, in accordance with applicable federal and state laws and regulations prior to the demolition of the building.

Prior to demolition, all painted surfaces will be tested for LBP. Demolition of LBP will be performed in accordance with federal and state regulations, i.e., monitoring the air for lead dust and requiring demolition workers to wear appropriate protective clothing and equipment. LBP chips will be properly disposed in an appropriate facility. Demolition waste will be tested for lead using the Toxicity Characteristic Leaching Procedure (TCLP) prior to disposal. Any waste failing the test will be contained and disposed as hazardous waste.

Cultural and Historic Features

An archaeological assessment of the M/PCJD site was conducted in 1995 by Scientific Consultant Services, Inc. (SCSI). The study reported that the project area was extensively used in the past. It noted that in the Post-Contact period, rice crops, sugar cane and finally military activities occurred on the property.

The State Historic Preservation Division (SHPD) indicated to the BWS by letter (See Appendix) that there are no known historic sites in the project area and it is unlikely that archaeological sites are present below the surface. The SHPD concluded, therefore, that it believes the project area will have "no effect" on historic sites.

Additionally, there are no evidences of natural resources on the property or immediate vicinity that would be the object of native Hawaiian gathering. As noted previously, the project vicinity has had a history of various extensive uses including the present abandoned military warehouses. Around the property are similar facilities and urban-type uses. Development of the site would not block access to any traditional or native Hawaiian resources.

Natural Hazards

The BWS facility is located more than 3,500 feet from Pearl Harbor and more than five miles from the coastline. Tsunami inundation will not be a threat to the project site.

The nearest stream or drainage channel is located approximately 900 feet from the property. The nearest named stream is Waiawa which is located to the west northwest more than 3,000 feet from the project boundary. Riverine floods, thus, will not be a threat to the property. The Flood Insurance Rate Map (FIRM), Community Panel No. 150001 0065 B, prepared by the Federal Emergency Management Agency, confirms that there are no floodways through the project area.

Earthquakes and hurricanes are potential natural hazards that have a remote possibility of occurring and creating significant damage to the site. The Civil Defense Agency and its early warning system forewarn and prepare residents of pending hazardous storms and natural disasters, particularly hurricanes. Volcanic eruptions and brush fires do not appear to be a possibility for the project site, since Oahu does not have an active nor a dormant volcano, and the project site does not occupy forest or scrub lands.

Views

Manana-Uka, a townhouse residential project, and Kauhale Manana Subdivision, a single-family residential development, are located downslope of the project site. Expansion of the BWS facility will not significantly impact the views of the adjacent areas. The individual units in the Manana-Uka project are not view oriented toward off-site amenities. The focus of their views is primarily at the open spaces between and around their buildings. The single-family homes are oriented away from the BWS site toward the roadways within the subdivision.

Upslope of the BWS site are a number of the old naval warehouses, some of which are in temporary use by commercial and community renters. Others are vacant.

The mauka property is currently being planned for a bus baseyard by the City's Department of Transportation Services. The future facility is reflected in the current M/PCJD Master Plan and is compatible with the BWS project. Views from this mauka property toward the sea are not an important element of bus facility operations.

Although the BWS facility will not be a detrimental visual element to the surrounding properties, mitigation measure will still be employed. New plantings

will be provided to screen, to some extent, and soften the visual appearance of the new buildings, as well as to improve and further enhance the existing landscape.

VII. SOCIO-ECONOMIC CONSIDERATIONS

Community Setting

The project site is located in the suburban community of Manana-Pearl City which is served by a full complement of commercial, public and community facilities including a shopping center, police substation, fire station, public schools and library. Kamehameha Highway, Moanalua Road and Waimano Home Road are the major rights-of-way through the area.

Pearl Harbor Naval Base, which is located near Pearl City, has had a significant influence on the community. Naval reservations, including the former Manana Naval Reservation and several housing projects, have located in and around Pearl City. As previously described, the 122-acre Manana Naval Reservation was recently turned over to the City. The City is now planning to develop the property for mixed uses, including commercial retail, office, community facilities, light industrial and public facilities. The plan was based on recommendations by a task force comprised of community leaders and agency officials. The City is now in the process of subdividing the property, scheduling development of the infrastructure and negotiating sale of the lots within the subdivision. The BWS project will be one of the first occupants of this new development.

Social Impact

The expansion area is currently occupied by storage warehouses. These structures are vacant and their removal will not result in the displacement of existing businesses or residences.

The proposed BWS expansion is a public utility and, in the short term, is not expected to generate population growth in the community. In the long-term, the Manana project will involve the relocation and consolidation of existing Honolulu area operations at the Manana site and the expansion of services to accommodate growth in the Leeward Oahu area. These operations will result in a change in commuting patterns by staff workers affected by the relocation/consolidation and personnel increase as a result of expanded services. The potential staff increase from this expansion would then generate population growth if the new personnel took residence in the Pearl City area. However, the new employees would not necessarily reside in the surrounding community but, in all likelihood, in any area of Honolulu and Leeward Oahu.

Since population growth in Pearl City is not expected to result directly from the proposed project, the BWS facility would not be a source of overburdening such public facilities as schools, libraries, medical centers, parks and playgrounds.

Economic Impact

A staff of 57 employees currently work at the BWS site. In the long-term, when the BWS expands its services to accommodate growth in the Leeward Oahu area, new personnel will be required to supplement the existing Manana staff. The number of employees could increase to approximately 80 when the expansion is completed in about 30 years. The impact on the local economy would be beneficial but small considering the nominal increase in personnel. There would be an increase in personal income, consumer spending, and government revenues from sales taxes. These effects would extend throughout the community through induced and secondary impacts and would include the possible purchase of homes by new employees.

Property taxes will provide additional revenues for the City. As previously described, the M/PCJD property was under federal jurisdiction. During the Navy's occupation, no property taxes were levied and no revenues were generated for the local government.

In the short-term, the proposed project will generate employment in the construction industry, and similarly to the project's long-term effects on employment, there would be an increase in personal income which in turn would generate sales in personal goods and services.

Government revenues from income and sales taxes would also accrue. These short-term benefits would have the same multiplier effect as the long-term effects of induced and secondary impacts.

VIII. INFRASTRUCTURE

Circulation and Traffic

Access to the existing project site is via Waimano Home Road and a 500-foot long, 24-foot wide paved driveway within a 40-foot wide access easement (See Figure 8). The driveway, which has no gutters or sidewalk, has curbs along a section of its length fronting the Manana Uka housing project. The easement is located on City land which is part of the M/PCJD project.

The expansion plan for the BWS site calls for the primary access to come from the internal roadway system that is planned for the M/PCJD project. It will include

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an extension of Moanalua Road, also referred to as the "spine road" and connection with Acacia Road at the makai end of the M/PCJD site. Side roads and dead end streets will comprise the remainder of the internal roadway system. The spine road, which will serve as the M/PCJD's main thoroughfare, will have a right-of-way width of approximately 92 feet. Other roads within the planned area will have a right-of-way width of 60 feet.

Construction of the roadway's initial phase is preliminarily scheduled for 1999, depending on government funding. Subsequent phases will be constructed based on the rate of occupancy in the remainder of the subdivision. The existing driveway to the BWS site from Waimano Home Road, meanwhile, will operate as a secondary or emergency access. Routine operations and employee traffic would not use this driveway. If the spine road is not completed in time when the BWS expansion is ready for operation, the existing driveway could be used, temporarily, as the main entrance.

Waimano Home Road is a four-lane arterial (with street parking) within an 80-foot wide right-of-way. It provides mauka-makai access through Pearl City connecting Waimano Home and Pearl City High School with Kamehameha Highway. There are a number of intersections along the right-of-way including six with traffic lights. A center lane occupy the middle of the right-of-way and serve as a continuous median left-turn lane for either direction. Along the lower section of Waimano Home Road, no Ewa-side street parking is allowed, however, unmetered parking is allowed on the Diamond Head side.

Waimano Home Road at the BWS driveway does not contain a traffic light. There is no right-turn deceleration into the driveway nor right-turn acceleration from the driveway onto Waimano Home Road. There is, however, a median turning lane on Waimano Home Road, as previously described, which allows left-turn movements into the driveway and left-turn movements from the driveway onto Waimano Home Road.

A Traffic Impact Assessment Report (TIAR), prepared in 1995 by The Traffic Management Consultant, estimated the volume of traffic that would be generated by the proposed M/PCJD project and compared it with existing roadway capacities and traffic in the area. A summary of the study findings is provided below.

Existing Condition

Existing intersections along Waimano Home Road operate reasonably well during the morning peak hour traffic. The lowest Level of Service (LOS), "E", (see Table 3 for LOS definition) exists on the makai bound left turn movement from Waimano Home Road to Koko Head bound Moanalua Road and on the mauka bound through/right turn movement on Waimano Home Road. During the

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afternoon peak hour, the intersection of Kamehameha Highway and Waimano Home Road operates at an overall LOS "E", however its critical traffic movements operate at LOS "F". Also, at the Kamehameha Highway - Acacia Road intersection, the left turn movement from makai bound Acacia Road to Koko Head bound Kamehameha Highway operates at LOS "E".

TABLE 3. Level of Service (LOS) Definition for Signalized Intersections

LOS A:

Operations with very low delay; no more than 5 seconds per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

LOS B:

Operations with delay greater than 5 seconds and up to 15 seconds per vehicle. This generally occurs with good progression, short cycle lengths, or both. More vehicles stop than at LOS A, causing higher average delays.

LOS C:

Operations with delay greater than 15 seconds and up to 25 seconds per vehicle. These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures (queued vehicles do not clear in one cycle) may begin to appear at this level. The number of vehicles stopping is significant, however, many still pass through the intersection without stopping.

LOS D:

Operations with delay greater than 25 seconds and up to 40 seconds per vehicle. At this level, the influence of congestion becomes more noticeable. Longer delays may result from a combination of unfavorable progression, long cycle lengths or high volume-to-capacity (v/c) ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

LOS E:

Operations with delay greater than 40 seconds and up to 60 seconds per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.

LOS F:

Operations with delay in excess of 60 seconds per vehicle. This is considered to be unacceptable to most drivers. This often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios below 1.0 with many individual cycle failures. Poor progression and long cycle length may also be major contributing causes to such delay levels.

Source: Highway Capacity Manual, October 1994

Without Development

Without the M/PCJD project, the TIAR assumed a total growth factor of 8.25 percent to estimate the increase in background traffic to the Year 2006. This growth rate was based on traffic projects presented in the Oahu Regional Transportation Plan prepared by the Oahu Metropolitan Planning Organization.

Without the M/PCJD project, traffic volumes would exceed the carrying capacity of the Kamehameha Highway - Waimano Home Road and Kamehameha Highway - Acacia Road intersections during the morning peak period. During the same period, capacity conditions may also be approached at the Hoolaulea Street - Moanalua Road intersection. Of all the intersections, the critical traffic movements will be at Kamehameha Highway and Waimano Home Road where the LOS is expected to be at "F".

With Development

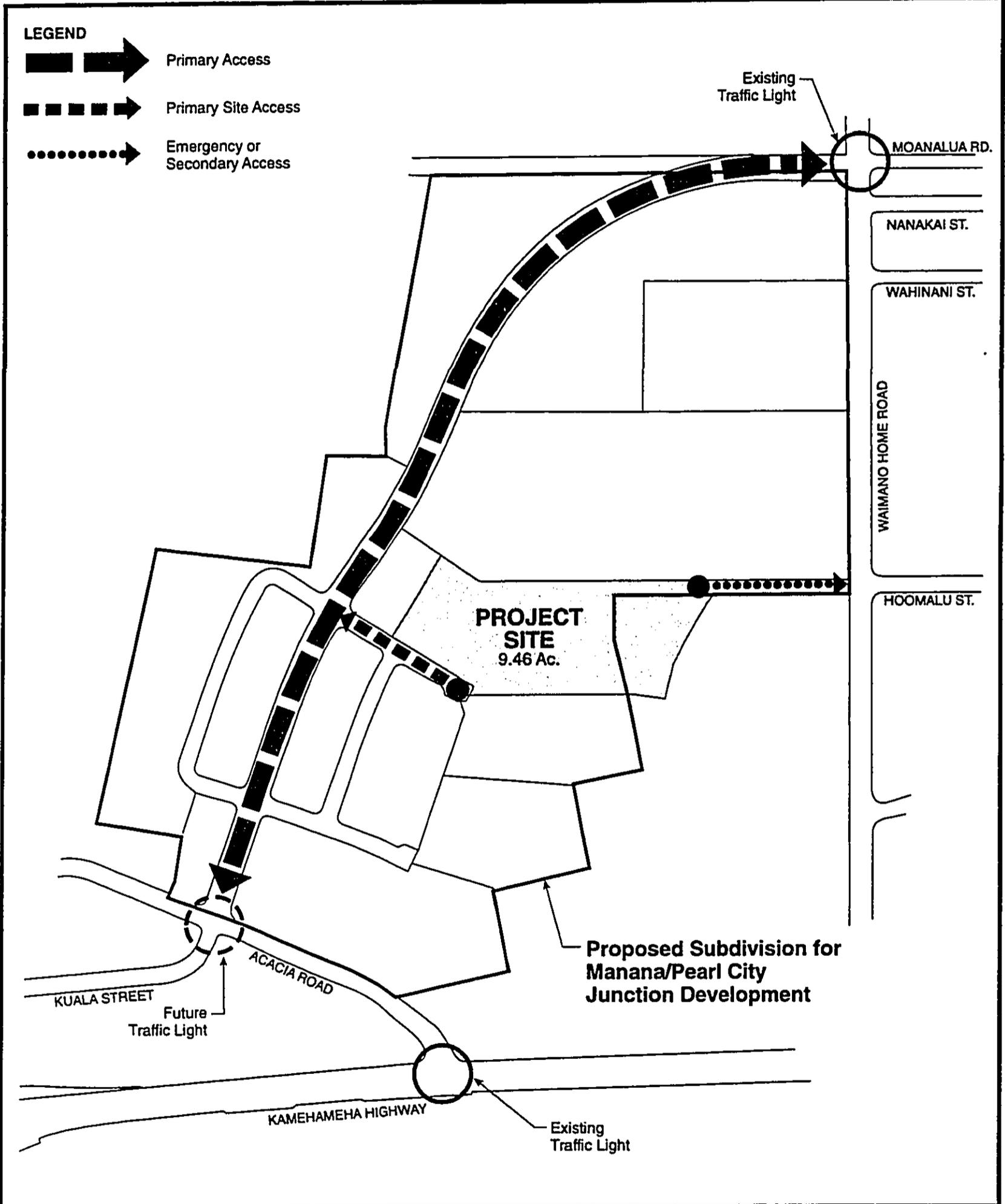
With the implementation of the M/PCJD project and its recommended transportation improvements, the morning peak hour traffic at the intersection of Kamehameha Highway and Waimano Home Road would be significantly improved from LOS "E" to LOS "D". According to the TIAR, side streets and driveway accesses along Waimano Home Road are recommended for improvements as well as Waimano Home Road's intersection with Moanalua Road. Afternoon peak hour traffic at the intersection of Kamehameha Highway and Moanalua Road would, as a result, continue to operate at LOS "F", but with an improved v/c ratio. Similarly, the intersection of Kamehameha Highway and Acacia Road would remain at LOS "E", but would have a slightly better v/c ratio.

As indicated above, the new internal roadway system for the M/PCJD project would improve traffic on the area roadways. Notably, traffic would be even better if certain improvements, according to the TIAR, were done to the former cane haul road, Waimano Home Road/Moanalua Road intersection, Waimano Home Road/Noelani Street intersection, Kuala Street/Acacia Road intersection, Kuala Street, Kamehameha Highway/Kuala Street intersection and Kamehameha Highway/Acacia Road intersection.

The BWS project is expected to generate traffic primarily onto the M/PCJD internal circulation system including the new spine road (See Figure 8). The spine road will have direct access onto Waimano Home Road/Moanalua Road intersection and Acacia Road/Kuala Street intersection. With the proposed improvements suggested by the TIAR, the two intersections will have adequate capacity to accommodate the projected traffic from the M/PCJD project as well as the BWS development.

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Prepared for: Board of Water Supply
City & County of Honolulu



0 250 500
SCALE IN FEET

Figure 8
CIRCULATION

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

The existing BWS driveway on Waimano Home Road, meanwhile, would serve primarily as an emergency access and occasionally as a secondary access for BWS's automotive operations. Additionally, the driveway will provide access to the existing Manana-Uka townhomes, Harry & Jeanette Weinberg Pearl City Complex and future bus corporation yard. The planned bus facility may likely use this driveway as an access for its visitor and employee parking.

The BWS is proposing that the City assume ownership and responsibility of maintaining the driveway. As a prerequisite to the dedication of the access to the City, the BWS will assume the cost of improving the driveway to a full road with sidewalks in accordance with City standards. Since the Department of Transportation Services (DTS) is proposing a new bus facility on the abutting property, BWS will coordinate the roadway improvements and costs with the DTS.

During its operational stage, BWS-generated traffic on the driveway is expected to be small and occur primarily during the off-peak hours. The proposed project, hence, would not significantly impact traffic on Waimano Home Road.

Water

Water to the existing BWS site is currently provided by a 12-inch main along Waimano Home Road and a 12-inch line within the BWS access easement. The source of the water is part of a regional interconnecting system of wells, storage facilities, pumps and transmission lines. A loop system, that was in operation for the former Naval storage warehouses, is still in place within the M/PCJD site.

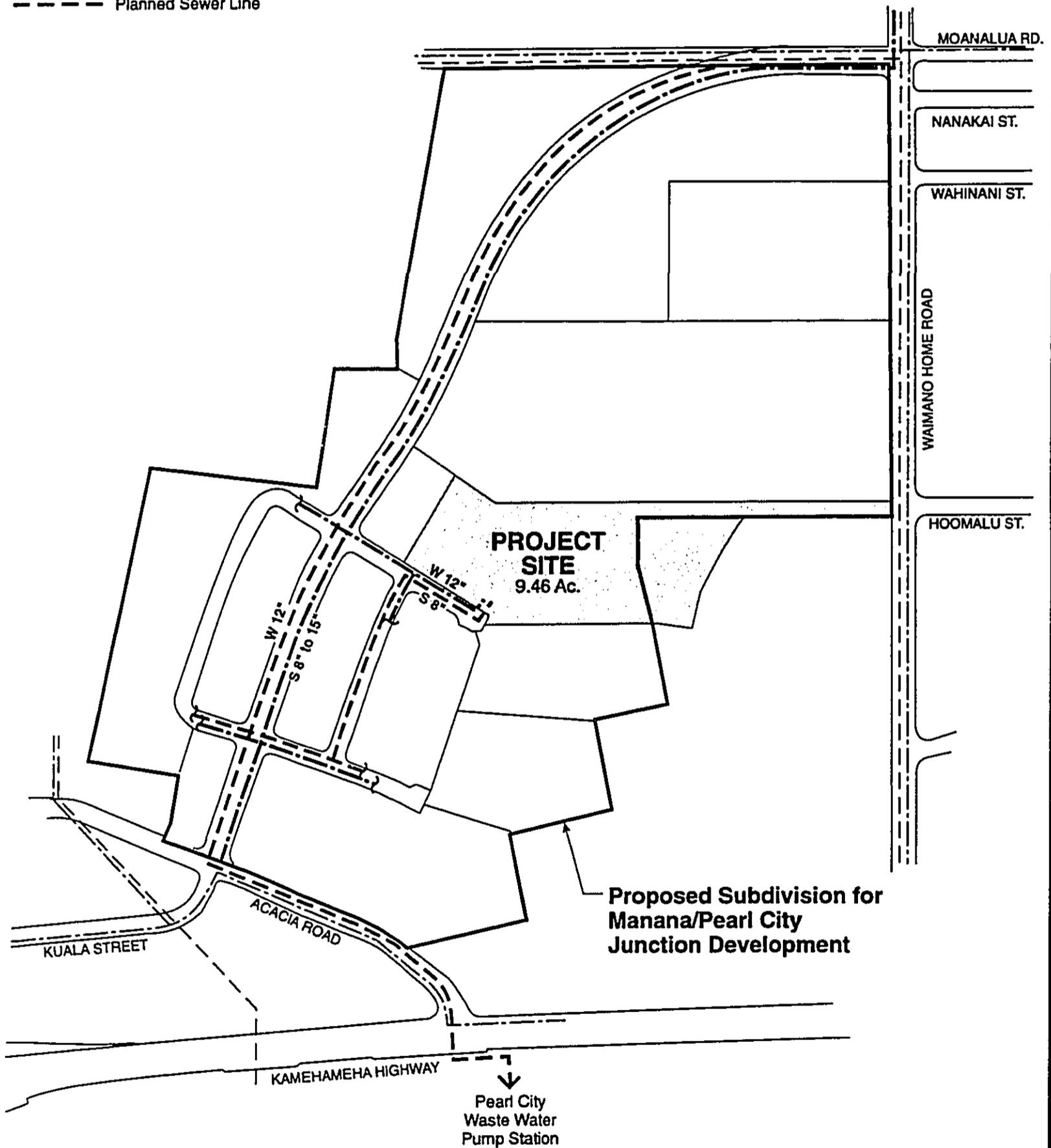
Current water usage averages approximately 960 gallons per day (gpd). Projected usage, when the proposed expansion is completed, is expected to be approximately 4,650 gpd.

According to the Master Plan of the Preliminary Water System Study for the Manana Property and Pearl City Junction Development, September 1997, and recent planning decisions by BWS, a new 16-inch water main from the Pearl City Reservoir to the spine road and Waimano Home Road intersection, and a 12-inch water line, with fire hydrants, along the spine road and side roads will be provided. The new distribution system will service the M/PCJD and meet the needs of the expanded BWS corporation yard (See Figure 9). If the BWS expansion site is completed before the M/PCJD water system is in operation, BWS will temporarily connect with the existing Naval water line system within the M/PCJD site or with water lines along Waimano Home Road. In the long term, the Naval water system will be disconnected and abandoned.

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LEGEND

- Existing Water Line
- - - - Existing Sewer Line
- · - · - Planned Water Line
- - - - Planned Sewer Line



Prepared for: Board of Water Supply
City & County of Honolulu



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SCALE IN FEET

**Figure 9
WATER & SEWER SYSTEMS**

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

Sewer

The existing BWS site is served by a private sewer line that extends through the Manana-Uka housing and ARC of Hawaii developments. The line connects with the City's 15-inch sewer main along Waimano Home Road which in turn connects with the Pearl City Pump Station located makai of Kamehameha Highway. Connection of the private line to the City system was approved, on a temporary basis, by the Department of Environmental Services (formerly Department of Wastewater Management) of the City and County of Honolulu.

Within the M/PCJD project, there is an 8-inch Naval sewer main bordering the western and eastern boundaries of the proposed BWS expansion area. Both sewer mains eventually connect with the City's 21-inch Waiawa Stream Trunk Sewer located south of Kamehameha Highway.

According to the sewer master plan for the M/PCJD project, a new sewer main will be installed within the planned spine road, future side roads, existing Acacia Road and along a path to the Waiawa Stream Trunk Sewer which is hooked up to the Pearl City Pump Station (See Figure 9). The proposed BWS expansion will connect to the planned 8-inch sewer line located in the planned interior road adjacent to the project site while the existing and planned facilities on the present BWS site will continue to use the existing sewer line to Waimano Home Road. A temporary sewer line will be constructed from the expansion site to the existing Naval sewer system, if the M/PCJD infrastructure is not completed in time to service the BWS project. When the M/PCJD infrastructure is completed, the temporary line will be disconnected and plugged, and the BWS expansion area will connect with the new City utility.

The Department of Environmental Services has indicated that the Pearl City Pump Station and Honouliuli Treatment Plant are adequate to serve the M/PCJD project and, as a result, has issued a Sewer Connection Permit for the BWS expansion project. An application for an Industrial Wastewater Discharge Permit is also required and will be filed by the BWS with the City.

The sewer master plan does not specifically address the disposition of the existing Naval sewer mains, but preliminary indications from the City Facility Management and Design & Construction Departments (formerly Public Works and Building Departments) are that, ultimately, the existing lines will be cut, sealed and abandoned in-place. In the short-term, some of these lines may be used temporarily by early tenants in the M/PCJD project if the spine road utilities are not available at the time.

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Electricity

Existing overhead power lines serve the project site from utility poles on the BWS/Manana-Uka access road and Waimano Home Road. The overhead line on the access road has a power rating of 11.5 kV.

Crossing the BWS expansion area are existing 11.5 kV and 120/240 V overhead lines. These lines currently serve the existing warehouses.

The proposed M/PCJD project will include new underground electrical lines within the spine and side roads and possibly a new substation (See Figure 10). The BWS expansion will be served by the proposed lines within the new interior roads. The present overhead power lines, which traverse within the BWS expansion area, will be relocated around the site.

Telephone

Telephone service is provided by overhead lines on the BWS/Manana-Uka access road and an underground GTE Hawaiian Tel feeder system along Waimano Home Road.

The planned M/PCJD project will include new underground lines within the spine and interior roads. These lines, in turn, will service the proposed BWS expansion project.

Solid Waste

The BWS will generate solid waste during its operations at the Manana site. Paper products, bottles, cans, pipe material and fittings, excavated material, including dirt, gravel, broken asphaltic concrete and cement concrete, worn auto and truck parts, used petroleum products, and discarded batteries will comprise the bulk of the solid waste. All office-generated waste will be discarded in dumpsters for disposal at the nearest municipal disposal site which would very likely be the H-POWER facility in the Campbell Industrial Park. The solid waste at the H-POWER facility is recycled into electrical energy. A private contractor will be commissioned to undertake this transportation operation for the BWS.

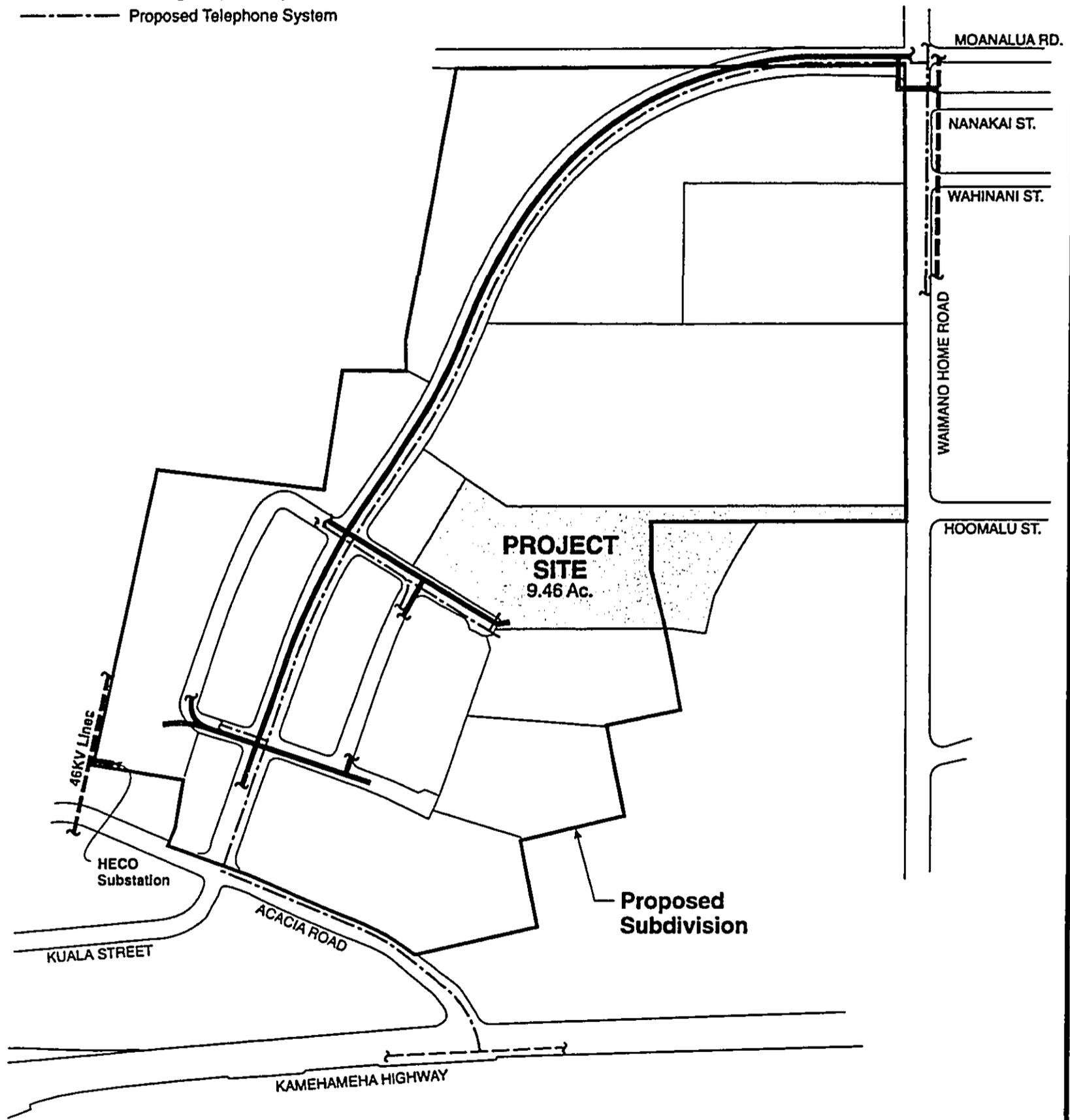
All solid waste from field, plant and automotive operations will be transported and disposed at a municipal land fill. Hazardous waste will be disposed at special sites in accordance with federal and state laws by a licensed contractor for BWS.

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LEGEND

- Existing Electrical System
- Proposed Electrical
- Existing Telephone System
- Proposed Telephone System



Prepared for: Board of Water Supply
City & County of Honolulu



NORTH

0 250 500

SCALE IN FEET

**Figure 10
ELECTRICAL & TELEPHONE SYSTEMS**

Manana Corporation Yard
Pearl City, Oahu, Hawaii
November 1998

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Police and Fire Protection

The Pearl City Police Station is located on Waimano Home Road approximately one block from the existing BWS driveway. The Pearl City Fire Station is located on First Street about approximately 3,000 feet makai of the property. Both facilities are available to provide the necessary police and fire protection services. Additionally, routine surveillance by police officers on patrol along Waimano Home Road and, in the future, along the spine road would allow a response to emergency calls from the project site within minutes. Similarly, a call to the Honolulu Fire Department (HFD) would result in a response within a few minutes. Additional assistance can be provided from HFD's Waiiau Fire Station located several minutes farther on Kaahumanu Street.

Medical Facilities

Nearby are the Kapiolani Medical Center at Pali Momi, a 116-bed facility with 24-hour emergency care, and Saint Francis Medical Center - West, a full-fledged medical facility also with 24-hour emergency services on Fort Weaver Road in Waipahu. Each medical center has ambulance service to transport emergency victims to its facility. With a future medical center on an 8-acre site in the M/PCJD, existing and planned facilities will provide a well-rounded package of medical and emergency care services for area residents, as well as for on-duty BWS workers at the Manana corporation yard.

Schools, Parks and Recreational Facilities

As described in Section VII of this document, Pearl City is a residential community served by a number of public facilities including schools, playgrounds, parks and other recreational facilities. Expansion of the BWS corporation yard will not necessarily generate additional residents in Pearl City and a need for additional schools, parks and recreational facilities. Rather, the proposed expansion is intended to provide improved utility service to the area.

IX. RELATIONSHIP TO STATE AND COUNTY LAND USE POLICIES

State Land Use Law

The State land use district classification for the project site is Urban. Expansion of the BWS facility is a permitted use in this district.

State Functional Plans

State Water Resources Development Functional Plan

This functional plan is directed primarily at State operations, and, to some extent, private industry. It presents general objectives and policies for the management of potable water supply, floodplains, agricultural water, and estuarine environments. BWS's plan to expand facilities at Manana to better service its water distribution system in Leeward Oahu is consistent with this functional plan.

State Health Functional Plan

This functional plan focuses on changing the State's role in public health from that of an individual health care provider to one of an advocacy and catalyst for public and private sector efforts. The plan addresses major initiatives in preventive health care and providing access for "gap group" populations. Issue Area No. 5 of the plan identifies environmental health and protection as a concern. Hawaii's environment and residents' health is threatened by the pollution of its scarce land, air and water resources. The generation of electrical power, engagement in land development, manufacturing of new products and undertaking of other intensive use activities have the potential of significantly impacting the environment. The proposed project will apply necessary precautions and mitigation measures to avoid significant negative effects on the surrounding environment particularly during its construction and operational stage.

Hawaii Coastal Zone Management (CZM) Program

The proposed project is not expected to adversely affect the coastal recreational resources, historic resources, coastal scenic and open space resources, coastal ecosystems, and coastal areas suitable for economic uses in the Manana - Pearl City area. It will not involve any beach protection structures nor will it be detrimental to any agency efforts to be consistent with the policies of the Marine Resources section of the Hawaii CZM Program. The project site is not subject to coastal hazards, such as tsunami inundation, storm waves, stream flooding, erosion and subsidence.

The proposed action is not located in the Special Management Area (SMA) and, therefore, is not subject to the SMA Rules and Regulation of the City and County of Honolulu.

The BWS is proceeding through the Chapter 343, HRS, environmental review process, to allow public participation in the project planning stage.

State Environmental Policies

The proposed action is consistent with the environmental policies of Chapter 344, HRS, which states, among others, to conserve and protect the natural resources of the state and enhance the quality of life by establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment, which is uniquely Hawaiian.

The proposed action is also consistent with the guidelines of Chapter 344, HRS, concerning land, water, mineral, visual, air, and other natural resources, flora and fauna in the environment, parks, recreation and open space amenities, and community life. The proposed action specifically implements the guideline addressing reduction of environmental pollution which may degrade a community. The BWS, as a practice, does not backfill trenches with the same material excavated during its transmission line repair work. Clean material from the corporation yard is used as backfill at the repair site.

Additionally, Chapter 344, HRS, asserts that agencies should foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment. The BWS will provide landscaping that is consistent with the area as well as a planting treatment scheme that will enhance the visual appearance of the corporation yard.

General Plan, City and County of Honolulu

The following General Plan Objectives and Policies have specific applicability to the proposed project:

- 1) Population, Objective B - To plan for future population growth.
- 2) Population, Objective B, Policy 1 - Allocate efficiently the money and resources of the City and County in order to meet the needs of Oahu's anticipated future population.
- 3) Physical Development and Urban Design, Objective A, Policy 2 - Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation and public safety facilities.

Discussion:

The proposed BWS Manana expansion is intended to meet the needs of the growing Leeward Oahu area. This is the fastest growing region on the island and the provision of adequate and well maintained infrastructure is an important

factor for this growth. The proposed expansion will, especially, improve BWS's capacity to service its water line and plant facilities in the area between Halawa Stream, Kapolei/Makakilo and Kipapa Gulch.

Development Plan, City and County of Honolulu

On June 14, 1996, the City Council of Honolulu amended the Development Plan Public Facilities Map for the Primary Urban Center to include the designation of Corporation Yard (CY/M) for the planned expansion of BWS's Manana site. The amendment was part of the City Department of Housing and Community Development's (DHCD) effort to update the City's long-range development policy for the area and to reflect the master plan of the M/PCJD project. In compliance, the BWS project will implement the land use designation of the Development Plan.

The current proposal to expand the BWS site by 7.44 acres is slightly larger than the site approved by the 1996 Public Facilities Map amendment. The BWS recently determined that it would need additional storage space in its expansion area and consequently requested a larger CY/M designation. The City Planning Department worked with the BWS and proposed an amendment to the Public Facilities Map for the larger expansion site. In May of 1998, the Facilities Map amendment for the BWS site was approved by the City Council, and on June 9th the amendment was signed into law by the Mayor.

Under the Special Provisions element of the Primary Urban Center Development Plan, the proposed BWS expansion will not conflict with any of the policies of the Area Description, Urban Design Principles and Controls for the Primary Urban Center and Development Priorities of the DP. The BWS facility will be located in an area that is consistent with the DP Land Use Map, will not obstruct views to natural landmarks, major mountain ranges and the sea, will not exceed the DP's maximum height limit for industrial use, and will be developed by BWS funds which would not conflict with priority construction of other City projects.

Land Use Ordinance, City and County of Honolulu

Upon the transfer of the M/PCJD land to the City, the zoning regulations of the "P-2 Preservation District" apply to the property in lieu of the existing "F-1 Federal" zoning regulations. The zoning designation will continue to be F-1 Federal until the City formally changes the zoning identification. The proposed BWS expansion is considered a "public use" by the Land Use Ordinance (LUO) of the City and County of Honolulu. As such, it is a permitted principal use in the P-2 Preservation District.

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The existing 2.02-acre BWS site is zoned R-5 Residential. The current BWS facility is a permitted principal use in this zoning district.

Required Permits and Approvals

Expansion of the BWS facility at Manana is permitted under the current zoning for the property. Upon completion of the environmental review process under Chapter 343, HRS, BWS will seek construction permits, including demolition, building, and grading permits. These permits, which require the submittal of construction plans, will be processed by the Department of Planning and Permitting (DPP) of the City and County of Honolulu.

The existing corporation yard and expansion area are located on two separate parcels. Consolidation of the parcels will be required to establish the final perimeter boundary of the property and to meet zoning requirements. The consolidation application will be filed by the BWS and processed by the DPP. No City Council approval is required.

X. SUMMARY OF MAJOR IMPACTS

Major impacts generated by the proposed project are anticipated during the project's construction stage. These impacts will be short-term and temporary and would be related primarily to site preparation and building construction. They will include noise and fugitive dust from construction equipment, grading and structural work.

The impact on traffic during this construction period would not be significant and would not result in a need for special mitigative measures. Construction workers would generally arrive early at the job site before and in the opposite direction of the general commuter traffic. The primary accesses affected would be Moanalua Road, Kamehameha Highway, Waimano Home Road and driveway to the BWS site. Construction workers would park on the BWS site or adjacent City property which is presently occupied by abandoned warehouses. If the City property is used, permission will be sought from the appropriate City agency.

Other construction activities on the property involving movement of construction equipment and material to and from off-site locations would occur at various times in the day during off-peak hours. Trips resulting from these activities would not be frequent and would not overburden existing roadways. Construction vehicles that bring large structural elements to the site may temporarily slow the traffic in the area but could employ special escorts provided by the Honolulu Police Department.

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In any subsequent phases of development at the expansion site, access would be provided through the spine road which would then be completed. Use of the spine road would divert traffic away from the busier Waimano Home Road.

During the operational stage of the project, noise will be generated from field trucks and vehicles maneuvering within the yard and vehicles undergoing repair and maintenance service. Fugitive dust would be generated around the storage bins on the side of the corporation yard where loading and unloading activities of the backfill material occur. These operations are conducted by backhoes and hauling trucks.

XI. MITIGATION MEASURES

Mitigation Measures for Short-Term Impacts

Short-term impacts, particularly from project construction, involving noise and fugitive dust will be subject to State and City environmental rules and regulations on noise and air pollution.

With the potential of increased noise levels occurring during project construction, mitigation measures will be employed as necessary. It is possible that construction-generated noise may exceed the State's Department of Health (DOH) allowable daytime limit. If that is the case, a DOH Permit would be obtained to allow the operation of construction vehicles, construction equipment and other related machinery on the site. This permit will specify the time of day that the operation of construction equipment will be allowed, as well as a "not to exceed" noise limit for the permitted period.

In accordance with Title 11, Hawaii Administrative Rules (HAR), Chapter 11-55, Water Pollution Control and Chapter 11-54, Water Quality Standards, the contractor will be responsible for ensuring that best management practices (BMP) be implemented to minimize or prevent the discharge of sediments, debris and other water pollutant into state waters. A BMP Plan will be prepared by the BWS, if required, and submitted for review and approval to the State Department of Health.

To prevent or reduce erosion, the contractor will grass the graded sections, except the paved areas, of the project site immediately after final grading.

In accordance with Chapter 11-60.1.1, Air Pollution Control, Title 11, HAR, the contractor will be responsible for ensuring that effective control measures are

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provided to minimize or prevent any visible dust emission caused by construction work from impacting surrounding areas.

The contractor will conduct operations so that excavated or fill areas and temporary stockpiles will be dampened to prevent potential dust problems.

In accordance with Chapter 11-58, Solid Waste Management Control, Title 11, HAR, the contractor will be responsible for ensuring that grub material, demolition debris and construction waste generated by the project construction are disposed of in a manner or at a site approved by the State Department of Health. Disposal of these wastes by burning is prohibited.

Mitigation Measures for Long-Term Impacts

During the project's operational stage, there will be increased traffic generated by BWS fleet vehicles involved in field operations. The number of trips engaged, however, is expected to be small, and the timing of these trips is projected to be dispersed throughout the morning and afternoon hours, thus avoiding peak hour traffic. There would be occasional night calls for emergency repair work.

It is anticipated that noise will be generated by heavy trucks transporting material and supplies to and from the site as well as within the corporation yard. These trucks will be making the trips at various times throughout the day and their route would be primarily over the area's major roadways, such as Kamehameha Highway, Waimano Home Road, Acacia Road and M/PCJD's spine road.

Within the corporation yard, the primary activity area for the BWS vehicles will be in the center and western sections of the property away from the adjacent Manana-Uka residences. The elevation of the property in relation to these homes will be higher than 10 feet. This elevation difference reduces the impact of noise since the elevation of the existing homes will be out of the direct line of sight of the noise source. Additionally, the perimeter of the BWS site, especially along the residential boundary, will be landscaped with screening plants to provide a sound buffer for further mitigation.

The automotive repair and maintenance operations will be conducted in enclosed facilities with bay openings oriented toward the north. This orientation would direct sound waves away from noise sensitive areas. Notably, all industrial activities within the project site will be subject to maximum allowable noise levels established by the State Department of Health, especially since the property is situated adjacent to a residential development. A noise level of 55 dBA, for instance, is established for daylight hours and 45 dBA for night hours.

When these limits are exceeded, mitigative measures will be employed. Such measures would include the use of better muffler devices on noisy equipment and machinery, changing the location of noise-generating activities to another location within the site, and improving noise shields or modifying the enclosed areas around the noise-generating work stations.

The BWS facilities are also expected to generate some fugitive dust during loading and unloading operations involving trench material removed from the repair site and new material taken from the yard and placed in the trenches as backfill. Within the BWS site, the material is stockpiled in open bins. Mitigative measures would include the placement of covers over the bins and some water sprinkling, if necessary, during the actual loading and unloading operations.

XII. ALTERNATIVES CONSIDERED

No Action

An alternative to the proposed action is to make no improvements or undertake no expansion of the existing facilities. Although this option was available, it was not considered. The BWS operation at the existing site is inadequate to service the growing needs of the Leeward Oahu area. In one of the fastest growing regions on Oahu, the Manana site will have to expand its facilities and operations over the next 10 to 30 years to keep up with the projected growth anticipated by the Development Plans prepared by the City and County of Honolulu.

Forsaking improvements or expansion of the existing BWS site would result in the need to: 1) increase operational efficiency at the site or 2) expand operations at another site. These possibilities are elaborated below.

Alternative Site

An alternative to the expansion of the Manana site is to expand another site or develop a new site for the BWS. This should accommodate the growth in demand for field services in the Leeward Oahu area. To expand operations at another facility would likely involve the need to acquire adjacent land for expansion. This could result in a heavy financial burden on the project.

Exploration of a new site would provide the opportunity to plan a site from the beginning, minimizing development constraints, and optimizing development choices. The drawbacks may include a longer planning process, additional governmental approvals and extended development time. Also, there may be the need to develop on private land which would require

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negotiations on land value and finalization of a land transfer. Overall, this alternative may be more expensive and time consuming than the Manana site expansion which has the land use and zoning designations in place and is already owned by the City.

Alternative Size

Reducing the size of the planned facility would reduce the capacity of the BWS operation to service the Leeward Oahu area. As described above, the BWS would need to expand its facilities and operations over the next 10 to 30 years to keep up with the projected urban growth in the region as anticipated by the City's Development Plans.

Alternative Design

Design of the facility could range from a fully-enclosed operation involving all activities, including typically outdoor activities such as vehicular parking, stockpile bins, and outdoor equipment and supply storage yards, to no enclosure of any operations except for typical office activities. The selected design currently incorporates a scheme that is in the middle of this design spectrum. It includes enclosed offices and automotive operations and open yards for field-related functions such as outdoor storage, stockpiling and parking.

It was determined that enclosing the automotive operations would reduce the noise impact on the surrounding area. The remainder of the operations would be in the open yard. Selection of this middle of the design spectrum scheme was intended to be a balance for a cost effective and environmentally sensitive solution.

XIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Project construction will require irreversible and irretrievable commitment of resources. Public funds, construction labor, contractor equipment, construction and landscape materials, and utility services, including energy resources, water sources, wastewater disposal and solid waste disposal, will be needed to prepare the project site for development and construct the proposed facilities. Expansion of the BWS operation will not involve displacement of existing businesses, residences or agricultural activities, however abandoned warehouses will be removed.

After construction is completed, the project will involve long-term commitment of resources including the use of the land and structures for a public utility and the use of BWS personnel, field equipment, office and field

supplies, landscape materials, and utilities, such as water, electricity, wastewater collection and disposal, and solid waste collection and disposal. Continuous public funding will be required to maintain these operations for the long-term.

XIV. DETERMINATION

This Final Environmental Assessment demonstrates that the proposed action will not have significant adverse impacts on the environment and that an Environmental Impact State is not warranted. A Negative Declaration or Finding of No Significant Impact, therefore, is determined for this project.

XV. FINDINGS AND REASONS SUPPORTING DETERMINATION

The following findings and reasons indicate that the proposed action will have no significant adverse impact on the environment, and consequently, supports the determination.

- o The proposed project will occur in an area that has been developed and is already in urban use. An archaeological study was conducted and no archaeological features were identified on the property. If, during construction, archaeological sites are uncovered, all construction work in the immediate area will cease and will not be resumed until clearance is secured from the State Historic Preservation Division or other appropriate agency.
- o The designated expansion site is currently idle and the proposed BWS expansion will provide a productive use for the area.
- o The proposed project is consistent with the State's long-term environmental policies and guidelines as provided in Chapter 344, HRS.
- o The proposed project is expected to have a beneficial effect on the local economy. Its construction and operational phases will generate jobs and income and stir spending throughout the county and state.
- o There will be no significant long-term adverse social impact generated by the proposed project. The proposed action will not displace existing businesses, residences or other community facilities essential for the public welfare of the community. The proposed action is consistent with a master plan developed by a planning task force comprised of community leaders and agency officials.

- o The proposed project will employ proper procedures and comply with federal and state laws concerning the use, storage and disposal of hazardous materials on the property.
- o The proposed project will serve as a public utility to meet the needs of community growth in the area. It will not directly generate population growth nor create a direct need for additional public facilities.
- o The project site is in industrial use and proposed BWS facilities are not expected to change the general character of the area.
- o The proposed project is part of a larger project that will include new roads and infrastructure for the Manana/Pearl City area. The anticipated environmental effects of this larger project have been assessed and addressed in a previously completed Environmental Impact Statement.
- o The project site has been in urban use for more than 50 years. No rare, threatened or endangered wildlife or flora species or their habitats will be affected.
- o The anticipated impacts associated with project construction, such as erosion/sedimentation, air and noise, are short-term and temporary. They will be minimized or prevented by implementation of mitigation measures in accordance with applicable laws, statutes, ordinances, and rules and regulations of the U.S. government, State of Hawaii, and City and County of Honolulu. Anticipated impacts from project operations also will be minimized or prevented by compliance with appropriate federal and state laws and rules and regulations.
- o The project site is not located in any environmentally sensitive area, such as a flood plain, tsunami zone, beach land, erosion-prone area or geologically hazardous area.
- o The location and low profile of the proposed project will not affect any scenic vistas or viewplanes from designated scenic routes or roadways or from any residential areas.
- o And, the size and type of operation in the proposed expansion area will not require a substantial amount of energy or electrical power.

XVI. COMMENTS FROM AND RESPONSES TO AGENCIES, ORGANIZATIONS AND INDIVIDUALS

A copy of the Draft Environmental Assessment for this project was transmitted to the following agencies, organizations and individuals for review and comment. The parties that responded are indicated below and a copy of their correspondence with a response from the proposing agency is attached to this section. Comments that were substantive and applicable were incorporated into the Final Environmental Assessment.

<u>Federal Agencies</u>	<u>Agencies Responded</u>	<u>Agencies Responding w/No Comment</u>	<u>Agency Letters and Responses Attached in this Section</u>
Department of the Navy, Naval Base Pearl Harbor		X	
U. S. Environmental Protection Agency			
<u>State Agencies</u>			
Department of Health	X		X
Department of Land and Natural Resources, Historic Preservation Division	X		X
Department of Land and Natural Resources, Land Division		X	
Department of Land and Natural Resources, Water Resource Management Commission	X		X
Department of Transportation	X		X
Environmental Center, UH at Manoa			
Office of Environmental Quality Control			
Office of Hawaiian Affairs	X		X

<u>City & County Agencies</u>	<u>Agencies Responded</u>	<u>Agencies Responding w/No Comment</u>	<u>Agency Letters and Responses Attached in this Section</u>
Planning Department	X		X
Department of Planning & Permitting	X		X
Department of Public Works			
Department of Transportation Services	X		X
Department of Environmental Services		X	
Department of Housing and Community Development			
Department of Parks and Recreation		X	
Building Department			
Department of Finance			
Oahu Civil Defense Agency			
Police Department	X		X
Fire Department	X		X
<u>Elected Officials</u>			
Senator David Y. Ige			
Senator Calvin K. Kawamoto			
Representative Roy M. Takumi			
Representative Noboru Yonamine			
Councilmember Mufi Hannemann			

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<u>Community Groups</u>	<u>Agencies Responded</u>	<u>Agencies Responding w/No Comment</u>	<u>Agency Letters and Responses Attached in this Section</u>
Manana Community Association			
Pearl City Neighborhood Board #21			
Pearl City Planning Task Force			
Sierra Club Hawaii Chapter			

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DEPARTMENT OF THE NAVY
COMMANDER
NAVAL BASE PEARL HARBOR
BOX 110
PEARL HARBOR, HAWAII 96860-5020

5090P IN REPLY REFER TO:
Ser N4(23)/4646
August 11, 1998

Mr. Clifford Jamile
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, HI 96813

RECEIVED

1998 AUG 13 A 11:01

Dear Mr. Jamile:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR
CORPORATION YARD EXPANSIION BOARD OF WATER
SUPPLY MANANA/PEARL CITY, OAHU, HAWAII OF
JUNE 22, 1998

Thank you for the opportunity to review the subject EA. The Navy has no comments to offer this time and appreciates the opportunity to participate in your review process.

The Navy's point of contact is Mr. Stanford Yuen at 474-0439.

Sincerely,

C. K. Yokota

C. K. YOKOTA
Environment Program Manager
By direction of
Commander, Naval Base, Pearl Harbor

Copy to:
Mr. Glen T. Koyama
Belt Collins Hawaii
680 Ala Moana Boulevard, First Floor
Honolulu, HI 96813-5406

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COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



September 9, 1998

JEREMY HARRIS, Mayor
EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Stanford B. C. Yuen, P.E.
Commander
Naval Base Pearl Harbor
Department of the Navy
Box 110
Pearl Harbor, Hawaii 96860-5020

Dear Mr. Yuen:

Subject: Your Letter of August 11, 1998 Regarding the Draft Environmental Assessment for the Proposed Manana Corporation Yard Expansion Project, Pearl City, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment for the proposed Manana Corporation Yard Expansion project.

We acknowledge that you have no comments to offer at this time.

If there are any questions, please contact Barry Usagawa at 527-5235.

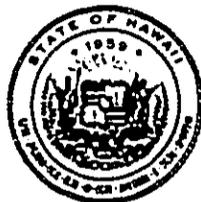
Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Glen Koyama, Belt Collins Hawaii

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BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

RECEIVED

SEP 24 A 11:39

LAWRENCE MIKE
DIRECTOR OF HEALTH

In reply, please refer to:

September 21, 1998

98-142/epo

Mr. Glen T. Koyama
Belt Collins Hawaii
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Draft Environmental Assessment
Proposed Corporation Yard Expansion
Board of Water Supply
Manana, Pearl City, Oahu, Hawaii
TMK: 9-7-24: 4 and por. 6

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

Vector Control

The property may be harboring rodents which will be dispersed to the surrounding areas when buildings are demolished. The applicant is required by Hawaii Administrative Rules, Chapter 11-26, "Vector Control," Section 11-26-35, to eradicate any rodents prior to demolition and to notify the Department of Health by submitting Form VC-12 (attached) to the local Vector Control Branch when such action is taken.

The Vector Control Branch phone numbers are as follows:

Oahu: 831-6767
Kauai: 241-3306
Hawaii--Hilo: 974-4238, Kona: 322-7011
Maui (includes Molokai and Lanai): 873-3560

Asbestos

The Federal Register, 40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revision; Final rule, November 20, 1990, requires inspection

0000 0007 1059

Mr. Glen T. Koyama
September 21, 1998
Page 2

98-142/epo

of all affected areas to determine whether asbestos is present prior to any demolition activities.

Under the NESHAP regulation, the project would be required to file an Asbestos Demolition/Renovation notification ten working days prior to demolition of each building or the disturbance of regulated asbestos-contaminating materials. All regulated quantities and types of asbestos-contaminating materials would be subject to emission control, proper collection, containerizing, and disposal at a permitted landfill.

Questions concerning asbestos requirements should be directed to Mr. Robert H. Lopes at 586-5800. Should there be additional concerns, please contact Mr. Jerry Haruno, Environmental Health Program Manager of the Noise, Radiation and Indoor Air Quality Branch at 586-4701.

Sincerely,



BRUCE S. ANDERSON, Ph.D.
Deputy Director for
Environmental Health

Attachment

c: VC
NR&IAQB

0000 0007 1060

COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



October 27, 1998

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

Bruce S. Anderson, Ph.D.
Deputy Director for Environmental Health
Department of Health
State of Hawaii
P. O. Box 3378
Honolulu, Hawaii 96801

Dear Dr. Anderson:

Subject: Your Letter of September 21, 1998 Regarding the Draft Environmental Assessment for the Board of Water Supply's Proposed Manana Corporation Yard Expansion Project, Manana, Pearl City, Oahu

Thank you for reviewing the Draft Environmental Assessment for the proposed Manana Corporation Yard Expansion project.

We acknowledge the provisions of Chapter 11-26, HAR, "Vector Control", Section 11-26-35 and Federal Register, 40 CFR Part 61, "National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revision", and will comply with their requirements.

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

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Glenn Koyama, Belt Collins Hawaii

0000 0007 1061

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



RECEIVED

1998 JUL 20 A 11:34

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

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

July 14, 1998

Glen Koyama
Belt Collins
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

LOG NO: 21806 ✓
DOC NO: 9807EJ18

Dear Mr. Koyama:

**SUBJECT: Chapter 6E-8 Historic Preservation Review -- Draft Environmental Assessment (DEA) for the Proposed Corporation Yard Expansion, Board of Water Supply Manana and Pearl City Joint Development
Manana, 'Ewa, O'ahu
TMK: 9-7-24:4 and por. 6**

Thank you for the opportunity to review the DEA for this project. The DEA correctly incorporates our earlier comments that we believe that this project will have "no effect" on historic sites.

If you have any questions please call Elaine Jourdane at 587-0014.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

EJ:je

c.: Brook H. M. Yuen, Board of water Supply, City & County of Honolulu

0000 0007 1062

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



September 14, 1998

COPY

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

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

Dear Mr. Hibbard:

Subject: Draft Environmental Assessment for the Board of Water Supply's Proposed
Manana Corporation Yard Expansion Project, Manana, Oahu

Thank you for reviewing the Draft Environmental Assessment for the proposed Manana Corporation Yard Expansion project.

We acknowledge that the proposed project will have "no effect" on any historic sites in the project area.

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

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Glenn Koyama, Belt Collins Hawaii, Ltd.

0000 0007 1063



RECEIVED

1998 JUL 27 P 1:37

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

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

JUL 24 1998

Ref.:LD-PEM

LD Ref.:DEABWSCY.COM

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Request for Comments - Draft Environmental Assessment, City and County of Honolulu, Board of Water Supply, Expansion of Corporation Yard, Manana-Pearl City, Oahu, Tax Map Key: 9-7-24:4 & 6 (Por.)

Thank you for the opportunity to review the Draft Environmental Assessment for the subject project. Although we have no comments to offer at this time, please keep us informed of this project.

Should you have any questions, please contact Patti Miyashiro of our Land Division at (808) 587-0430.

Very truly yours,

Dean Y. Uchida
Dean Y. Uchida
Administrator

c: Oahu District Land Office

0000 0007 1064

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



September 21, 1998

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMI
JONATHAN K. SHAMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Dean Uchida
Land Division
Department of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96813-5406

Dear Mr. Uchida:

Subject: Draft Environmental Assessment for the Board of Water Supply's Proposed
Manana Corporation Yard Expansion Project, Manana, Oahu

Thank you for reviewing the Draft Environmental Assessment for the proposed Manana Corporation Yard Expansion project.

We acknowledge that you have no comments to offer at this time.

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

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Glenn Koyama, Belt Collins

0000 0007 1065

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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NOV 27 P 1:42

MICHAEL D. WILSON
CHAIRPERSON

ROBERT G. GIRALD
DAVID A. NOBRIGA
LAWRENCE H. MIIKE
RICHARD H. COX
HERBERT M. RICHARDS, JR.

TIMOTHY E. JOHNS
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

P.O. BOX 821
HONOLULU, HAWAII 96809
July 24, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Blvd, First Floor
Honolulu, HI 96813

Dear Mr. Koyama:

SUBJECT: Draft Environmental Assessment, Proposed Expansion of Corporation Yard, Board of Water Supply, Manana-Pearl City, Oahu, TMK 9-7-24:4 & Por. 6

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas which are important for the maintenance of streams and the replenishment of aquifers.

- [] We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
- [] We recommend coordination with the Land Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- [] We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- [] A Well Construction Permit and/or a Pump Installation Permit from the Commission would be required before ground water is developed as a source of supply for the project.
- [] The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the Commission would be required prior to use of this source.
- [] Groundwater withdrawals from this project may affect streamflows which may require an instream flow standard amendment.
- [] We recommend that no development take place affecting highly erodible slopes which drain into streams within or adjacent to the project.
- [] If the proposed project includes construction of a stream diversion, the project may require a stream diversion works permit and amend the instream flow standard for the affected stream(s).
- [] If the proposed project alters the bed and banks of a stream channel, the project may require a stream channel alteration permit.
- [X] OTHER:

The report indicates that the water demands for the proposed project will be supplied by the existing municipal water system. The Honolulu Board of Water Supply should apply for additional permitted use from the Commission if current municipal allocations are insufficient to meet the projected water demands.

If there are any questions, please contact Lenore Nakama at 587-0218.

Sincerely,

TIMOTHY E. JOHNS
Deputy Director

0000 0007 1066

COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



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1998 SEP 18 A 11:27

September 15, 1998

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Timothy E. Johns
Deputy Director
Commission on Water Resource Management
Department of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Johns:

Subject: Your Letter of July 24, 1998 to Belt Collins Hawaii Regarding the Draft Environmental Assessment for the Board of Water Supply's Proposed Manana Corporation Yard Expansion Project, Manana, Oahu

Thank you for reviewing the Draft Environmental Assessment for the proposed Manana Corporation Yard Expansion project.

We acknowledge that additional permitted use will be required if current municipal allocations are insufficient to meet the projected water demands for the proposed project.

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

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Glenn Koyama, Belt Collins Hawaii, Ltd.

0000 0007 1067

BENJAMIN J. CAYETANO
GOVERNOR



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

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1998 JUL 22 A 11:38

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-PS
2.0157

JUL 20 1998

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813

Dear Mr. Koyama:

Subject: Draft Environmental Assessment (EA) for Proposed Expansion of
Board of Water Supply Corporation Yard, Manana-Pearl City
TMK: 9-7-24: 4 & 6

Thank you for the opportunity to review the subject EA. We have the following comments based on the Preliminary Traffic Impact Analysis Report (TIAR) for the City Manana/Pearl City Junction Development, which includes the proposed Corporation Yard:

1. The City must provide a right-turn deceleration lane and improvements to the left-turn storage lanes on Kamehameha Highway at Acacia Road. Additional right-of-way to accommodate these improvements is available from the City-owned Pearl City Junction site.
2. Plans for the proposed new Spine Road highway access and all plans for work within the State highway right-of-way must be submitted for our review and approval.
3. All required additional highway right-of-way and related improvements must be provided at no cost to the State.

If you have any questions, please contact Ronald Tsuzuki at 587-1830.

Very truly yours,

A handwritten signature in black ink, appearing to read "Pericles Manthos".

PERICLES MANTHOS
Administrator
Highways Division

0000 0007 1068

COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



October 27, 1998

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Pericles Manthos, Administrator
Highways Division
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Manthos:

Subject: Your Letter to Belt Collins Hawaii Regarding
the Draft Environmental Assessment for the
Board of Water Supply's Proposed Manana
Corporation Yard Expansion Project, Manana, Oahu

Thank you for reviewing the Draft Environmental Assessment (EA) for the proposed Manana Corporation Yard Expansion project.

We project the following comments to your concerns:

1. The original Manana/Pearl City Junction Development Master Plan, which includes the Board of Water Supply (BWS) corporation yard, specified roadway improvements within and around the Manana/Pearl City Junction area. These improvements are intended to provide circulation within the proposed development and improve access to and from the area.
2. Detailed plans for the proposed Manana/Pearl City Junction roadway improvements are presently being prepared, including the "spine road" which will traverse the master planned development. Accompanying the plans will be an EA prepared by the City's Department of Transportation Services that will outline the current project design including the required off-site improvements such as the Kamehameha Highway-Acacia Road intersection. The specific elements of the improvements are being coordinated between the City and State transportation agencies.
3. The current development schedule and responsibility for construction of the planned improvements are expected to be specified in the upcoming EA. Any improvement plans affecting State right-of-ways will be submitted for your review and approval.

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

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Glen Koyama, Belt Collins Hawaii

0000 0007 1069



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPIOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5249
PHONE (808) 586-3777
FAX (808) 586-3799

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1998 AUG -5 P 2:28

BELT COLLINS HAWAII

August 3, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawai'i 96813-5406

Re: Draft Environmental Assessment, for Proposed Expansion of Corporation Yard, Board of Water Supply, Manana-Pearl City, O'ahu, TMK: 9-7-24:4 & Portion of 6

Dear Mr. Koyama:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) Proposed Expansion of Corporation Yard, Board of Water Supply, Manana-Pearl City, O'ahu

The Office of Hawaiian Affairs (OHA) is concerned that the DEA fails to address the possibility that native Hawaiian gathering rights may exist on the property. We understand that this is a new area of information, however, the recent Hawaii Supreme Court decision makes it clear that the existence of native rights must be addressed. We strongly urge the preparers to seek expert opinion among the Hawaiian community. Some individuals who you may want to contact are as follows:

- (1) Daviana McGregor, (956-7068) regarding traditional practices
- (2) Linda Kawai'ono Delaney, (941-4946) regarding traditional practices
- (3) Lilikala Kame'eleihiwa, (973-0989) regarding traditional practices

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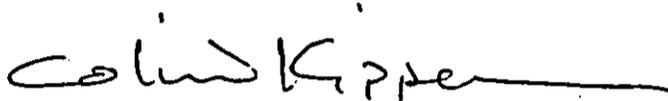
Mr. Glen T. Koyama
Belt Collins Hawaii Ltd.
August 3, 1998
Page two

Should you have any questions concerning our comments, please contact Colin Kippen, Land and Natural Resources Division Officer or Lynn Lee, EIS Planner, at 594-1936.

Sincerely,



Randall Ogata
Administrator



Colin Kippen
Land and Natural Resources Division Officer

cc: Board of Trustees

0000 0007 1071

COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



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NOV 18 P 1

November 6, 1998

JEREMY HARRIS, Mayor
EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED
CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Colin Kippen
Land and Natural Resources Division
Office of Hawaiian Affairs
State of Hawaii
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813-5249

Dear Mr. Kippen:

Subject: Draft Environmental Assessment for the Board of Water Supply's
Proposed Manana Corporation Yard Expansion Project, Manana, Oahu

Thank you for reviewing the Draft Environmental Assessment (EA) for the proposed Manana Corporation Yard Expansion project.

The proposed expansion site and the surrounding area consists of abandoned warehouses that were formerly used by the U.S. Navy. The natural resources evaluations of the EA and the Manana Junction Environmental Impact Statement did not identify significant natural resources typical of traditional native Hawaiian gathering rights. In our discussions with the State Historic Preservation Division staff, it was agreed that the development of this project will not restrict access to the area.

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

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Glenn Koyama, Belt Collins

0000 0007 1072

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE: (808) 523-4533 • FAX: (808) 523-4950

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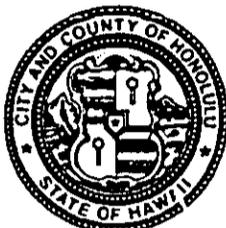
1998 AUG -5 P 2:28

DEPT. CHIEF PLANNING OFFICER
PATRICK T. ONISHI
CHIEF PLANNING OFFICER

DONA L. HANAIKE
DEPUTY CHIEF PLANNING OFFICER

ET 7/98-1361

JEREMY HARRIS
MAYOR



August 3, 1998

Mr. Glen Koyama
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Draft Environmental Assessment
Proposed Expansion of the Board of
Water Supply Manana Corporation Yard

This is in response to your letter dated July 7, 1998. We have reviewed the information provided and offer the following comments:

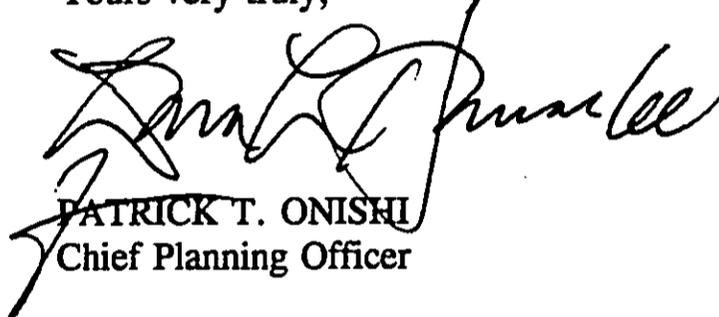
- The Final Environmental Assessment (FEA) should include a discussion on all applicable City and County Development and General Plan Objectives and Policies.
- A discussion on potential impacts that the proposed Board of Water Supply (BWS) Corporation Yard Expansion project may have on the proposed Bus and Parks Corporation Yards should be included in the FEA.
- The area adjacent to the existing Manana-Uka town homes, east of the existing BWS Corporation Yard, should be landscaped with trees and hedging to minimize the visual impacts.
- If there are potential adverse impacts of the Used Oil/Anti-Freeze Holding Area due to its proximity to adjacent residential uses, the EA should consider an alternative location of the Holding Area or appropriate buffers.

0000 0007 1073

Mr. Glen Koyama
Belt Collins Hawaii Ltd.
August 3, 1998
Page 2

Should you have any questions, please contact Eugene Takahashi of our staff at 527-6022.

Yours very truly,



PATRICK T. ONISHI
Chief Planning Officer

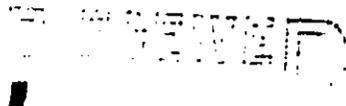
PTO:lh

c: Board of Water Supply
Department of Design and Construction

0000 0007 1074

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



1998 NOV 10 P 1:25

October 27, 1998

BELT COLLINS HAWAII

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: MR. PATRICK T. ONISHI, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE

SUBJECT: YOUR MEMORANDUM OF AUGUST 3, 1998 TO BELT COLLINS HAWAII
REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE BOARD
OF WATER SUPPLY'S PROPOSED MANANA CORPORATION YARD EXPANSION
PROJECT, MANANA, PEARL CITY, OAHU, TMK: 9-7-24: 4 AND POR. 6

Thank you for your comments regarding the Draft Environmental Assessment (EA) for the proposed Manana Corporation Yard expansion project.

We provide the following comments to your concerns:

1. The Final EA will include a discussion on all applicable City and County Development and General Plan Objectives and Policies.
2. The bus and parks corporation yards as well as the Board of Water Supply (BWS) corporation yard were addressed in the Manana and Pearl City Junction development Environmental Impact Statement dated May 1996. The BWS is currently proposing that the City assume ownership and responsibility for maintenance of the 24-foot driveway since it will benefit four adjacent private and public users. As a prerequisite to the dedication of the access driveway to the City, the BWS is amenable to assuming the costs of improving and upgrading the driveway to a roadway with sidewalks in accordance with City standards. Since the Department of Transportation Services (DTS) is proposing a bus facility on the abutting property, the BWS will coordinate the roadway improvements with DTS.
3. The landscape plan provides landscaping along most of the perimeter of the proposed project site. The eastern boundary of the yard, along the Manana-Uka townhomes does not have space for landscaping because it abuts an existing on-site driveway and retaining wall. This boundary is approximately 15 feet upslope of the townhomes and the BWS facilities are not significantly visible from these dwelling units. In addition, landscaping is present along the townhome side of the eastern boundary.
4. The used oil/antifreeze holding area will contain above-ground special double-lined tanks on a concrete foundation. These features are designed to prevent potential leakage into the ground. There will be a buffer between the homes and the holding area which includes an embankment and parking area. The location of the holding area is the most accessible location for the automotive facilities.

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

cc: Glen Koyama, Belt Collins Hawaii

0000 0007 1075

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
Phone: (808) 523-4414 • Fax: (808) 527-6743

RECEIVED

1998 AUG 10 A 10:00

BELT COLL.

JEREMY HARRIS
MAYOR



JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

98-05039 (ST)
98 EA Comments Zone 9

August 7, 1998

MEMORANDUM

TO: CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

FROM: LORETTA K.C. CHEE, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA): BOARD OF WATER
SUPPLY (BWS) CORPORATION YARD EXPANSION, MANANA-PEARL
CITY, OAHU, TAX MAP KEYS: 9-7-24; 4 AND POR. 6

We have reviewed the Draft EA for above-referenced project transmitted by Belt Collins Hawaii Ltd.'s letter dated July 7, 1998, and have the following comments:

SECTION I - CONSULTED AGENCIES, ELECTED OFFICIALS AND COMMUNITY GROUPS

The list of agencies consulted (page 1) is bisected by Figures 1 and 2. We suggest that these figures be placed after the listing of consulted agencies in the Final EA.

SECTION V - PROPOSED ACTION

The Final EA should discuss the origins of the existing facility and its functional relationship to the overall operations of the BWS. The Final EA should also include a very brief history of the existing facility (i.e., when was it established), and should describe the current facility's role in overall BWS operations (i.e., are there other corporation yards? etc.).

0000 0007 1076

CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER

Page 2

August 7, 1998

SECTION VI - DESCRIPTION OF THE AFFECTED ENVIRONMENT

Regional and Project Setting: The fourth paragraph of this section (page 14) incorrectly indicates that the Pearl City Shopping Center is located across Waimano Home Road of the project. The Final EA should be revised to correctly indicate that single-family residences are located opposite of Waimano Home Road along the entire Manana/Pearl City Junction Development Master Plan Area.

SECTION VIII - INFRASTRUCTURE

Circulation and Traffic: According to the Draft EA, the existing 40-foot wide access easement to Waimano Home Road will only be utilized temporarily during construction should the anticipated "spine road" not be completed, and would serve as a secondary or emergency access once the project is complete.

However, the Final EA should identify and quantify the traffic impacts during the various stages of the expansion project (i.e., demolition of old and construction of new facilities) and address the necessary mitigation measures should the "spine road" not be completed as anticipated.

Sewer: This section of the Final EA should clarify that the temporary sewer connection shall be disconnected/plugged after the new connection is made to the "spine road" sewer. This section should also indicate that the BWS shall submit an Industrial Wastewater Discharge Permit to the Department of Environmental Services.

Should you have any questions, please contact Steve Tagawa of our Coastal Lands Branch at 523-4817.



LORETTA K.C. CHEE
Acting Director of Planning
and Permitting

LKCC:am

✓cc: Glen Koyama, Belt Collins Hawaii Ltd.

0000 0007 1077

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
80 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



September 22, 1998

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: MS. LORETTA K.C. CHEE, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR
THE BOARD OF WATER SUPPLY'S PROPOSED
MANANA CORPORATION YARD EXPANSION PROJECT,
MANANA-PEARL CITY, OAHU, TMK: 9-7-24: 4 AND POR. 6

Thank you for your comments regarding the Draft Environmental Assessment (EA) for the proposed Manana Corporation Yard expansion project.

We provide the following comments to your concerns:

1. SECTION I - CONSULTED AGENCIES, ELECTED OFFICIALS AND COMMUNITY GROUPS:

Your comments on the presentation order of the list of consulted agencies and the location maps Figures 1 and 2, are noted.

2. SECTION V - PROPOSED ACTION:

The origin, functional relationship and operational role of the Manana Yard will be expanded. The Manana Yard was constructed in the 1960's and is one of the five Board of Water Supply (BWS) maintenance yards on Oahu. The Manana Yard maintains the water systems between Halawa and Makakilo and north to Mililani, the designated growth areas on Oahu. Unique to Manana is the automotive repair and maintenance facility for the entire BWS automotive fleet.

3. SECTION VI - DESCRIPTION OF THE AFFECTED ENVIRONMENT:

Your comments regarding the residential land uses along the East side of Waimano Home Road are noted.

4. SECTION VIII - INFRASTRUCTURE:

Circulation and Traffic: The Final EA will include a discussion on the traffic impacts during the various stages of the expansion project and address mitigation measures should the "spine road" not be completed as anticipated.

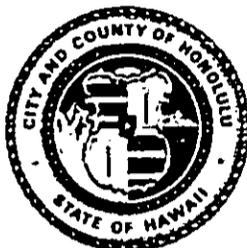
Sewer: The temporary sewer connection will be disconnected after the new connection is made to the "spine road" sewer line. An Industrial Wastewater Discharge Permit will be submitted to the Department of Environmental Services.

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

0000 0007 1078

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 1200
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

CHERYL D. SOON
DIRECTOR

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

August 12, 1998

TSP7/98-04102R

Mr. Glen T. Koyama
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Manana Board of Water Supply Corporation Yard
Expansion

In response to your July 7, 1998 letter, the draft environmental assessment (DEA) for the subject project was reviewed. The following comments are the result of this review:

1. The fourth paragraph on page 7 of the DEA states that the facility will provide on-site parking for all its company vehicles and employees. Based on Table 1, it is also assumed that visitor parking will be provided on site.
 - a. All parking requirements for this project should be accommodated off-street.
 - b. How many visitor parking stalls and how many employee stalls are proposed to be provided?
 - c. An explanation is needed if the proposed number of off-street parking stalls to be provided is different from that required by the Land Use Ordinance.
2. The second paragraph of the Noise Impact Section on page 21 of the DEA states that although development of the master plan would increase noise levels, the existing levels along Waimano Home Road and Kamehameha Highway would decrease due to reduced traffic volumes. The anticipated reduction in traffic volumes should be discussed in greater detail.
3. The first paragraph on page 29 of the DEA describes the present access driveway as having no sidewalk. Will this driveway have unimproved, but adequate, sidewalk area(s)?

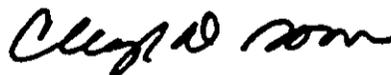
0000 0007 1079

Mr. Glen T. Koyama
August 12, 1998
Page 2

4. The last paragraph on page 31 of the DEA states that side streets and driveway access along Waimano Home Road will be improved. In discussions held with community members regarding other projects proposed for the Manana Redevelopment Area, it has been related that left turns from Waimano Home Road onto Noelani Street in the mauka-Ewa direction may be restricted. In light of the ongoing discussions with the community regarding the traffic impacts of the entire Manana Redevelopment project, any commitments regarding traffic improvements should be deferred to the conclusion of these discussions.
5. The third and fourth paragraphs of Page 32 discuss the existing Board of Water Supply (BWS) driveway on Waimano Home Road. The bus facility project is proposing that this driveway be used to access the parking lot for administrative personnel and bus operators in their personal vehicles entering and exiting the facility. In view of the joint use of this driveway that is being proposed, close coordination will be required between this department and BWS to ensure that appropriate improvements are made in a timely manner.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,



CHERYL D. SOON
Director

0000 0007 1080

COPY

JEREMY HARRIS, Mayor
EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M. L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer



1998 OCT 30 A 11:00

October 27, 1998

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714

TO: MS. CHERYL D. SOON, DIRECTOR
DEPARTMENT OF TRANSPORTATION SERVICES
FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE
SUBJECT: YOUR LETTER OF AUGUST 12, 1998 TO BELT COLLINS
HAWAII REGARDING THE DRAFT ENVIRONMENTAL
ASSESSMENT FOR THE BOARD OF WATER SUPPLY'S PROPOSED
MANANA CORPORATION YARD EXPANSION PROJECT, MANANA,
PEARL CITY, OAHU, TMK: 9-7-24: 4 AND POR. 6

Thank you for your comments regarding the Draft Environmental Assessment for the proposed Manana Corporation Yard expansion project.

We provide the following comments to your concerns:

1. The employee and visitor parking will be located on-site and designed to meet City Land Use Ordinance parking requirements.
2. According to the 1995 traffic impact analysis report prepared by The Traffic Management Consultant (TMC) for the proposed Manana/Pearl City Junction Development (M/PCJD), the traffic on Waimano Home Road between Moanalua Road and Kamehameha Highway is anticipated to decrease after the proposed spine road is completed. Although the Manana property increases development in the area, the new spine road would serve as a reliever that would take some of the traffic load off Waimano Home Road. The spine road will improve circulation through the project area by creating a bypass for the busy Kamehameha Highway/Waimano Home Road intersection.
3. The existing access to the Board of Water Supply (BWS) facility is a 24-foot wide driveway with no sidewalks located within an existing access easement. BWS is currently proposing that the City assume ownership and responsibility for maintenance of the driveway since it will benefit four adjacent private and public users. As a prerequisite to the dedication of the access to the City, BWS is amendable to assuming the cost of improving and upgrading the driveway to a roadway with sidewalks, in accordance with City standards. Since the Department of Transportation is proposing a bus facility on the abutting property, BWS will coordinate the roadway improvements with Department of Transportation Services (DTS).
4. The description of the proposed improvements to Waimano Home Road will be revised to indicate that these improvements are recommendations of the TMC traffic study and that final commitments by the City or State governments have not yet occurred. Further, these recommendations are not the direct result of the BWS project but are part of the overall development of the M/PCJD project.

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

cc: Glen Koyama, Belt Collins

0000 0007 1081

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET
HONOLULU HI 96813

RECEIVED

1998 AUG -5 P 2:01

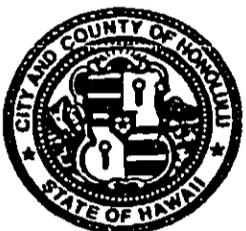
CITY AND COUNTY OF HONOLULU

KENNETH E. SPRAGUE
Director

CHERYL K. OKUMA-SEPE, ESQ.
Deputy Director

ENV 98-149

JEREMY HARRIS
Mayor



August 5, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, 1st Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Draft Environmental Assessment (DEA)
Expansion of Corporation Yard-Board of Water Supply
TMK: 9-7-24: 4 & Por. 6

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

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

Sincerely,

Cheryl K. Okuma-Sepe
KENNETH E. SPRAGUE
Director

0000 0007 1082

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



COPY

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

September 15, 1998

TO: KENNETH E. SPRAGUE, DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

FROM: 
CLIFFORD S. JAMILE

SUBJECT: YOUR LETTER OF AUGUST 5, 1998 TO BELT COLLINS HAWAII
REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE
BOARD OF WATER SUPPLY'S PROPOSED MANANA CORPORATION
YARD EXPANSION PROJECT, MANANA-PEARL CITY, OAHU,
TMK: 9-7-24: 4 AND PORTION 6

Thank you for your comments regarding the Draft Environmental Assessment for the proposed Manana Corporation Yard expansion project.

We acknowledge that you have no comments to offer at this time.

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

cc: Glen Koyama, Belt Collins Hawaii, Ltd.

0000 0007 1083

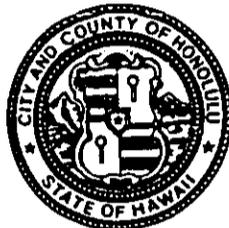
DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4182 • FAX: (808) 523-4054

1998 AUG 19 A 11:28

BELT COLLINS HAWAII

JEREMY HARRIS
MAYOR



WILLIAM D. BALFOUR, JR.
DIRECTOR

MICHAEL T. AMII
DEPUTY DIRECTOR

August 14, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Re: Draft Environmental Assessment, Proposed
Expansion of Corporation Yard, Board of Water
Supply, Manana-Pearl City, Oahu, Hawaii,
TMK 9-7-24:4 and Portion of 6

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

Thank you for the opportunity to review the proposed
project.

Please have your staff contact Mr. John Eveland,
Executive Assistant, at 527-6038, if you have any
questions.

W.D. Balfour, Jr.

WILLIAM D. BALFOUR, JR.
Director

WDB:cu
(1655GT)

cc: Brooks H. M. Yuen, Board of Water Supply

0000 0007 1084

COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



RECEIVED

SEP OCT -2 P 2

September 30, 1998

JEREMY HARRIS, Mayor
EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED
CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: MR. WILLIAM D. BALFOUR, DIRECTOR
DEPARTMENT OF PARKS AND RECREATION

FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE

SUBJECT: YOUR LETTER OF AUGUST 14, 1998 TO BELT
COLLINS HAWAII REGARDING THE DRAFT
ENVIRONMENTAL ASSESSMENT FOR THE
BOARD OF WATER SUPPLY'S PROPOSED
MANANA CORPORATION YARD EXPANSION
PROJECT, MANANA-PEARL CITY, OAHU,
TMK: 9-7-24: 4 AND POR. 6

Thank you for your comments regarding the Draft Environmental Assessment for the proposed Manana Corporation Yard expansion project.

We acknowledge that you have no comments to offer at this time.

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

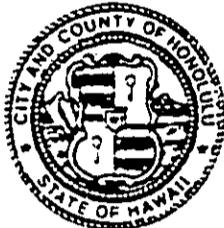
cc: Glen Koyama, Belt Collins

0000 0007 1085

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111

JUL 23 11:55 AM '98

JEREMY HARRIS
MAYOR



LEE D. DONOHUE
CHIEF
WILLIAM B. CLARK
MICHAEL CARVALHO
DEPUTY CHIEFS

OUR REFERENCE CS-DL

July 24, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Proposed Expansion of the Corporation Yard, Board of Water Supply, TMK 9-7-24: 4 & Portion of 6.

We have no objection to the proposed project. However, it will have an impact on the services provided by the Honolulu Police Department while it is under construction and after it becomes operational. We, therefore, have the following comments.

Principles of crime prevention through environmental design should be used as a guide in designing the proposed project to assist in minimizing opportunities for criminal activity and in turn all calls for police service.

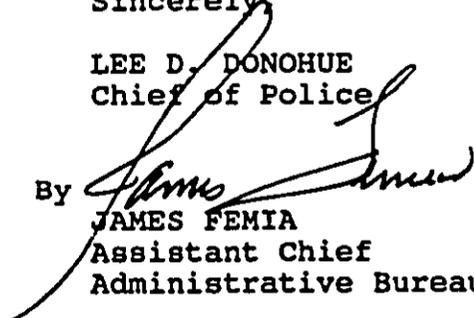
During the construction phase of any project, noise and fugitive dust cause an increase in calls to police in the area. Adequate mitigation measures help to reduce these types of complaints and the required police response.

With the completion of the proposed spine road and its branches, more roadway will be created for the officers of the district to patrol. Thus, we are concerned about traffic safety and enforcement in the area which will generate calls for police service.

If there are any questions, please call me at 529-3175 or Major Michael Brede of District 3 at 455-7672.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
JAMES FEMIA
Assistant Chief
Administrative Bureau

cc: Major Michael Brede
District 3

0000 0007 1086

COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



November 9, 1998 10 P 1:39

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: MR. LEE D. DONAHUE, CHIEF
POLICE DEPARTMENT

ATTN: MR. JAMES FEMIA

FROM: 
CLIFFORD S. JAMILE

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE BOARD OF WATER
SUPPLY'S PROPOSED MANANA CORPORATION YARD EXPANSION
PROJECT, MANANA-PEARL CITY, OAHU, TMK: 9-7-24: 4 AND PORTION 6

Thank you for your comments regarding the Draft Environmental Assessment for the proposed Manana Corporation Yard expansion project.

We provide the following comments to your concerns:

1. We acknowledge that you have no objections to the proposed project. However, the development of the Manana junction will create additional area requiring police services. The Board of Water Supply (BWS) corporation yard will be incorporating security measures, such as barbed wire fences and flood lighting to discourage criminal activity.
2. During construction and operation of the proposed facility, the BWS will comply with applicable State and County dust and noise regulations to minimize any significant adverse impacts from the proposed project.
3. The new spine road and its branches will be designed to meet City and County standards and will include street lights and traffic signals to provide safe and adequate circulation through the development.

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

cc: Glen Koyama, Belt Collins

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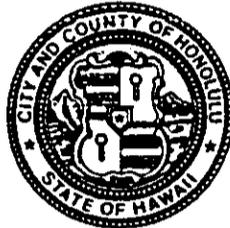
FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869

RECEIVED

1998 JUL 22 A 11:50

BELT COLLINS HAWAII

JEREMY HARRIS
MAYOR



ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
DEPUTY FIRE CHIEF

July 17, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Draft Environmental Assessment
Proposed Expansion of Corporation Yard
Board of Water Supply
Manana-Pearl City, Oahu, Hawaii
TMK: 9-7-24: 4 & Portion of 6
HFD Internal No. OL 98-251

We received your Draft Environmental Assessment (DEA) dated July 7, 1998 for the subject property and have the following comments:

1. Provide on-site fire hydrants spaced 250 feet apart for the proposed expansion of the Corporation Yard. The hydrant water supply shall be 2,000 gpm at a residual pressure of 20 psi. The hydrants shall be installed prior to the construction of any expansion structures.
2. Hazardous material use and storage shall be in compliance with Article 80 of the Fire Code of the City and County of Honolulu.
3. Pesticide storage shall be in compliance with Article 82 of the Fire Code of the City and County of Honolulu.
4. Flammable finish operations shall be in compliance with the appropriate building code requirements and Article 45 of the Fire Code of the City and County of Honolulu.

Should you need additional information, please contact Battalion Chief Charles Wassman of our Fire Prevention Bureau.

Sincerely,

A handwritten signature in black ink, appearing to read "Attilio K. Leonardi".

ATTILIO K. LEONARDI
Fire Chief

AKL/CW:bh

0000 0007 1088

COPY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714

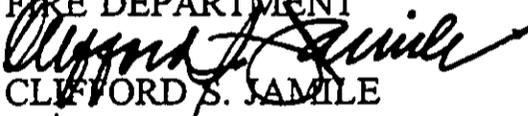


JEREMY HARRIS, Mayor
EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED

CLIFFORD S. JAMILE
Manager and Chief Engineer

September 15, 1998

TO: ATTILIO K. LEONARDI, FIRE CHIEF
FIRE DEPARTMENT

FROM: 
CLIFFORD S. JAMILE

SUBJECT: YOUR LETTER OF JULY 17, 1998 TO BELT COLLINS HAWAII
REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE
BOARD OF WATER SUPPLY'S PROPOSED MANANA CORPORATION
YARD EXPANSION PROJECT, MANANA-PEARL CITY, OAHU,
TMK: 9-7-24: 4 AND PORTION 6

Thank you for your comments regarding the Draft Environmental Assessment for the proposed Manana Corporation Yard expansion project.

We provide the following comments to your concerns:

1. We ensure that the proposed project will meet the minimum standards for on-site fire hydrants and associated residual pressure.
2. We acknowledge that the proposed project must meet storage requirements of the Fire Code and flammable finish operations requirements of the Building Code.

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

cc: Glen Koyama, Belt Collins Hawaii, Ltd.

XVII. REFERENCES

- o City and County of Honolulu (1997). Tax Maps 9-7-24, First Division.
- o Department of Agriculture, State of Hawaii. Agricultural Lands of Importance to the State of Hawaii, Island of Oahu (January 1977).
- o Department of Transportation, State of Hawaii. 24-Hour Traffic Count - Station Summary Reports (1996).
- o Division on Water Resource Management, Department of Land and Natural Resources, State of Hawaii. Water Resource Files.
- o Federal Emergency Management Agency. Flood Insurance Rate Maps, Community Panel No. 150001 0065 B (September 4, 1987).
- o Ogden Environmental and Energy Services Co., Inc. Comprehensive Long-Term Environmental Action Navy (CLEAN) for Pacific Division, Naval Facilities Engineering Command (1996). Final Remedial Verification Report for DRMO Manana Storage Area Removal Action (Volume I of V).
- o Ogden Environmental and Energy Services Co., Inc. CLEAN for Pacific Division, Naval Facilities Engineering Command (1994). Environmental Baseline Survey for Transfer for Manana Storage Area, Fleet and Industrial Supply Center, Pearl Harbor, Hawaii.
- o PKF Hawaii and PBR Hawaii. Manana and Pearl City Junction Development, Final Environmental Impact Statement (May 1996). Prepared for City and County of Honolulu Department of Housing and Community Development.
- o Pearl City Planning Task Force. Pearl City Task Force Final Report. Adopted by the Honolulu City Council on September 20, 1995.
- o State of Hawaii. State Functional Plans, 1984, 1989, 1990, and 1991.
- o Transportation Research Board, Washington, D.C. Highway Capacity Manual, October 1994.
- o U.S. Soil Conservation Service. Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii (August 1972).

0000 0007 1090

APPENDIX

Letters Received from Early Consultation Period

0000 0007 1091



DEPARTMENT OF THE NAVY

COMMANDER
NAVAL BASE PEARL HARBOR
BOX 110
PEARL HARBOR, HAWAII 96860-5020

RECEIVED

IN REPLY REFER TO:

1997 DEC 17 A 11: 45090P.1F0B

Ser N40(23)/4565
December 15, 1997

Mr. Glen T. Koyama
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, first floor
Honolulu, HI 96813-5406

Dear Mr. Koyama:

Subj: PROPOSED CORPORATION YARD EXPANSION, BOARD OF WATER
SUPPLY, MANANA, OAHU, HAWAII

Thank you for providing us with information on the proposed expansion of the Board of Water Supply's corporation yard in Manana, Oahu, Hawaii. The Navy does not have any comments to offer at this time but would like to review the subject Draft EA when it is available.

Please feel free to contact me at 474-0439 if you have any questions. You may direct all future correspondence on this subject to me at Commander, Naval Base Pearl Harbor, Attn: (N40), Box 110, Pearl Harbor, HI 96860-5020.

Sincerely,

STANFORD B. C. YUEN, P.E.
Facilities Engineer
By direction of
Commander, Naval Base, Pearl Harbor

Copy to:
Mr. Steven Serikaku
Board of Water Supply
630 South Beretania
Honolulu, HI 96813

Mr. Nicholas Ybl
Kimura Ybl & Associates, Ltd
1014 Akala Lane
Honolulu, HI 96814

0000 0007 1092

BENJAMIN J. CAYETANO
GOVERNOR



RECEIVED

HARLAN H. HASHIMOTO
CHAIRPERSON
BARBARA ROBESON
VICE-CHAIRPERSON

STATE OF HAWAII
ENVIRONMENTAL COUNCIL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4185

DEC 15 P 2:18

December 12, 1997

Glen Koyama
Belt Collins
680 Ala Moana Boulevard
Honolulu, HI 96813

Dear Mr. Koyama:

Subject: Pre-consultation phase of the draft EA for the proposed Corporation
Yard Expansion, Board of Water Supply, Manana, Oahu

We have no comments regarding this project to offer at this time. We will review the draft EA when it is submitted to our office for publication. We do not wish to be a consulted party.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,


Gary Gill
DIRECTOR

0000 0007 1093

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE

HISTORIC PRESERVATION

DIVISION

LAND DIVISION

STATE PARKS

WATER AND LAND DEVELOPMENT

NOV 23 10:51

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

December 19, 1997

Glen Koyama
Belt Collins
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

LOG NO: 20721 ✓
DOC NO: 9712EJ04

Dear Mr. Koyama:

**SUBJECT: Chapter 6E-8 Historic Preservation Review -- Proposed Corporation Yard
Expansion, Board of Water Supply Manana and Pearl City Joint
Development
Manana, 'Ewa, O'ahu
TMK: 9-7-24**

Thank you for the opportunity to review this project which proposes expansion of the BWS's Corporation Yard from 2.02 acres to 9.46 acres. We commented in 1996 on the Draft Environmental Impact Statement and the Development Plan Public Facilities Map Amendment for the Manana and Pearl City Junction Development, which included this project (Log Nos. 16324, 16486). Our comments consisted of the following:

A review of our records shows that there are no known historic sites at the project parcels. The proposed project areas was previously graded for warehouse construction and it is unlikely that historic sites are present below the surface. Therefore we believe that this project will have "no effect" on historic sites.

If you have any questions please call Elaine Jourdane at 587-0014.

Aloha,

Don Hibbard, Administrator
Historic Preservation Division

EJ:jk

0000 0007 1094

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

RECEIVED

1997 DEC 18 P 2:23

BELT COLLINS HAWAII

LAWRENCE MIKE
DIRECTOR OF HEALTH

In reply, please refer to:

December 15, 1997

95-211C/epo

Mr. Glen T. Koyama
Belt Collins Hawaii
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: PRE-ENVIRONMENTAL ASSESSMENT
Proposed Corporation Yard Expansion
Board of Water Supply
Manana, Oahu, Hawaii

Thank you for allowing us to review and comment on the subject project. We would like to see the following issues addressed in the draft environmental assessment (DEA):

- 1) Wastewater disposal;
- 2) Noise impacts (during construction and after);
- 3) Erosion and nonpoint source pollution control measures;
- 4) Groundwater protection;
- 5) Fugitive dust control;
- 6) Hazardous materials activities and storage; and
- 7) Solid waste disposal.

The Department of Health is interested in reviewing the DEA upon completion.

Sincerely,

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

BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

0000 0007 1095

PHONE (808) 594-1888



RECEIVED

FAX (808) 594-1865

FRI DEC 12 A 11:48

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

December 9, 1997

Glenn Koyama
Belt Collins Hawaii
680 Ala Moana Blvd, 1st Floor
Honolulu, Hawaii 96813

Subject: Preparation of Draft Environmental Assessment for
Proposed Corporation Yard Expansion, Manana, Oahu

Dear Mr. Koyama:

Thank you very much for your letter informing us of the upcoming Draft Environmental Assessment (DEA) for the above-referenced project.

The Board of Water Supply, City and County of Honolulu proposes to expand its Manana Corporation Yard in Pearl City from 2.02 acres to 9.46 acres. The expansion will serve to accommodate current and future needs for emergency repair and maintenance work on water lines and facilities in Leeward Oahu between Halawa Stream, Kapolei/Makakilo and Kipapa Gulch.

At this time OHA has no objections to the proposed project. However, OHA intends to thoroughly review the DEA when it becomes available for public review.

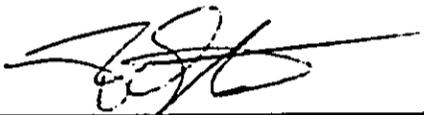
OHA's main areas of concern for developments triggering an Environmental Assessment include, but are not limited to, potential adverse impacts to cultural and archaeological resources, ecosystems and associated wildlife habitats, air and water quality, and public health and safety.

0000 0007 1096

Letter to Glenn Koyama
December 12, 1997 - Page 2

Please contact Colin Kippen, Land and Natural Resources
Division Officer, or Richard Stook, EIS Planner at 594-1755,
should you have any questions regarding this matter.

Sincerely yours,



Randall Ogata
Administrator



Colin Kippen, Division Officer,
Land and Natural Resources

cc: Board of Trustees

0000 0007 1097

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE: (808) 523-4711 • FAX: (808) 523-4950

RECEIVED
JAN 29 P 1:59
BELT COLLINS HAWAII

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
CHIEF PLANNING OFFICER
DONA L. HANAIKE
DEPUTY CHIEF PLANNING OFFICER

TH 12/97-2317

January 28, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Draft Environmental Assessment for the Proposed
Expansion of the Board of Water Supply's Manana
Corporation Yard, Pearl City, Oahu, Hawaii

In response to your letter of November 26, 1997, we have reviewed the proposed project and offer the following comments.

The Planning Department is currently working with several City agencies including the Board of Water Supply regarding the proposed expansion of their existing 2-acre corporation yard and the possible development of other corporation yards at Manana.

Currently, the City's Primary Urban Center Development Plan (DP) Public Facilities Map shows a publicly funded, site determined, corporation yard/modification (CY/M) symbol for an earlier proposal to expand the existing BWS corporation yard from 2 acres to 7 acres. This symbol, along with other infrastructure symbols, was approved by Ordinance 96-36.

Under the present proposal, the existing 2-acre BWS corporation yard would be expanded to approximately 9.46 acres. Should this proposal be initiated, a DP Public Facilities Map amendment will be required to delete the current CY/M symbol and add a new CY/M symbol which reflects the 9.46 acres.

0000 0007 1098

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
January 28, 1998
Page 2

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Yours very truly,



PATRICK T. ONISHI
Chief Planning Officer

PTO:ft

0000 0007 1099

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

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1997 DEC 18 P 2:23

BELT COLLINS HAWAII

JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

97-08811 (DT)

'97 EA Comments Zone 9

JEREMY HARRIS
MAYOR



December 17, 1997

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

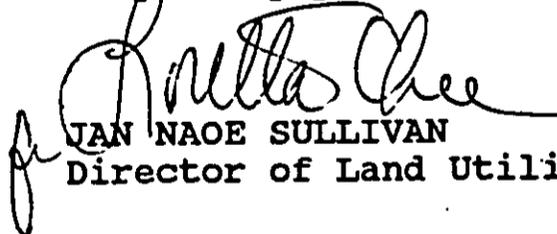
Dear Mr. Koyama:

Preliminary Review
Board of Water Supply (BWS) Corporation Yard Expansion
Tax Map Keys: 9-4-72: 04 and 27

The proposal will require Subdivision and Zone Change applications. We have no other comments at this time. We would like to review the Draft Environmental Assessment when it becomes available.

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

Very truly yours,


JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am

g:ppd\9708811.djt

0000 0007 1100

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

RECEIVED

1998 MAR 13 A 11:43

BELT COLLINS HAWAII

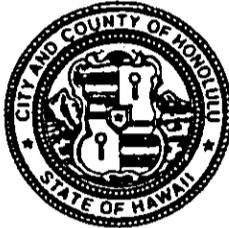
JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

97-08811 (DT)

'97 EA Comments Zone 9

JEREMY HARRIS
MAYOR



March 12, 1998

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Preliminary Review
Board of Water Supply (BWS) Corporation Yard Expansion
Corrected Tax Map Keys (TMKS): 9-7-24: 04 and 41

As you requested, we are sending a letter correcting our original letter mailed to you dated December 17, 1997. We incorrectly stated that the proposal will require a Zone Change application. The proposal will not require a Zone Change application as it is considered a public use, which is permitted as a principal use in the R-5 Residential District (9-7-24: 4) and F-1 Military and Federal Preservation District (9-7-24: 41). P-2 General Preservation District standards apply for the F-1 zoned portion of the project.

TMK 9-7-24: 41 is currently designated military on the Development Plan Land Use Map. A subsequent change to the development plan land use map and rezoning to an appropriate zoning district, is pending.

Please note that the above TMKS replace the ones originally given to us, which were TMKS 9-4-72: 4 and 27.

We apologize for any inconvenience this may have caused. Should you have any questions regarding this letter, please contact Ms. Dana Teramoto of our staff at 523-4648.

Very truly yours,

JAN NAOE SULLIVAN
Director of Land Utilization

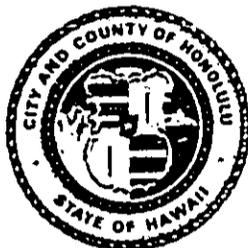
JNS:am

0000 0007 1101

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4341 • FAX: (808) 527-5857

JEREMY HARRIS
MAYOR



1997 DEC 11 A 11:30

JONATHAN K. SHIMADA, PhD

DIRECTOR AND CHIEF ENGINEER
ROLAND D. LIBBY, JR.

DEPUTY DIRECTOR

ENV 97-270

December 8, 1997

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Blvd., 1/F
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Pre-Consultation of Draft Environmental Assessment
(PDEA), Proposed Corporation Yard Expansion At Manana
TMK: 9-7-24: 4

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

1. The PDEA should address drainage issues, such as what will the proposed development impact on the adjacent properties and how will the increase of runoff be handled.
2. For your information, preliminary Spine Road and utilities master plans have been prepared for the Manana property development and are being processed for approval (see attached preliminary proposed development plan dated October, 1997).
3. The PDEA should address storage and containment of materials in the Hazardous Material Holding Area, Battery Shop, Debris and Excavation Area, Automotive Repair Shop, and Body Fender Shop. Describe purpose of the Wash Area shown on Figure 5, Development Plan.

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

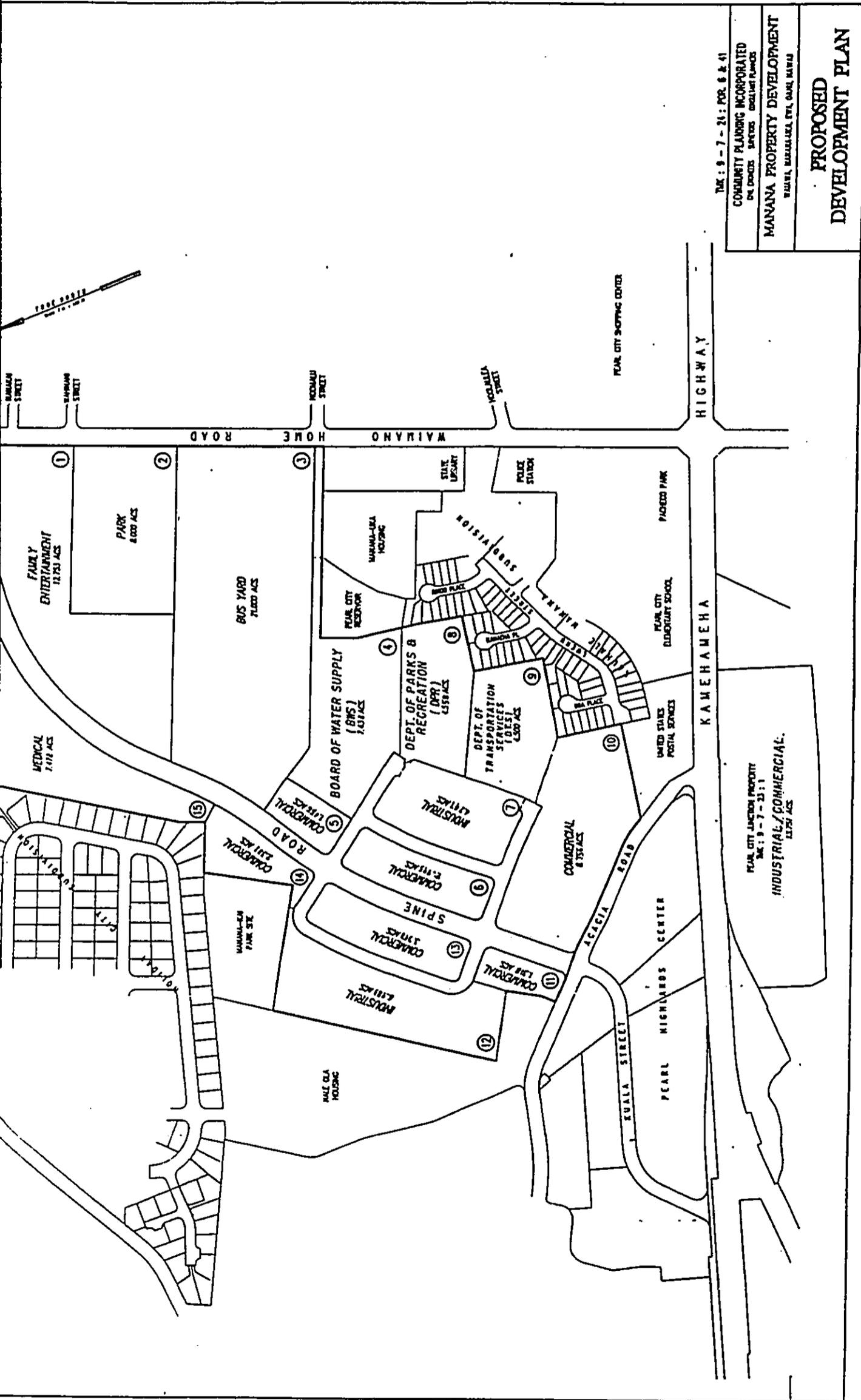
Very truly yours,

Handwritten signature of Jonathan K. Shimada in black ink.

JONATHAN K. SHIMADA, PhD
Director and Chief Engineer

Attach.

0000 0007 1102



TK: 9-7-24: FOR 6 & 41
 COMMUNITY PLANNING INCORPORATED
 DR. DONALD S. BARKER, CHAIRMAN
 MANANA PROPERTY DEVELOPMENT
 WAIWAI, MAUNALEALE, EWA, OAHU, HAWAII

**PROPOSED
 DEVELOPMENT PLAN**

EXHIBIT 2

Scale: 1" = 100'
 Last Date Edited: 22 Aug 1992
 Last Date Plotted: 22 Aug 1992
 Job Number: 920410 202

OCT. '97

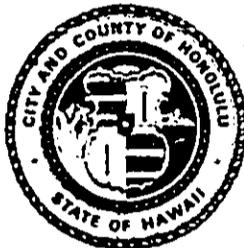
0000 0007 1103

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED
DEC 29 10:57

JEREMY HARRIS
MAYOR



RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT

ISIDRO M. BAQUILAR
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 97-673

December 23, 1997

Mr. Glen T. Koyama
Belt Collins Hawaii
680 Ala Moana Boulevard
Honolulu, Hawaii 96813

Gentlemen:

Subject: Proposed Corporation Yard Expansion for the
Board of Water Supply Manana Mauka Property

This is in response to your letter dated November 26, 1997
regarding the above subject.

We have no comments to offer but we would like to affirm our
desire to be a consulted party during the preparation of the
project's Environmental Assessment.

Should there be any questions, please contact Douglas
Collinson at 527-6375.

Very truly yours,

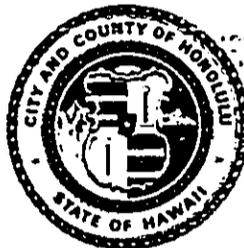
A handwritten signature in black ink, appearing to read "Randall K. Fujiki", is written over the typed name.

RANDALL K. FUJIKI
Director and Building Superintendent

0000 0007 1104

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 527-6663 • FAX: (808) 527-6675

JEREMY HARRIS
MAYOR



DEC -9 P 12:01

KENNETH E. SPRAGUE, P.E., Ph.D.

DIRECTOR

CHERYL K. OKUMA-SEPE, ESQ.
DEPUTY DIRECTOR

In reply refer to:
WCC 97-270

December 8, 1997

Mr. Glen T. Koyama
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: **PROPOSED CORPORATION YARD EXPANSION
BOARD OF WATER SUPPLY
MANANA, OAHU, HAWAII
TMK: 9-7-24: 4 & POR. 6**

We have no objection to the proposed corporation yard expansion. The corporation yard is included in the sewer master plan for the Manana property development. The improvements will include expansion of the automotive repair/maintenance shop and field/plant operations facilities and a new finance/storage building on 9.46 acres. Please include in the Draft EA the expected population for the corporation yard and any other sources of wastewater generation.

A "Sewer Connection Application" form was approved on August 26, 1997. This project is liable for payment of a Wastewater System Facility Charge.

If you have any questions, please contact Mr. Scott Gushi of the Service Control Branch at 523-4886.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl K. Okuma-Sepe".

KENNETH E. SPRAGUE
Director

0000 0007 1105

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

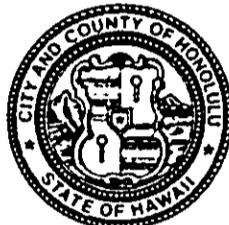
650 SOUTH KING STREET, 5TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5498

RECEIVED

1997 DEC 10 P 2:59

DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT

JEREMY HARRIS
MAYOR



ROBERT AGRES JR.
DIRECTOR

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

December 8, 1997

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Proposed BWS Corporation Yard Expansion at Manana

Thank you for the opportunity of reviewing your proposed expansion of your corporation yard in your November 26, 1997, letter.

At this time, the Department of Housing and Community Development (DHCD) does not have any comments to offer because the expanded corporation yard (albeit only 7.0 acres) was included in the Pearl City Planning Task Force's master land use plan.

DHCD is willing to comment on the Environmental Assessment and provide information about the community-based planning process with the Pearl City community, which led to the master plan.

We would also suggest that in addition to your monthly presentations to the Pearl City Neighborhood Board, that you also include Councilmember Mufi Hannemann, who will decide when the presentation(s) to the former Task Force will be made.

Please call Project Officer Ray Sakai of my staff at 527-5321 if you have any questions.

Sincerely,

DARWIN J. HAMAMOTO
Deputy Director

cc: Raymond H. Sato, Manager and Chief Engineer
Nicholas Ybl, Kimura/Ybl & Associates, AIA

0000 0007 1106

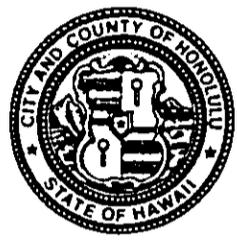
DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

RECEIVED

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE: (808) 523-4529 • FAX: (808) 523-4730

1998 JAN 12 A 11:38

JEREMY HARRIS
MAYOR



CHERYL D. SOON
DIRECTOR

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

January 8, 1998

TSP12/97-06536R
TSP97-00916/917/918

Mr. Glen T. Koyama
Belt Collins Hawaii
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Proposed Corporation Yard Expansion, Board of
Water Supply, Manana, Oahu, Hawaii

In response to your November 26, 1997 letter, the project information for the subject corporation yard expansion were reviewed. We have the following comments for your consideration:

1. There is a discrepancy in the size of the corporation yard indicated in Figure 3 (1995 Conceptual Master Plan) and Figure 4 (Proposed Lot for Corporation Yard). Figure 3 shows the size of the yard to be 7.0 acres while Figure 4 shows the project site to be 9.46 acres.
2. The intended use of the driveway access from the project site to Waimano Home Road at Hoomalu Street should be specified. The number and type of vehicles accessing the site from this driveway should be identified and the relative impacts to Waimano Home Road addressed.
3. The driveway for the staff parking area at the west end of the site should be aligned directly across the new roadway at the "T" intersection.
4. The use of the driveways in the vicinity of the truck parking area should be specified. It appears that a one-way traffic pattern is being proposed. If this is the case, it should be stated in the narrative of the environmental assessment (EA).

0000 0007 1107

Mr. Glen T. Koyama
Page 2
January 8, 1998

We look forward to reviewing the draft EA. In order to facilitate our review, please provide this department with two copies of the document. Upon completion of our review of the draft EA, we will be able to provide more detailed comments.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation System Planning Division at 527-6976.

Sincerely,



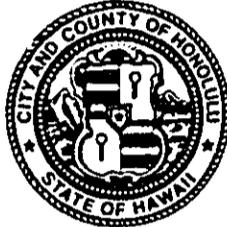
CHERYL D. SOON
Director

0000 0007 1108

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869

1997 DEC -8 A 11:20

JEREMY HARRIS
MAYOR



ANTHONY J. LOPEZ, JR.
FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

December 3, 1997

Mr. Glen T. Koyama
BELT COLLINS HAWAII LTD.
680 Ala Moana Boulevard, First Floor
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Subject: Proposed Corporation Yard Expansion
Board of Water Supply
Manana, Oahu, Hawaii
HFD Internal No. 97-285

We would appreciate the opportunity to review and comment on the Draft Environmental Assessment for the subject property. We are very concerned with the off-site fire protection being provided for the project.

Should you have any questions, please call Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

Sincerely,


ANTHONY J. LOPEZ, JR.
Fire Chief

AJL:mpn

0000 0007 1109

OAHU CIVIL DEFENSE AGENCY
CITY AND COUNTY OF HONOLULU

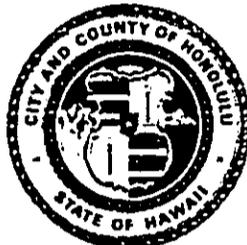
650 SOUTH KING STREET
HONOLULU, HAWAII 96813
PHONE: 523-4121

RECEIVED

1997 DEC -4 A 11:44

SEAL OF THE CITY AND COUNTY OF HONOLULU

JEREMY HARRIS
MAYOR



JOSEPH D. REED
ADMINISTRATOR

December 3, 1997

Mr. Glen T. Koyama
Belt Collins Hawaii, Ltd.
680 Ala Moana Boulevard
First Floor
Honolulu, Hawaii 96813-5406

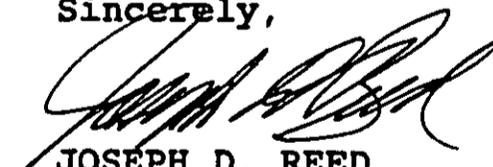
Dear Mr. Koyama:

Thank you for the opportunity to review and comment on the Proposed Manana Corporation Yard Expansion.

At this time, we have no comments and desire not to be a consulted party during the preparation of the project's Environmental Assessment.

Thank you for your consideration.

Sincerely,


JOSEPH D. REED
Administrator

JDR:ms

cc: Steven Serikaku, Board of Water Supply
Nicholas Ybl, Kimura/Ybl & Associates, AIA

0000 0007 1110



O'AHU GROUP
SIERRA CLUB, HAWAII CHAPTER
P.O. Box 2577, Honolulu, Hawaii 96803
Phone: (808) 538-6616

RECEIVED

DEC 9 12:14

December 3, 1997

Glen Koyama
Belt Collins
680 Ala Moana Boulevard
Honolulu, HI 96813

Dear Mr. Koyama

RE: CORPORATION YARD EXPANSION BWS, MANANA

Please include information regarding the hazardous materials stored at the Board of Water Supply Manana corporation yard in the environmental assessment (EA) for the expansion plans. The EA should identify the types and quantities of hazardous materials as well as the safeguards used to prevent releases into the environment.

Thank you for the opportunity to comment.

Sincerely,

Philip Bogetto
Chair