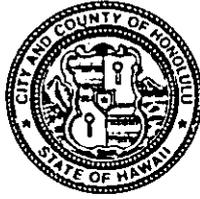


McDonald's Restaurant in
Aiea (SMA)

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

JEREMY HARRIS
MAYOR



RECEIVED

JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

'98 DEC -1 P2:31

98/SMA-078 (DT)

November 24, 1998

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

Dear Mr. Gill:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owner : Bishop Estate
Applicant : McDonald's of Hawaii
Agent : Analytical Planning Consultants, Inc.
Location : 98-147 Kamehameha Highway, Aiea, Oahu
Tax Map Keys : 9-8-14: 22 and 30
Request : Special Management Area Use Permit
Proposal : Construction of a new McDonald's
Restaurant
Determination : A Finding of No Significant Impact is
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

156

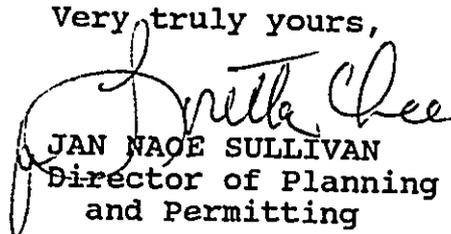
Mr. Gary Gill, Director

Page 2

November 24, 1998

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,


JAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am
attachs.

posse doc no. 321

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1998-12-23-0A-FEA-McDonald's
Restaurant in Aiea (SMA)

DEC 23 1998

FILE COPY

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FINAL ENVIRONMENTAL ASSESSMENT FOR A
MCDONALD'S RESTAURANT IN THE SPECIAL MANAGEMENT AREA

1. BASIC INFORMATION

Applicant: McDonald's of Hawaii
711 Kapiolani Blvd., Suite 1600
Honolulu, Hawaii 96813

Recorded Fee Bishop Estate
Owner: 567 S. King Street
Honolulu, Hawaii 96813

Lessee: McDonald's of Hawaii
711 Kapiolani Blvd., Suite 1600
Honolulu, Hawaii 96813

Agent: Analytical Planning Consultants
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96813
Donald Clegg, President

Property Profile:

Location: Aiea, Hawaii
Site Address: 98-147 Kamehameha Highway
Aiea, Hawaii
TMK and Lot Area: 9-8-014:022 21,000 sq. ft.
9-8-014:030 21,309 sq. ft.
State Land Use: Urban
Development Plan: Industrial
Zoning (LUO): I-2 Intensive Industrial
District
Height Limit: 60 feet
Special District: No
Special Management Area: Yes
Flood Zone: "X" and "D"

Additional Permits Required: Special Management Area Permit

2. GENERAL DESCRIPTION

The proposed site is located within the Shoreline Management Area as defined in Chapter 25 of the Revised Ordinances of Honolulu. Under Chapter 25, an Environmental Assessment must be submitted for a Major Special Management Area Use Permit to be granted for a project that costs more than \$125,000. A Finding of No Significant Impact will be requested as there is negligible impact on the Shoreline Management Area.

2.1 Existing Use

The project site is two adjacent parcels of property with a total land area of approximately 42,310 square feet fronting Kamehameha Highway in Aiea. The site currently contains a bar located in a building formerly occupied by Pizza of Hawaii. This structure will be demolished. The parking lot, which runs adjacent to Kam Highway, is occupied by a used car lot. The property is bordered on the Diamond Head side by the Kakauao Springs Ditch and drainage canal. Mauka of the site and across the Highway, lies the Pearl Ridge Shopping Center and a watercress farm. (Refer to Exhibits, location map and photographs.)

2.2 Proposed Use

The applicant proposed to construct a single story McDonald's restaurant on the property. The restaurant will have facilities for take-out food as well as indoor dining for about 90 people, and a drive-thru section. Parking for 43 cars and 3 handicap stalls are also planned. A copy of the Site/Landscape Plan and Elevations are attached as Exhibits 1 and 2 respectively.

3. TECHNICAL CHARACTERISTICS

3.1 Use Characteristics

The operation of an eating establishment is a principal permitted use within the I-2 Intensive Industrial District. All applicable Land Use Ordinance (LUO) development standards for the proposed use will be met.

3.2 Physical Characteristics

The project site is level, and there are no unique physical characteristics on the site or on adjacent parcels in the surrounding area. Adjacent to and Diamond Head of the project is the Kalauao Springs Ditch which is owned and maintained by Bishop Estate.

3.3 Construction Characteristics

The approximately 3800 square foot building will be a simple rectangular 1 story building with masonry construction and split-faced block on the exterior. The roof will be red shingled asphalt. Refer to Building Elevations Exhibit 2 and photographs.

3.4 Utilities and Services

All utilities and services are available to serve the proposed use. No additional utilities or public services will be required.

3.5 Access and Parking

Access to the property will be from two driveways off of Kam Highway. The drive-thru service will be from the Ewa driveway and exiting thru the Diamond Head driveway. There will be ample space for the maneuvering of cars around the building and through the drive-thru service. It is planned that there will be a total of 46 stalls for cars including 3 handicap spaces. Seven parking stalls will be next to the building with the remainder along the periphery of the property. The Site/Landscape Plan in Exhibit 2 shows the proposed access and parking.

4. ECONOMIC AND SOCIAL CHARACTERISTICS

4.1 Development Costs

Development costs are estimated at approximately 1.3 million dollars and construction is estimated to take 4 months after all necessary permits have been obtained.

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4.2 Employment

There would be no significant increase or decrease in employment as a result of the new facility. The restaurant will hiring approximately 50 full and part-time employees.

5. ENVIRONMENTAL CHARACTERISTICS

5.1 Soils/Topography

Soils are classified by the U.S. Department of Agriculture Soil Conservation Service as Keaau clay, saline, 0 to 2 percent slopes (KmbA). As noted previously, the site is level, and there are no unique or hazardous conditions related to the soils or topography of the site.

5.2 Drainage

There are no drainage problems on the site now, and the addition of a restaurant will not significantly affect drainage patterns. The existing grading of the property allows for drainage to flow in the makai/diamond head direction. This direction will be maintained with the construction of the new structure. (See Exhibit 1B Site Plan)

5.2 Flood Zone

The site is located within the Federal Flood Insurance Rate Map (FIRM) Zone "X" and "D", designated areas in which flood hazards are undermined. A small piece of the property, adjacent to the drainage ditch, is designated Flood Zone "AE". The area is in the stream access easement and will be used for parking.

5.4 Shoreline Impacts

While the project site is located entirely within the Special Management Area (SMA), the rear property line is approximately 520 feet from the Pearl Harbor shoreline. It is not possible to see the shoreline from Kam Highway due to intervening structures and trees which block any possible view. Thus the project construction will have no adverse visual impact on the shoreline.

6. AFFECTED ENVIRONMENT

6.1 Relationship to Surrounding Area

The surrounding area is a mixture of commercial and industrial uses. The proposed restaurant is to be built on 2 parcels in the I-2 Intensive Industrial District in Aiea adjacent to Kamehameha Highway. Across the highway lies the Pearl City Shopping Center which is zoned B-2 Business. Between the parcels and Pearl Harbor East Loch there are several low-rise apartment buildings and condos in the A-1 apartment zoned district. The surrounding area is heavily commercialized and populated. As such, it is a good location for a McDonald's restaurant; and, given the already developed character of the neighborhood, will not negatively impact the area or environment. The addition of new landscaping along the Kamehameha Frontage should improve the overall visual quality of the site as viewed from the highway. Refer to the pictures and Exhibit 1 Site/Landscape Plan which illustrates the proposed landscaping.

6.2 Relationship to Historic, Cultural and Archaeological Resources

As stated in the response to the DEA, the State Historic Preservation Office stated that there are no known historic, cultural or archaeological resources of on the site. If, during construction any previously unidentified sites or remains are discovered, the State Department of Land and Natural Resources will be contacted immediately and all work in the area shall be stopped until a determination can be made.

6.3 Water Quality

No impact is anticipated on water quality; drainage patterns will remain essentially the same; and, the proposed use will not increase runoff.

7. PUBLIC POLICIES

7.1 State

The project site is located within the State Urban District, and the proposed use is permitted within the District. No state

policies are affected by the proposal.

7.2 City and County Development Plan and Zoning

The proposed commercial establishment is consistent with the economic objectives of the General Plan for the City and County of Honolulu which includes in its policies to "encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a non-polluting nature" and to "encourage the development of small businesses and larger industries which will contribute to the economic and social well-being of Oahu residents". The site is designated for industrial use on the City's Development Plan for the area and is also appropriately zoned for the use proposed. The construction of an eating establishment is a principal permitted use in the I-2 District.

7.3 Coastal Zone/Special Management Area (SMA)

The site is entirely within the SMA; however, it is not adjacent to or near the shoreline and the proposal would have no significant impact on the Coastal Zone of SMA. Further discussion of its relationship to specific SMA guidelines follows.

8. POTENTIAL IMPACTS AND MITIGATIVE MEASURES

The following considerations are specified in Chapter 25 of the ROH regarding the use of land within the Special Management Area:

Access to Publicly Owned or Used Beaches, Recreation Areas and Natural Reserves

The site is approximately 540 feet away from Pearl Harbor East Loch. Pearl Harbor and the land abutting the waterfront is owned by the US Government. Public access will not be affected by the proposed commercial structure.

Location of Public Recreation Areas and Wildlife Preserves

There are no public recreation areas or wildlife

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preserves in the immediate area. The area is zoned for Intensive Industrial, Business and Apartment Use.

Provisions for Solid and Liquid Waste Treatment

Liquid waste will be disposed of by a public sewer system; solid waste collection will be accomplished utilizing a private firm. A collection and storage "dumpster" will be located at the rear of the property in the south/west corner as noted on the new site plan submitted with the FEA (Exhibit 1B).

Alterations to Existing Land Forms and Vegetation Effects on Water Resources, Scenic and Recreational Amenities, Flood Danger, Landslides and Erosion

The site is level and already developed. Demolition of existing buildings and construction of a new structure within the designated I-2 District will be done utilizing "best management practices". This means that there will be no runoff from the small amount of grading that will be required.

Soil erosion control measures including installation of silt fences along the east and south boundaries, will be utilized during construction to prevent runoff from the property. All grading work will be done according to Chapter 14 ROH.

Graded areas will be kept moist or a granular blanket provided for dust control. Permanent ground cover will be provided immediately after completion of grading operations. A stabilized construction entrance will be provided to reduce vehicle tracking of sediments.

Building plans will conform to all safety regulations. There will be no major alteration of land forms. No scenic or recreational amenities are affected. There are no special erosion or potential landslide problems, and the site, designated Flood Zone "X" and "D", is not subject to any LUO Flood Hazard District requirements.

Adverse Environmental or Ecological Effects and Elimination of Planning Options

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No adverse environmental or ecological effects are anticipated. There are no endangered or animal species or archeological resources on the site. There are no long-range planning proposals which include alternate uses for the site. The area is already industrialized and developed in accordance with the zoning code for the area. The site is surrounded by uses of a similar nature and the proposal would be compatible with these. The construction of the restaurant is a singular structure which will not produce any cumulative or adverse effect.

Dredging, Filling and Other Alterations

Added to FEA: "Grading for the entire project including structural fill is estimated at 600 cubic yards." There will be no major alteration of land forms on the site.

Reduction of Beaches of Other Recreation Areas

The project will not result in a reduction of beaches or recreational areas, since none are near the project site.

Access to Tidal and Submerged Lands

The proposed project will not impact on tidal or submerged lands.

Line of Sight Toward the Sea from the Coastal Highway

The site borders Kamehameha Highway. The height limit for the I-2 Intensive Industrial District is 60 feet. The proposed development will be a single story structure less than 25 feet high. Between the site and Pearl Harbor is an A-1 Apartment District with a height limit of 30 feet and several apartment buildings. Considering the existing developments, the proposed restaurant will not interfere nor detract from the line of sight towards the sea from Kam Highway.

Effects on Water Quality, Fishing Grounds, Wildlife Habitat and Agricultural Lands

The project will have no effect on water quality, fishing grounds or wildlife habitats as there are none in the near vicinity. A section of land, directly across from the site and bordering Kam Highway, is zoned Ag-1 and is being used to grow watercress.

The proposed development is consistent with the above objectives and policies as set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26.

9. POTENTIAL IMPACTS AND MITIGATIVE MEASURES

There will be no potential negative impacts on the SMA or surrounding area as a result of the proposed constructions of a new McDonald's restaurant, and no mitigative measures are required.

10. COMMENTS RECEIVED ON THE DRAFT ENVIRONMENTAL ASSESSMENT

The draft EA was published in the September 8, 1998 OEQC Bulletin. Copies of the EA were submitted for review and comment to the OEQC, Aiea Neighborhood Board, Various Agencies for the City and County of Honolulu Department of Planning and Permitting, State of Hawaii Departments of Transportation and Land and Natural Resources, and the Department of the Army. The following comments were received and responded to:

1. Department of Planning and Permitting

- a) Method and location of solid waste disposal.

COMMENT

Solid waste collection will be accomplished utilizing a private firm. The location of the "dumpster" will be at the rear of the property in the south/west corner. This is noted on the new site plan submitted with the FEA (Exhibit 1B). This information has been added to Section 8 of the FEA.

- b) Will the Department of Wastewater Management allow the project to connect to the existing sewer line.

COMMENT

Sewer connection application No. 98-0697 was approved 10/21/98 to allow the project to connect to the existing sewer line. Copy of the application submitted to DPP with FEA.

- c) Approximate amount of material to be graded or filled.

COMMENT

Grading for the entire project including structural fill is estimated at 600 cubic yards. This information has been added to Section 8 of the FEA.

- d) Drainage: Direction of the flow

COMMENT

The existing grading of the property allows for drainage to flow in the makai/diamond head direction. This direction will be maintained with the construction of the new structure (See Exhibit 1B). This information has been added to section 5.2 of the FEA.

- e) Discuss type of BMP to be utilized to prevent runoff to Kalauao Ditch.

COMMENT

of Soil erosion control measures, including installation silt fences along the east and south boundaries, will be utilized during construction to prevent runoff from the property. All grading work will be done in accordance with Chapter 14 ROH.

Graded areas will be kept moist or a granular blanket provided for dust control. Permanent ground cover will be planted immediately after completion of grading operations.

A stabilized construction entrance will be provided to reduce vehicle tracking of sediments.

A copy of the report "Best Management Practice Plan, McDonald's Restaurants of Hawaii, Pearlridge Restaurant" will be submitted to DPP with their copy of the FEA and will be on file with OEQC.

- f) Site Plan (Exhibit 1) should include property lines to delineate parcels 22 and 30

COMMENT

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This new site plan has been included in the FEA as Exhibit 1B.

- f) "Proposed Project Site" exhibit should be corrected to show correct tax map keys.

COMMENT

Specified exhibit (which accompanies the Picture Reference) has been corrected and included in FEA.

2. BOARD OF WATER SUPPLY

- a) The comments from the Board of Water Supply were concerning various policies and requirements (see enclosed letter).

COMMENT

If additional water is required the applicant will obtain a water allocation from Bishop Estate and pay the applicable charge for transmission and storage. If a larger water meter is required, the construction drawings showing the installation of the meter will be submitted to BWS for review and approval. An approved "Backflow Prevention Assembly" will be installed. The on-site fire protection requirements will be coordinated with the Honolulu Fire Department.

3. STATE OF HAWAII DEPARTMENT OF TRANSPORTATION

- a) Width and slopes of sidewalks and driveways must satisfy current ADA standards.

COMMENT

Driveways and sidewalks will be constructed to facilitate wheelchair movement according to current ADA standards.

- b) Landscaping to be planned so as to not interfere with traffic and internal traffic circulation designed to prevent vehicle back-up onto Kam Highway.

COMMENT

Landscaping along Kam Highway will be low flowering hedges (hibiscus). In both corners of the property bordering Kam Highway it is planned to plant a small/medium flowering shade tree. Neither of these should restrict visual sight distances for motorists on Kam Highway.

Access to the property is directly off of Kam Highway. The 42,000 square foot lot will have separate entrance and exit driveways and ample parking and maneuvering space, which will prevent any traffic back up from occurring on Kam Highway.

- c) Construction plans for work within State right-of-way must be submitted to DOT for review and approval.

COMMENT

Plans will be submitted to DOT for approval before construction.

Letters received from the City and County of Honolulu Department of Design and Construction, Department of Planning, State of Hawaii Department of Land and Natural Resources, and the Department of the Army are included in the FEA but the comments did not require a reply.

11. DETERMINATION AND REASONS SUPPORTING THE DETERMINATION

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. The "significance criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. No irrevocable commitment to loss or destruction of any natural or cultural resource would result.

All construction is located in previously disturbed land close to Kam Highway and no natural or cultural resources are present.

2. The action would not curtail the range of beneficial uses of the environment.

The project will occupy previously developed commercial land. There will be no curtailment of beneficial use of the environment.

3. The proposed action does not conflict with the state's long term environmental goals and guidelines.

The project is located in land which has been designated urban by the State of Hawaii, and will have no significant environmental impacts. As such there will be no conflict with the State long term environmental policies and guidelines.

4. The economic or social welfare of the community or state would not be substantially affected.

The economic and social well being of the community will be enhanced by the new restaurant-13-.

5. The proposed action does not substantially affect public health.

There is no public health impact caused by this project. McDonald's will conform to State standards and requirements specified for licensed restaurants.

6. No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.

The project will have no impact on population changes or public facilities.

7. No substantial degradation of environmental quality is anticipated.

There will be no degradation of the environment. In fact, the new restaurant and landscaping will upgrade the present condition of the site.

8. The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable impacts on the environment.

The project is self contained and independent of other projects and facilities in the area hence there will be no cumulative impacts.

9. No rare, threatened or endangered species or their habitats would be affected.

There are no endangered or threatened species or their habitats on or near this property.

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10. Air quality, water quality, or ambient noise levels would not be detrimentally affected.

There will be no detrimental impact on air quality, water quality, or ambient noise levels. The property is adjacent to Kam Highway in an industrially zoned area and the site is suitable for the proposed use.

11. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.

The project site, although within the Special Management Area, is located in an industrially zoned district and is approximately 520 feet from the Pearl Harbor shoreline. There will be no impact on any environmentally sensitive areas.

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

JEREMY HARRIS
MAYOR



JAN NAOE SULLIVA
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

98/SMA-078(DT)

October 8, 1998

Mr. Donald Clegg, President
Analytical Planning Consultants, Inc.
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Draft Environmental Assessment (EA)
Aiea McDonald's
Tax Map Keys: 9-8-14: 22 and 30

We have reviewed the above Draft EA. The following comments should be implemented into the final EA:

1. The method of solid waste disposal to be utilized after the project is completed and the location where the solid waste will be disposed of should be included in the final EA.
2. The final EA should mention whether the Department of Wastewater Management will allow the project to connect to the existing sewer line.
3. What is the approximate amount of material that will be graded and/or filled on the project site?
4. The "Drainage" section in the EA should mention the direction in which surface runoff will flow.
5. The project site is adjacent to Kalauao Springs Ditch. Best Management Practices (BMPs) should be implemented to prevent construction runoff from entering the ditch. The type of BMP to be utilized should be discussed in the final EA.
6. The Site Plan (Exhibit 1) should include the property lines to delineate parcels 22 and 30.

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Mr. Donald Clegg, President

Page 2

October 8, 1998

7. The "Proposed Project Site" exhibit should be corrected to show the correct tax map key (TMK). TMK 9-8-14: 22 should be on the left, while TMK 9-8-14: 30 should be on the right.

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

Very truly yours,


JAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am

g:zd\sma78comm.djt

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PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

November 9, 1998

Mrs. Jan Sullivan, Director
Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mrs. Sullivan,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed McDonald's restaurant in Aiea at 98-147 Kamehameha Highway (TMK: 9-8-014:022 & 30). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

- a) Method and location of solid waste disposal.

COMMENT

Solid waste collection will be accomplished utilizing a private firm. The location of the "dumpster" will be at the rear of the property in the south/west corner. This is noted on the new site plan submitted with the FEA (Exhibit 1B).

- b) Will the Department of Wastewater Management allow the project to connect to the existing sewer line.

COMMENT

Sewer connection application No. 98-0697 was approved 10/21/98 to allow the project to connect to the existing sewer line. Copy of the application submitted to DPP with FEA.

- c) Approximate amount of material to be graded or filled.

COMMENT

Grading for the entire project including structural fill is estimated at 600 cubic yards. This information has been added to Section 8 of the FEA.

- d) Drainage: Direction of the flow

COMMENT

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The existing grading of the property allows for drainage to flow in the makai/diamond head direction. This direction will be maintained with the construction of the new structure (See Exhibit 1B). This information has been added to section 5.2 of the FEA.

- e) Discuss type of BMP to be utilized to prevent runoff to Kalauao Ditch.

COMMENT

Soil erosion control measures including installation of silt fences along the east and south boundaries, will be utilized during construction to prevent runoff from the property. All grading work will be done according to Chapter 14 ROH.

Graded areas will be kept moist or a granular blanket provided for dust control. Permanent ground cover will be provided immediately after completion of grading operations.

A stabilized construction entrance will be provided to reduce vehicle tracking of sediments.

A copy of the report "Best Management Practice Plan, McDonald's Restaurants of Hawaii, Pearlridge Restaurant" will be submitted to DPP with their copy of the FEA and will be on file with OEQC.

- f) Site Plan (Exhibit 1) should include property lines to delineate parcels 22 and 30

COMMENT

This new site plan has been included in the FEA as Exhibit 1B.

- f) "Proposed Project Site" exhibit should be corrected to show correct tax map keys.

COMMENT

Specified exhibit (which accompanies the Picture Reference) has been corrected and included in FEA.

If you have any further comments or questions please contact me at 536-5695.

Sincerely,

Donald Clegg
for Donald Clegg
President

0000 00 14 1764

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 25, 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. JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING
FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE
SUBJECT: YOUR MEMORANDUM OF AUGUST 25, 1998 ON THE DRAFT ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH, FOR MCDONALD'S-AIEA, AIEA, OAHU, TMK: 9-8-14: 22, 30

DEPT. OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

1998 SEP 30 PM 1 37

Thank you for the opportunity to review the environmental document for the subject project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed development.
2. If additional water is required, the applicant will be required to obtain a water allocation from the Kamehameha Schools/Bishop Estate.
3. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay the applicable Water System Facilities Charges for transmission and daily storage.
4. There is a one-inch domestic water meter currently serving the project site.
5. If a three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. A Board of Water Supply approved Reduced Pressure Principle Backflow Prevention Assembly is required to be installed immediately after each water meter serving the property.
7. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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

0000 00 14 1765



PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

October 15, 1998

Mr. Barry Usagawa
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Usagawa,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed McDonald's restaurant in Aiea at 98-147 Kamehameha Highway (TMK: 9-8-014:022 & 30). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

"The comments from the Board of Water Supply were concerning various policies and requirements (see enclosed letter)."

COMMENT

If additional water is required the applicant will obtain a water allocation from Bishop Estate and pay the applicable charge for transmission and storage. If a larger water meter is required, the construction drawings showing the installation of the meter will be submitted to BWS for review and approval. An approved "Backflow Prevention Assembly" will be installed. The on-site fire protection requirements will be coordinated with the Honolulu Fire Department.

If you have any further comments or questions please contact me at 536-5695.

Sincerely,

for *hanniclegg*
Donald Clegg
President

0000 00 14 1766

BENJAMIN J. CAYETANO
GOVERNOR



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAJI
GLENN M. OKIMOTO

'98 SEP 24 PM 1 12

DEPT. OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

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

IN REPLY REFER TO:

HWY-PS
2.1028

SEP 23 1998

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (EA) for Special Management Area
(98/SMA-078), Aiea McDonald's Restaurant at
98-147 Kamehameha Highway, Aiea, TMK: 9-8-14: 22, 30

Thank you for requesting our review of the draft EA for the proposed Aiea McDonald's Restaurant.

We have the following comments:

1. The width and transition slopes of sidewalks and driveway areas must satisfy current ADA standards. The driveways and sidewalks may need to be reconstructed to facilitate wheelchair movement.
2. The project's landscaping should be planned and designed so that it does not interfere with ingressing and egressing drivers' visual sight distances. The internal traffic circulation pattern should be designed to prevent vehicle back-ups onto Kamehameha Highway.
3. Construction plans for work within the State highway right-of-way must be submitted for our review and approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

0000 00 14 1767



PHONE (BUS) (808) 536-5695
FAX (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.

928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

October 15, 1998

Mr. Kazu Hayashida, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Hayashida,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed McDonald's restaurant in Aiea at 98-147 Kamehameha Highway (TMK: 9-8-014:022 & 30). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

"Width and slopes of sidewalks and driveways must satisfy current ADA standards."

COMMENT

Driveways and sidewalks will be reconstructed to facilitate wheelchair movement according to current ADA standards.

"Landscaping to be planned so as to not interfere with traffic and internal traffic circulation designed to prevent vehicle back-up onto Kam Highway."

COMMENT

Landscaping along Kam Highway will be low flowering hedges (hibiscus). In both corners of the property bordering Kam Highway it is planned to plant a small/medium flowering shade tree. Neither of these should restrict visual sight distances for motorists on Kam Highway.

Access to the property is directly off of Kam Highway. As the 42,000 square foot lot will have a separate entrance and exit driveway and ample parking and maneuvering space, this will prevent any traffic back up to occur on Kam Highway.

"Construction plans for work within State right-of-way must be submitted to DOT for review and approval."

0000 00 14 1768

COMMENT

Plans will be submitted to DOT for approval before construction.

If you have any further comments or questions please contact me at 536-5695.

Sincerely,

for *hami clegg*
Donald Clegg
President

0000 00 14 1769

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 2ND FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4564 • FAX: (808) 523-4567

JEREMY HARRIS
MAYOR



RANDALL K. FUJIKI, AIA
DIRECTOR

ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

DC-167

September 24, 1998

MEMO TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Randall K. Fujiki*
FOR RANDALL K. FUJIKI, DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA

98 SEP 28 AM 8:40
DPT
SEP 28 1998
HONOLULU

This is in response to your request of August 25, 1998 to review and comment on the subject matter.

We have no comments to offer but appreciate the opportunity to review the document.

Should there be any questions, please have your staff contact Douglas Collinson at ext. 6375.

DC:jo

0000 00 14 1770

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 6TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE: (808) 523-4533 • FAX: (808) 523-4950

'98 SEP 24 AM 8 27

JEREMY HARRIS
MAYOR

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU



PATRICK T. ONISHI
CHIEF PLANNING OFFICER

DONA L. HANAIKE
DEPUTY CHIEF PLANNING OFFICER

JH 8/98-1684

September 22, 1998

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: PATRICK T. ONISHI
CHIEF PLANNING OFFICER

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH,
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA--AIEA
MCDONALD'S, TAX MAP KEYS 9-8-14: 22 AND 30 (98/SMA-078)

We have reviewed the Draft Environmental Assessment for the subject project.

The two parcels of land area in the I-2 Intensive Industrial District, and the operation of an eating establishment is a principal permitted use within the I-2 Intensive Industrial District.

By proposing a new, small business start, the proposed project conforms to the General Plan by contributing to the development of the Primary Urban Center and to the economic social well-being of its residents.

The proposed project also conforms to the policies and maps of the Development Plan (DP) for the Primary Urban Center. It proposes a commercial use along a major roadway on industrial land. Its proposed structures do not exceed the 60-foot height limit set by the DP for commercial uses.

We note that the project is located close to a non-potable water line and the public facilities designation for the Honolulu Rapid Transit Program.

Thank you for the opportunity to comment. Should you have any questions, please contact Jeanne Hamilton of our staff at 523-4431.

PTO:js

0000 00 14 1771

98-071



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

September 16, 1998

98 SEP 18 PM 2:04

LD-NAV
REF.:98SMA078.RCM

Ms. Loretta K. C. Chee, Acting
Director of Planning and Permitting
City and County of Honolulu
Honolulu, Hawaii 96813

Dear Ms. Chee:

SUBJECT: Review : Environmental Assessment
File No. : 98/SMA078
Applicant: McDonald's of Hawaii
Proposal : Construct a one story restaurant across from
Pearl Ridge Shopping Center
Location : 98-147 Kamehameha Highway, Oahu, Hawaii
TMK : 1st/ 9-8-14: Parcels 022 and 030

Thank you for the opportunity to review and comment on the subject Environmental Assessment for the proposed project.

The Department of Land and Natural Resources has no comment to offer on the subject matter at this time.

Should you have any questions, please contact Nicholas Vaccaro of our Land Division's Support Services Branch at 587-0438.

Very truly yours,

DEAN Y. UCHIDA
Administrator

c: Oahu Land Board Member
Oahu District Land Office

0000 00 14 1772



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440

September 16, 1998 **SEP 21 AM 9 24**

Operations Branch

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

This responds to your letter dated August 25, 1998 requesting comments on the Environmental Assessment (EA) for the Aiea McDonald's. Based on the information you provided and a brief site visit by a member of my staff, it appears that a Department of the Army permit will not be required for the project provided there is no encroachment into the adjacent Kakauao Springs Ditch and drainage canal.

The floodplain information in the EA is correct.

If you have any questions concerning this determination please contact Mr. William Lennan of my staff at 438-9258 extension 13 and mention File Number 980000298.

Sincerely

A handwritten signature in cursive script, appearing to read "George P. Young".

George P. Young, P.E.
Chief, Operations Branch

0000 00 14 1773

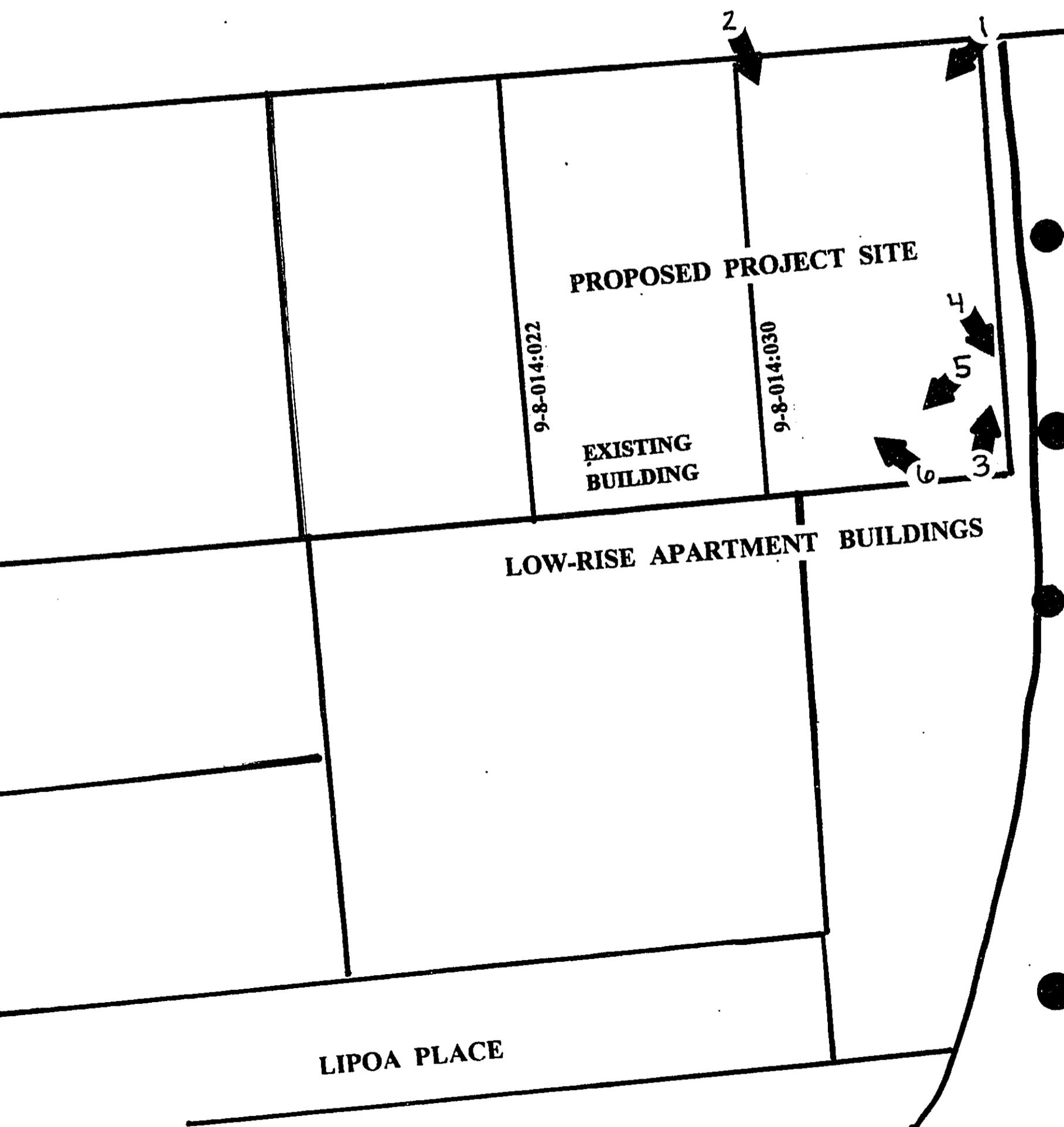
PICTURE REFERENCE FOR
PROPOSED McDONALD'S RESTAURANT IN AIEA

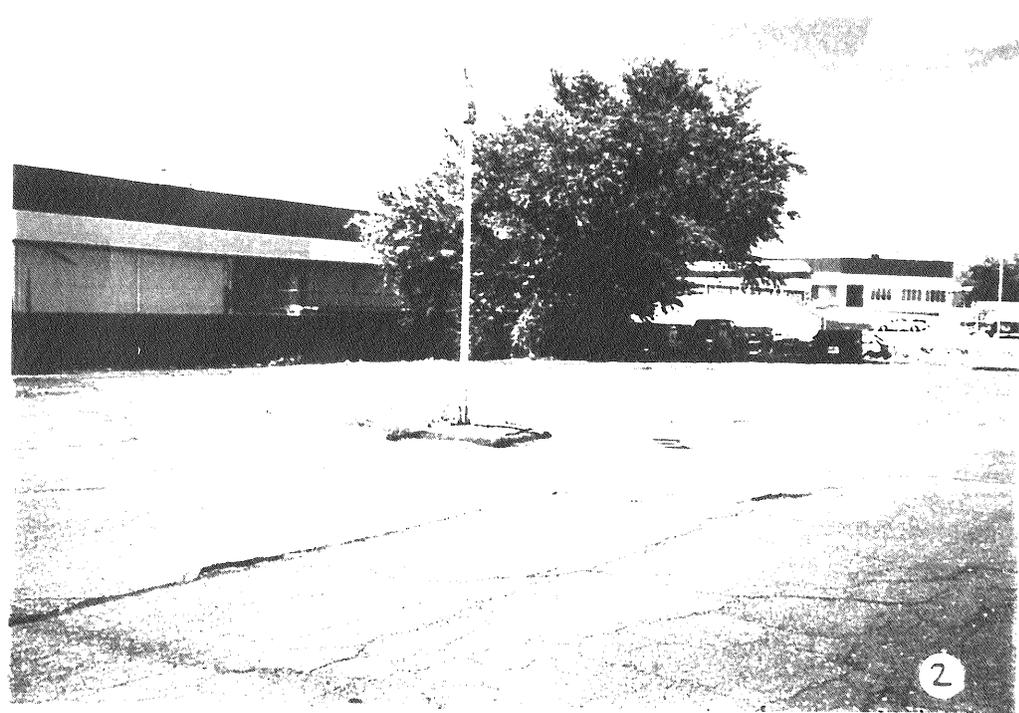
- Picture #1,2: Proposed site. On the lot can be seen the existing bar which will be demolished and the used cars fronting Kam Highway. The existing structure is situated parallel to Kam Highway but the new restaurant will be build perpendicular to the highway in the middle of the site (see plans.) Behind the bar can be seen the low-rise apartment complex on the adjoining property.
- Picture #3,4: Kalauao Springs Ditch which runs adjacent to the property on the Diamond Head side of the lot and separates the site from the adjoining development.
- Picture #5: Close up of the low rise apartment buildings behind the property. These apartment buildings are between the property and Pearl Harbor East Loch and will have a greater height than the proposed McDonald's restaurant which will be a single story structure.
- Picture #6: Taken from the lot while facing Kam Highway and the Pearl Ridge Shopping Center.
- Picture #7: Commercial establishment Diamond Head of the site (next to the Kalauao Springs Ditch).
- Picture #8: Used cars fronting Kam Highway.
- Picture #9: Picture taken directly across Kam Highway showing the watercress farm and the Pearl Ridge Shopping Center in the background.
- Picture #10: Commercial establishment Ewa of the site.
- Picture #11: Taken looking down Kam Highway towards Ewa.
- Picture #12,
#13: McDonald's restaurant on Keeaumoku Street in Honolulu which will be similar in design to the proposed restaurant in Aiea.

0000 00 14 1774

PEARL RIDGE SHOPPING CENTER

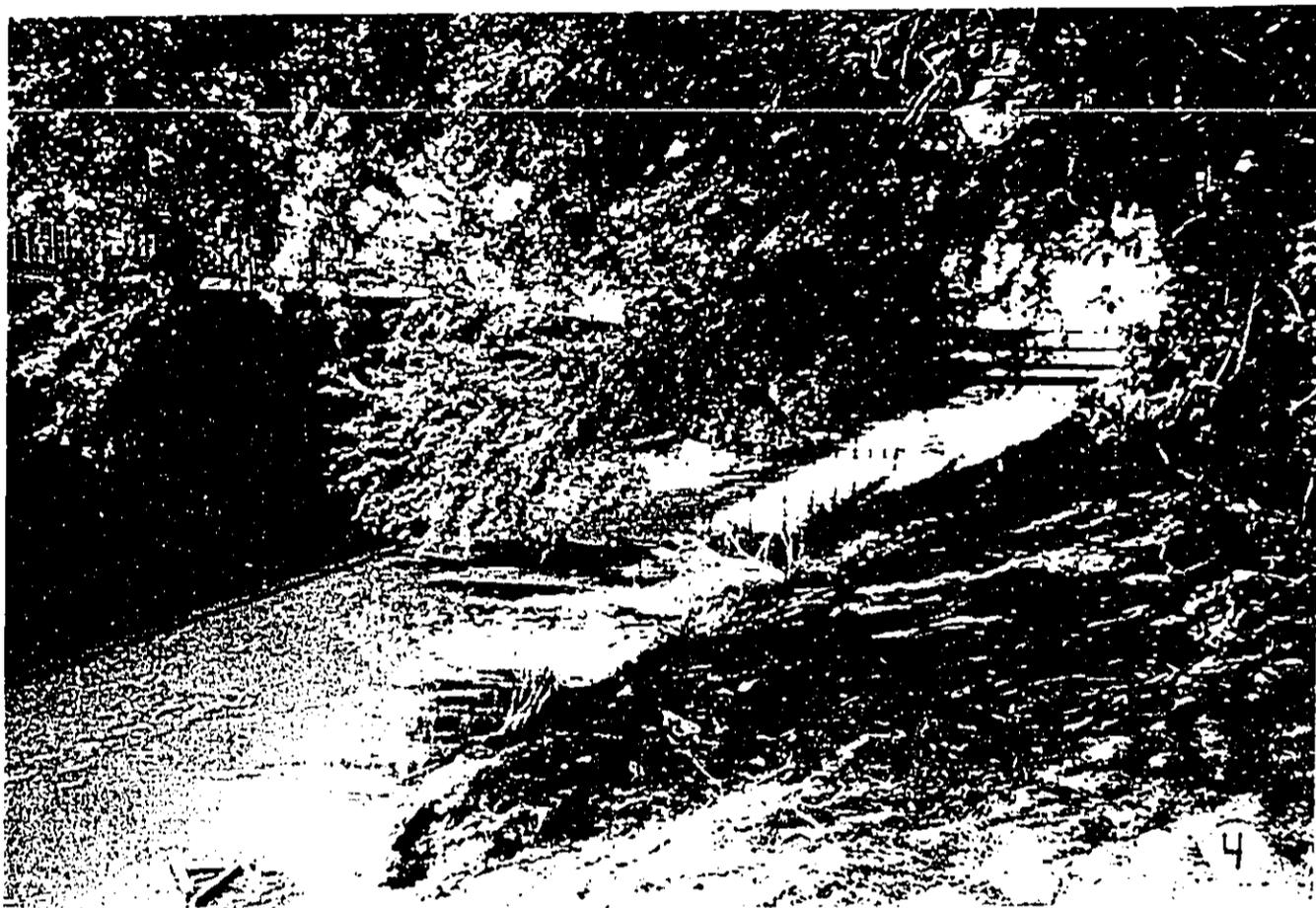
KAMEHAMEHA HIGHWAY





0000 00 14 1976

DOCUMENT CAPTURED AS RECEIVED



0000 00 14 1977

DOCUMENT CAPTURED AS RECEIVED



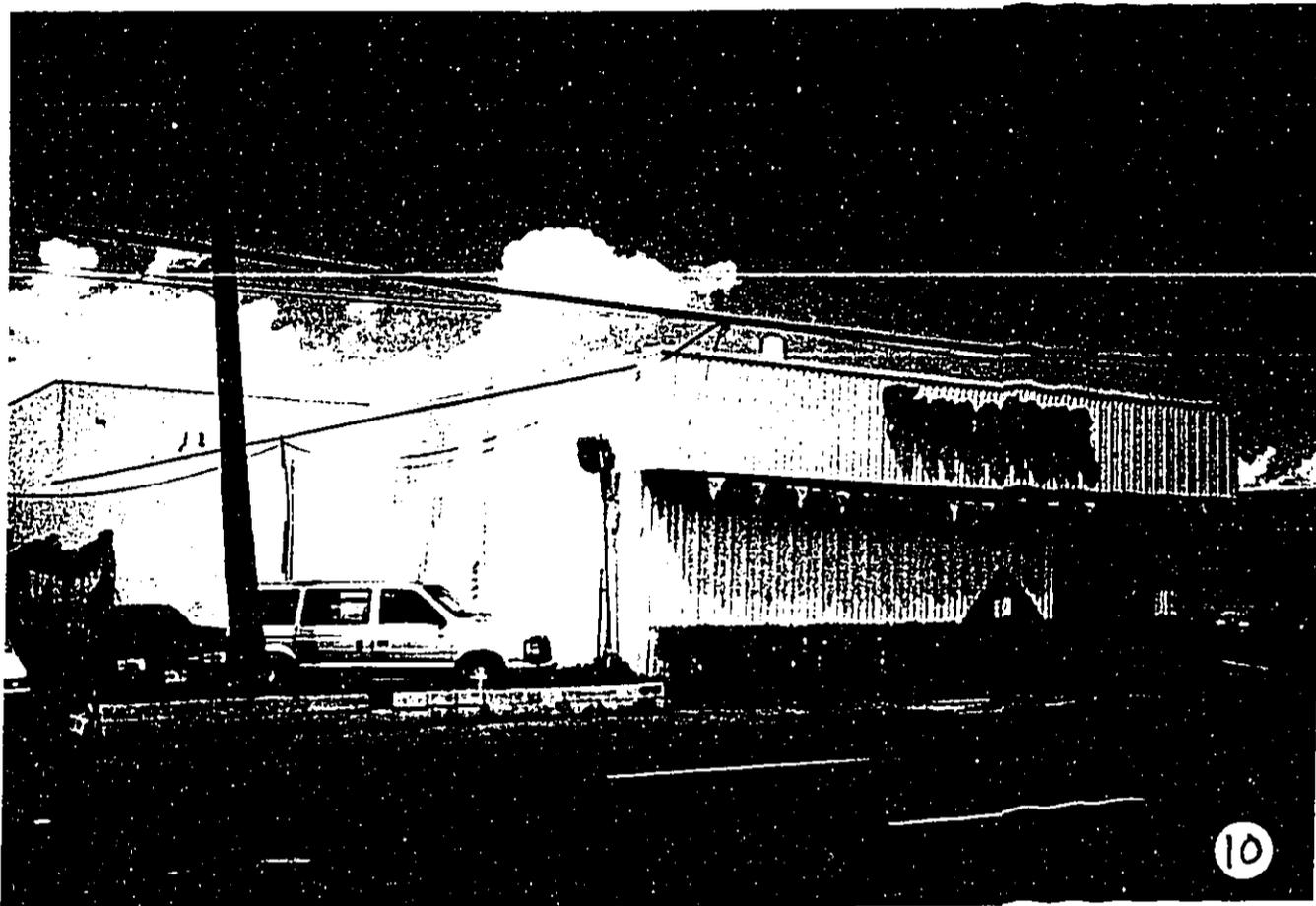
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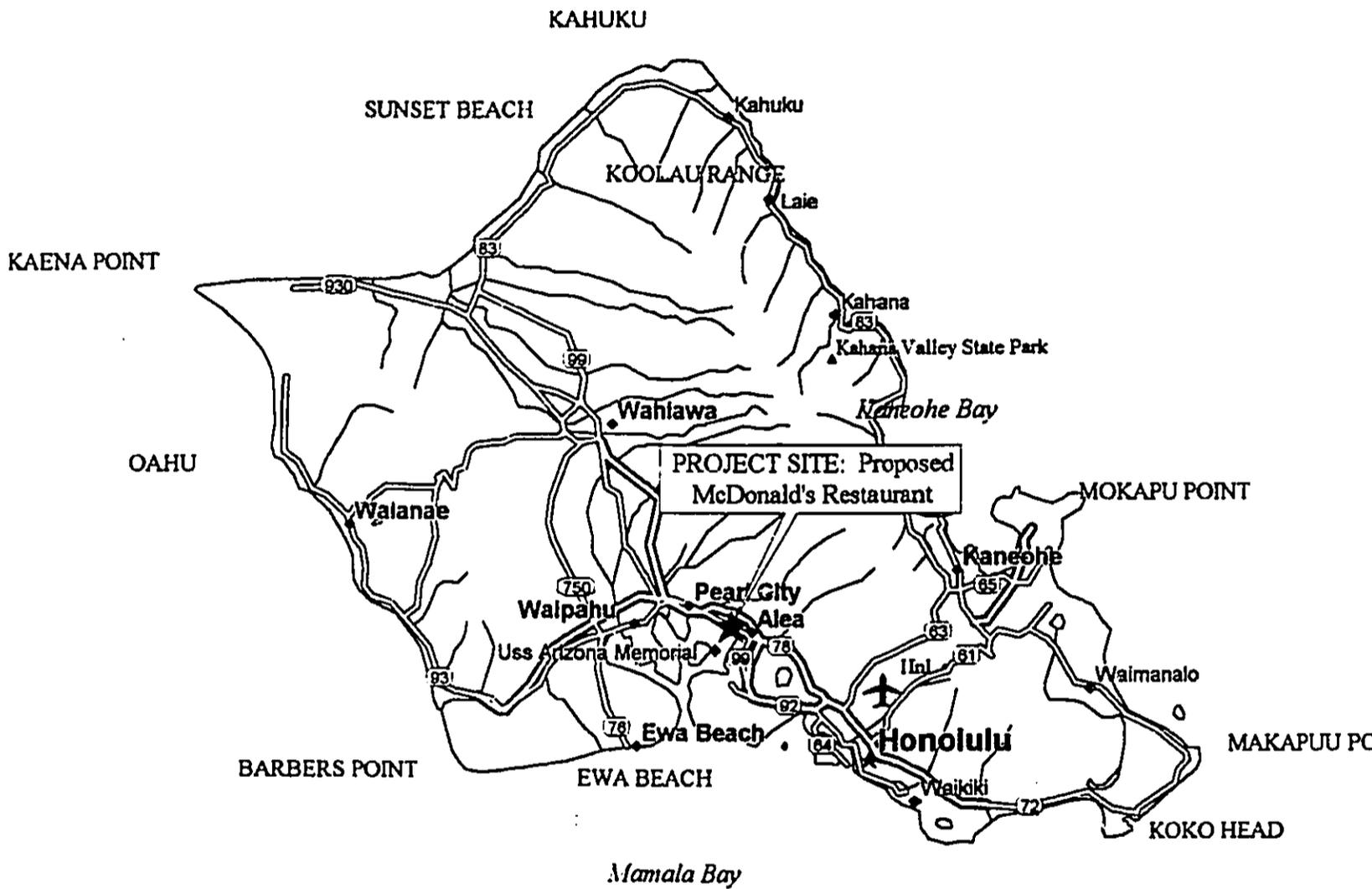
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Proposed McDonald's Restaurant in Aiea



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Mag 10.00

Thu Jul 30 15:27 1998

Scale 1:500,000 (at center)

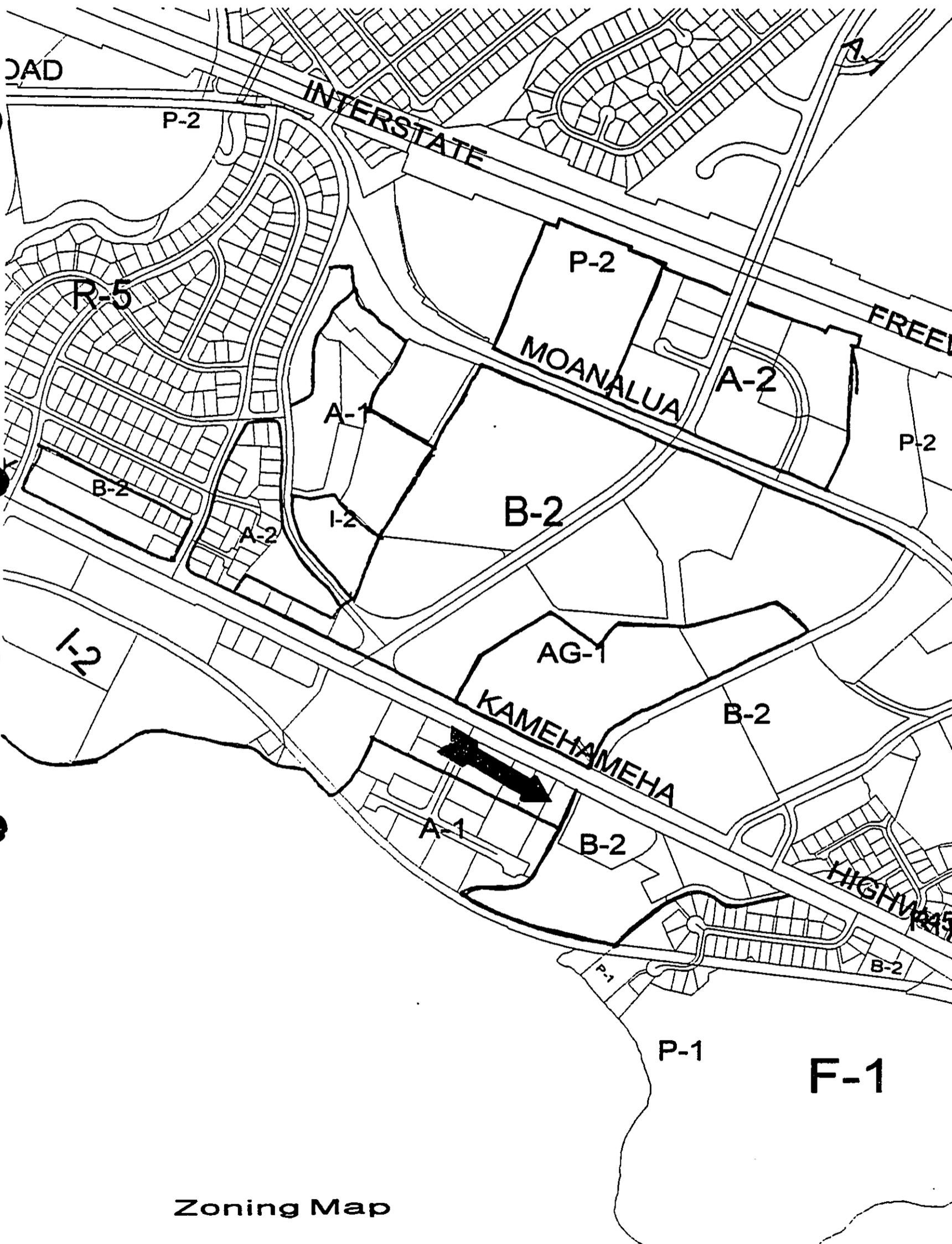
10 Miles

10 KM

- Major Connector
- State Route
- Primary State Route
- Interstate/Limited Access
- State Capitol
- Town, Small City
- Park or Reservation

- Sched Service Airport
- Locale
- Population Center
- Land
- Lake, Ocean, Large River
- River, Canal

Kaiwi Channel



Zoning Map

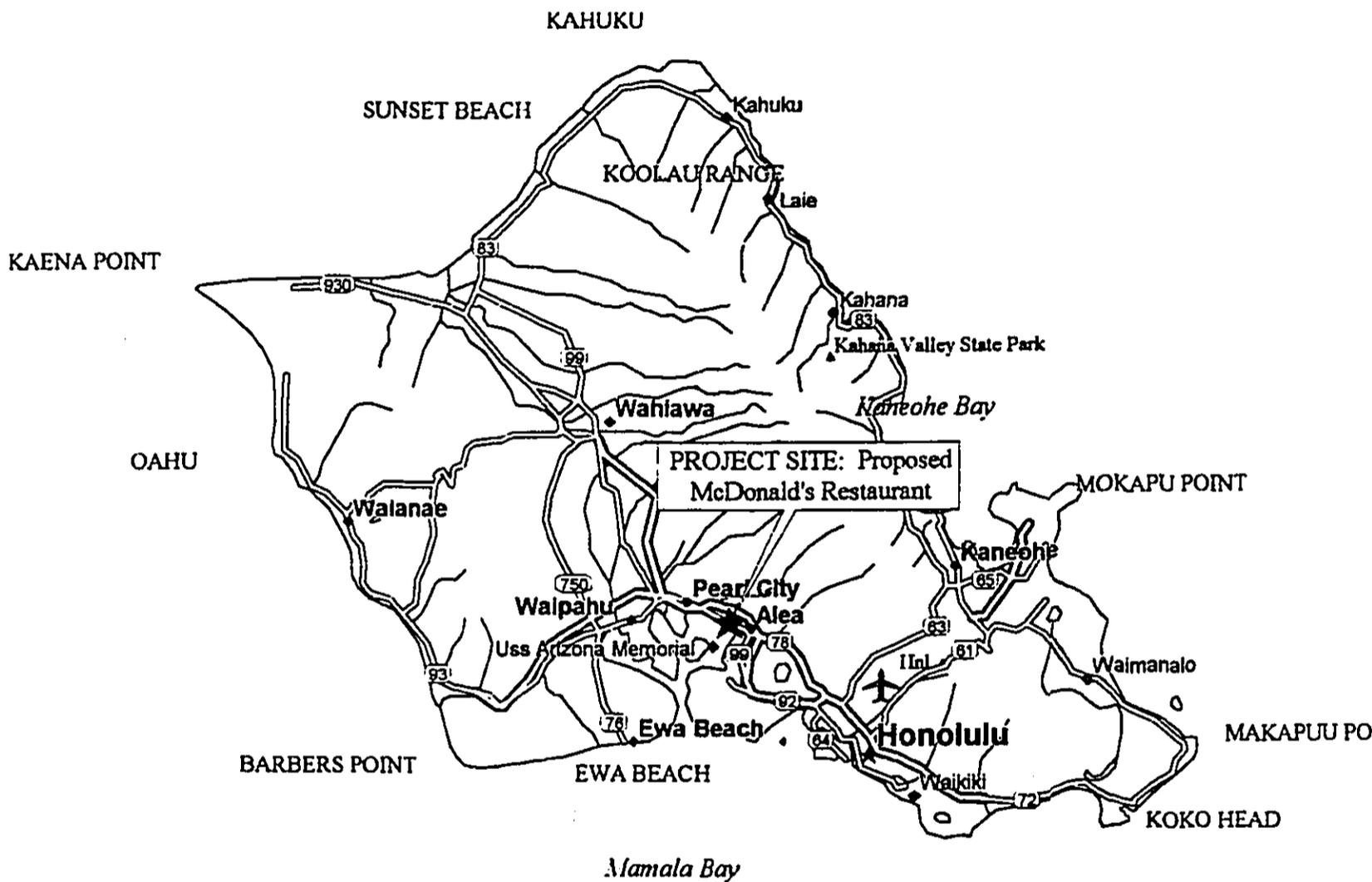
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CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

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Proposed McDonald's Restaurant in Aiea



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Mag 10.00

Thu Jul 30 15:27 1998

Scale 1:500,000 (at center)

10 Miles

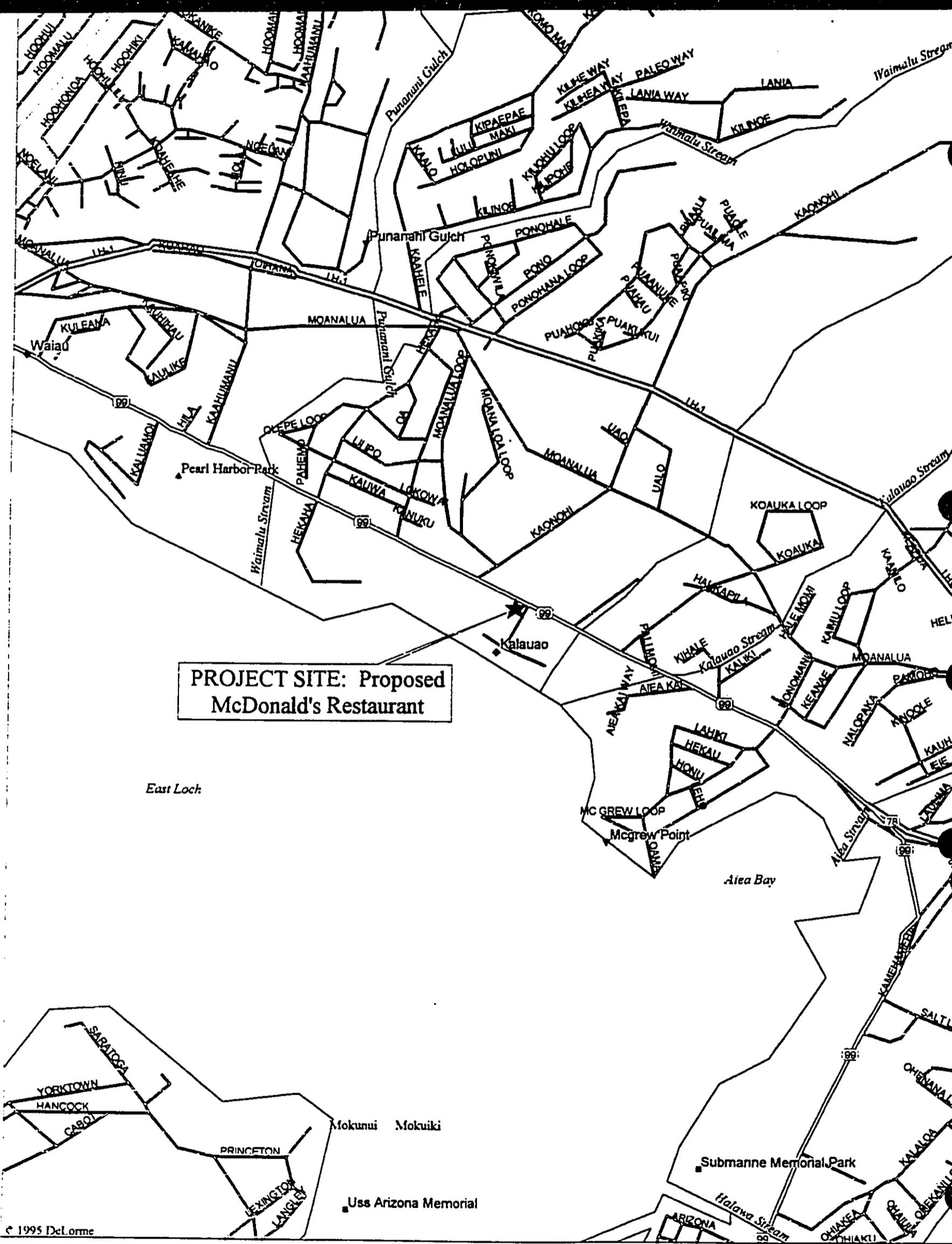
10 KM

- Major Connector
- State Route
- Primary State Route
- Interstate/Limited Access
- State Capitol
- Town, Small City
- Park or Reservation

- Sched Service Airport
- Locale
- Population Center
- Land
- Lake, Ocean, Large River
- River, Canal

Kaiwi Channel

0000 00 14 1785



PROJECT SITE: Proposed
McDonald's Restaurant

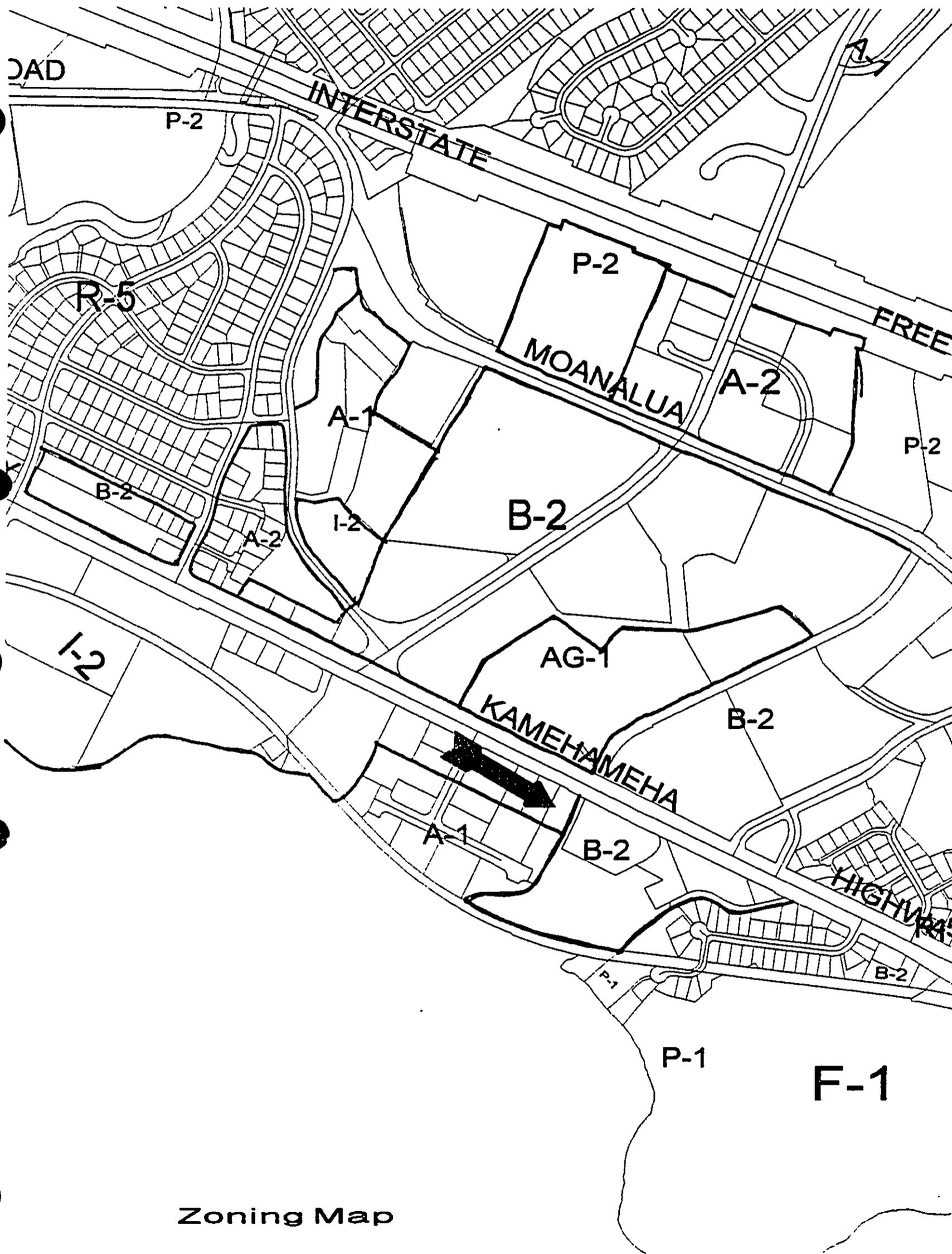
East Loch

Aiea Bay

McGrew Point

Submanne Memorial Park

Uss Arizona Memorial



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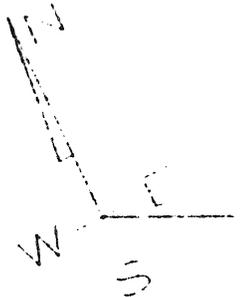


Flood Zones

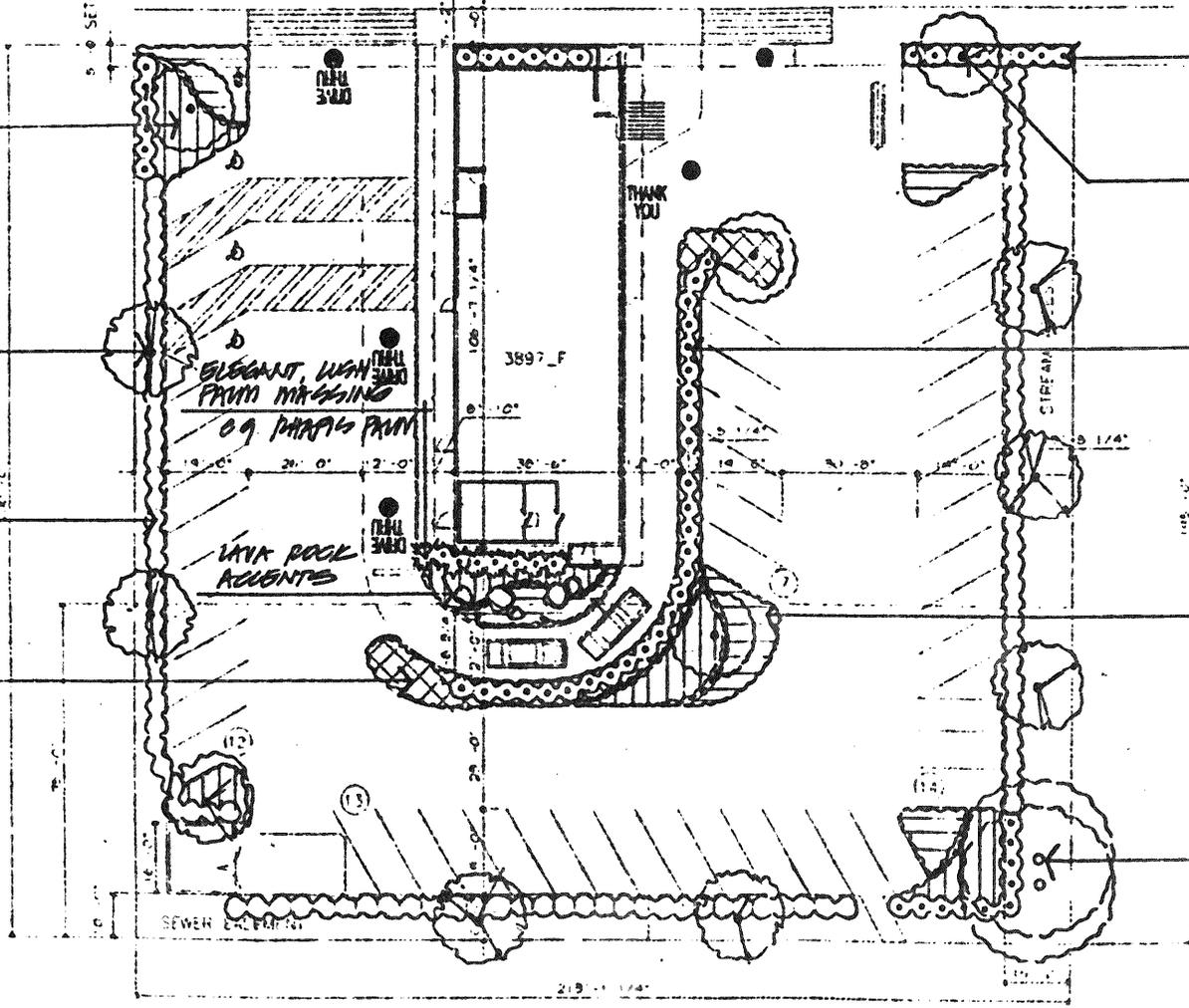
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CORRECTION

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SEE FRAME(S)
IMMEDIATELY FOLLOWING



KAMEHAMEHA HIGHWAY



VERTICAL TEXTURED GROUND COVER
 C.G. KUPU-KUPU FERN

WEST GREEN, SMALL/MEDIUM CANOPY SHADE TREES
 C.G. FERN TREES

GREEN HEDGES
 C.G. TIAPE GARDENIA

COLORFUL GROUND COVER
 C.G. PINK ANEMONE

FLOWERING SHRUB HEDGES
 C.G. HULA GIRL HYDRANGEAS

SMALL/MEDIUM CANOPY, FLOWERING SHADE TREE
 C.G. OCEAN TREE
 SHOWER TREE

FLOWERING SHRUB HEDGES
 C.G. HULA GIRL HYDRANGEAS

FLOWERING, TEXTURAL GROUND COVER
 C.G. PURPLE PANSY HEATHER

(2) EXIST. QUINA TREES TO REMAIN.



MCDONALD'S
 AT KALAUOA, EWA, OAHU, HAWAII
 T.M.K. 01 9-8-10

LORJANN GORDON LANDSCAPE ARCHITECT
 737 BISHOP STREET, SUITE 1500
 HONOLULU, HAWAII 96813

PRELIMINARY
 LANDSCAPE
 PLAN

Date 8-9-99
 Scale 1/8" = 1'-0"
 Drawn LB
 10-99

Sheet
 L-1

Exhibit 1

0000 00 14 1791

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

0007

