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STATE OF HAWAII
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TO: Gary Gill, Director
Office of Environmental Quality Control

FROM: Michael D. Wilson, Chairperson *Michael D. Wilson*

SUBJECT: Final Environmental Assessment (EA) for Job No. 31-OL-S, DLNR Oahu
Baseyard, TMK: 9-7-25:01, Pearl City, Oahu, Hawaii.

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period which began on October 8, 1998. The agency has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this project in the January 23, 1999 edition of *The Environmental Notice*.

The following documents are enclosed for your review and use:

1. One (1) copy of the OEQC publication form with attachment, including project summary on disk;
2. Four (4) copies of the Final EA;
3. One (1) copy of the Letter to Participants; and
4. One (1) copy of the proposed Distribution List.

Should you have any questions or require additional information, please call Mr. Andrew Monden of the Land Division, Engineering Branch Ext. 7-0230.

RM:ssk
attach.:

cc: Kenneth Ishizaki - Engineering Concepts, Inc.

2

JAN 23 1999

FILE COPY

1999-01-23-DA-~~FEA~~-

Final Environmental Assessment

DLNR OAHU BASEYARD

Pearl City, Oahu, Hawaii
TMK: 9-7-25:01



ENGINEERING CONCEPTS, INC.

Final Environmental Assessment

*** DLNR OAHU BASEYARD ***

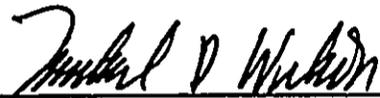
**Pearl City, Oahu, Hawaii
TMK: 9-7-25:01**

*This environmental document has been prepared pursuant to
Chapter 343, Hawaii Revised Statutes*

Proposing Agency:

**DEPARTMENT OF LAND AND NATURAL RESOURCES
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813**

Responsible Official:



Michael D. Wilson, Chairperson



Date

Prepared by:

**ENGINEERING CONCEPTS, INC.
250 Ward Avenue, Suite 206
Honolulu, Hawaii 96814**

JANUARY 1999

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DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

PROPOSING AGENCY: Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, HI 96813

Responsible Official: Michael D. Wilson, Chairperson
Board of Land and Natural Resources

Contact Person: Hiram Young
Land Division, Engineering Branch
Phone: 587-0260
Fax: 587-0283

PROJECT NAME: DLNR Oahu Baseyard

PROPOSED ACTION: Demolition of the Old Administration Building which previously served the Waimano Training School and Hospital; and construction of offices, parking and pavement to serve as a baseyard for various functions of the Department of Land and Natural Resources.

PROJECT LOCATION: Waimano Home Road, Pearl City, Oahu

TAX MAP KEY: 9-7-25:01

LAND OWNER: State of Hawaii

**STATE LAND USE
DESIGNATION:** Urban

**DEVELOPMENT PLAN
LAND USE MAP:** Public Facility

ZONING: Residential, R-5

DEVELOPMENT SUMMARY

EXISTING USE: Office, classroom and storage facilities within the existing building are utilized by DOH staff and various non-profit organizations. In addition, the Sheriff Division of the Department of Public Safety occasionally utilizes the building and grounds for training exercises.

CHAPTER 1 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

The purpose of this Final Environmental Assessment (EA) is to disclose potential environmental impacts associated with construction and operation of the proposed DLNR Oahu Baseyard at Waimano Ridge, and to identify measures to mitigate these impacts. This document was prepared following a period of public review of a Draft EA. Public comments and applicant responses have been incorporated in this document.

1.2 BACKGROUND

The State Department of Health (DOH) facility at Waimano Ridge was designated in 1919 as a home and treatment facility for the mentally and physically handicapped. However, DOH is reevaluating its operations at the Waimano Training School and Hospital. The major factors influencing the reevaluation are:

- the national trend toward deinstitutionalizing treatment for the developmentally disabled and mentally retarded; and
- the outdated site layout, obsolete building design, and less than optimal functional efficiency of the aged facilities.

Subsequently, interest has been expressed by both the public and private sector for use of buildings, facilities and lands that are no longer needed by the Waimano Training School and Hospital.

The Department of Land and Natural Resources (DLNR) is in need of a baseyard to fulfill its expanding maintenance needs. Currently, the Division of State Parks and the Division of Forestry and Wildlife maintain separate baseyard facilities, resulting in overall operational inefficiency in maintenance programs. All 14 divisions within the department would benefit from a centralized baseyard which could provide office space, workshop/laboratory areas, storage facilities and a central point of deployment for field personnel. The availability of state-owned lands along Waimano Ridge provides an opportunity to construct the needed baseyard facility.

1.3 OBJECTIVES

The primary objective of this proposed project is the construction and operation of a baseyard to serve DLNR Oahu operations. Specifically, the baseyard would provide needed office space, workshop areas and storage areas.

1.4 PROJECT DESCRIPTION/LOCATION

The project site is located on state-owned land within the grounds of the Waimano Training School and Hospital, at the upper boundary of residential development on Waimano Ridge in Pearl City (TMK: 9-7-25:01). Specifically, the project site will encompass land on which the Old Administration Building presently stands (see Figures 1 and 2). The project site is bordered by Waimano Home Road to the west, the Medical Director's House to the east, a vacant grassy field to the north, and a swimming pool to the south. The Pearl City Cultural Center, Pearl City High School and Momilani Elementary School are located below the Waimano Training School and Hospital facility on Waimano Ridge.

1.5 ALTERNATIVES CONSIDERED

Three alternatives to the proposed action were considered. The "no action" alternative was dismissed because it failed to meet the project objectives.

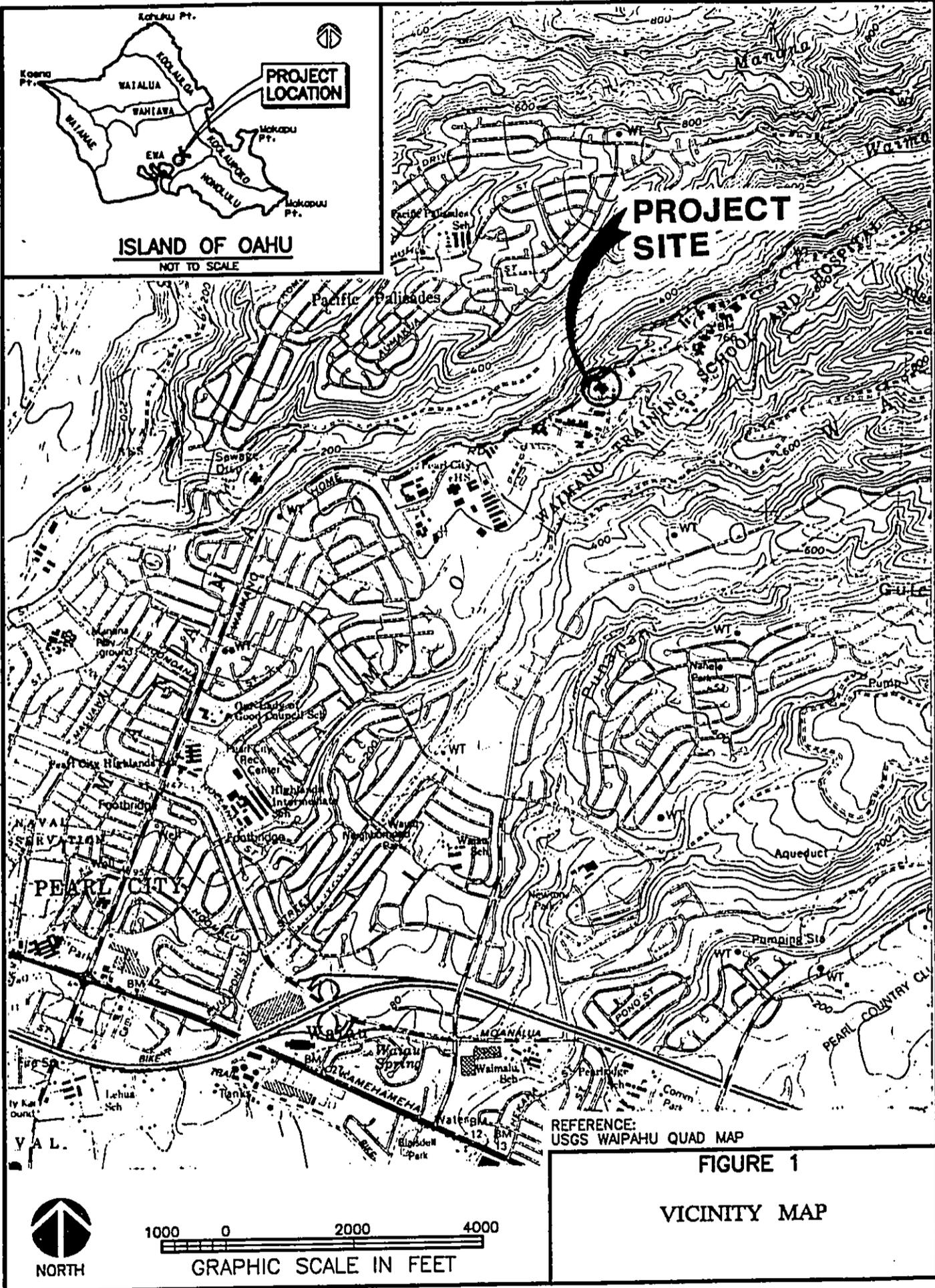
The second alternative is construction of the baseyard at a vacant site adjacent to Waimano Hale (administrative offices). This alternative was not favored since the site is an open grassy field close to the Pearl City Cultural Center and residential homes. Although demolition costs would not be incurred, additional landscaping and construction of a wall along Waimano Home Road would be required to establish a buffer zone.

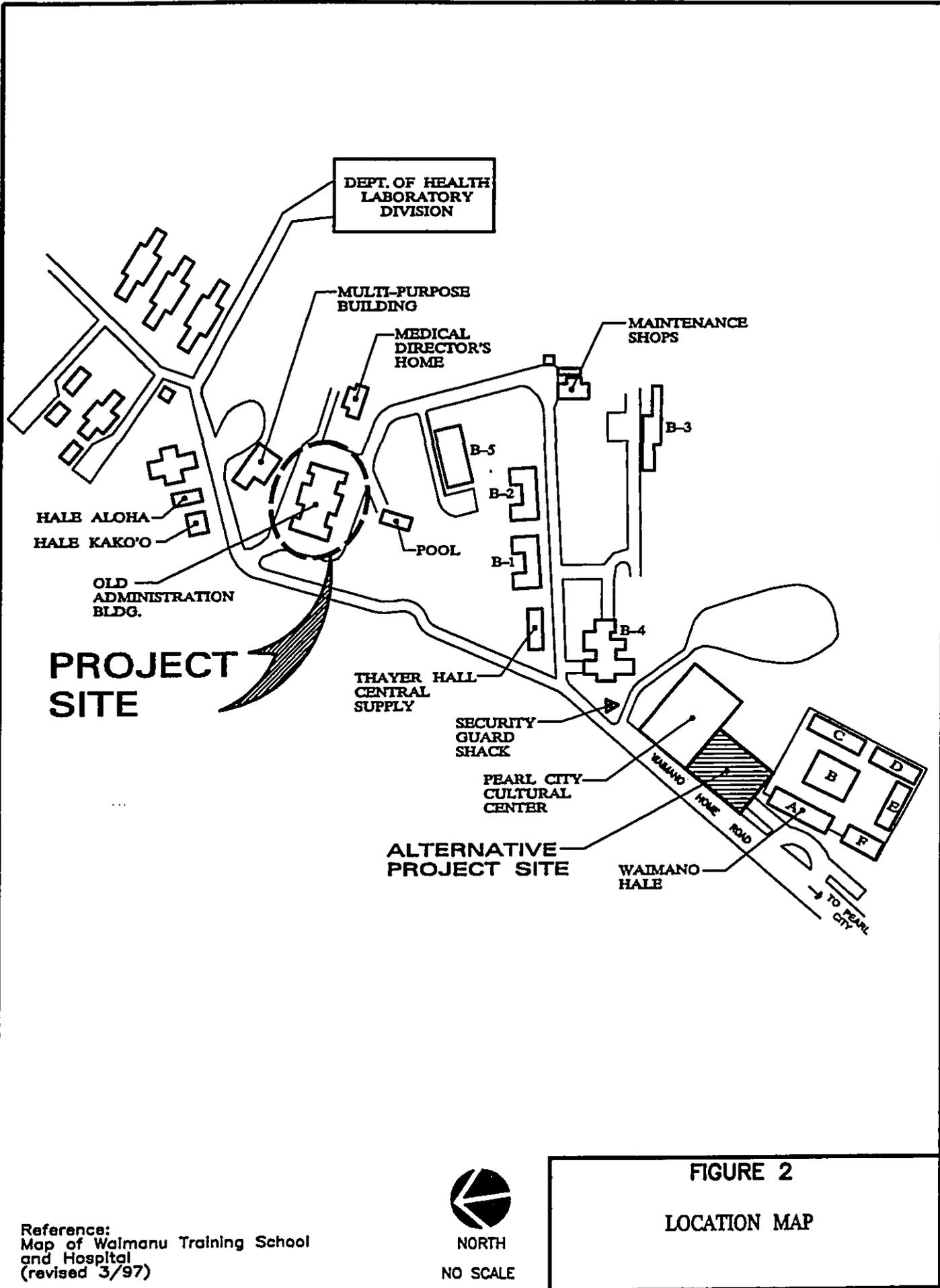
The third alternative is maintenance of the existing Old Administration Building. Implementation of this alternative would also fail to meet the project objectives since the large building would minimize the paved storage and parking area which is essential to the baseyard. Additional lands would be required to meet the open pavement requirement.

1.6 SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES

Soil Erosion

The potential for soil erosion will be a short term impact, limited to construction activities. An erosion control plan will be prepared during design which will identify specific best management practices to be employed by the contractor to minimize soil erosion and offsite sediment transport. Long term impacts are not anticipated.





Air Quality

A temporary reduction in air quality may result during construction due to generation of fugitive dust. Dust control measures will be implemented to ensure compliance with the State Department of Health regulations. Long term air quality impacts are not anticipated since stockpiled materials will be covered with tarps to minimize generation of dust.

Noise

Short term noise impacts may result from construction activities. The contractor will be required to comply with State Department of Health and City and County of Honolulu noise regulations to minimize any impact. Long term impacts are not anticipated.

Socioeconomic Environment

A long term impact of the proposed project is displacement of approximately 12 State Department of Health staff presently utilizing office space within the Old Administration Building at the project site. Classroom and storage facilities within the building will be lost. In addition, other DOH operations will be relocated to accommodate private groups which were initially slated to move to the Old Administration Building when vacant. The proposed project has been coordinated with DOH to allow adequate time for relocation and minimize impacts to Waimano Training School and Hospital operations.

Roads

Development of the baseyard will result in a long term impact to the existing one-way road around the Old Administration Building. A portion of the road will be widened to allow two way traffic to mitigate the traffic impact associated with closure of another portion of the road. Short term impacts during construction will be mitigated by scheduling the road widening during the first phase of construction in order to maintain through traffic around the project site.

1.7 PERMITS AND APPROVALS REQUIRED

Permits and approvals which will be required for construction of the proposed action are listed in Table 1. Applications for permits and approvals will be prepared as planning and design of the project proceeds. There are no federal permits or approvals anticipated.

**TABLE 1
PERMITS AND APPROVALS**

AGENCY	PERMIT/APPROVAL
State of Hawaii Department of Health	<ul style="list-style-type: none">• Variance from Pollution Controls• Construction plan approval
City & County of Honolulu Dept. of Planning and Permitting	<ul style="list-style-type: none">• Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway, and Demolition Work• Grubbing, Grading and Stockpiling Permit• Construction plan approval
City & County of Honolulu Dept. of Environmental Services	<ul style="list-style-type: none">• Sewer Connection Permit

CHAPTER 2 PROJECT DESCRIPTION

2.1 NEED FOR THE PROJECT

The proposed baseyard will provide office, maintenance and storage space to meet the needs of the various divisions within the Department of Land and Natural Resources (DLNR). The department does not have a centralized baseyard facility. Presently, the Division of State Parks and the Division of Forestry and Wildlife maintain separate baseyards, resulting in operational inefficiencies.

The availability of state-owned lands at Waimano Ridge, combined with the additional baseyard needs of the department, was the impetus for the project. A site at Sand Island had previously been considered by DLNR for its baseyard facility. However, the Sand Island site was dismissed in favor of the Waimano Ridge location.

2.2 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is construction of the DLNR Oahu Baseyard at Waimano Ridge within the grounds of the Waimano Training School and Hospital. The project site encompasses an area of approximately 50,000 sq. ft. (200 ft x 250 ft), at the site of the Old Administration Building (see Figure 3). Construction activities will include demolition of the existing Old Administration Building, clearing, grubbing, grading and trenching for the construction of offices, asphalt pavement, security fencing and utility infrastructure (see Figure 4). Specific tasks are described in the following sections.

2.2.1 Demolition of the Old Administration Building

Offices and classroom facilities within the Old Administration Building are presently utilized by DOH staff (approximately 12 positions) and various non-profit organizations. The 12,663 sq. ft. building is a wood-frame structure, reportedly in need of major repairs/maintenance. The building has been inspected for the presence of hazardous building materials. Lead paint and asbestos were identified during the survey. The contractor will be required to perform/obtain any additional testing of building materials and to implement remediation measures in accordance with Department of Health and relevant federal requirements.

2.2.2 Prefabricated Office Structures

Four prefabricated office structures will be constructed at the site. Each prefabricated structure will be 24 ft x 56 ft in size, totalling approximately 5,400 square feet. The prefabricated structures are fully wired and plumbed, with one ADA accessible restroom in each. A roofed

8/21/98 P:\DCMA\DLNR\esite.DGN

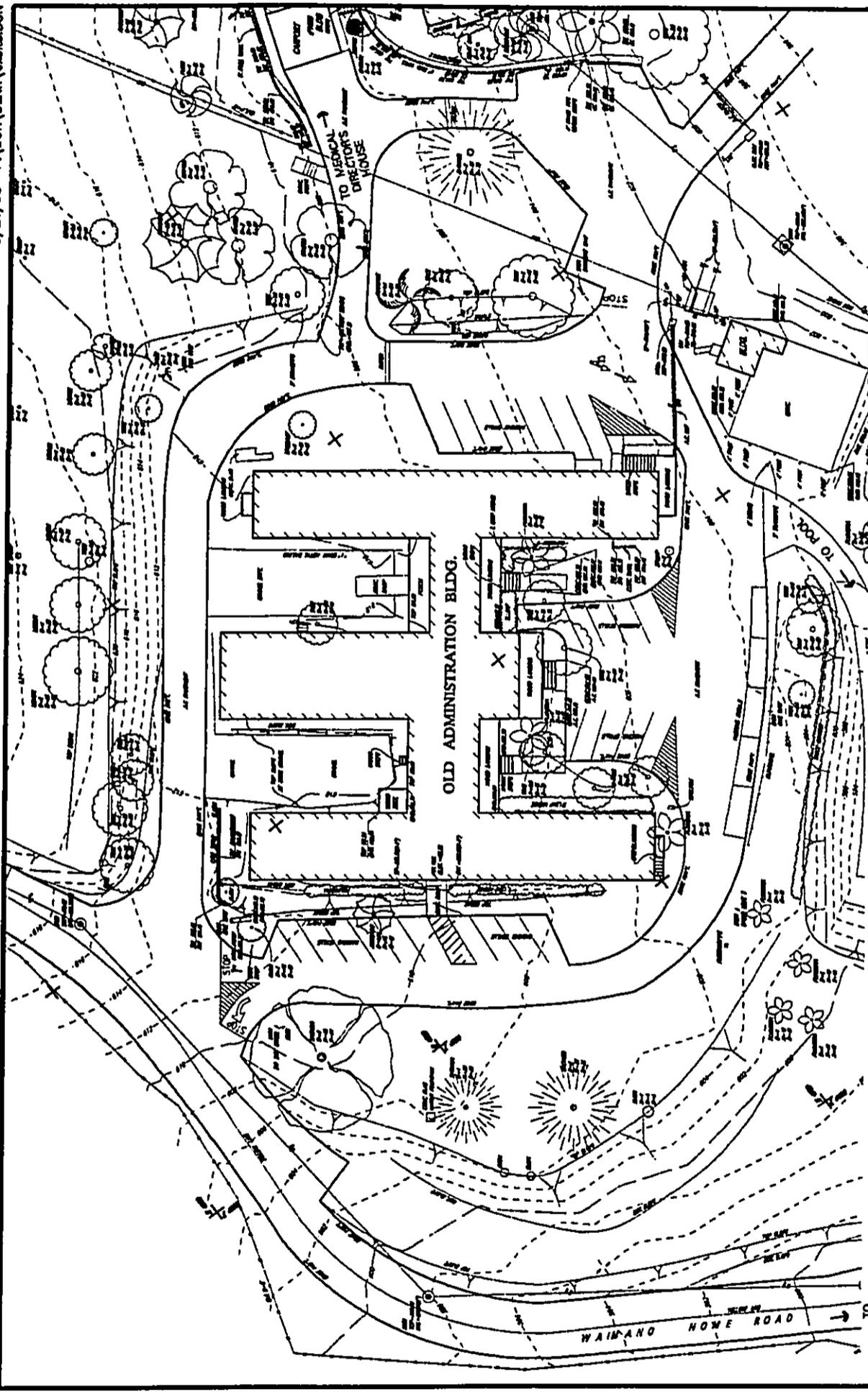


FIGURE 3
EXISTING SITE PLAN



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50
0
25
GRAPHIC SCALE IN FEET

Reference:
ControlPoint Surveying, Inc.

DUNK NIPDES SITE PLAN DCN

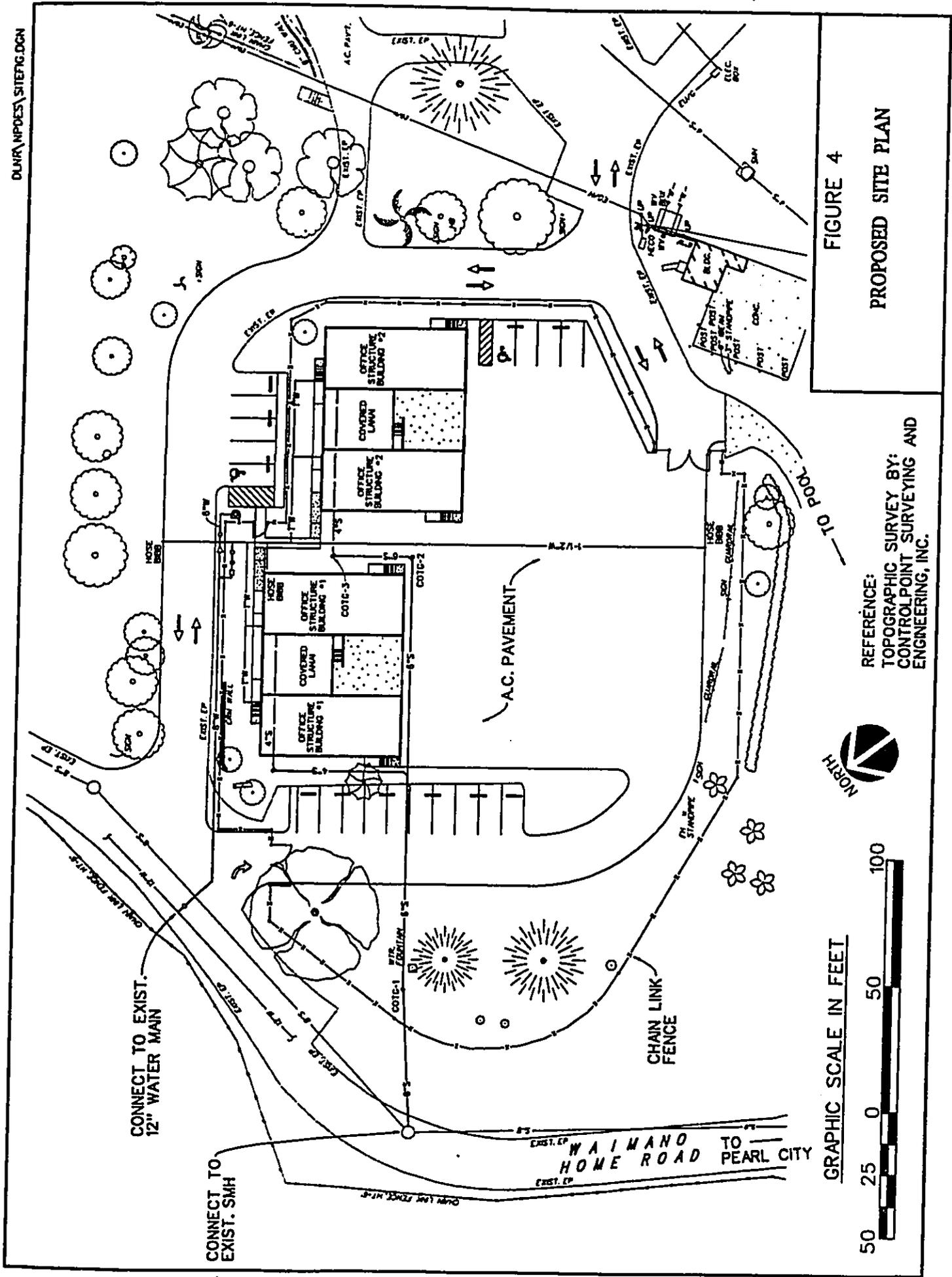


FIGURE 4
PROPOSED SITE PLAN

REFERENCE:
TOPOGRAPHIC SURVEY BY:
CONTROLPOINT SURVEYING AND
ENGINEERING, INC.



GRAPHIC SCALE IN FEET



lanai area will be constructed in the space between two of the prefabricated structures. The area under roof will also measure approximately 24 ft x 56 ft (see Figure 5).

The baseyard will provide office space for approximately 41 DLNR employees. The roofed lanai area will also be used to store and maintain hydrologic instruments and equipment such as rainfall, groundwater and well measuring instruments; and gas-powered equipment such as chain saws, weed eaters, chippers and lawn mowers.

2.2.3 Site Improvements

Asphalt paving will be constructed around the offices for parking and storage areas. The entire baseyard complex will be surrounded with chain link fencing for security.

The proposed project will include construction of 20 parking stalls, in accordance with the City and County of Honolulu *Land Use Ordinance* (LUO) requirements. According to the LUO, 25 percent (5) of these stalls may be used by employees. The remaining DLNR employees will be directed to park in unmarked paved areas within the fenced baseyard grounds. The paved fenced area will also be used for storage containers, storage of state utility vehicles, confiscated materials, building supplies, gravel, compost, top soil and other items.

The existing perimeter road presently encircling the Old Administration Building will be widened to 20 ft to allow two-way traffic around the mauka side of the project site.

2.2.4 Utility Infrastructure

Electrical, water and sewer improvements will be constructed to service the new offices.

Potable water will be provided through connection to the existing private water system. A connection will be provided between the office plumbing and an existing 12-inch diameter water main in Waimano Home Road. Fire protection will also be provided by the private water system. A single fire hydrant will be constructed to serve the proposed baseyard.

Wastewater from the office structures will be conveyed to an existing 8-inch diameter sewer located within Waimano Home Road. The private sewer conveys wastewater from the DOH Laboratory to the municipal sewer system. Wastewater generated from the remaining buildings within the Waimano Training School and Hospital complex is conveyed to the municipal sewer system by another private sewer.

Electrical service will be provided by HECO. Distribution lines will be run underground to the offices from existing HECO service connections.

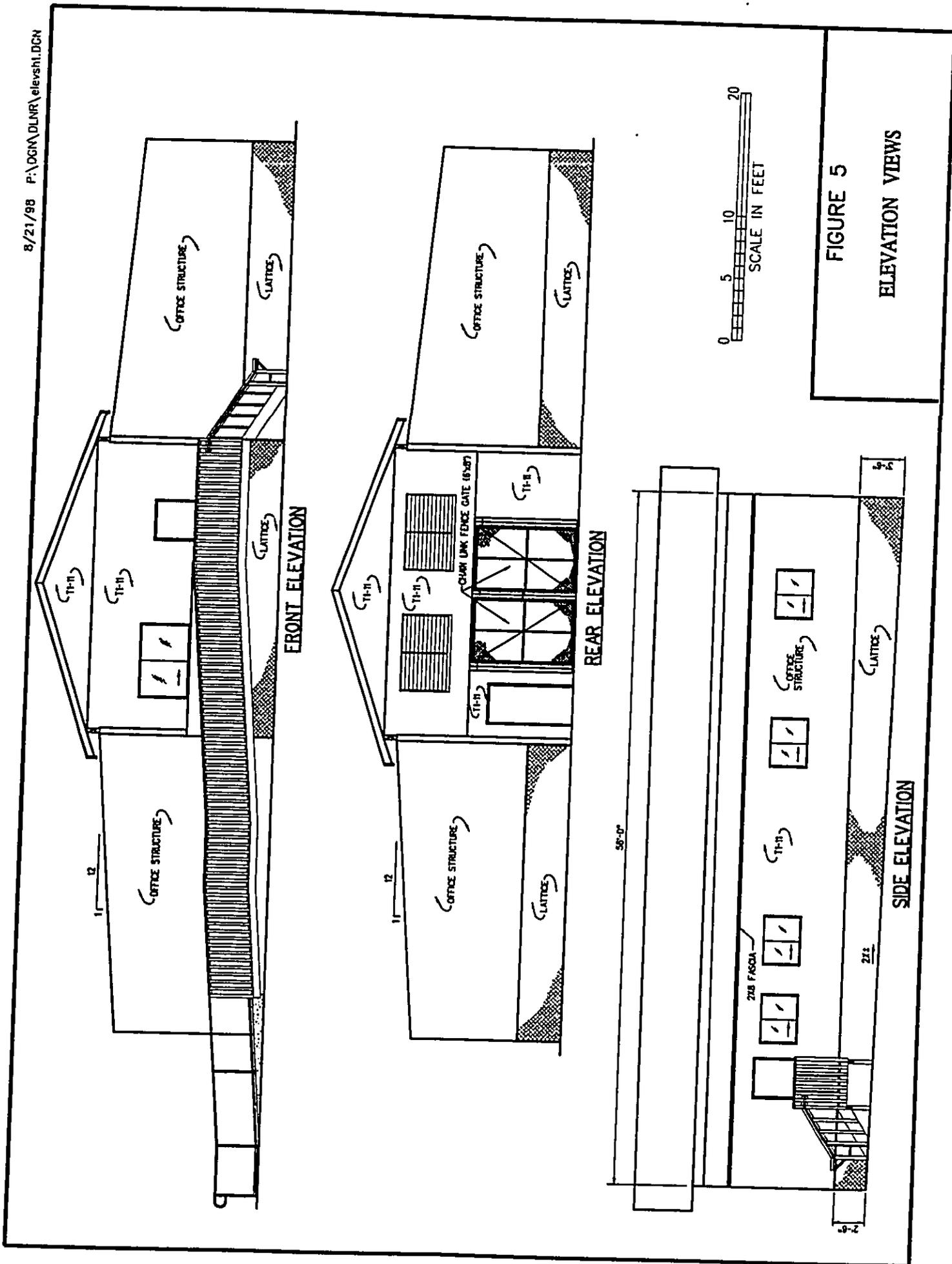


FIGURE 5
ELEVATION VIEWS

2.3 PROJECT SCHEDULE AND CONSTRUCTION COST

It is anticipated that demolition of the existing building and construction of the proposed baseyard will begin in the second quarter of 1999, and will take 12 months to complete.

The estimated construction cost is \$850,000. Funding for the project will be provided by the State of Hawaii in its entirety.

CHAPTER 3 DESCRIPTION OF THE AFFECTED ENVIRONMENT

3.1 PHYSICAL ENVIRONMENT

3.1.1 Regional Context

Waimano Ridge rises from the Pearl City coastal plain to the Koolau ridge line. Residential subdivisions have been built in increments over the broad lower slopes of the ridge. The Pearl City Cultural Center, Pearl City High School and Momilani Elementary School are located at the upper boundary of residential homes on Waimano Ridge. The Waimano Training School and Hospital is situated immediately north of the schools.

Waimano Ridge is separated from the Pacific Palisades subdivision by Waimano Valley to the northwest (Ewa). Residential developments of Royal Summit and Newtown Estates are located to the southeast (Diamond Head), separated from Waimano Ridge by Waimalu Valley.

3.1.2 Climate

According to the *Waimano Ridge Master Plan*, the ridge experiences generally lower temperatures than the adjacent coastal plain. Specific National Weather Service data is unavailable for Waimano Ridge. However, ridge locations on the leeward side of the Koolau main ridge experience temperature ranges between 60° to 76°F throughout the year. Rainfall at the project site is in excess of 40 inches per year according to the *Atlas of Hawaii*.

3.1.3 Topography and Soils

The project site is relatively flat, sloping gently in a north to south direction at about 4 percent. Elevations ranges from about 614 ft msl at the intersection of the site access with Waimano Home Road (northern boundary) to 603 ft msl at the southern boundary.

According to the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Hawaii*, the project site is located within lands classified as FL (fill land, mixed). These fill lands are characterized as areas filled with material dredged from the ocean or hauled from nearby areas, garbage, and general material from other sources. The land is typically used for urban development.

A subsurface investigation of the project site was conducted by Fewell Geotechnical Engineering, Ltd. Their *Subsurface Investigation Report*, dated July 31, 1998 revealed that the site is generally underlain by 1.0 to 1.5 feet of compacted clayey silt fill over relatively competent residual silts which extended to the bottom of the soil borings at a depth of 10.0 feet below the existing ground surface. Both the fill and underlying residual soils consist of high plasticity clayey silts designated as MH and MH-CH under the Unified Soil Classification

system. The onsite soils should allow use of relatively standard earthwork and building methods in the planned construction.

3.1.4 Flood and Tsunami Hazards

Due to its location on Waimano Ridge, the project site is not located within a tsunami evacuation zone or flood hazard area. The Federal Emergency Management Agency (FEMA) has determined that the project site is situated within Zone D, areas in which flood hazards are undetermined. A Flood Insurance Rate Map has not been printed for this portion of the island of Oahu due to the flood zone designation.

3.1.5 Flora and Fauna

A botanical resources reconnaissance was conducted on July 24, 1990 in conjunction with the *Waimano Ridge Master Plan*. As a result of the reconnaissance, it was concluded that botanical values do not pose constraints on development. The reconnaissance did not find any species that was officially listed as threatened or endangered, or proposed or candidate for such status. In addition, none of the trees were listed on the City and County Register of Exceptional Trees. The Waimano Training School and Hospital facilities have been in use for a long period of time. Remnants of sensitive plant communities have not been seen and are not anticipated.

3.1.6 Archaeological and Historic Resources

An archaeological reconnaissance of the Waimano Training School and Hospital lands was conducted on June 23, 1990, also in conjunction with the *Waimano Ridge Master Plan*. While no archaeological sites were found, two sites of historical significance were identified. These sites are:

- (1) an irrigation ditch along the Ewa edge of the ridge plateau; and
- (2) a cemetery located adjacent to the water storage tanks.

Neither of these sites are located in the vicinity of the Old Administration Building.

Staff from the State Historic Preservation Division (SHPD) conducted a site visit on April 1, 1997 to evaluate the historic nature of the buildings within the Waimano Training School and Hospital complex. They concluded that many of the buildings would be eligible for listing under the Hawaii and/or National Register of Historic Places. Many of the buildings have retained a great amount of historic integrity which is part of the National Register Criteria for Evaluation. Most of the buildings possess integrity of location, design, setting, materials, workmanship, feeling and association.

Specifically, the buildings are significant under Criteria A of the National Register Criteria for Evaluation: *the quality of significance that are associated with events that have made a*

significant contribution to the broad patterns of our history; for their association with the evolution of Waimano Training School and Hospital, the only institution in Hawaii for the developmentally disabled.

Additionally, many of the buildings also meet National Register Criteria C: the quality of significance that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Old Administration Building was believed to have once served as the hospital (labeled "Hospital for Young Patients" on a 1953 site plan). It is similar to Building 11, located in the mauka portion of the Waimano Training School and Hospital grounds.

3.1.7 Air Quality

While there is no routine monitoring of air quality in the vicinity of the project site, it is believed that the ambient air quality is good due to the presence of prevailing tradewinds and the lack of major sources of air pollution. Motor vehicle traffic along Waimano Home Road and the internal roads within the Waimano Training School and Hospital is light in comparison to the lower residential areas of Waimano Ridge.

3.1.8 Noise

Noise levels at the project site are anticipated to be within the allowable State Department of Health (DOH) daytime and nighttime noise limits of 55 dBA and 45 dBA, respectively. This concurrence is based on the absence of heavy traffic, low density and rural setting within the Waimano Training School and Hospital grounds.

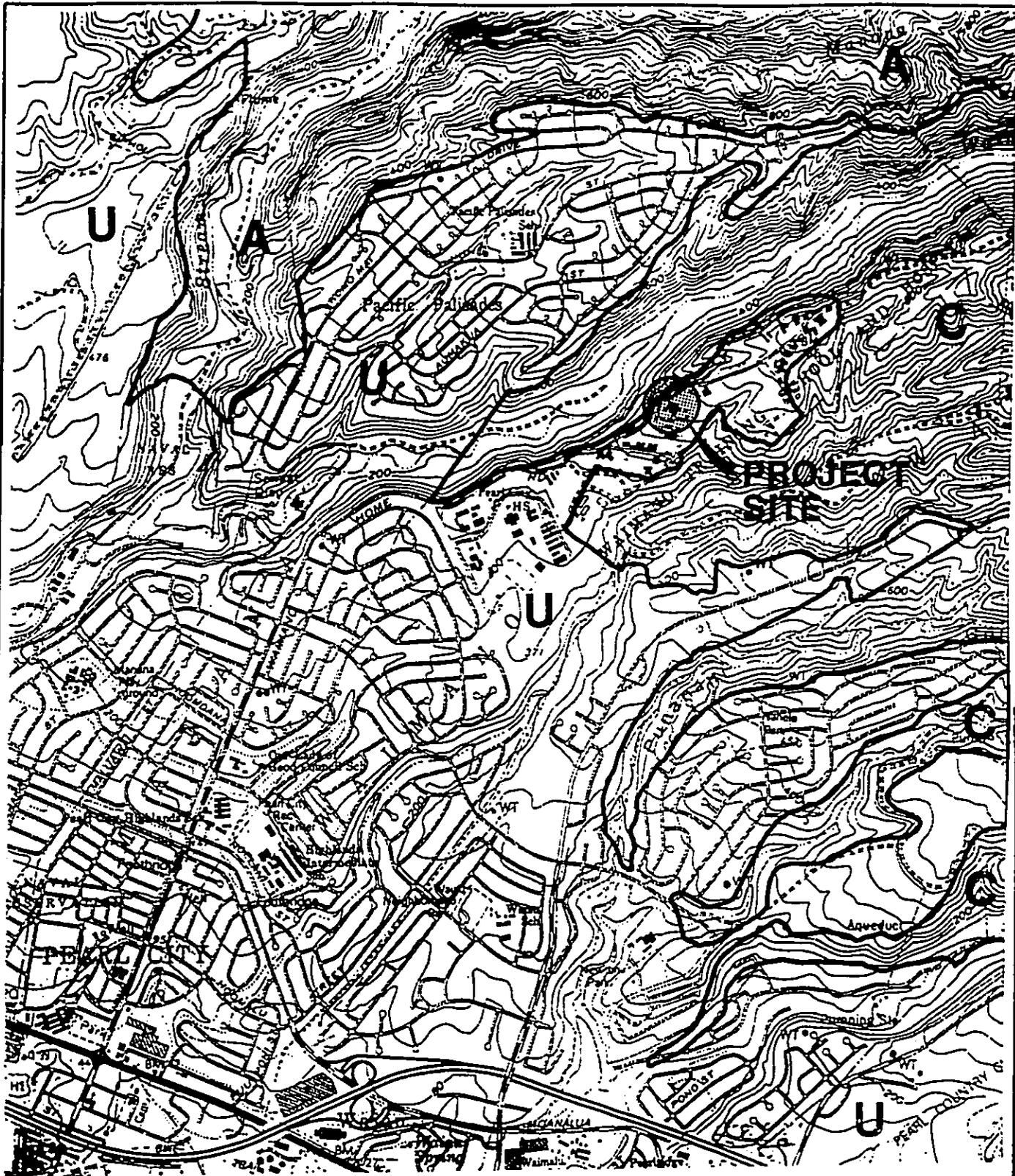
3.1.9 Visual Resources

The floor area of the Old Administration Building encompasses 12,663 sq. ft. Although the building is a single story structure, the southwestern side is elevated due to the sloping terrain. It is estimated that the existing building rises to a maximum height of about 25 feet at its southern corner.

3.2 SOCIOECONOMIC ENVIRONMENT

3.2.1 State Land Use Designation

The project site is located within the Urban District (see Figure 6) according to the State Land Use District Boundary Map O-9 (Waipahu Quadrangle).



LEGEND:

- U** URBAN DISTRICT
- C** CONSERVATION DISTRICT

REFERENCE:
STATE LAND USE DISTRICT BOUNDARY MAP
O-9 (WAIPAHU QUADRANGLE)



GRAPHIC SCALE IN FEET



FIGURE 6

STATE LAND USE DESIGNATION MAP

3.2.2 Zoning Designation

The project site is located within an area zoned Residential R-5 (minimum 5,000 sq. ft. lot size) according to Zoning Map No. 7 (Halawa-Pearl City). Public uses and structures are a permitted principal use within Residential Districts. Refer to Figure 7 for the City and County of Honolulu zoning designations in the project vicinity.

3.2.3 Population and Economy

The population within the Waimano Training School and Hospital grounds varies on a daily basis. Occupancy includes staff and clients of the State Department of Health and its tenants. Other agencies such as the Department of Public Safety utilize the facility for training classes on an interim basis. Client services provided by the state are gradually being transferred to private providers. Department of Health operations will focus on training, monitoring and regulation of these community-based services.

Waimano Training School and Hospital recently completed an occupant survey of its facilities. The survey results indicated the maximum population occurs during the weekday day shift, totalling approximately 666 people (286 staff and 380 clients). The next highest population occurs during the weekend day shift when approximately 155 people (47 staff and 108 clients) are present at the site.

3.3 INFRASTRUCTURE

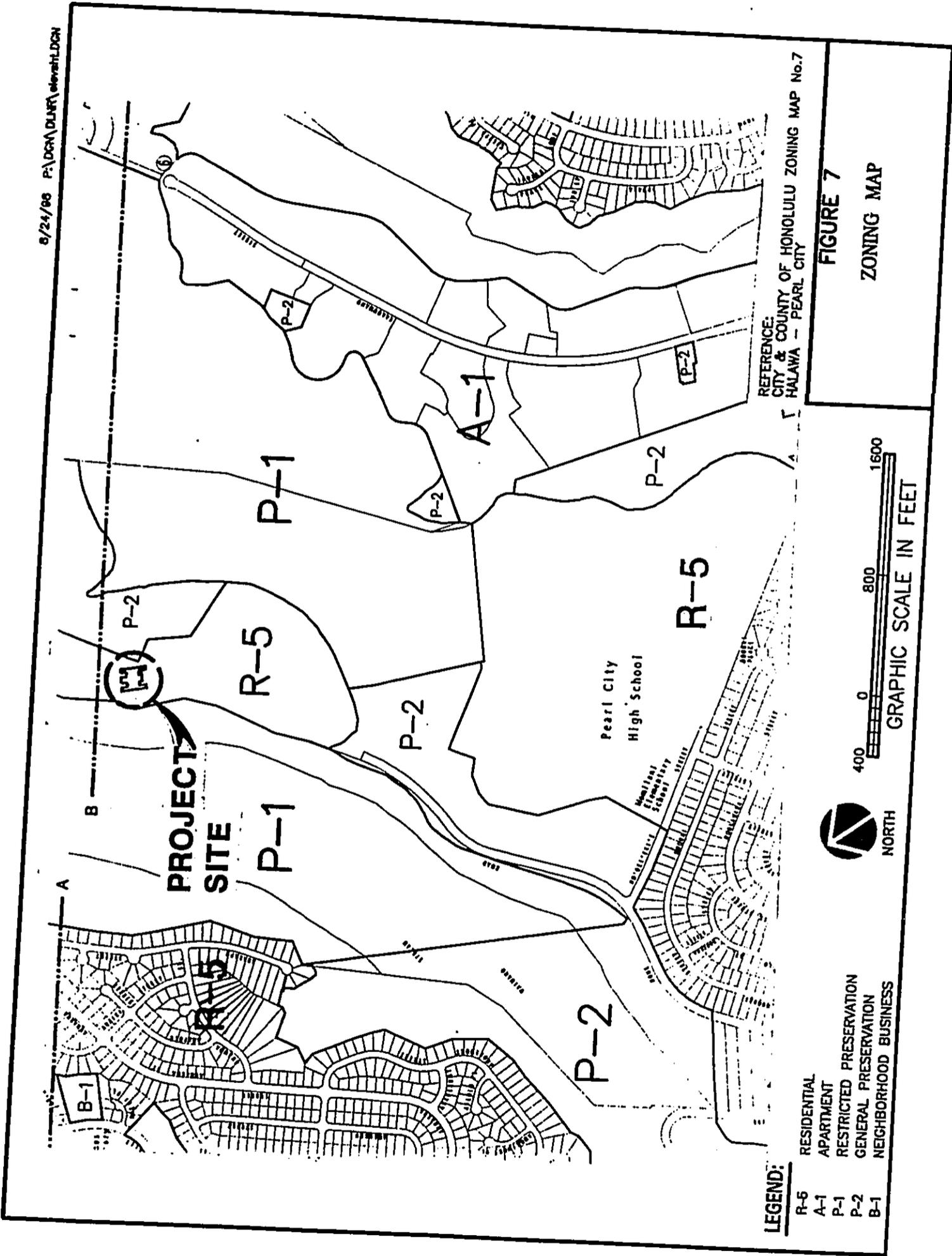
3.3.1 Roads

Waimano Home Road is the main thoroughfare serving Waimano Ridge and the Waimano Training School and Hospital. Present access to the Old Administration Building is from Waimano Home Road to an interior road which encircles the building. Internal traffic to and from the swimming pool, Medical Director's House, and Building 5 also utilize this interior road. Traffic on the interior road flows in a one-way direction, clockwise around the Old Administration Building. The interior road widens to accommodate two-way traffic flow between the Medical Director's House and Thayer Hall (see Figure 2).

Both the interior road and Waimano Home Road in the vicinity of the project site are under jurisdiction of the State of Hawaii. The interior road also serves as a detour road during repair work on Waimano Home Road between the Old Administration Building and Building B-4.

3.3.2 Drainage

A system of swales, lined channels and roadway culverts convey storm water runoff from the Waimano Training School and Hospital to the adjacent valleys. Drainage from the Old



Administration Building site appears to sheet flow away from the building under existing conditions.

3.3.3 Water

Waimano Training School and Hospital operates its own water system. The system includes two wells, two steel storage reservoirs of 100,000 and 590,000 gallons, booster pumps, chlorinators and distribution lines. The water system supplies domestic and fire protection water to the existing Waimano Training School and Hospital facilities and the Pearl City Cultural Center.

Domestic water demand was reportedly near the system capacity in December 1997. Major water users were requested to limit irrigation use in an effort to conserve water. With implementation of water conservation measures, consumption has remained below the Waimano Training School and Hospital water allocation.

3.3.4 Wastewater

The sanitary sewer system serving the Department of Health Laboratory located mauka of the project site was completed in 1989. The sewer system is under jurisdiction of the State of Hawaii. The state sewer conveys wastewater to the City and County sewer system for treatment and disposal. A separate, older sanitary sewer conveys wastewater from the remaining Waimano Training School and Hospital buildings to the downstream municipal system.

3.3.5 Electrical Power and Telephone Service

The main electrical distribution system is provided by Hawaiian Electric Company (HECO). Bills are sent by HECO directly to the agency/building being served.

CHAPTER 4 POTENTIAL IMPACTS AND MITIGATION MEASURES

The intent of this chapter is to describe potential impacts to the existing physical and social environment which may result from construction and operation of the proposed project. Mitigation measures which will be employed to minimize negative impacts are also discussed in this chapter.

Potential impacts may be classified as "short term" or "long term". Short term impacts are generally associated with construction activities while long term impacts are those that are lasting, resulting from the presence or operation of the project after it is constructed.

4.1 IMPACTS ON THE PHYSICAL ENVIRONMENT

4.1.1 Waimano Region

The Waimano Training School and Hospital complex is somewhat isolated from the Pearl City community due to its location above the businesses, residential neighborhoods and schools on Waimano Ridge. It is anticipated that day to day activities within the baseyard facility will not result in regional impacts to the environment.

4.1.2 Soil Erosion

The potential for soil erosion will be a short term impact, limited to construction activities. While most of the proposed construction will take place within previously developed areas, disturbance of pavement or existing vegetation during grading and trenching activities will result in bare ground with the potential for soil erosion. Upon completion of construction, soil erosion potential will revert back to pre-construction conditions due to paving, construction of buildings, and establishment of permanent vegetative ground cover. Employee parking will be designated within paved areas of the fenced baseyard grounds and should not contribute to long term soil erosion.

Erosion control measures will be implemented during construction to minimize soil erosion and offsite sediment transport. Erosion control plans will be prepared during the design phase and included in the construction documents. The erosion control plan will identify specific best management practices which will be employed to minimize erosion and sediment transport. These practices may include construction of temporary berms or swales to direct offsite runoff away from construction activities, and installation of a silt fence on the downstream side of the site to reduce offsite transport of sediment and construction debris.

4.1.3 Archaeological and Historic Resources

There are no impacts to archaeological resources anticipated due to construction of the proposed baseyard. The two known archaeological sites within the Waimano Training School and Hospital complex are not located in the project vicinity.

Demolition of the existing Old Administration Building has been coordinated with the State Historic Preservation Division (see Appendix A). Prior to demolition, the building will be photographically documented with a 4 x 5 camera. A set of 8 x 10 black and white photographs, printed to archival standards, and negatives, will be submitted to the State Historic Preservation Division to provide historic documentation of the structure.

4.1.4 Air Quality

During construction, generation of fugitive dust during demolition, earthmoving and other activities may result in a temporary impact on air quality. To ensure compliance with the State Department of Health regulations, an effective dust control plan will be implemented during construction. Dust control measures may include watering the work area, use of wind screens, keeping the adjacent roadways clean, and covering open-bed trucks. Permanent repaving will be scheduled as soon as practical.

There will be no long term impact to air quality associated with the proposed project. Materials such as topsoil, gravel and compost which may be stockpiled within the paved storage area will be covered with tarps to minimize dust.

4.1.5 Noise

Short term noise impacts may result from construction activities. However, adverse impacts from construction noise are not anticipated to affect public health and welfare due to the temporary nature of the work and the administrative controls in place for its regulation. To mitigate construction-related noise impacts, the contractor will be required to comply with Hawaii Administrative Rules Chapter 11-46 "Community Noise Control", and noise regulations of the City and County of Honolulu, including those specified in the grading permit.

Long term noise impacts due to operation of the proposed baseyard are not anticipated. Most activity will be contained within the office structures. Maintenance activities will be limited to repair of small equipment, contained within the covered lanai areas between the offices. Storage of materials and vehicles within the paved yard area should not result in significant noise impacts. Should the need arise to conduct atypical activities at the baseyard which result in increased noise, the operations will be coordinated with Waimano Training School and Hospital and neighboring tenants to minimize impacts.

4.1.6 Visual Resources

The proposed baseyard offices will occupy less land area than the existing Old Administration Building, resulting in increased open space. The new structures will be approximately 19.5 feet high at the top of the lanai roof, and should not impact visual resources.

4.1.7 Hazardous Materials

The proposed baseyard may generate a small quantity of hazardous wastes in the form of solvents, cleaning agents, and ignitable wastes. All hazardous wastes generated at the baseyard will be managed in accordance with the applicable sections of Hawaii Administrative Rules, Chapters 11-260 through 11-280.

4.2 IMPACTS ON THE SOCIOECONOMIC ENVIRONMENT

Demolition of the Old Administration Building for construction of the baseyard will result in displacement of approximately twelve Waimano Training School and Hospital staff who presently utilize office space within the building. In addition, classroom and storage facilities will be eliminated.

Also as a result of the proposed baseyard project, it has been necessary to shift accommodations for other DOH staff and private tenants. The reason for the relocations is to accommodate the tenant that was initially slated to occupy the Old Administration Building upon its vacancy by DOH personnel.

While these impacts will inconvenience personnel, space is available within other buildings in the complex for their use. In an effort to minimize impacts, there has been ongoing correspondence from DLNR to coordinate the proposed baseyard development with the State Department of Health.

4.3 IMPACTS ON UTILITY INFRASTRUCTURE

4.3.1 Onsite Roads

Development of the proposed baseyard will result in re-routing the existing interior road around the Old Administration Building. The existing road will be widened to 20 feet to accommodate two-way traffic on the eastern (mauka) side of the site. Through traffic around the new offices will not be possible due to construction of the baseyard fence. A gate will restrict vehicle access to the western side of the site, limiting access to the baseyard parking/storage yard, and the (offsite) swimming pool. Significant long term impacts are not anticipated since the proposed baseyard includes provisions to route internal traffic around the site.

Construction activities will be phased to minimize short term traffic impacts to the Waimano Training School and Hospital. Through traffic will be maintained on the internal road around the project site unless public safety becomes a concern. The internal road on the mauka side of the project site will be widened during the first phase of construction to accommodate two-way traffic around the site. The internal road on the makai side of the site (between the existing building and the swimming pool) will not be closed until the mauka road has been widened. However, the proposed two-lane mauka road may be closed to traffic in one or both directions for interim period(s) throughout the construction period to ensure public safety.

4.3.2 Offsite Traffic

A traffic impact assessment report was prepared for the Department of Health as part of the 1992 Waimano Ridge Master Plan. The report analyzed the impact of an additional 177 employees (for a total of 788 persons-- staff and clients) on the local roadway system. The following offsite intersections were studied:

- Waimano Home Road and Hookie Street
- Waimano Home Road and Komo Mai Drive
- Waimano Home Road and Noelani Street
- Waimano Home Road and Moanalua Road

Based on the population increase as a result of the master plan, peak hour traffic would increase by 2.5 percent. In comparison, the proposed baseyard project will result in only 41 additional employees, for a total of 717 persons at the site. Therefore, traffic impacts are not anticipated to be significant as a result of the project.

4.3.3 Drainage

There should be no impact on existing drainage facilities due to development of the proposed baseyard. The volume of runoff generated from the site after development should be similar to existing conditions due to minimal increase in impervious surfaces. Good housekeeping practices will be implemented during operation of the baseyard to minimize the presence of pollutants in storm runoff.

4.3.4 Water

Significant impacts to the water system serving the Waimano Training School and Hospital are not anticipated. Irrigation water use will be minimal due to construction of pavement over most of the area. Other high volume water uses such as vehicle washing are not anticipated at the baseyard. Water conservation measures are presently implemented and have resulted in a reduction in water consumption below the Waimano Training School and Hospital allocation. A shortage of potable water is not anticipated since the proposed project will not significantly increase water consumption.

4.3.5 Wastewater

The downstream capacity of the municipal sewer system to serve the proposed baseyard will be coordinated with the City and County of Honolulu Department of Environmental Services. Significant impacts are not anticipated since the baseyard offices result in more than a 50 percent reduction in building area over the existing Old Administration Building.

4.3.6 Electrical Power and Telephone Service

Availability of providing electrical power and telephone service to the baseyard will be coordinated with Hawaiian Electric Company and GTE Hawaiian Telephone Company, respectively, during design. Due to the existing electrical and telephone use at the site, significant impacts are not anticipated.

CHAPTER 5 ALTERNATIVES TO THE PROPOSED ACTION

This chapter discusses alternatives against which the proposed action was evaluated. The alternatives were rejected due to their inability to meet the project objectives, or attainment of the objectives to a less desirable degree. To restate, the primary objective is construction of a new baseyard to serve the Department of Land and Natural Resources (DLNR) Oahu operations. Specifically, the department requires office space, workshop areas and storage areas.

Two alternatives to the proposed action and "no action" were considered. The two alternatives are both located on state-owned lands, a primary consideration for economic feasibility. Each alternative is described in the sections that follow.

5.1 NO ACTION

The "no action" alternative was dismissed because it failed to meet the project objectives.

5.2 ALTERNATE LOCATION

Construction of the baseyard at a vacant site adjacent to Waimano Hale, the present administrative offices for Waimano Training School and Hospital, was considered. This alternative site encompasses approximately 3.5 acres (290 ft x 500 ft+). The site also has the advantages of being vacant and relatively flat. However, this alternative site was not favored due to its location in an open grassy field close to the Pearl City Cultural Center and residential homes. Although demolition costs would not be incurred, additional expenses associated with this alternative include landscaping and construction of a wall along Waimano Home Road to establish a buffer zone. Construction of the baseyard at this alternative location would likely generate greater public opposition due to the reduction of existing open space and its location near residences.

5.3 USE OF EXISTING BUILDING

Use of the existing Old Administration Building for the baseyard offices was considered. However, implementation of this alternative would also fail to meet the project objectives since the large building size would minimize the land area available to be paved for parking and storage. Acquisition of additional lands would be required to meet the paved parking and storage area requirement.

CHAPTER 5 - ALTERNATIVES TO THE PROPOSED ACTION

In addition, building repairs would be required. A survey of the building conditions conducted for the *Waimano Ridge Master Plan* reported the following inadequacies:

- No ramp at major entry
- No flashing fire alarm lights
- No fire alarm system
- No sprinkler system
- No automatic smoke detectors
- No exit sign illuminated or indicated
- No emergency lighting in corridor
- No emergency power
- Non-conforming exits/locations
- Inadequate exit doors and landings
- Inadequate ventilation
- No ADA accessible restroom facilities
- Inadequate handrails and guardrails

**CHAPTER 6
FINDINGS AND DETERMINATION**

6.1 DETERMINATION

The Department of Land and Natural Resources has concluded that the proposed project does not have the potential to generate significant environmental impacts, and the need to prepare an environmental impact statement is not foreseen. This Final EA has been submitted with a Finding of No Significant Impact (FONSI) determination.

6.2 FINDINGS AND REASONS SUPPORTING DETERMINATION

The overall and cumulative effects of the proposed action were evaluated with respect to Hawaii Administrative Rules (HAR) Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-12 "Significance Criteria". The following findings and conclusions can be made in support of the anticipated FONSI determination.

- (1) *The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource.*

Although many of the buildings within the Waimano Training School and Hospital grounds would be eligible for listing on the Hawaii and/or National Register of Historic Places, and many of the buildings are significant under both Criteria A and C of the National Register Criteria for Evaluation, the State Historic Preservation Division (SHPD) has stated that demolition of the Old Administration Building would be permissible with photographic documentation. Refer to Appendix A for pertinent correspondence with SHPD.

- (2) *The proposed action will not curtail the range of beneficial uses of the environment.*

The proposed action will replace an existing building, paved parking and roadway. The proposed baseyard will not encroach upon previously undeveloped areas.

- (3) *The proposed action will not conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.*

Development of the proposed action will comply with the environmental policies, goals and guidelines expressed in Chapter 344, HRS.

- (4) *The proposed action will not have a substantial negative effect on the economic or social welfare of the community or state.*

Program and staff reductions at the Waimano Training School and Hospital will result in vacant buildings and unused facilities on state-owned land. The use of these facilities for other state operations will be a positive impact on the economy and welfare of the state by minimizing land acquisition and consolidating operations within state facilities.

- (5) *The proposed action will not have a substantial negative effect on public health.*

Construction activities may result in temporary generation of noise and dust. However, these impacts will subside upon completion of construction activities and there should be no long term effect on public health.

- (6) *The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities.*

The proposed action will not have a significant effect on population. Public facilities will be positively impacted by construction of the project due to the consolidation of DLNR operations.

- (7) *The proposed action does not involve substantial degradation of environmental quality.*

The proposed action will not impact previously undeveloped areas.

- (8) *The proposed action will not have a considerable cumulative effect upon the environment or involve a commitment for larger actions.*

The proposed action replaces an existing aged building with several smaller structures. The total floor area of the new structures will occupy less than one-half of the existing building floor area.

- (9) *The proposed action will not substantially affect a rare, threatened, or endangered species or its habitat.*

There are no endangered species or habitat within the project site or its vicinity.

- (10) *The proposed action will not detrimentally affect air or water quality or ambient noise levels.*

Air quality and ambient noise levels may be temporarily impacted during construction activities. However, these impacts will terminate upon completion of construction. There are no impacts to water quality anticipated due to the proposed action or its construction.

CHAPTER 6 - FINDINGS AND DETERMINATION

- (11) *The proposed action will not affect, nor is it likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal water.*

The project site is located on Waimano Ridge, at an elevation beyond the limits and impacts of flood plains, tsunami zones, beaches, estuaries, fresh water and coastal waters. The project site is not located in an erosion prone area or on geologically hazardous land.

- (12) *The proposed action will not substantially affect scenic vistas or viewplanes identified in county or state plans or studies.*

The proposed construction of prefabricated office structures will replace an existing building at the site. Further, the new offices will occupy considerably less land area than the existing building.

- (13) *The proposed action will not require substantial energy consumption.*

No substantial changes in energy consumption are anticipated.

**CHAPTER 7
CONSULTATION**

7.1 LIST OF PREPARERS

This Final EA was prepared for the State of Hawaii Department of Land and Natural Resources (DLNR) by Engineering Concepts, Inc. The following organizations were also involved in preparation of this document.

<u>Organization</u>	<u>Area of Expertise</u>
ControlPoint Surveying, Inc.	Topographic Survey
Structural Analysis Group, Inc.	Structural Engineering
Kodama/Okamoto Architects, Inc.	Architecture
Ronald N.S. Ho & Associates, Inc.	Electrical Engineering
Fewell Geotechnical Engineering, Ltd.	Geotechnical Engineering

7.2 PARTIES CONSULTED DURING PREPARATION OF THE DRAFT EA

The following agencies were contacted for pre-assessment consultation during preparation of the Draft EA. A copy of the correspondence is included in Appendix A.

7.2.1 State Government

Department of Health
Department of Land and Natural Resources, State Historic Preservation Division
Department of Education:
 Momilani Elementary School
 Pearl City High School

7.2.2 Other Interested Parties

Pearl City Neighborhood Board No. 21
Ho'okupo Program

7.3 PARTIES CONSULTED DURING PREPARATION OF THE FINAL EA

Forty-two (42) copies of the Draft EA were mailed to agencies, organizations and other interested parties. A complete listing of these consulted parties is included in Sections 7.3.1 through 7.3.4.

CHAPTER 7 - CONSULTATION

Availability of the Draft EA was published in the October 8, 1998 edition of *The Environmental Notice* by the Office of Environmental Quality Control. A total of nine comment letters were received as of November 30, 1998 (the public comment period ended on November 9, 1998). Agencies and interested parties responding to the request for comments are marked with an asterisk (*) in the lists which follow.

7.3.1 State Government

State Legislature:

Senator David Ige
Representative Noboru Yonamine

Department of Business, Economic Development and Tourism:

- * Land Use Commission
- Office of Planning
- * Energy, Resources and Technology Division

Department of Education:

Momilani Elementary School
Pearl City High School
Pearl City Cultural Center

Department of Health:

- * Environmental Planning Office
- * Waimano Training School and Hospital
- Child and Adolescent Mental Health Division
- * Commission on Persons with Disabilities

Department of Human Services, Foster Grandparent Program

Department of Public Safety
Office of Environmental Quality Control
University of Hawaii, Environmental Center

7.3.2 City and County Government

Council Chair Mufi Hannemann

- * Department of Environmental Services
- * Department of Planning and Permitting
- * Department of Transportation Services

7.3.3 Other Interested Parties

Office of Hawaiian Affairs
American Lung Association
Hawaiian Electric Company, Inc.
GTE Hawaiian Telephone Company
* Pearl City Neighborhood Board No. 21
Ho'okupono Program

CHAPTER 7 - CONSULTATION

**Kokua Mau Work Center
Special Education Center of Hawaii
Research Center of Hawaii**

7.3.4 Libraries

**Hawaii State Library
Pearl City Regional Library
University of Hawaii at Manoa, Hamilton Library**

7.4 COMMENTS ON THE DRAFT EA

Comment letters received during public review of the Draft EA and responses prepared by the applicant have been included in Appendix B.

REFERENCES

REFERENCES

Fewell Geotechnical Engineering, Ltd., *Subsurface Investigation Report, New Office Buildings, DLNR Baseyard, Waimano Hospital, Pearl City, Oahu, Hawaii*, July 31, 1998.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, "Chapter 42: Vehicular Noise Control for Oahu", October 24, 1981.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, "Chapter 43: Community Noise Control for Oahu", October 24, 1981.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, "Chapter 60.1: Air Pollution Control", October 29, 1993.

Hawaii State, Department of Health, *Hawaii Administrative Rules*, "Chapter 200: Environmental Impact Statement Rules", August 20, 1996.

Hawaii State, Department of Health, Developmental Disabilities Division, *Waimano Ridge Master Plan*, DAGS Job No. 12-20-3331, February 1992.

Honolulu, City and County Department of Land Utilization, *Land Use Ordinance*, August 1997.

U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai*, State of Hawaii, August 1972.

U.S. Federal Emergency Management Agency, National Flood Insurance Program, "Flood Insurance Rate Map, City and County of Honolulu, Map Index, revised September 30, 1995.

University of Hawaii, Department of Geography, *Atlas of Hawaii*, Section Edition, 1983.

APPENDIX A

Pre-assessment Consultation Correspondence



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 651
HONOLULU, HAWAII 96808

REMOVED BY THE HONOLULU COMMISSIONERS
OF THE BOARD OF LAND AND NATURAL RESOURCES
ON SEPTEMBER 11, 1998
FOR THE REASON THAT THE INFORMATION
CONTAINED HEREIN IS UNLAWFUL, UNNECESSARY,
OR OTHERWISE VIOLATES THE HONOLULU
COMMISSIONERS' POLICY ON THE
PROTECTION OF PERSONAL INFORMATION
AND THE HONOLULU COMMISSIONERS' POLICY
ON THE PROTECTION OF ENVIRONMENTAL
INFORMATION

SEP 10 1998

TO: Lawrence H. Milke, M.D., Director
Department of Health

FROM: Michael D. Wilson, Chairperson

SUBJECT: DLNR Oahu Baseyard
Pearl City, Oahu, Hawaii
Job No. 31-OLS

The Department of Land and Natural Resources is proposing to construct a baseyard on state-owned lands within the grounds of the Waimanalo Training School and Hospital (WTSH) on Waimanalo Ridge in Pearl City. Specifically, the project site encompasses the Old Administration Building site, as indicated on the enclosed map. Offices and classrooms within the Old Administration Building are presently utilized by WTSH staff and other organizations.

The proposed construction will include demolition of the Old Administration Building and routing of traffic within the WTSH facility around the project site. Construction will include portable trailer-type offices with covered lanes for maintenance activities and a paved yard area for parking and storage. The footprint of the new structures will be smaller than the existing building. A chain link fence will be erected around the entire 50,000 (±) sq. ft. baseyard site for security. It is anticipated that the baseyard offices will be occupied by a total of 40 employees. Construction is expected to begin in the second quarter of 1999 and will be completed in 12 months.

Engineering Concepts, Inc. has been contracted to prepare an Environmental Assessment (EA) for the project in compliance with Chapter 343, Hawaii Revised Statutes. The purpose of the EA is to disclose potential environmental impacts, which may result from construction and operation of the project, and to identify mitigation measures to minimize negative impacts. As part of the pre-assessment consultation phase, we are currently soliciting comments from neighboring parties so that as many concerns as possible can be addressed in the Draft EA. A copy of the Draft EA will be furnished for your review and comment.

Lawrence H. Milke, M.D.
Page 2

Please address your comments and/or concerns to the attention of Mr. Hiram Young of the DLNR Land Division, Engineering Branch, by September 11, 1998. Correspondence received after this date may not be addressed in the Draft EA, but will be included in the Final EA.

Should you have any questions or require additional information, please call Mr. Hiram Young at 587-0260.

RM:sek
attach: Location Map
cc: Engineering Concepts, Inc.
m:\w\l\m\m\w\og\et\let\m\k\ob.wpd

State of Hawaii
Department of Land and Natural Resources
LAND DIVISION
Engineering Branch

SEP - 1 1998

TO: Don Hibbard, Administrator
State Historic Preservation Division

THRU: Dean Uchida, Land Administrator

FROM: Andrew Monden, Chief Engineer

SUBJECT: Job. 31-OL-S, DLNR Oahu Baseyard, Oahu, Hawaii

We are preparing an Environmental Assessment (EA) for development of a departmental baseyard on the Old Administration Building site at the Waimano Training School and Hospital. Previous discussions with your staff have indicated that there are no objections to demolition of the existing building for the purpose of constructing a baseyard. The purpose of this memorandum is to confirm our understanding and to solicit comments and/or concerns for inclusion in the Draft EA.

Should you have any questions, please contact Mr. Hiram Young of the Design Section at Ext. 7-0260.

RM:sk

cc: Kenneth Ishizaki, Engineering Concepts, Inc.

m:\w\dm\auka\31-ol-s.rmm

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES



RECEIVED

ALL: 17

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
55 SOUTH LEA STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

MONITORING, EVALUATION, COMPLIANCE
BOARD OF LAND AND NATURAL RESOURCES

REPORT

BUDGET COUNCIL ADVISORY

AGRICULTURE DEVELOPMENT

PLANNING

ANALYTIC SERVICES

CONSERVATION AND

ENVIRONMENTAL AFFAIRS

CONSERVATION AND

RECREATION SERVICES

PLANNING AND DESIGN

PROPERTY ACQUISITION

HISTORIC PRESERVATION

PLANNING

LAND MANAGEMENT

STATE PARKS

STATE LAND

STATE LAND DEVELOPMENT

September 2, 1998

MEMORANDUM

To: Dean Uchida, Land Administrator
Andrew Monden, Chief Engineer

From: Don Hibbard, Administrator
State Historic Preservation Division

Subject: Job. 31-OL-S, DLNR Oahu Baseyard, Oahu, Hawaii

LOG NO: 22164
DOC NO: 98090005
ARCHITECTURE

Prior to the demolition of the Old Administration Building at the Waimano Training School, we request that it is photographically documented with a 4x5 camera. We request a set of 8x10 black and white photographs (printed to archival standards) along with the negatives be submitted to the Historic Preservation Division. We believe that the photographic documentation would provide the historic documentation of the structure. Thank you for the opportunity to comment.

CO:je

SEP 3 11 25 AM '98

WALTER J. CANTLAND
Commissioner of Public Works



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH
P.O. BOX 570
HONOLULU, HAWAII 96808

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
SERVICES
GILBERT COLLEGE-LEIAPAAI
AGRICULTURE DEVELOPMENT PROGRAM
PLANNING AND DESIGN
CONSTRUCTION AND MAINTENANCE
CONSTRUCTION AND MAINTENANCE

SEP - 4 1998

Mrs. Doreen Higa, Principal
Moomilani Elementary School
2130 Hookilele Street
Pearl City, Hawaii 96782

Job No. 31-OL-S, DLNR Oahu Baseyard, Pearl City, Oahu, Hawaii

Dear Mrs. Higa:

The State of Hawaii, Department of Land and Natural Resources (DLNR), is proposing to construct a baseyard on state-owned lands within the grounds of the Waimano Training School and Hospital (WTSH) on Waimano Ridge in Pearl City. Specifically, the project site encompasses the Old Administration Building site, as indicated on the enclosed map. Offices and classrooms within the Old Administration Building are presently utilized by WTSH staff and other organizations.

The proposed construction will include demolition of the Old Administration Building and re-roofing of traffic within the WTSH facility around the project site. Construction will include portable trailer-type offices with covered lanais for maintenance activities and a paved yard area for parking and storage. The footprint of the new structures will be smaller than the existing building. A chain link fence will be erected around the entire 50,000 (±) sq. ft. baseyard site for security. It is anticipated that the baseyard offices will be occupied by a total of 40 employees. Construction is expected to begin in the second quarter of 1999 and will be completed in 12 months.

Engineering Concepts, Inc. has been contracted to prepare an Environmental Assessment (EA) for the project in compliance with Chapter 343, Hawaii Revised Statutes. The purpose of the EA is to disclose potential environmental impacts, which may result from construction and operation of the project, and to identify mitigation measures to minimize negative impacts. As part of the pre-assessment consultation phase, we are currently soliciting comments from neighboring parties so that as many concerns as possible can be addressed in the Draft EA. A copy of the Draft EA will be furnished for your review and comment.

Mrs. Doreen Higa
Page 2
SEP - 4 1998

Please address your comments and/or concerns to the attention of Mr. Hiram Young of the DLNR Land Division, Engineering Branch, by September 11, 1998. Correspondence received after this date may not be addressed in the Draft EA, but will be included in the Final EA.

Should you have any questions or require additional information, please call Mr. Hiram Young at 587-0260.

Sincerely,

ANDREW M. MONDEN
Chief Engineer

RM:sk

attach: Location Map
cc: Engineering Concepts, Inc.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH
P.O. BOX 57
HONOLULU, HAWAII 96809
SEP - 4 1988

HOWARD D. NELSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
OFFICE OF THE CHAIRPERSON
1000 KALANOAU AVENUE, SUITE 1000
HONOLULU, HAWAII 96813
TELEPHONE: (808) 551-2100
FACSIMILE: (808) 551-2101
TELETYPE: (808) 551-2102
TELEFAX: (808) 551-2103
WWW: WWW.HONOLULU.GOV

Mr. Gerald Suyama, Principal
Pearl City High School
2100 Hoolalekē Street
Pearl City, Hawaii 96782

DLNR Oahu Baseyard, Pearl City, Oahu, Hawaii

Dear Mr. Suyama:

The State of Hawaii, Department of Land and Natural Resources (DLNR) is proposing to construct a baseyard on state-owned lands within the grounds of the Waimano Training School and Hospital (WTSH) on Waimano Ridge in Pearl City. Specifically, the project site encompasses the Old Administration Building site, as indicated on the enclosed map. Offices and classrooms within the Old Administration Building are presently utilized by WTSH staff and other organizations. We understand that Pearl City High School special education classes utilize the former Medical Director's House which is adjacent to the proposed baseyard site.

The proposed construction will include demolition of the Old Administration Building and re-routing of traffic within the WTSH facility around the project site. Construction will include portable trailer-type offices with covered lanes for maintenance activities and a paved yard area for parking and storage. The footprint of the new structures will be smaller than the existing building. A chain link fence will be erected around the entire 50,000 (±) sq. ft. baseyard site for security. It is anticipated that the baseyard offices will be occupied by a total of 40 employees. Construction is expected to begin in the second quarter of 1999 and will be completed in 12 months.

Engineering Concepts, Inc. has been contracted to prepare an Environmental Assessment (EA) for the project in compliance with Chapter 343, Hawaii Revised Statutes. The purpose of the EA is to disclose potential environmental impacts, which may result from construction and operation of the project, and to identify mitigation measures to minimize negative impacts. As part of the pre-assessment consultation phase, we are currently soliciting comments from neighboring parties so that as many concerns as possible can be addressed in the Draft EA. A copy of the Draft EA will be furnished for your review and comment.

Mr. Gerald Suyama
Page 2
SEP - 4 1988

Please address your comments and/or concerns to the attention of Mr. Hiram Young of the DLNR Land Division, Engineering Branch, by September 11, 1998. Correspondence received after this date may not be addressed in the Draft EA, but will be included in the Final EA.

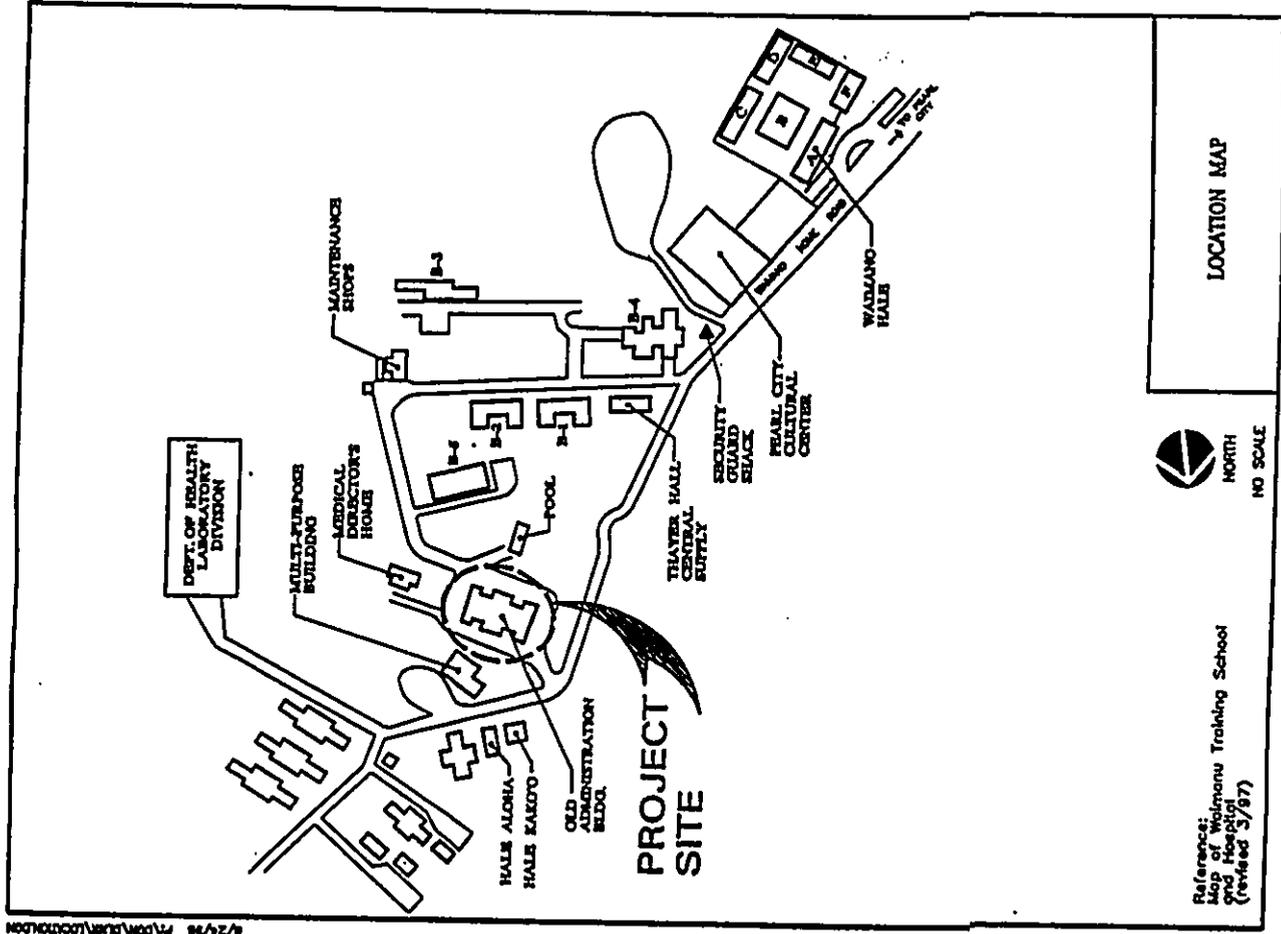
Should you have any questions or require additional information, please call Mr. Hiram Young at 587-0250.

Sincerely,

ANDREW M. MONDEN
Chief Engineer

RM:skk

attach.: Location Map
cc: Engineering Concepts, Inc.



8/24/78 PLOM/PUR/LCO/OUN

Reference:
Map of Waiananu Training School
and Hospital
(revised 5/87)

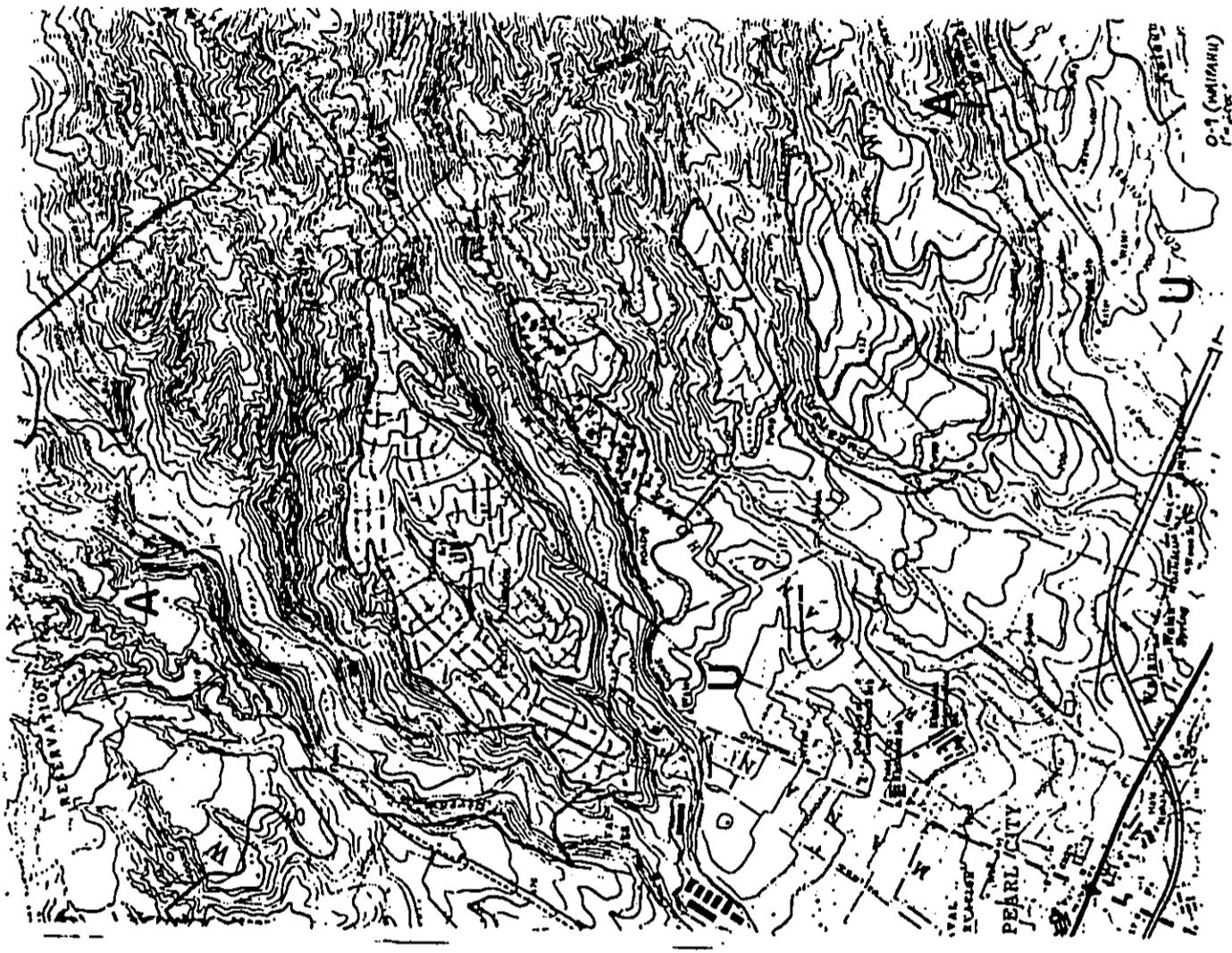


NO SCALE

LOCATION MAP

APPENDIX B

Draft EA Comments and Responses



STATE OF HAWAII
 DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
 LAND USE COMMISSION
 P.O. Box 2159
 Honolulu, HI 96804-2159
 Telephone: 808-587-3822
 Fax: 808-587-3827

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 OCT 14 1998
 ENGINEERING CONCEPTS

Mr. Hiram Young
 Land Division, Engineering Branch
 Department of Land and Natural Resources
 P. O. Box 373
 Honolulu, Hawaii 96809

Dear Mr. Young:

Subject: Draft Environmental Assessment (DEA) for the DLNR
 Oahu Baseyard, Pearl City, Oahu, Hawaii, TNK
 2-7-251.1

We have reviewed the DEA for the subject project and confirm that the project site, as represented on Figure 1, is designated within the State Land Use Urban District.

Upon review of Figure 6, we note that the State land use districts and boundaries are not accurately represented. We have enclosed a copy of the same portion of the Commission's official map, O-9 (Waipahu), for your reference.

We have no further comments to offer at this time. We appreciate the opportunity to comment on the subject DEA.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Esther Ueda'.

ESTHER UEDA
 Executive Officer

EU:th

enclosure

cc: DEQC (w/encl.)
 Kenneth Ishizaki (w/encl.)

BENJAMIN A. CASTILLO
 DIRECTOR

ESTHER UEDA
 EXECUTIVE OFFICER

WILLIAM J. CAVE AND
ASSOCIATES, INC.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH
P. O. BOX 373
HONOLULU, HAWAII 96809

NOV 10 1998

WILLIAM J. CAVE AND ASSOCIATES, INC.
1000 KALANIANA'OLEHI AVE., SUITE 1000
HONOLULU, HAWAII 96813
TEL: (808) 531-1111
FAX: (808) 531-1112
WWW: WWW.WJCA.COM

TO: Esther Ueda, Executive Officer
DBEDT - Land Use Commission

FROM: Andrew Monden, Chief Engineer *Andrew Monden*

SUBJECT: Draft Environmental Assessment, Job No. 31-OLS,
DLNR Oahu Baseyard, Pearl City, Oahu, Hawaii

Thank you for your letter of October 12, 1998, regarding the Draft Environmental Assessment (EA) for the subject project. We appreciate your effort in reviewing the document.

In response to your comments, the Final EA will include a revision to Figure 6 (State Land Use Designation Map) to represent the State land use districts and boundaries, as indicated on the copy of the official map, O-9 (Waipahu) furnished with your letter.

A copy of your letter and this response will be included in the final EA. Should you have further questions or concerns, please contact Mr. Hiram Young of the Design Section at 587-0260.

RM:ak
cc: Kenneth Ishizaki - Engineering Concepts, Inc.
Jeyan Thiruganam - DOH/Office of Environmental Quality Control

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**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

ENERGY, RESOURCES, AND TECHNOLOGY DIVISION
235 South Beretania St., 5th Fl., Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

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DEPUTY DIRECTOR
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DEPUTY DIRECTOR

DIRECTOR, OFFICE OF PLANNING

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OCT 27 1998

ENGINEERING CONCEPTS

October 23, 1998

Mr. Hiram Young
Department of Land & Natural Resources
Land Division, Engineering Branch
P.O. Box 373
Honolulu, HI 96809

Dear Mr. Young:

Subject: DLNR Oahu Baseyard
Draft Environmental Assessment
Tax Map Key: 9-7-25:01
Pearl City, Oahu, Hawaii

Thank you for the opportunity to comment on the Draft Environmental Assessment (DEA) for the proposed construction of the Department of Land and Natural Resources (DLNR) Oahu Baseyard at Waimano ridge and demolition of the Old Administration Building. The DEA indicates that four prefabricated office structures will be constructed at the site with a roofed lanai area to be constructed in the space between two of the prefabricated structures.

Our comments are addressed to (1) State energy conservation goals, and (2) recycling and recycled-content products.

(1) **Energy conservation goals.** Environmental Impact Statements should comply with the requirements found in State laws for evaluating any energy impacts that the project will have. The mandate for such an evaluation is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226 ("Hawaii State Planning Act"). In particular, we would like to call to your attention HRS 226 18(c)(4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

We would appreciate your addressing how DLNR plans to adopt energy efficient design practices and technologies in this project. Immediately coming to mind, in addition to efficient lighting, are solar water heating systems, computerized energy management systems, roof insulation, radiant barriers, and

Mr. Hiram Young
Page 2
October 23, 1998

energy efficient windows. In addition, we would like to refer you to the Honolulu Energy Code. We recommend you investigate financing opportunities for energy efficiency technologies through the utility as well as through energy performance contracting. Hawaiian Electric Company, Inc., offers rebates and incentives for energy conservation measures under its New Construction Demand-side Management Program.

(2) **Recycling and recycled-content products.** The following are generic recommendations from the DBEDT's Clean Hawaii Center:

- Develop a job-site recycling plan for the construction phase of the project and recycle as much construction and demolition waste as possible;
- Incorporate provisions for recycling into the built project - a collection system and space for bins for recyclable;
- Specify and use products with recycled-content such as: steel, concrete aggregate fill, drywall, carpet and glass tile; and
- Specify and use locally produced products such as plastic lumber, hydromulch, soil amendment and glass tile.

We are enclosing a publication on *Minimizing Construction & Demolition Waste* for your information.

Sincerely,

Maurice H. Kaya
Energy, Resources, and Technology
Program Administrator

Enclosure

c Engineering Concepts, Inc.
OEOC



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH
P.O. BOX 573
HONOLULU, HAWAII 96809
NOV 10 1998

HOWARD D. WILSON CONSULTANTS
INCORPORATED
1900 CALIFORNIA AVENUE
BERKELEY, CALIFORNIA 94704
TEL: (415) 323-4500
FAX: (415) 323-4501
WWW: WWW.WILSON-COMPUTERS.COM

TO: Maurice Kaya, Program Administrator
DBEDI - Energy, Resource and Technology Division

FROM: Andrew Monden, Chief Engineer *Andrew Monden*

SUBJECT: Draft Environmental Assessment, Job No. 31-OL-S,
DLNR Oahu Bayside, Pearl City, Oahu, Hawaii

Thank you for your letter of October 23, 1998, regarding the Draft Environmental Assessment (EA) for the subject project. We appreciate your effort in reviewing the document and offer the following response to your comments:

- (1) **Energy conservation goals.**
The following energy efficient design practices and technologies will be incorporated in the project.
 - a. There is no hot water service proposed for this project.
 - b. Lanai areas will not be air conditioned and will utilize energy efficient lighting.
 - c. The portable office structures will be furnished with energy efficient lighting and air conditioners. The roof, floors, and walls will be fiberglass insulated. The windows will be bronze glazed.
- (2) **Recycling and recycled-content products.**
Although the existing building will be demolished, recycling of its materials may not be feasible. The building is old and contains hazardous materials such as lead paint and asbestos products. Recycled-content products are specified for the new construction and include recycled plastic lumber for hand rails and A.C. headers.

A copy of your letter and this response will be included in the final EA. Should you have further questions or concerns, please contact Mr. Hiram Young of the Design Section at 587-0260.

RM:ssk
cc: Kenneth Ishizaki - Engineering Concepts, Inc.
Jeyan Thiruganam - Office of Environmental Quality Control

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

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NOV 23 1998

ENGINEERING CONCEPTS

LAWRENCE W. BICE
DIRECTOR OF HEALTH

In Reply, please refer to:

November 19, 1998

98-220/epo

Mr. Hiram Young
November 19, 1998
Page 2

98-220/epo

2. Regulations for the generation and management of hazardous wastes are found in Hawaii Administrative Rules (HRS) Chapters 11-260 through 11-280.

Should you have any questions on these comments, please contact Ms. Grace Simmons of the Hazardous Waste Section at 586-4226.

SHWB, Underground Storage Tank (UST) Section

Although the DEA does not mention them, the proposed baseyard may require underground storage tanks (USTs) to store vehicular fuel, used motor oil, emergency power generator fuel, or other types of petroleum or hazardous substances. The applicant should note that USTs are subject to federal and state requirements. Owners of newly installed USTs must notify our Underground Storage Tank Section of the existence of such USTs within 30 days of installation. In addition, our Underground Storage Tank Section is developing new state administrative rules on USTs which, when finalized, will require permits for all new USTs. Finally, permits must be obtained from the applicable building and fire safety authorities before installation of any USTs.

Should you have any questions regarding these comments, please contact Mr. Eric Sadoyama of our Underground Storage Tank Section at 586-4226.

Wastewater

As the area is within an existing City sewer service system, we have no objections to the proposed baseyard, provided that all wastewater generated from the project is collected and conveyed to the municipal sewer system. Baseyard activities that involve the generation and disposal of non-domestic wastewater may have to be pre-treated before disposal into the City sewer system.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

Mr. Hiram Young
Engineering Branch
Land Division
Department of Land and
Natural Resources
P. O. Box 373
Honolulu, Hawaii 96809

Dear Mr. Young:

Subject: Draft Environmental Assessment (DEA)
Department of Land and Natural Resources (DLNR) Oahu Baseyard
Pearl City, Oahu
TMK: 9-7-25: 1

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

Solid and Hazardous Waste Branch (SHWB), Hazardous Waste Section

1. The draft environmental assessment does not address what the applicant plans to do with their hazardous waste. Based on our knowledge and experience with baseyards, the baseyard can expect to generate hazardous wastes. These may include solvents, cleaning agents, ignitable wastes, heavy metals, lead acid batteries, and acids/bases. Typically, these facilities may be small quantity generators (produce 100 kgs - 1,000 kgs/month of hazardous waste) or conditionally exempt generators (less than 100 kgs/month of hazardous waste).

CHAPTER 1 - INTRODUCTION

Air Quality

A temporary reduction in air quality may result during construction due to generation of fugitive dust. Dust control measures will be implemented to ensure compliance with the State Department of Health regulations. Long term air quality impacts are not anticipated since stockpiled materials will be covered with tarps to minimize generation of dust.

Noise

Short term noise impacts may result from construction activities. The contractor will be required to comply with State Department of Health and City and County of Honolulu noise regulations to minimize any impact. Long term impacts are not anticipated.

Socioeconomic Environment

A long term impact of the proposed project is displacement of approximately 12 State Department of Health staff presently utilizing office space within the Old Administration Building at the project site. In addition, classroom and storage facilities will be lost. The proposed project has been coordinated with DORA to allow adequate time for relocation and minimize impacts to Waimano Training School and Hospital operations. Also, since the school could not pay for the Old Admin's building, the school child that the school is not on 8-9 to 8-5 so Kokua man can move to 8-9.

Development of the baseyard will result in a long term impact to the existing one-way road around the Old Administration Building. A portion of the road will be widened to allow two way traffic to mitigate the traffic impact associated with closure of another portion of the road. Short term impacts during construction will be mitigated by scheduling the road widening during the first phase of construction in order to maintain through traffic around the project site.

1.7 PERMITS AND APPROVALS REQUIRED

Permits and approvals which will be required for construction of the proposed action are listed in Table 1. Applications for permits and approvals will be prepared as planning and design of the project proceeds. There are no federal permits or approvals anticipated.

Engineering Concepts, Inc. DEANE, OSHA, Emergency September 1988 Draft Environmental Assessment 1-5



The Health State

Hawaii State Department of Health
Waimano Training School and Hospital
2201 Waimano Home Road
Pearl City, Hawaii 96712
Fax: (808) 453-6217

Date of Transmittal: November 10, 1998

TO: (1) Hiram Youngs, DNR (587-0285)
(2) Dana Ardenki, Engr Concepts (5719010)

FROM: Tom Fujiwara

SUBJECT: Draft EA for DNR Baseyard

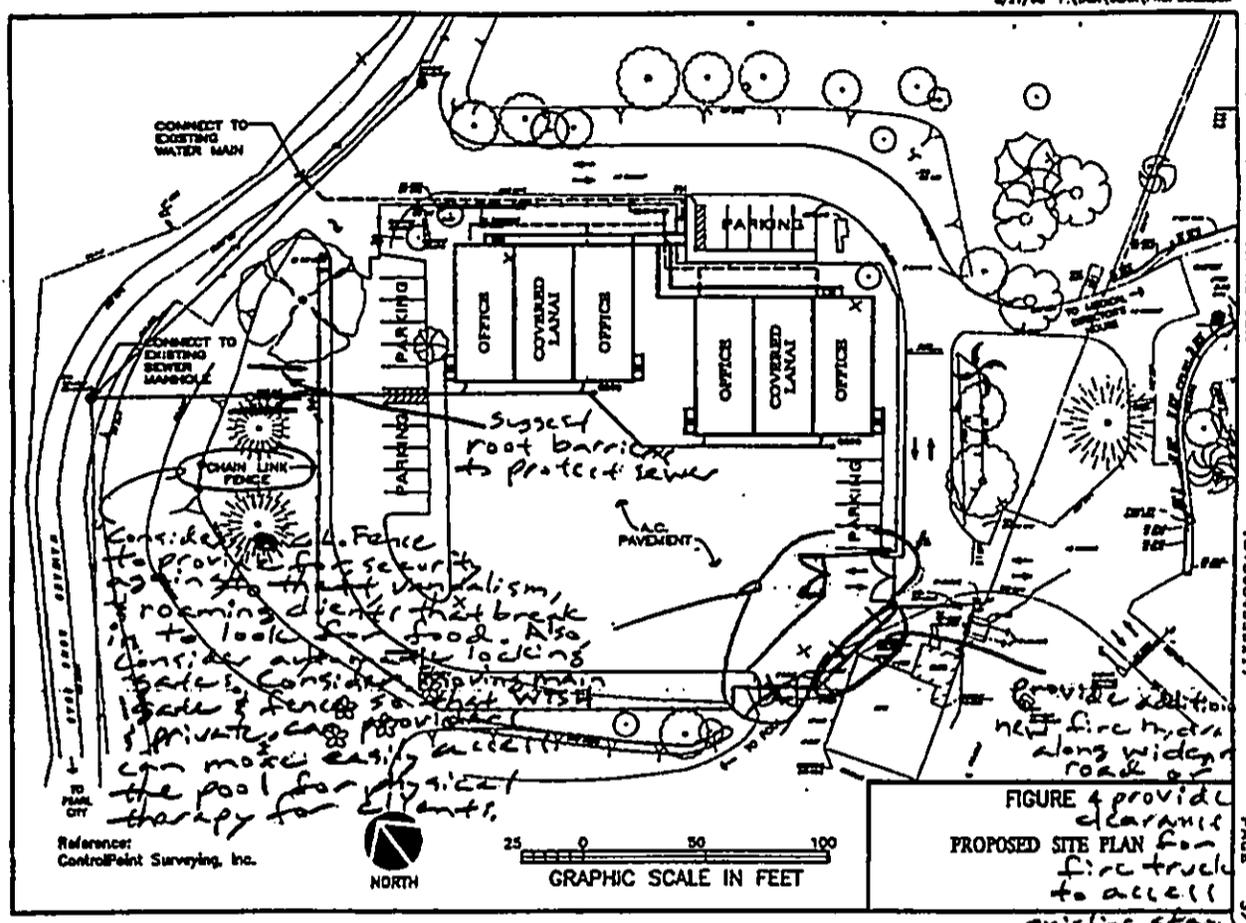
COMMENTS:

Sorry I'm late. See attached comment annotated on draft EA. If there are any questions please call me at 453-6225

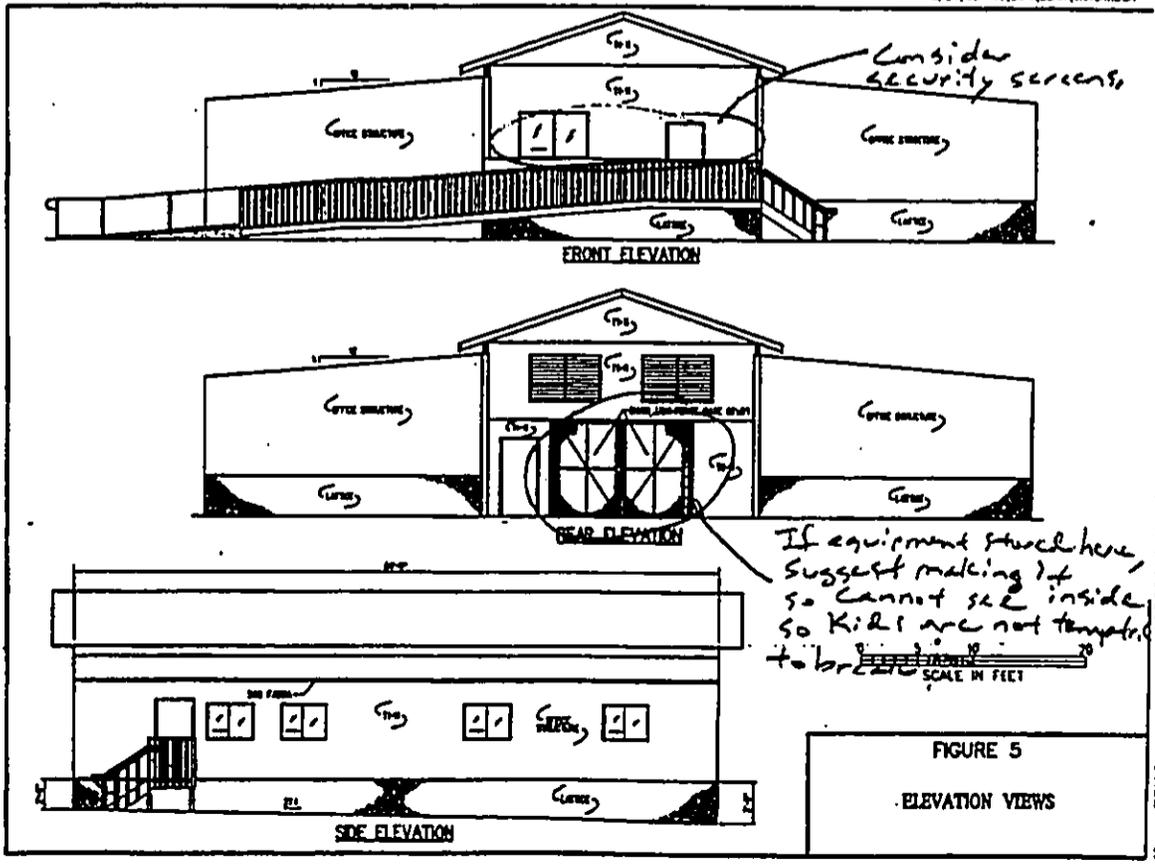
Thanks!

Number of pages transmitted 7 including this page.

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2-3



2-4

CHAPTER 2. PROJECT DESCRIPTION

The baseyard will provide office space for approximately 41 DLNR employees. The roofed lanai area will also be used to store and maintain hydrologic instruments and equipment such as rainfall, groundwater and well measuring instruments, and gas-powered equipment such as chain saws, weed eaters, chippers and lawn mowers.

2.2.3 Site Improvements

Asphalt paving will be constructed around the offices for parking and storage areas. The entire baseyard complex will be surrounded with chain link fencing for security.

The proposed project will include construction of 20 parking stalls, in accordance with the City and County of Honolulu Land Use Ordinance (LUO) requirements. According to the LUO, 25 percent (5) of these stalls may be used by employees. The remaining DLNR employees will be directed to park in unmarked paved areas within the fenced baseyard grounds. The paved fenced area will also be used for storage containers, storage of state utility vehicles, confiscated materials, building supplies, gravel, compost, top soil and other items.

The existing perimeter road presently encircling the Old Administration Building will be widened to 20 ft to allow two-way traffic around the mauka side of the project site.

2.2.4 Utility Infrastructure

Electrical, water and sewer improvements will be constructed to service the new offices. *Wiring assessment of existing baseyard infrastructure. Private water connection. Private sewer connection. Private fire hydrant connection. Private fire hydrant connection. Private fire hydrant connection.*
Potable water will be provided through connection to the existing private water system. A meter and connection will be provided between the office plumbing and an existing 12-inch diameter water main in Waimano Home Road. Fire protection will also be provided by the private water system. A single fire hydrant will be constructed to serve the proposed baseyard. *Fire protection. Fire protection. Fire protection.*
Wastewater from the office structures will be conveyed to an existing 8-inch diameter sewer located within Waimano Home Road. The private sewer conveyance wastewater from the DOH Laboratory to the municipal sewer system. Wastewater generated from the remaining buildings within the Waimano Training School and Hospital complex is conveyed to the municipal sewer system by another private sewer.

Electrical services will be provided by HECO. Distribution lines will be run underground to the offices from existing HECO service connections.

2.3 PROJECT SCHEDULE AND CONSTRUCTION COST

It is anticipated that demolition of the existing building and construction of the proposed baseyard will begin in the second quarter of 1999, and will take 12 months to complete.

CHAPTER 3. DESCRIPTION OF THE AFFECTED ENVIRONMENT

3.2 SOCIOECONOMIC ENVIRONMENT

3.2.1 State Land Use Designation

The project site is located within the Urban District (see Figure 6) according to the State Land Use District Boundary Map O-9 (Waipahu Quadrangle).

3.2.2 Zoning Designation

The project site is located within an area zoned Residential R-5 (minimum 5,000 sq. ft. lot size) according to Zoning Map No. 7 (Halawa-Pearl City). Public uses and structures are a permitted principal use within Residential Districts. Refer to Figure 7 for the City and County of Honolulu zoning designations in the project vicinity.

3.2.3 Population and Economy

The population within the Waimano Training School and Hospital grounds varies on a daily basis including staff and clients of the State Department of Health and its tenants. Other agencies such as the Department of Public Safety utilize the facility for training classes on an interim basis. Client services provided by the state are gradually being transferred to private providers. Department of Health operations will focus on training, monitoring and regulation of these community-based services.

3.3 INFRASTRUCTURE

3.3.1 Roads

Waimano Home Road is the main thoroughfare serving Waimano Ridge and the Waimano Training School and Hospital. Present access to the Old Administration Building is from Waimano Home Road to an interior road which encircles the building. Internal traffic to and from the swimming pool, Medical Director's House, and Building 5 also utilize this interior road. Traffic on the interior road flows in a one-way direction, clockwise around the Old Administration Building. The interior road widens to accommodate two-way traffic flow between the Medical Director's House and Thayer Hall (see Figure 2).

3.3.2 Drainage

A system of swales, lined channels and roadway culverts convey storm water runoff from the Waimano Training School and Hospital to the adjacent valleys. Drainage from the Old Administration Building site appears to sheet flow away from the building under existing conditions.

The interior road also serves as a detour road during repair work on Waimano Home Road between Old Admin & SECAT (B-4).

CHAPTER 4 - POTENTIAL IMPACTS AND MITIGATION MEASURES

4.1.6 Visual Resources

The proposed baseyard offices will occupy less land area than the existing Old Administration Building, resulting in increased open space. The new structures will be approximately 19.5 feet high at the top of the lanai roof, and should not impact visual resources.

4.2 IMPACTS ON THE SOCIOECONOMIC ENVIRONMENT *See Comment on pp 1-5*

Demolition of the Old Administration Building for construction of the baseyard will result in displacement of approximately twelve Waimano Training School and Hospital staff who presently utilize office space within the building. In addition, classroom and storage facilities will be eliminated. While these impacts will inconvenience personnel, space is available within other buildings in the complex for their use. In an effort to minimize impacts, there has been ongoing correspondence from DLNR to coordinate the proposed baseyard development with the State Department of Health.

4.3 IMPACTS ON UTILITY INFRASTRUCTURE

4.3.1 Roads

Development of the proposed baseyard will result in re-routing the existing interior road around the Old Administration Building. The existing road will be widened to 20 feet to accommodate two-way traffic on the eastern (mauka) side of the site. Through traffic around the new offices will not be possible due to construction of the baseyard fence. A gate will restrict vehicle access to the western side of the site, limiting access to the baseyard parking/storage yard, and the (offsite) swimming pool. Significant long term impacts are not anticipated since the proposed baseyard includes provisions to route internal traffic around the site.

Construction activities will be phased to minimize short term traffic impacts to the Waimano Training School and Hospital. Through traffic will be maintained on the internal road around the project site unless public safety becomes a concern. The internal road on the mauka side of the project site will be widened during the first phase of construction to accommodate two-way traffic around the site. The internal road on the makai side of the site (between the existing building and the swimming pool) will not be closed until the mauka road has been widened. However, the proposed two-lane mauka road may be closed to traffic in one or both directions for interim period(s) throughout the construction period to ensure public safety.

DEAN J. CAVEIRO
COMMISSIONER OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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FOKULU, HAWAII 96740
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1000 KALANOA'OLE AVENUE
SUITE 1000
HONOLULU, HAWAII 96813
TEL: 808-955-1100
FAX: 808-955-1101

Mr. Tom Fujiwara
Department of Health
Waimano Training School and Hospital
2201 Waimano Home Road
Pearl City, Hawaii 96782

Dear Mr. Fujiwara:

Job No. 31-01-S-DLNR Oahu Baseyard, Oahu, Hawaii

Thank you for your facsimile transmission of November 10, 1998 regarding the Draft Environmental Assessment (EA) for the subject project. We appreciate your effort in reviewing the document and offer the following response to your comments:

Pages 1-5 and 4-3. Impacts on the Socioeconomic Environment

The Final EA will include a statement disclosing that as a result of the proposed baseyard project, it has been necessary to relocate various DOIH and private programs.

Page 2-3, Figure 4 - Proposed Site Plan

Your suggestions to install roof barriers to protect the building sewer, and construction of an 8-ft. high chain link fence with automatic locking gates will be considered during the design of the facility.

Figure 4 in the Final EA will be revised to indicate a relocated perimeter fence and gate which preserves unrestricted vehicular access to the swimming pool facility and fire truck access to the existing standpipe.

Page 2-4, Figure 5 - Elevation Views

Your suggestions to discourage vandalism within the prefabricated offices/covered lanai areas by installing security screens on windows and minimizing visibility of stored equipment is taken under advisement and will be considered during design of the facility.

Mr. Tom Fujiwara
Page 2
NW 30 1538

Page 2-5. Utility Infrastructure

- (a) Based on the City and County of Honolulu criteria for "duplex" land use, the fire protection requirement for the project would be 1,000 gpm for 1 hour. The existing fire protection system would not meet this requirement. The new system should be more than adequate to provide fire protection for the entire baseyard.
- (b) A private water meter will be installed on the lateral leading to the two proposed baseyard buildings.
- (c) Projected water consumption, used for design calculations, was based on the City and County of Honolulu, Board of Water Supply criteria. The average daily water demand for a 1-acre light industrial site is 4000 gallons per acre; the maximum daily demand is 6000 gallons per acre. The actual water consumption is expected to be considerably less.

Page 2-4. Roads

The Final EA will include a statement to disclose that the interior road also serves as a detour road during repair of Waimano Home Road between the Old Administration Building and Building B-4.

A copy of your comments and this response will be included in the Final EA. Should you have further questions or concerns, please call Mr. Hiram Young at 587-0260.

Sincerely,



ANDREW M. MONDEN
Chief Engineer

cc: ✓ Kenneth Ishizaki - Engineering Concepts, Inc.
Jeyan Thirugnanam - Office of Environmental Quality Control

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COMMISSION ON PERSONS WITH DISABILITIES

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121(V/TDD) • Fax (808) 586-8129

October 20, 1998

Mr. Hiram Young
Department of Land and Natural Resources
Land Division, Engineering Branch
P. O. Box 373
Honolulu, Hawaii 96809

Dear Mr. Young:

Subject: Draft Environmental Assessment for the DNLR Oahu Bascyard'
TMK: 9-7-25:01, Pearl City, Oahu, Hawaii

The Draft Environmental Assessment for the proposed DNLR Oahu Bascyard at
Waimano Ridge, has been analyzed. Listed below are some pointers to be sure
to include in the design process when providing for accessibility:

1. Ensure that any alterations or additions of existing sidewalks and any
portion of public rights of way are designed and constructed to meet
accessibility requirements.
2. Ensure that when providing for employee and visitor parking areas
that address separate entrances, that the first accessible stall in each
area is van accessible. Also ensure that the accessible stalls and access
aisles are level and clear (1.50) in all directions and connect to an
accessible route leading to the accessible entrances.
3. If provided for this project in addition to proposed accessible
restrooms, ensure that employee lounges, employee work areas, all
common use areas, and common use elements are designed to meet
the applicable accessibility requirements.

Please feel free to call me if you have questions or concerns at 586-8121.

Sincerely,

Gary L. Bachelier
Facility Access Technician

CC: File
Office of Environmental Quality Control
Engineering Concepts, Inc. - Kenneth Ishizaki

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING BRANCH



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH
1115 KALA WAY
HONOLULU, HAWAII 96813
NOV 10 1998

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OCT 22 1998

ENGINEERING CONCEPTS

MICHAEL D. NELSON, CHAIRMAN
COMMISSION ON PERSONS WITH DISABILITIES
1115 KALA WAY, HONOLULU, HAWAII 96813
TEL: (808) 586-8121
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ENGINEERING CONCEPTS

TO: Gary Bachelier, Facility Access Technician
Commission on Persons with Disabilities
Department of Health

FROM: Andrew Monden, Chief Engineer

SUBJECT: Draft Environmental Assessment, Job No. 31-OL-S,
DLNR Oahu Bascyard, Pearl City, Oahu, Hawaii

Thank you for your letter of October 20, 1998, regarding the Draft Environmental Assessment
(EA) for the subject project. We appreciate your effort in reviewing the document and offer the
following response to your comments on providing for accessibility in the design process:

- (1) There are presently no sidewalks fronting the project site. The proposed
improvements will be designed to meet accessibility requirements.
- (2) Accessible parking stalls and access aisles will be designed in compliance with
requirements and will connect to an accessible route leading to the accessible
building entrance. The Final EA will include a revision to Figure 4 (Proposed Site
Plan) to indicate the location of two proposed accessible parking stalls.
- (3) Accessibility requirements will be met within the proposed building and covered
lanai areas.

A copy of your letter and this response will be included in the final EA. Should you have further
questions or concerns, please contact Mr. Hiram Young of the Design Section at 587-0260.

RM:skk
cc: Kenneth Ishizaki - Engineering Concepts, Inc.
Jeyan Thirugnanam - Office of Environmental Quality Control

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OCT 28 '98 09:18AM STATE/LNR/ENGINEERING BRANCH

P.2

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DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
100 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 521-4000 • FAX: (808) 521-4005



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26 OCT 16 AM 11:33

KENNETH E. SPRAGUE, P.E., D.E.
DIRECTOR
LAND AND NATURAL RESOURCES
DIVISION
ENV 88-198

October 15, 1998

Mr. Mike Wilson, Chairperson
Board of Land Natural Resources
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, HI 96809

Attention: Mr. Hiram Young
Engineering Branch - Land Division

Dear Mr. Wilson:

Subject: Draft Environmental Assessment (DEA)
DLNR Oahu Yerd
IMK: 8-7-95: 91

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

1. During construction, best management practices (BMPs) should be employed to control and reduce discharge of pollutants.
2. BMPs such as drip pans for vehicles to prevent leakage of engine oil, proper storage of pesticides and other chemicals, and etc. should also be applied during routine maintenance operations.

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

Sincerely,
Alex Ho
ALEX HO
Director

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98 OCT 18 AM 8:25
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES



LD/WL:rm/sk
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809
NOV 12 1998

Mr. Kenneth E. Sprague, Director
Department of Environmental Services
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Job No. 31-OL-S-DLNR Oahu Baseyard, Oahu, Hawaii

Thank you for your letter of October 15, 1998, regarding the Draft Environmental Assessment (EA) for the subject project. We appreciate your effort in reviewing the document and offer the following response to your comments:

- (1) As stated in Section 4.1.2 (Soil Erosion) of the Draft EA, Best Management Practices will be employed during construction to control and reduce discharge of pollutants.
- (2) The Final EA will include a statement in Section 4.3.2 (Drainage) committing to the implementation of good housekeeping practices during operation of the baseyard to minimize the presence of pollutants in storm runoff.

A copy of your letter and this response will be included in the final EA. Should you have further questions or concerns, please contact Mr. Hiram Young of the Design Section at 587-0260.

Aloha,

Michael D. Wilson
MICHAEL D. WILSON

cc: Kenneth Ishizaki - Engineering Concepts, Inc.
Jeyan Thiruganaram - Office of Environmental Quality Control

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KENNETH E. SPRAGUE, P.E., D.E.
DIRECTOR
LAND AND NATURAL RESOURCES
DIVISION
ENV 88-198

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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PERMITTING DIVISION

JAN NADE BULLIVANT
DIRECTOR

LORETTA K.C. CHOI
DEPUTY DIRECTOR

98-07755(ST)
'98 EA Comment Zone 9

November 9, 1998

Mr. Michael D. Wilson, Director
Department of Land and
Natural Resources
State of Hawaii
Kalanimoku Building
1151 Punchbowl Street, Room 130
Honolulu, Hawaii 96813

Attn: Hiram Young

Dear Mr. Wilson:

Draft Environmental Assessment (EA):

New Department of Land and Natural Resources Base Yard
at the Waimano Home Training School and Hospital
Pearl City, Oahu

Tax Map Key: 9-7-25; por. 1

We have reviewed the Draft EA for the above-referenced project
received on October 8, 1998, and offer the following comments:

1.2 BACKGROUND

This section of the Draft EA does not adequately describe the
Department of Land and Natural Resources' (DLNR's) current base
yard operations. This section in the final EA should be expanded
to disclose the location of DLNR's existing base yards and very
briefly describe each of these facilities (i.e., approximate
acreage, number of vehicles stored and serviced, etc.). A large-
scaled location map could be included to illustrate the
decentralized locations of these current facilities.

1.4 PROJECT DESCRIPTION/LOCATION

This section of the Draft EA does not describe the regional setting
in which the new base yard is proposed. The final EA should be
revised to introduce the regional context of the proposed facility
in this early chapter.

Mr. Michael D. Wilson, Director
Page 2
November 9, 1998

2.1 NEED FOR THE PROJECT

The Draft EA does not present a compelling discussion of the need
for the proposed base yard at this location. The final EA should
elaborate on what functions and activities are to be conducted at
this consolidated facility (e.g., vehicle storage, washing,
maintenance, etc.), and explain their importance to continued or
improved operations (e.g., more available space, ease of access,
proximity to jobs sites, obsolescence of existing facilities,
etc.).

4.1 IMPACTS ON THE PHYSICAL ENVIRONMENT

4.1.4 Air Quality - The Draft EA indicates that stockpiled
materials would be covered by tarps to mitigate air quality
impacts. However, in order to appropriately discuss impact
mitigation, Chapter 2 of the Final EA (mentioned above) should
elaborate on the stockpiling activities which are proposed at this
facility (i.e., the type, amount and source of materials to be
stockpiled). We also note that the Proposed Site Plan (Figure 4)
does not indicate a stockpiling area.

4.1.5 Noise - Similarly, without a complete discussion of
operations, it is unclear how the determination that no long-term
noise impacts are anticipated is possible. Activities such as use
of air compressors, public address systems, earth moving equipment,
etc., as well as the number and types of vehicles (i.e., cars,
light trucks, fork lifts, etc.) should be disclosed in order that
their impacts can be discussed. This section should also elaborate
on the "atypical" activities which are to be conducted that would
necessitate coordination with the surrounding Waimano Hospital
facility.

4.3 IMPACTS ON UTILITY INFRASTRUCTURE

4.3.1. Roads - The Draft EA does not sufficiently address the
anticipated traffic impacts of the proposed facility. The final EA
should provide an expanded discussion on the anticipated traffic
volumes that would utilize Waimano Home Road. We also note that
the City and County of Honolulu is planning the comprehensive
Industrial and commercial redevelopment of the lower Pearl
City/Manana area, and this proposed base yard may contribute to,
and possibly aggravate traffic conditions in this area.

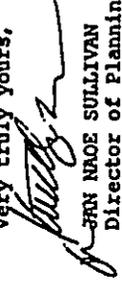
Mr. Michael D. Wilson, Director
Page 3
November 9, 1998

5.2 ALTERNATE LOCATIONS

The Draft EA does not discuss the alternate sites that were considered which were outside the Weimano Home facility. The final EA should discuss whether consideration was given to locating DIAR's base yard in the soon to be developed lower Pearl City/Manana Master Plan area. We note that both the Honolulu Board of Water Supply and the City Bus system will be establishing corporation yards in the industrial redevelopment of this large former Navy warehouse area. This section of the final EA should also briefly explain the criteria that was utilized in determining suitable locations for the proposed facility (i.e., minimum lot size, ease of access, proximity to job sites, etc.).

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,


FERN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am

CC: Office of Environmental Quality Control
/ Kenneth Ishizaki, Engineering Concepts, Inc.

(Please document 10)

BOUJAMIN I. CAVEZANO
ENGINEER OF RECORD



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH
P.O. BOX 573
HONOLULU, HAWAII 96809
TEL - 2 1538

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

Dear Ms. Sullivan:

Job No. 31-OLCS-DIAR Oahu Baseyard, Oahu, Hawaii

Thank you for your letter of November 9, 1998 regarding the Draft Environmental Assessment (EA) for the subject project. We appreciate your effort in reviewing the document and offer the following response to your comments:

1.2 BACKGROUND

A baseyard serving the Division of State Parks is located at Fort Ruger near Diamond Head and a baseyard serving the Division of Forestry and Wildlife is located on Makiki Heights Drive. In addition, the Department maintains smaller storage facilities throughout Oahu, which serve its other Divisions. At this time, the Department has no intention to close or relocate any of the existing baseyard or storage facilities to the project site.

1.4 PROJECT DESCRIPTION/LOCATION

The Final EA will include a statement on the regional setting.

2.1 NEED FOR THE PROJECT

The Final EA will include an expanded discussion on the need for the project at this location. The primary motivation for development of the baseyard at this site was the availability of the state-owned land and the suitability of the inland location. The Department previously considered developing a baseyard on state-owned land at Sand Island. However, flood issues became a concern at that site.

4.1 IMPACTS ON THE PHYSICAL ENVIRONMENT

4.1.4 Air Quality

Temporary stockpiles of material have been identified in Chapter 2 of the Draft EA as

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Ms. Jan Sullivan
Page 2
DEC - 2, 1998

building supplies, gravel, compost, and top soil. The frequency, quantity and location of the stockpile(s) within the baseyard will vary, depending on Department activities and storage requirements. The intent of this section was to disclose that mitigation measures will be employed to protect the stockpiled material from natural elements and minimize impacts to the surrounding environment.

4.1.5 Noise

In the long term, there is no intent to operate air compressors, public address systems or large earthmoving equipment within the baseyard. As disclosed in the Draft EA, the yard area would be primarily utilized for material and equipment storage, and for parking. Equipment repair operations would be contained within the covered lanai areas, adjacent to baseyard offices. Clearly, generation of loud noises within the lanai workshops would not be compatible with the adjacent office environment. Use of air compressors and large equipment operation would be examples of "atypical" activities that would be coordinated with neighbors.

4.3 IMPACTS ON UTILITY INFRASTRUCTURE

4.3.1 Roads

The Final EA will disclose that traffic impacts associated with the proposed project are anticipated to be minimal. A traffic impact analysis was prepared for the Department of Health as part of the 1992 Waimano Ridge Master Plan. The report analyzed the impact of an additional 177 employees utilizing the Waimano Training School and Hospital facility, for a total of 788 persons (staff and clients). Peak hour traffic would increase by 2.5 percent, based on the master plan numbers. In comparison, the proposed baseyard project will result in, only 41 additional employees, for a total of 717 persons at the site.

5.2 ALTERNATE LOCATIONS

The Final EA will clarify that one of the primary criteria for consideration of alternative baseyard sites was the availability of state-owned land. The lower Pearl City/Manana Master Plan area was not considered since it is not located on state-owned lands.

A copy of your letter and this response will be included in the Final EA. Should you have further questions or concerns, please call Mr. Hiram Young at 587-0260.

Aloha,


MICHAEL D. WILSON

cc: Kenneth Ishizaki - Engineering Concepts, Inc.
Jeyan Thirugananam - Office of Environmental Quality Control
m.wild@manaktr.org/letters/01-01-1998

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
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SECRETARY
D-1190

CHERYL D. SOON
DIRECTOR
JOSEPH M. MARSHALL, JR.
DEPUTY DIRECTOR

November 6, 1998
77010/98-06002R

Mr. Hiram Young
Land Division, Engineering Branch
Department of Land & Natural Resources
State of Hawaii
P. O. Box 373
Honolulu, Hawaii 96809

Dear Mr. Young:

Subject: DLNR_Oahu_Basseyard

In response to the October 9, 1998 letter from Mr. Michael D. Wilson, the draft environmental assessment (EA) for the subject project was reviewed. The following comments are the result of this review:

1. The ownership or jurisdiction of the roadways affected by the subject project should be identified. This could possibly be shown on Figure 2 (Page 1-4) of the draft EA. Should the project's roadway egress onto the City's right-of-way, the egress driveway should be constructed as a "drop-curb" and not a "curb-return" type driveway.
2. The draft EA should discuss the vehicular activity that would be attributable to this project and its impact on Waimano Home Road for average and worst case scenarios.
3. Please notify this department when construction commences so that we can then, in turn, alert Oahu Transit Services of the construction activity.

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

Sincerely,
F. Tamayana
CHERYL D. SOON
Director

cc: Mr. Gary Gill
Office of Environmental Quality Control
Mr. Kenneth Ishizaki
Engineering Concepts, Inc.

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STATE OF HAWAII
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DEPARTMENT OF LAND AND NATURAL RESOURCES
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MICHAEL D. WILSON, CHAIRMAN
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BERNICE COLLEGE-BUILDING
1500 KALANOA AVENUE, SUITE 1000
HONOLULU, HAWAII 96813
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Ms. Cheryl Soon, Director
Department of Transportation Services
Pacific Park Plaza
711 Kapiolani Blvd., Suite 1200
Honolulu, Hawaii 96813

Dear Ms. Soon:

Job No. 31-OL-S. DLNR Oahu Basseyard, Oahu, Hawaii

Thank you for your letter of November 6, 1998, regarding the Draft Environmental Assessment (EA) for the subject project. We appreciate your effort in reviewing the document and offer the following response to your comments:

- (1) The Final EA will state that the roadways in the immediate vicinity of the project site (Waimano Home Road and interior road encircling the Old Administration Building) are under the jurisdiction of the State of Hawaii. The transition between City and County of Honolulu and State of Hawaii jurisdiction of Waimano Home Road occurs at the property line of the state-owned parcel (TMK:9-7-25.01), located near the guard shack illustrated on Figure 2. Waimano Home Road, makai of the transition point, is under City and County jurisdiction. Since the project limits are not within the City and County right-of-way, there will be no addition of a drop-curb to the egress driveway.
- (2) The Final EA will include a discussion of traffic impacts anticipated as a result of the project.
- (3) We will notify DTS upon commencement of construction activities.

A copy of your letter and this response will be included in the final EA. Should you have further questions or concerns, please contact Mr. Andrew Monden, Chief Engineer at 587-0230.

Aloha,

Michael D. Wilson
MICHAEL D. WILSON

cc: Kenneth Ishizaki - Engineering Concepts, Inc.
Jeyan Thiruganam - Office of Environmental Quality Control
m.wild@dnr.hawaii.gov/letter01-01-1998

