

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:LY

CDUA OA-3778

Acceptance Date: August 26, 2016

180 Day Expiration Date: February 22, 2017

AUG 24 2016

Mr. Ronald A. Sato, AICP
Senior Associate
HHF Planners
Pacific Guardian Center
733 Bishop Street, Suite 2590
Honolulu, HI 96813

Dear Mr. Sato:

**NOTICE OF ACCEPTANCE AND PRELIMINARY ENVIRONMENTAL
DETERMINATION
Conservation District use Application (CDUA) OA-3778
(Board Permit)**

This acknowledges the receipt and acceptance for the processing of the CDUA for the proposed Division of Forestry and Wildlife (DOFAW) Makiki Baseyard Improvements Project located in Makiki, Honolulu, O'ahu and further identified as Tax Map Key (TMK) (1) 2-5-019; portion of 008. Makiki Valley, including the project area, was designated as a Forest Reserve in 1904 and is under the management of DOFAW. As the area has been under the management of DOFAW prior to the advent of the Conservation Land Use District, the baseyard can be considered a non-conforming use. The project area is located within the Resource Subzone of the State Land Use Conservation District.

DOFAW is proposing to improve its existing Makiki Baseyard Facility which includes additional buildings and improvements to existing facilities to support DOFAW's ability to manage their islandwide operations and more effectively implement program activities. The proposed structures and infrastructure improvements would include the following:

- Elimination of temporary structures and renovating or demolishing select existing structures;
- Expansion of the current Administration Building;
- Construction of a new two-story operational support building;
- Construction of a new building for the Na Ala Hele Trails and Access Program;
- Construction of a new single story building for office and storage space;

- Construction of a new nursery greenhouse to replace current, existing structure;
- Construction of retaining walls behind the existing Administration Building and new Operations Building;
- Widening of the existing access road to 20 feet and the creation of a turn around area;
- Installation of walkways around buildings and parking areas;
- Construction of 69 parking stalls, of which most will be covered;
- Realignment of an existing Hawaiian Electric Company easement;
- Removal of the Board of Water Supply chlorination station that is not being used;
- Installation of a stormwater retention system with onsite, underground retention tanks;
- Installation of 18- and 24-inch drainage lines to route stormwater away from buildings;
- Installation of an onsite rainwater catchment system comprised of five (5) 4,000 gallon tanks;
- Installation of bioswales to slow stormwater flows and retain pollutants that may be transported;
- Installation of a new 8-inch waterline;
- Replacement of the existing Green Machine system that serves as secondary wastewater retreatment with a new subsurface constructed wetland system;
- Closure of an existing cesspool and installation of a new septic system; and
- Landscaping using native vegetation.

A biological survey was prepared for the project area. The survey found two (2) species of trees, *Hibiscus clayi* and *Pritchardia loulou*, present at the project site. Both are on the U.S. Fish and Wildlife Service list of Hawai'i Endangered Plant Species. The applicant notes that the *Hibiscus clayi* was introduced as landscape planting. The sole endemic avifauna species observed during the survey was the white-tailed Tropicbird (*Phaeton leperus*). Mammals observed on site were all alien species. No Hawaiian Hoary bats were detected, however there is a possibility that they may use resources within the project area on a seasonal basis as there is dense woody vegetation on and adjacent to the site that is suitable for bat roosting.

An archaeological literature review and field inspection (LRFI) was conducted at the project site. The LRFI indicated that no above ground historic properties are located within the project site. However, the project site is located within a portion of four (4) Land Commission Awards (LCAs), which suggests the potential for pre-and/or post-contact land uses and associated sub-surface historic properties. Consultation with the State Historic Preservation Division indicates that the baseyard site could have features or buildings that qualify for consideration as historic properties, given the site's history as a Territorial government nursery and later use for modern forestry related activities by DOFAW. The applicant also states that there are no known native Hawai'i cultural practices ongoing at the baseyard site although some plants found on the project site are known to have cultural uses. Further, there are no trails within the project site that are used for access to outside areas used for traditional native Hawaiian cultural practices or gathering activities.

After reviewing the application, OCCL finds that:

1. The proposed project is an identified land use within the Conservation District, pursuant to Hawai'i Administrative Rules (HAR) § 13-5-22 P-8 STRUCTURES AND LAND USES,

EXISTING (D-1) Major alteration of existing structures, facilities, uses, and equipment, or topographical features which are different from the original use or different from what was allowed under the original permit

2. Pursuant to HAR §13-5-40 HEARINGS, a Public Hearing will not be required.
3. In conformance with Chapter 343, Hawai'i Revised Statutes (HRS), as amended, and HAR, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, an EA for the project was prepared and a Finding of No Significant Impacts (FONSI) issued by DOFAW was published in the July 8, 2016 edition of the Office of Environmental Quality's The Environmental Notice.
4. The proposed project is not located within the Special Management Area (SMA).

Further, the OCCL offers the following comments on the CUDAs:

- Please provide the number of retaining walls to be built and the dimensions of the retaining walls.
- Please provide the height of the Na Ala Hele Building.
- Please provide more information regarding the subsurface constructed wetland system. It is unclear what the installation methodology is and if any new equipment needs to be installed. If new equipment is needed, where will it be housed?
- On page A-17, second paragraph, it is stated that the Final EA in Appendix B discusses the existing treatment (wastewater) in greater detail, however, Appendix B is existing site photos with no real description of the existing wastewater treatment system.
- Please provide how many septic tanks will be installed and how large the tanks will be.

Upon completion of the application review process, the subject CDUA will be reviewed by the Chairperson for consideration. Should you have any questions, please contact Lauren Yasaka at the Office of Conservation and Coastal Lands at (808) 587-0386.

Sincerely,



SUZANNE D. CASE, Chairperson
Board of Land and Natural Resources

c: Hawai'i Board Member
ENG/ODLO/HP/SP
DOH/OHA
DPP
Hawai'i State Public Library