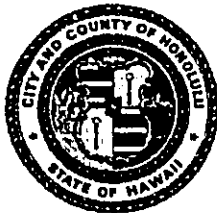


BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

RECEIVED  
PB 91-508

'91 APR 23 A11:43

April 19, 1991

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Brian Choy, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Attn: Caroline Albano

Dear Mr. Choy:

Subject: Negative Declaration for the Proposed  
Mililani Child Care Center  
Mililani, Hawaii

In accordance with Chapter 343, HRS, we are notifying you that an Environmental Impact Statement will not be required for the subject action. Attached are four (4) copies of a Negative Declaration (in the form of an Environmental Assessment) for the proposal.

Should there be any questions, please contact Thomas DeCosta of Mitsunaga & Associates (Ph. 945-7882), the preparer of this Environmental Assessment.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Herbert K. Muraoka".

HERBERT K. MURAOKA  
Director and Building Superintendent

attach.

61

1991-04-23-0A-FBA

ENVIRONMENTAL ASSESSMENT

FOR THE

\* MILILANI CHILD CARE CENTER  
MILILANI MAUKA \*

MILILANI TOWN  
ISLAND OF OAHU

PREPARED FOR:



THE BUILDING DEPARTMENT  
CITY & COUNTY OF HONOLULU

PREPARED BY:  
MITSUNAGA & ASSOCIATES, INC.

NOTICE OF DETERMINATION  
NEGATIVE DECLARATION  
OF AN  
ENVIRONMENTAL ASSESSMENT  
FOR THE  
MILILANI CHILD CARE CENTER  
MILILANI MAUKA  
MILILANI TOWN  
ISLAND OF OAHU

PREPARED FOR:

THE CITY & COUNTY OF HONOLULU  
BUILDING DEPARTMENT

PREPARED BY:

MITSUNAGA & ASSOCIATES, INC.  
747 AMANA STREET, SUITE 216  
HONOLULU, HAWAII 96814

PHONE: 945-7882

FAX: 946-2563

DATE: APRIL 1991

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SUMMARY INFORMATION

APPLICANT: City & County of Honolulu  
Building Department  
650 So. King Street  
Honolulu, Hawaii 96813  
Mr. Herbert Muraoka  
Ph. 523-4564

CONSULTANT: Mitsunaga & Associates, Inc.  
747 Amana Street, Suite 216  
Honolulu, Hawaii 96814  
Ph. 945-7882  
FAX 946-2563

LOCATION: Mililani Mauka

TAX MAP KEY: 9-5-2-:18

LAND AREA: 5.749 Acres

STATE LAND USE: Urban

EXISTING ZONING: R-5 Residential

EXISTING LAND USE: R-5 Residential

LANDOWNER: City & County of Honolulu

ACCEPTING AUTHORITY: City & County of Honolulu  
Building Department  
650 So. King Street  
Honolulu, Hawaii 96813

SECTION 1

STATEMENT OF PURPOSE

The proposed MILILANI CHILD CARE CENTER is planned to be located within the MILILANI MAUKA subdivision of MILILANI TOWN on the island of Oahu.

The Building Department of the City & County of Honolulu, proposes to construct a child care center consisting of three main structures connected by a covered walkway. The structures will include an Administration Building (BUILDING "A"), and two Classroom Buildings (BUILDINGS "B" & "C"). Each Classroom Building will consist of three classroom modules, with restroom and storage facilities. The child care center is planned to accommodate a total of 150 children.

The purpose of the project is to provide child care facilities for the community currently being developed at Mililani Mauka. The proposed child care center is designed to be similar to the prototype CIVIC CHILD CARE CENTER, located near the Municipal Office Building, using a modular layout, and having a residential character.



SECTION 2  
DEVELOPMENT PROPOSAL

A. Location

The project site is located in the currently being developed residential subdivision of MILILANI MAUKA (see Figure 2-1). MILILANI MAUKA is located on the northeast side of the H-2 Freeway, in the central plain of the island of Oahu.

The 5.749 acre site has been deeded to the City & County of Honolulu, for use as a Public Facility by the subdivision developer, Mililani Town Inc. The proposed project will share the site with a City & County of Honolulu PARK AND RIDE facility at the intersection of Ukuwai and Makaikai Streets, near the Mehelua Parkway overpass (see Figure 2-2).

B. Proposed Project

The proposed MILILANI CHILD CARE CENTER is intended to be similar to the prototype CIVIC CHILD CARE CENTER, located near the Municipal Office Building, using a modular layout and having a residential character.

The Building Department of the City & County of Honolulu, proposes to construct a MILILANI CHILD CARE CENTER within the site of the proposed Park and Ride facility. The proposed child care center consists of three main structures connected by a covered walkway. The structures will include an Administration Building (BUILDING "A"), and two Classroom Buildings (BUILDINGS "B" & "C"). Each Classroom Building will consist of three juxtaposed classroom modules. Each classroom module will consist of approximately 784 s.f. of instruction area,

a service area (wall cabinetry and base cabinetry with sink), childrens restroom and storage facilities. Each classroom will also open to an exterior lanai of at least 120 s.f. The juxtaposed modular layout will allow individual outdoor play areas to be designated for each classroom. Each Classroom Building will have a Staff Restroom, and a Handicapped Accessible Restroom. The MILILANI CHILD CARE CENTER is planned to accommodate a total of 150 children.

The design will conform to the Uniform Federal Accessibility Standards (UFAS) for adequate measures to accommodate handicapped accessibility.

Parking for the MILILANI CHILD CARE CENTER will be provided by the Park and Ride facility with designated stalls for use of the child care center, including Handicapped Accessible parking, loading spaces, and Drop off/Pick up area.

The site will receive landscaping to continue the residential character anticipated for the surroundings. The proposed site plan is shown in Figure 2-4.

The primary purpose of the project is to provide indoor facilities for child care, recreational, and instructional uses. Currently there are no existing facility that provides similar uses in the immediate area.

C. Project Scheduling

Construction of the proposed Center is estimated to take 5 months and will commence after all necessary approvals have been obtained. It is anticipated that construction may start during the latter part of 1991.

D. Project Cost and Funding

The cost of the project is estimated at \$1,600,000 and will be funded by the City & County of Honolulu.

DOCUMENT CAPTURED AS RECEIVED

FIGURE 2-1

# LOCATION MAP

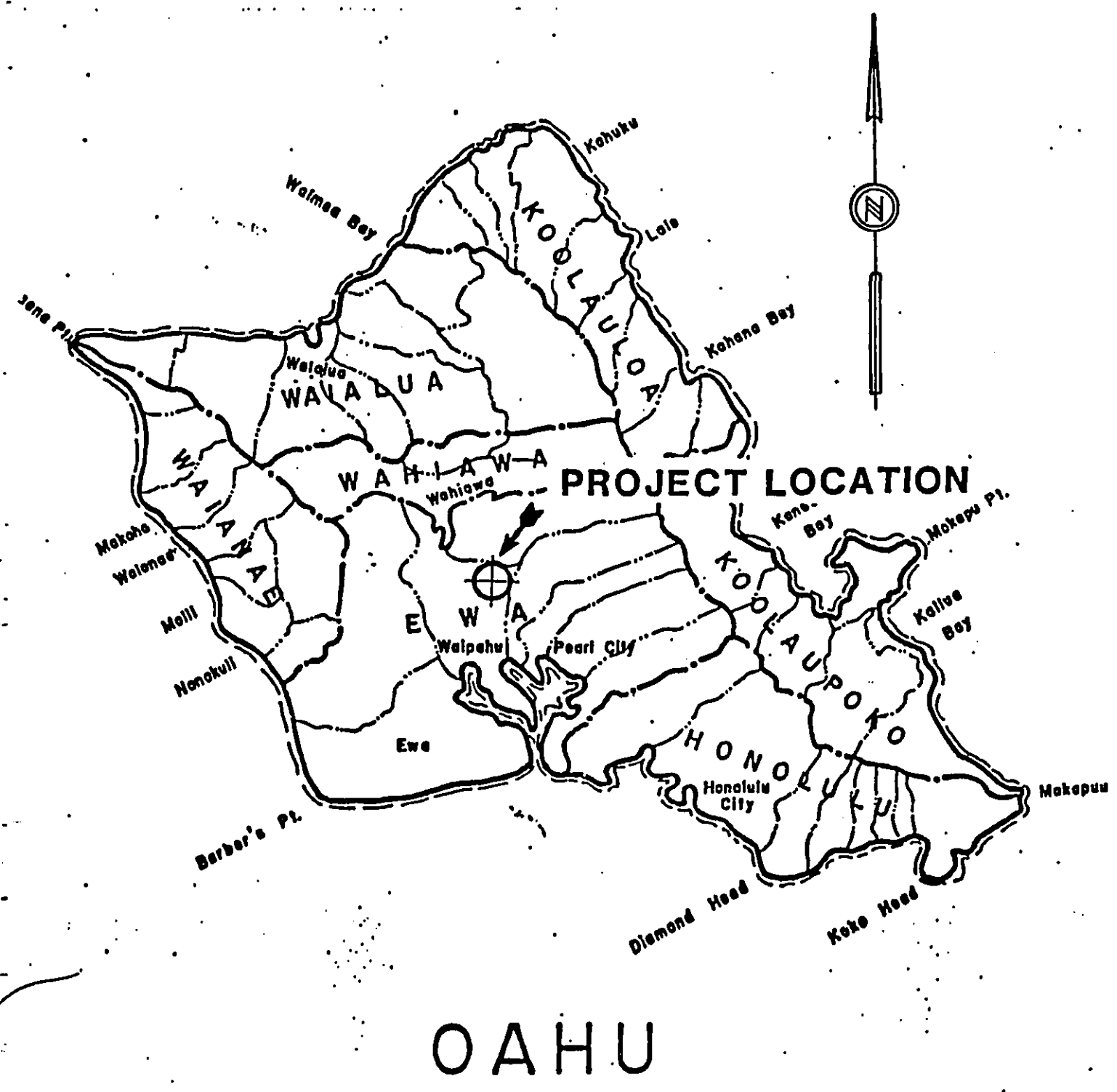
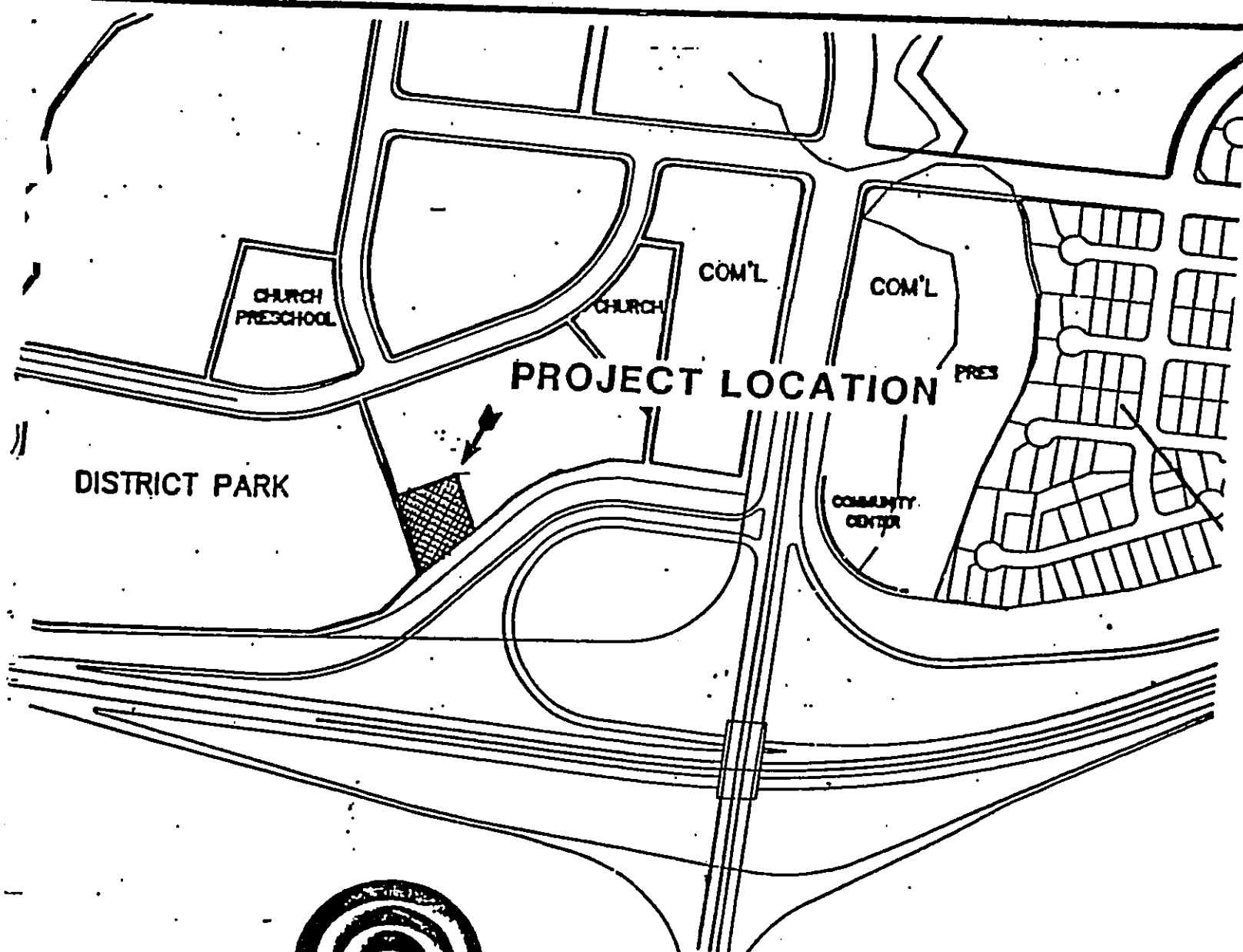


FIGURE 2-1

FIGURE 2-2

# VICINITY MAP



*Mililani Mauka*

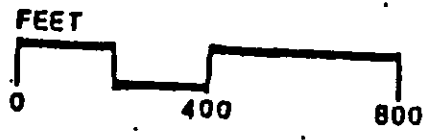


FIGURE 2-2  
2-5

FIGURE 2-3

# PLOT PLAN

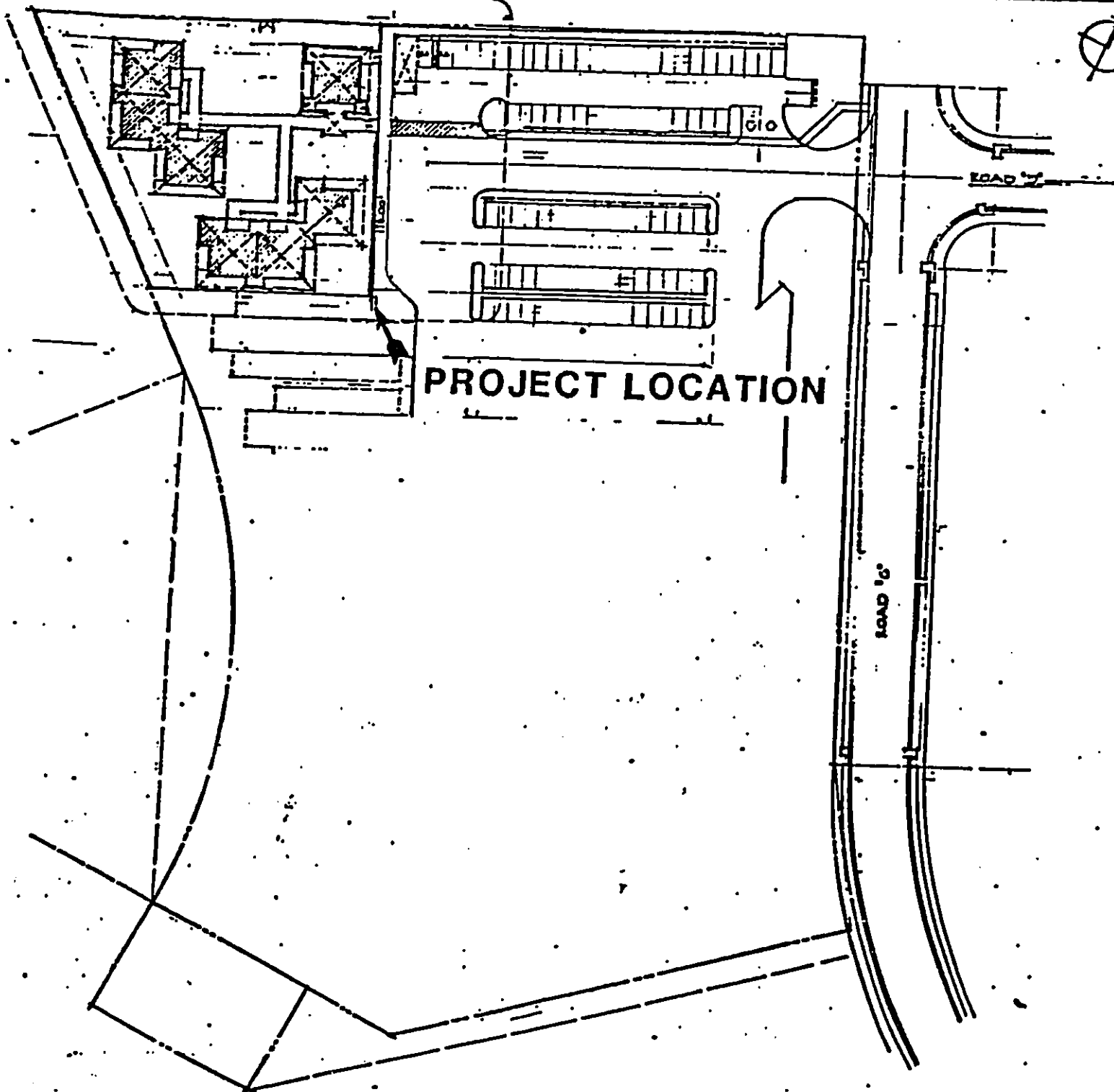


FIGURE 2-3

FIGURE 2-4

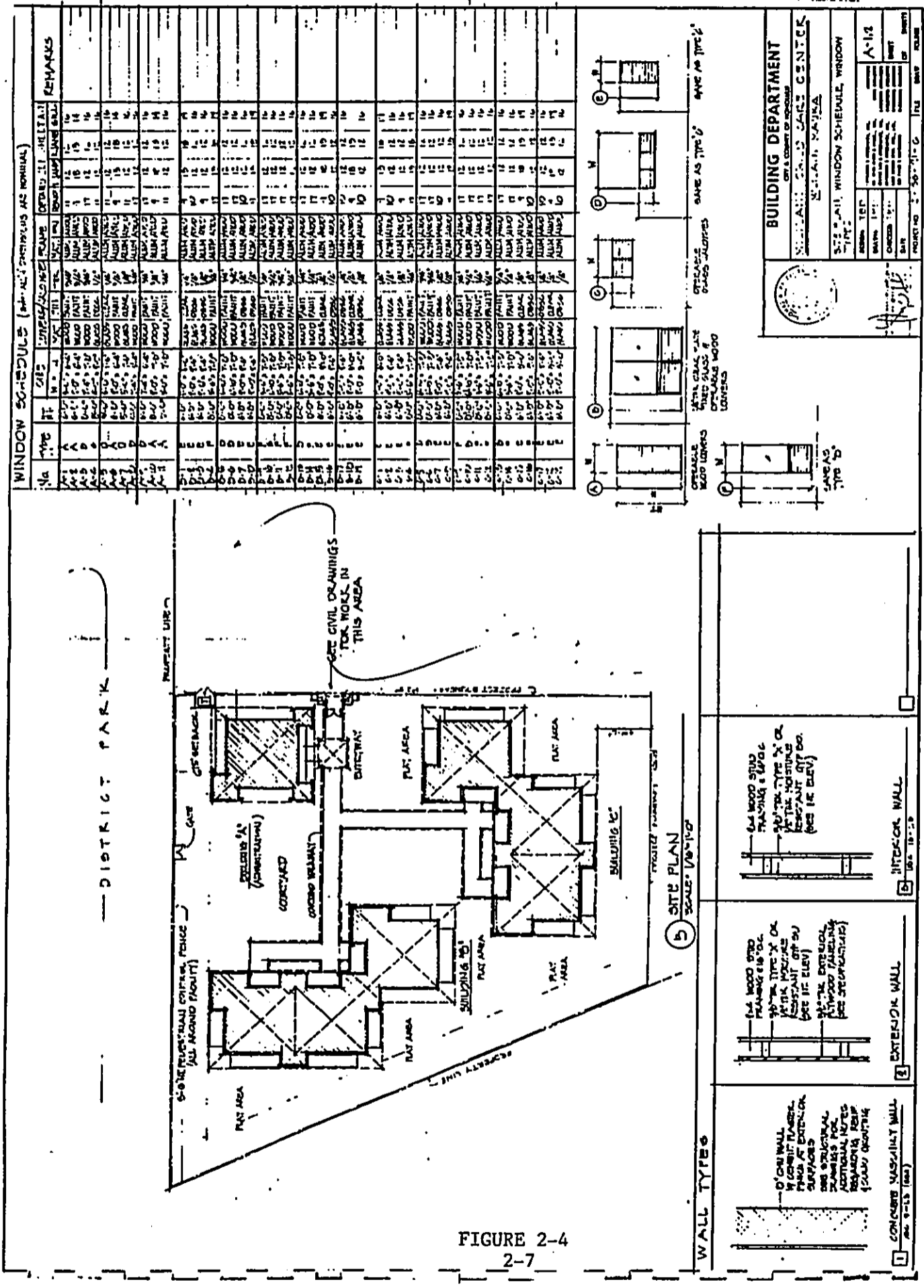


FIGURE 2-4  
2-7

FIGURE 2-5

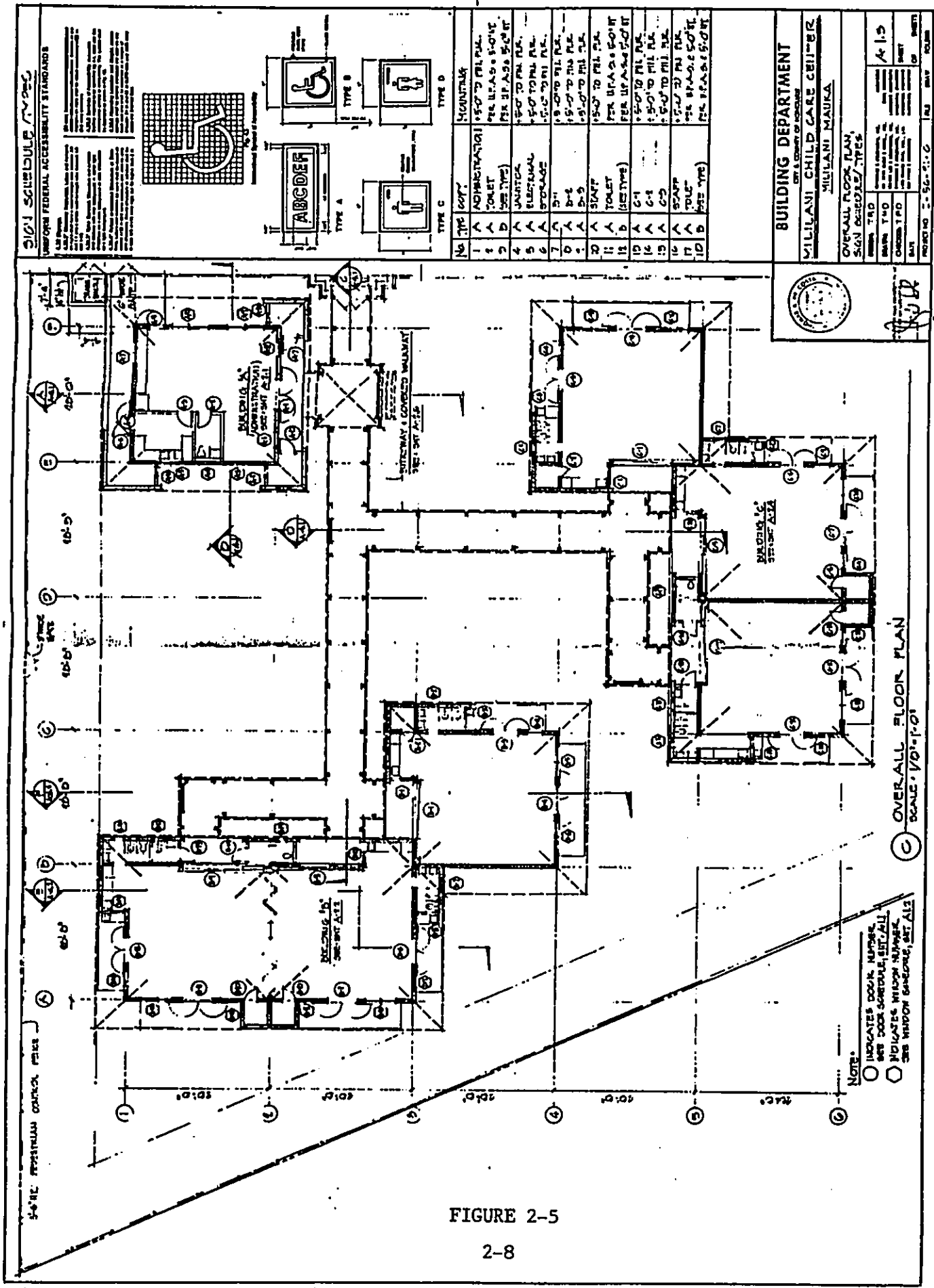


FIGURE 2-5



FIGURE 2-6

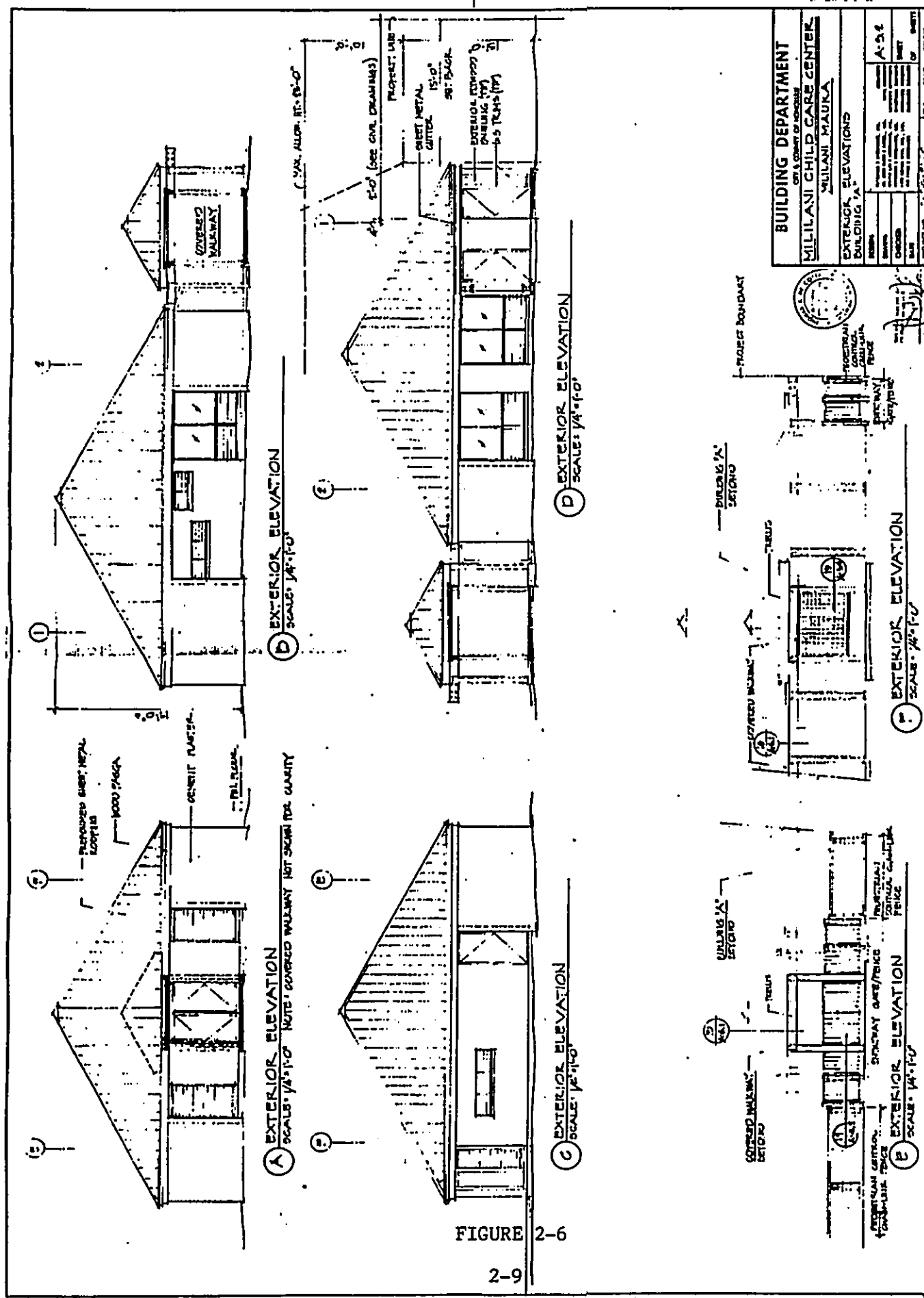


FIGURE 2-6

FIGURE 2-7

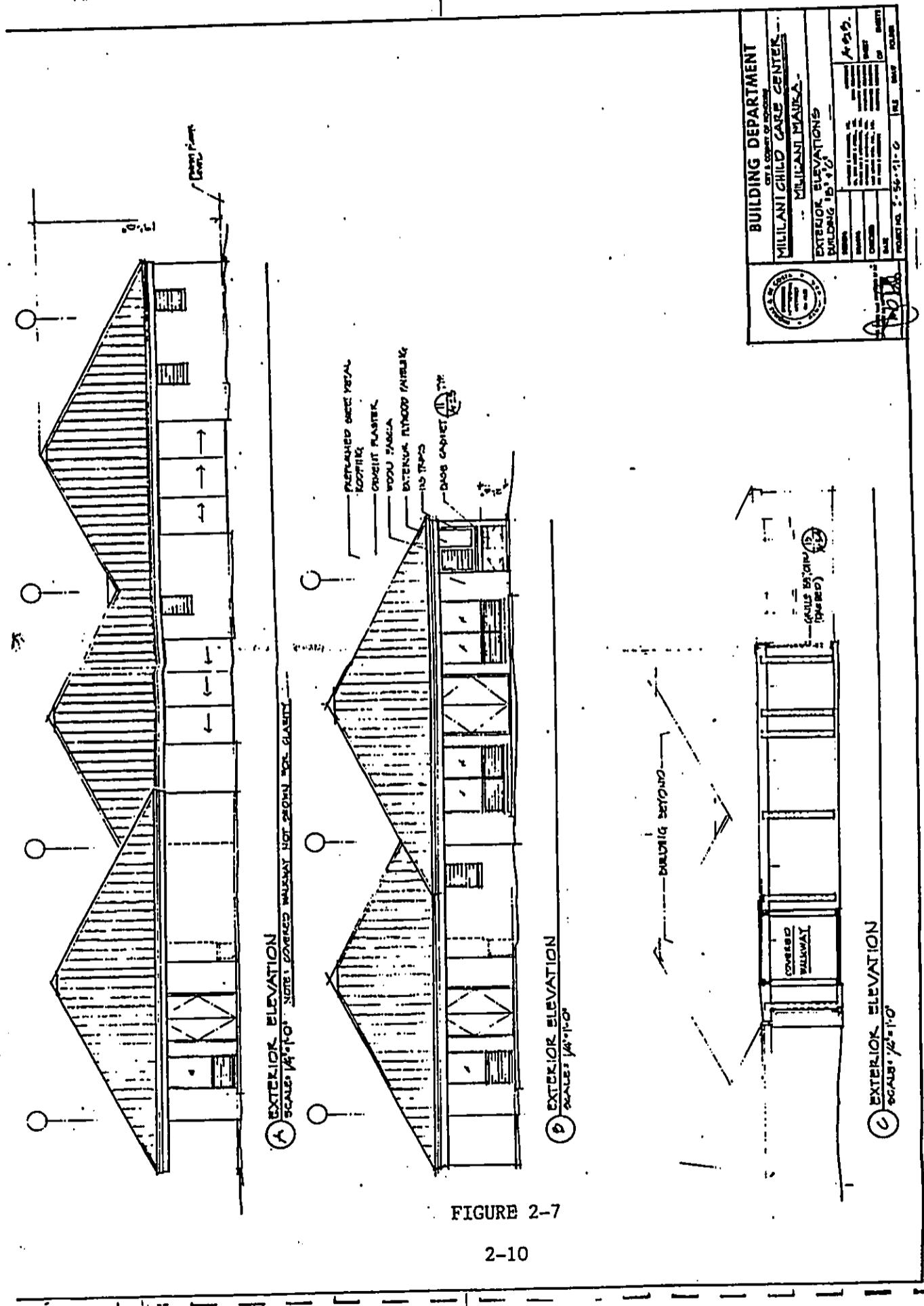
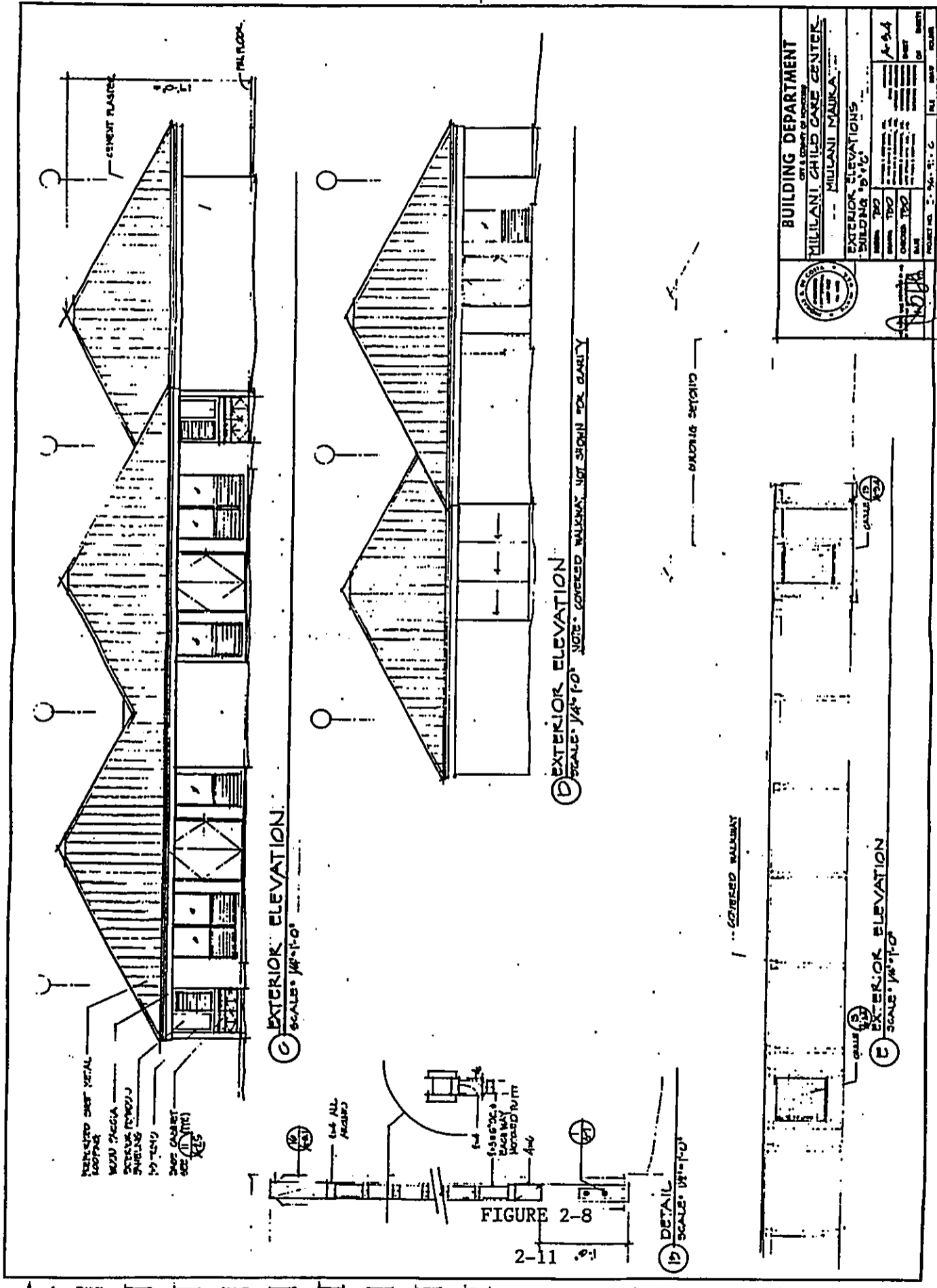


FIGURE 2-7

FIGURE 2-8



<b>BUILDING DEPARTMENT</b> <small>CITY OF MILWAUKEE</small>		<b>EXTERIOR ELEVATIONS</b>		<b>DATE</b> 1-9-64
<b>MILILANI CHILD CARE CENTERS</b>				<b>NO.</b> 100
<b>MILILANI MAIPIKA</b>				<b>DRWING</b> 100
				<b>CHECKED</b> 100
				<b>DATE</b> 1-9-64
				<b>DRAWN</b> 100
				<b>DATE</b> 1-9-64
				<b>CHECKED</b> 100
				<b>DATE</b> 1-9-64
				<b>DRAWN</b> 100
				<b>DATE</b> 1-9-64
				<b>CHECKED</b> 100
				<b>DATE</b> 1-9-64
				<b>DRAWN</b> 100
				<b>DATE</b> 1-9-64

COVERED WALKWAY  
 CIRCULAR SIGNAGE  
 SCALE 1/4"=1'-0"  
 EXTERIOR ELEVATION  
 SCALE 1/4"=1'-0"  
 (D) SCALE 1/4"=1'-0" NOTE: COVERED WALKWAY NOT SHOWN FOR CLARITY

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FIGURE 2-9

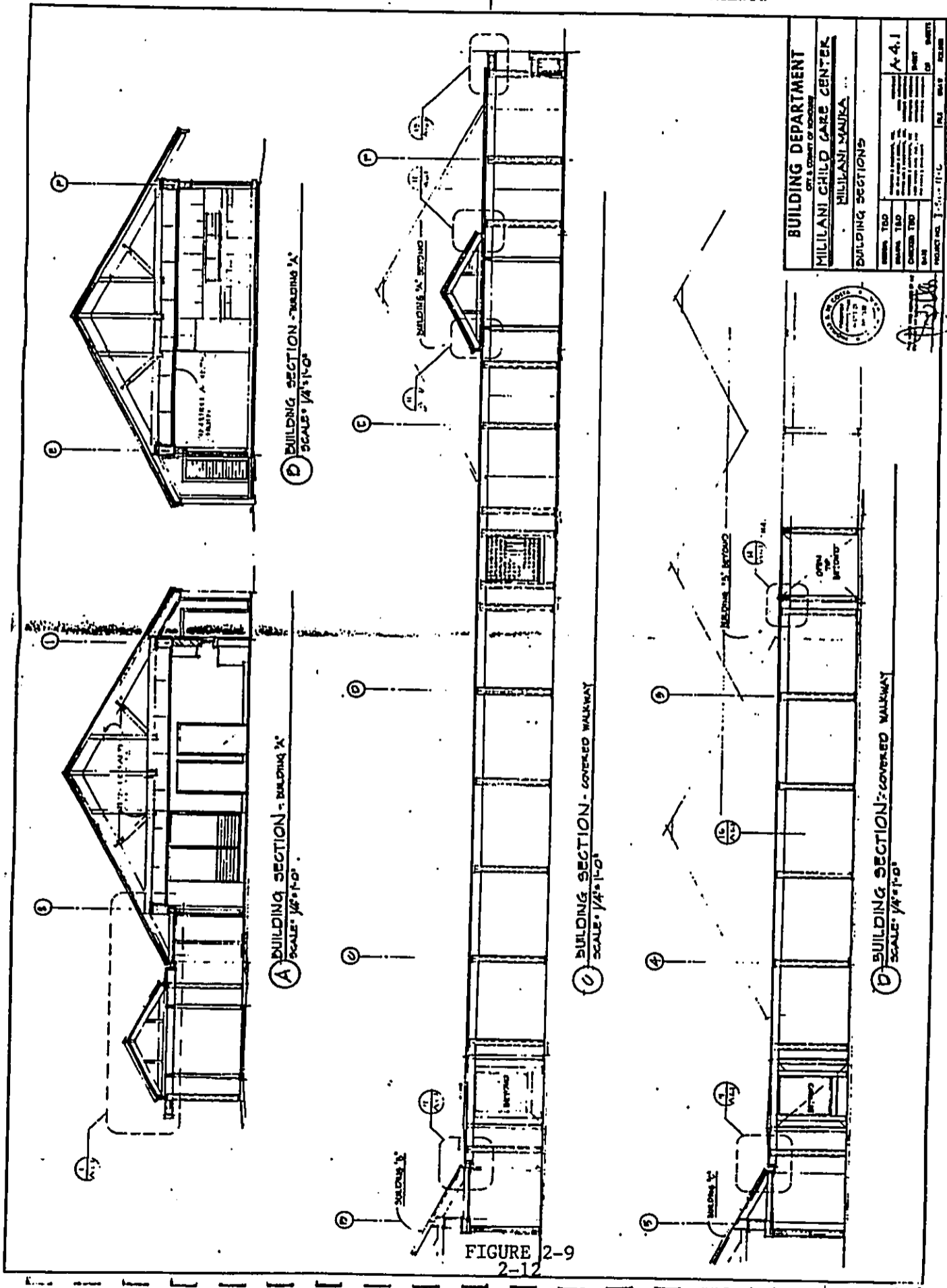
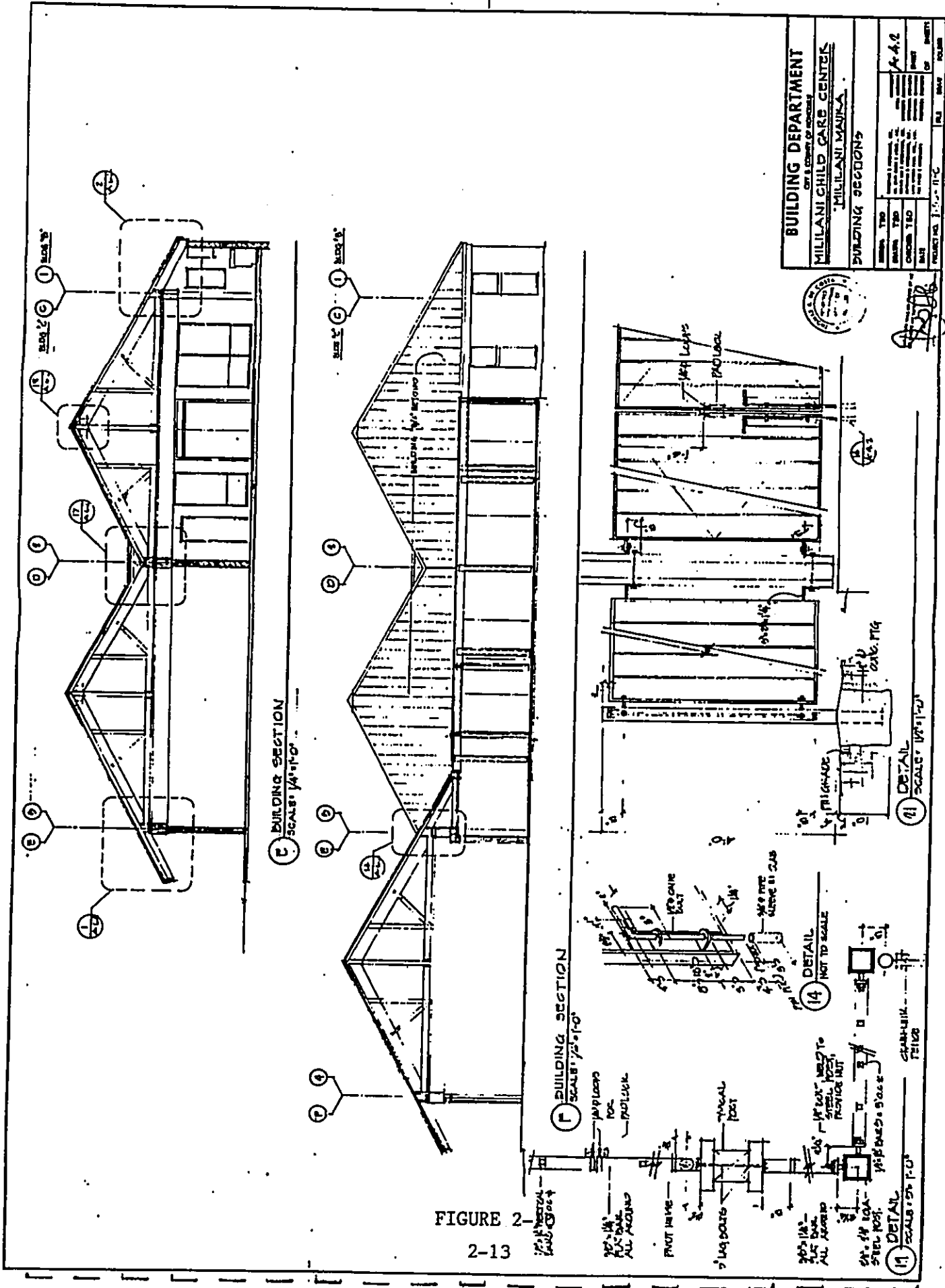


FIGURE 2-9  
2-12

FIGURE 2-10



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### SECTION 3

#### EXISTING CONDITIONS AND PROJECT IMPACTS

##### A. Climate

Average annual rainfall varies from 40 to 45 inches per year in the lower elevations near the H-2 Freeway, to 75 inches at the mauka boundary. Approximately two-thirds of this rainfall accumulates between November and March of a typical year. Northeast trade winds occur more than 8 months out of the year, but a most consistent between April and October. Average wind speed is 10 mph. Kona winds are experienced about 3 months a year, mostly during winter months. Daytime summer temperatures average between a low of 66° F and a high of 82° F. Winter temperatures average between a low of 60° F and 75° F during daytime hours. As elevation increases, temperature levels and solar radiation decrease.

##### B. Topography

The site is essentially level. The ground elevations range from about 761 to 765 feet above mean sea level.

C. Soils

In general, a soils exploration report has disclosed that the site is underlain by residual soils consisting of stiff reddish brown clayey silt, known as "Wahiawa Silty Clay" which grades to saprolite (a form of residual soils which retains relict structure to the parent rock) from depths of about 10 feet the maximum depth of 16 feet.

D. Flora/Fauna

Flora observed within the project site consist of introduced (common) trees, ornamentals, and grasses. The site was previously used as agricultural land, for the cultivation of pineapple. Since its disuse as agricultural land, the site has become overrun with natural growth, (i.e. weeds), and remnant pineapple planting.

Fauna were not observed at the site, but domesticated animals such as dog and cat are probably quite common. Common birds such as barred dove, common mynah, and house sparrow were observed during the field survey.

A flora and fauna survey for the Mililani Mauka area was conducted in August 1985. At that time, the proposed project site was in agricultural cultivation with pineapple. Observations of that survey indicated that there were no rare, threatened or endangered plant species or animals that were found in the area.

E. Archaeology

In conjunction with an EIS prepared for Mililani Town, Inc. for the Mililani Mauka subdivision, the archeological consulting firm of CHINIAGO INC. prepared

a report in 1984, involving field work and records research regarding archeological or historic discoveries. Their report concluded that no archeological or historic remains were in the project area.

F. Land Use Designations

The Mililani Town area is classified Urban by the State Land Use Commission. The project site is zoned R-5; RESIDENTIAL by the Land Use Ordinance of the City & County of Honolulu.

Mililani Town lies southwest of the H-2 Freeway. It currently has residential, commercial, and community facilities. The surrounding areas to the proposed MILILANI CHILD CARE CENTER, besides the Park and Ride facility which shares the site, are Master Planned to include a DISTRICT PARK on the north property line; MULTI-FAMILY DWELLINGS opposite Ukuwai Street; and a church facility on the south property line. A future freeway on-ramp will border the west property line.



G. Air Quality

Current air quality data for the area was not available. The previous owner of the project site, Mililani Town Inc., had an air quality report prepared in 1986. That report indicates that the air quality in the area, as monitored by the State Department of Health, has consistently been well within the allowable of the State Air Quality Standards (AQS). The report also noted the occurrence of infrequent sugar cane and pineapple field fires, degrade the air quality with particulates and carbon dioxide emissions, but only for short periods of time.

The results of monitoring the H-2 Freeway peak hour and eight hour for carbon monoxide emissions, were reported to be well within the Federal Air Quality Standards.

Additional air pollution may be anticipated from buses and cars using the adjacent Park and Ride facility, but it anticipated to be infrequent (i.e. twice daily, in the morning and during the evenings) and relatively insignificant.

H. Noise

The existing noise environment is influenced by several elements. During the field survey, sounds of nature -- the chirping of birds and rustling of trees -- predominated. However, noise from passing vehicles (cars as well as trailer-trucks) on the nearby H-2 Freeway was audible. A report of noise level tabulations prepared for the Hawaii Technology Park (north of the Mililani Mauka area) was between 65-70 decibels, at the freeway roadside. Similar noise levels are anticipated for the MILILANI CHILD CARE CENTER, but most of the traffic noise

appears to be absorbed by the sloping topography between the freeway and the site. There are currently no barriers (vegetative or man-made) to reduce traffic noise, but the proposed design includes trees and hedges along the property line facing the freeway to noise reduction.

Recreation sounds such as children playing, spectator reactions during baseball games or practices also influence noise levels. Such recreational noises, are anticipated from the adjoining District Park, but they are also anticipated to be acceptable to child care center as well as the nearby residential areas.

I. Public Facilities

1. Transportation

Ukuwai and Makaikai Streets are planned to be two-lane residential roads.

2. Parking

The Park and Ride facility (Phase I) is planned to provide a total of 177 parking stalls. Of this total, 44 standard stalls, 2 Handicapped Accessible stalls and 1 Loading space will be designated to the use of the MILILANI CHILD CARE CENTER.

3. Drainage

The drainage system for the MILILANI CHILD CARE CENTER will include site grading and swales to direct runoff towards the adjacent Park and Ride facility, which is planned to have catch basins and drain lines connected to the storm drain system provided on Ukuwai Street.

4. Water

Water service is provided by the County Water system at Ukuwai Street.

5. Wastewater

Wastewater disposal for the Mililani area is provided by the Honouliuli Wastewater Treatment Plant. The MILILANI CHILD CARE CENTER will have connection to the sewer system provided at Ukuwai Street on Eono Street.

6. Electricity

Power for the MILILANI CHILD CARE CENTER will be provided via underground service to electricity lines below Ukuwai Street.

7. Police

The proposed project site is within the Honolulu Police Departments' second district and is provided protection services from the Wahiawa substation.

8. Fire Protection

The Mililani Engine Co. 36 has a response distance of 2 miles and is supported by the Wahiawa Engine Co. 18, and the Waiiau Ladder Co. 38. The Fire Department is expected to expand the Wahiawa Fire Station to include a ladder company by 1992.

## SECTION 4

### ANTICIPATED ENVIRONMENTAL IMPACTS AND MITIGATIVE MEASURES TO MINIMIZE THEIR IMPACT

#### A. Alteration of Landform

Portions of the site will be grubbed and graded but significant impacts are not anticipated on the natural contour of the land. Trenching and excavating are required for connecting utility lines. .

Land alterations are planned to handle storm runoff and on-site ponding. All land altering activities will adhere strictly to the City & County grading ordinance in order to mitigate potential impacts.

#### B. Air Quality

Ambient air quality will be affected by dust raised during site preparation activities and by exhaust fumes from construction equipment. Fugitive dust (wind borne dust) will be controlled by water sprinkling or other dust palliative as required. Combustion discharges from construction equipment are not anticipated to cause significant environmental impacts and will be minimized by the proper maintenance and operation of all petroleum fueled equipment. All activities will be performed in compliance with the Air Pollution Control Regulations (Chapter 43) of the State Department of Health.

C. Noise

Noise will be generated during all phases of construction activities. Conventional construction equipment will be used and noise will be generated in the ranges presented in Figure 4-1. General construction noise is unavoidable and will be limited to regular working hours.

Noise will be created by activities taking place at the Center. However, for the most part this noise is anticipated to be contained within the building. Such noise is not anticipated to be excessive or annoying because of the passive activities which will take place in the building.

D. Flora/Fauna

Flora and fauna will not be adversely affected. Only a portion of the site will be affected by construction and vegetation. That portion consists primarily of grasses, weeds and abandoned pineapple plants.

Following construction, the site will be landscaped and replanted. The type of plantings have not been determined at this time, but are intended to match the residential character of the center.

E. Public Facilities

Adverse impacts on water and power services are not anticipated. Construction plans will be submitted to the appropriate government agency (or utility company) for their review and approval.

F. Circulation

Traffic circulation patterns around the site may be affected during construction. The general contractor will be responsible for warning motorists of pending construction, posting warning notices or signs, and if necessary, stationing flagpersons to direct traffic.

G. Land Use

The proposed project is a City & County of Honolulu project and has been determined to be consistent with the public use of the site. It is also compatible with the land use designations of the site and actual uses surrounding the site. Prior to construction, a planning use and zoning permit will be approved by Government agencies having authority over the site.

H. Social

A positive social impact on the community is anticipated. The MILILANI CHILD CARE CENTER will be used to fulfill the child care needs of the community and be available to the community for recreation activities, community meetings, education purposes, and social functions. Currently, there are no existing facilities in the community for these types of activities. Moreover, because it is primarily an indoor facility, connected by covered walkways, MILILANI CHILD CARE CENTER be used during inclement weather.

**FIGURE 4-1**  
**CONSTRUCTION EQUIPMENT NOISE RANGES**

		NOISE LEVEL, (dba) AT 50 FT					
		60	70	80	90	100	110
EARTH MOVING	EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES	COMPACTERS (ROLLERS)		H			
		FRONT LOADERS		-----			
		BACKHOES		-----			
		TRACTORS		-----			
		SCRAPERS, GRADERS			-----		
		PAVERS				H	
		TRUCKS			-----		
MATERIALS HANDLING	EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES	CONCRETE MIXERS		-----			
		CONCRETE PUMPS			H		
		CRANES (MOVABLE)		-----			
		CRANES (DERRICK)				H	
STATIONARY	EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES	PUMPS		H			
		GENERATORS		-----			
		COMPRESSORS		-----			
IMPACT EQUIPMENT	EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES	PNEUMATIC WRENCHES			-----		
		JACK HAMMERS AND ROCK DRILLS			-----		
		PILE DRIVERS (PEAKS)				-----	
OTHER	EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES	VIBRATOR		-----			
		SAWS		-----			

Note: Based on Limited Available Data Samples

Source: Noise From Construction Equipment and Operations  
Building Equipment, and Home Appliances, EPA, 1971

FIGURE 4-1

## SECTION 5

### ALTERNATIVES TO THE PROPOSED ACTION

The only real alternatives to the proposed action is not action or postponing the action. A no action alternative would deprive Lihue residents of a needed neighborhood center. A no action alternative would preclude the environmental impacts discussed in this document as existing conditions will continue to prevail.

Postponing the action does not obviate environmental impacts. Impacts similar to those described in this document will occur at the time the project is initiated.

Alternative sites for the Center is not available, within the Master Planned allocation of land, and consequently, not a real alternative. Several changes to the original site plan have been made as a result of consultation between the Design Consultants and the Using, as well as Governing Agencies. The site plan presented in this document represents the layout and facilities desired by those participants.



## SECTION 6

### DESCRIPTION OF THE ASSESSMENT PROCESS

The scope of the project was discussed thoroughly with the Building Department of the City & County of Honolulu and the Design Consultant, M&A, Inc. Architects. As a currently being developed community, there were no Community Organizations in place for Mililani Mauka that could be contacted for input pertaining to the project site. In lieu of such participation, this assessment included the input of Using Agencies of similar child care centers (i.e. CIVIC CHILD CARE CENTER), as well as Governmental Agencies charged with developing the child care center as a public facility. These Governmental Agencies include the Department of Human Resources, the Department of the General Planning, and the Department of Transportation Services.

Based on information provided by the above, a description of the proposed project was prepared and potential environmental impacts assessed. Prior to the preparation of this environmental document, a presentation of the proposed site plan was made to the participating reviewing agencies for their review and comment. As a result of their comments, several revisions and refinements have been made to the plan particularly in response to concerns over internal function, relationship to the adjacent Park and Ride facility and in reference to the surrounding uses.

AGENCIES AND ORGANIZATIONS CONSULTED OR CONTACTED

County

Building Department - Planning Division  
Department of Human Resources  
Department of General Planning  
Department of Transportation Services

Private

Mililani Town Inc.

SECTION 7

DETERMINATION OF SIGNIFICANCE

The Environmental Quality Commission's Environmental Impact Statement Regulations contains criteria for evaluating whether an action may have significant effects on the environment. The relationship of the proposed project to these criteria are discussed below.

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

RELATIONSHIP: None.

2. Curtails the range of beneficial uses of the environment;

RELATIONSHIP: None. It is believed that the proposed project is a better use of the site.

3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapters 342 and 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, Court decisions or Executive Orders;

RELATIONSHIP: None.

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

RELATIONSHIP: None. It is believed that the social welfare of the community will be improved. Currently, facilities are inadequate or unavailable to accommodate the types of uses that can be held at the proposed Center. Additionally, the proposed project is in keeping with the County's concept of "neighborhood centers" as a focal point of the community.

5. Substantially affects economic or sociological activities;

RELATIONSHIP: None. It is anticipated that the action will not adversely affect economic activities. Social activities should be enhanced. The proposed project provides a needed indoor facility that should have long-term social and recreational benefits for the community.

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

RELATIONSHIP: None.

7. Involves a substantial degradation of environmental quality;

RELATIONSHIP: None.

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

RELATIONSHIP: None.

9. Substantially affects a rare, threatened or endangered species of animal or plant, or habitat;

RELATIONSHIP: None.

10. Detrimentially affects air or water quality or ambient noise levels;

RELATIONSHIP: None. Short-term construction related efforts (noise, dust) are anticipated, but can be mitigated by the measures discussed in this document. Long-term noise impacts can be mitigated by providing buffer landscaping that would screen out much of the sounds emanating from the Center by its users.

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

RELATIONSHIP: None.

Base on the above criteria, the proposed project will not result in significant adverse environmental impacts. Therefore, an environmental impact statement is in not required, and in conclusion to the evidence presented herein, it is this report's determination that this proposed project receive a Negative Declaration of Environmental Impact.

SECTION 8

REFERENCES

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