Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
State of Hawaii
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Mr Choy:

Subject: Negative Declaration for the Proposed Kaneohe Police Station Improvements (TMK: 4-5-18: Por. 2)

This letter constitutes a notice of determination by this department after the potential impact of the proposed project was assessed according to Title IX, Chapter 200, Environmental Impact Statement Rules, and Chapter 343 of the Hawaii Revised Statutes relating to the environmental impact statements.

The determination has been made that an environmental impact statement is not required based on the environmental assessment (EA) that was prepared by Takeo Matsumoto and Associates, Inc. and Gerald Park, Urban Planner for the Building Department.

The pertinent information for the notice of determination is summarized as follows:

1. Proposed Agency: Building Department
   City and County of Honolulu

2. Land Owner: City and County of Honolulu

3. Tax Map Key: 4-5-18: por. 2
ENVIRONMENTAL ASSESSMENT

FOR

*KANEHOE POLICE STATION IMPROVEMENTS

Kaneohe, Oahu, Hawaii

Tax Map Key: 45-18; Por. 2

Prepared Pursuant to Chapter 343, HRS and
Chapter 226, Title 11, Administrative Rules,
State Department of Health

Proposing Agency: BUILDING DEPARTMENT
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Responsible Official: Herbert K. Muraoka
Director and Building Superintendent

Date: June 19, 1991

Prepared by
TAKEO MATSUMOTO AND ASSOCIATES, INC.

and

GERALD PARK URBAN PLANNER
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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

The Building Department, City and County of Honolulu, proposes to expand and renovate the Kaneohe Police Station located in Kaneohe Town, Koolaupoko District, City and County of Honolulu, State of Hawaii. Located in the northwest corner of the Kaneohe Civic Center, the Station is bounded by Waikahua Road and Benjamin Parker Elementary School to the north, Kaneohe Library to the south, Kamehameha Highway to the west, and the Kaneohe Civic Center to the east (see Figures 1 and 2). The project site is identified by tax map key First Division, 4-S-18: por. 2.

The purposes of the proposed project are to correct security deficiencies of the police station, provide segregated cells for prisoners, provide female officers with shower/locker facilities, and provide more efficient use of the police station. This project also will alleviate overcrowding in the drivers licensing area.

The layout of the existing station makes it difficult to provide adequate security. Because a portion of the police station was once used as a courthouse, restricting access inside the station is difficult. The only restrooms in the facility are located in the rear of the station next to the existing cells and are shared by police officers, the public, and prisoners. Police operations inside the facility are in view of the public, including the crime reduction unit which have plain clothesmen.

There are only two cells in the existing station. Ideally, the station should have a minimum of five cells to segregate male and female prisoners and adult and juvenile prisoners. A padded cell is also desirable for prisoner safety.

There is only one shower/locker facility that is used by male and senior male officers. A female shower/locker facility is required for this station. The officers and senior officers shower/locker facilities will be segregated in conformance with other stations.
BUILDING CODE INFORMATION

THK.          LOT AREA          BLDG.          OCCUPANCY          TYPE OF CONSTRUCTION          GROUND FLOOR AREA
4 - 5 - 12%              5.44 ACRES          FL-1%              2 - H1              7,070.4 FT²

LUG INFORMAION

FLOOR AREA          PRESENT          GROUND PL.
7,070.4 FT²
TOTAL = 14,650 FT²

PARKING REQUIRED
TOTAL FLOOR AREA  = 15,650 - 02.2
1/400 FT²ETER        140
ON 25 STORY
1. STANDARD STALL  92
2. COLLAPSE STALL   14
3. PERFORMANCE STALL 2
4. TANKER STALL (257,402 LIT.)  5
TOTAL PARKING PROVIDED = 90

PRELIMINARY
Subject to Change
Date

BUILDING DEPARTMENT
CITY & COUNTY OF HONOLULU

Figure 2
The overall shortage of office space results in many functions sharing the same facilities. There is no dedicated squad room, conference room, interview room, booking area, crime reduction unit offices, watch Lt. office, watch Sgt. office, evidence storage room, or flare storage room.

The drivers licensing area becomes overcrowded during peak hours. There is no sheltered waiting area to shield the public when it rains.

A. Technical Characteristics

The proposed project consists of three interrelated actions: (1) constructing a two-story addition to the west end of the station; (2) renovating the interior of the existing station; and (3) revising the vehicle circulation and parking layout at the Station.

1. Building Addition

The basement level of the new addition will house the relocated exercise room and shower/locker facility for senior male officers assigned to the Station. The basement level will also include a flare storage room and groundskeeper storage room. The ground level will accommodate a receiving area, photo-finger printing-booking room, 7 jail cells, public restrooms, and an attached sally port for garaging a police wagon.

Except for the lobby and public restrooms, entry into the rest of the Station will be restricted. The entrance door to the booking/detention area will be secured and monitored by the police officer at the receiving desk.

2. Interior Renovations

Interior space within the existing station will be renovated and reconfigured. This aspect of the project will create more office space for administrative use on the ground level in addition to providing a conference room, squad room, evidence storage room, and arsenal room. Basement level renovations will increase the drivers licensing area and office space, provide locker/shower rooms for female and senior female officers, expand locker/shower facility for male officers, and accommodate the relocated kitchen and lounge area.
The two-story addition provides approximately 1,440 square feet of space on the basement level and 2,900 square feet at ground level. The addition will be constructed of concrete block set on a concrete foundation. The roof will be framed with wood trusses and plywood sheathing and covered with asphalt shingles. The height of the new addition will match the existing building.

To accommodate the new addition, trees and plants in the building site area will be removed, irrigation and utility control boxes removed and relocated, concrete sidewalks demolished, and structural improvements at the rear of the building (tile building, and metal-framed garage) dismantled. The existing radio tower will remain. Landscape materials to be removed may be relocated on-site if feasible and if not feasible to another City project. Construction debris will be hauled to an approved landfill.

Basement and Ground Level Plans are shown in Figures 3 and 4.

3. **Circulation and Parking**

The existing off-street parking area fronting the Station will be enlarged in proportion to the new addition and to comply with City and County of Honolulu standard dimensions for parking stalls, aisle widths, and landscaping. A one-way circulation movement is planned as shown in Figure 2. The existing entry will be removed and the sidewalk moved back to increase the parking area. The reconfigured parking lot will have 19 stalls and a garage for a "sally wagon" to be sited at the west end of the addition. All improvements will be set back 3 feet from the edge of the road right-of-way in anticipation of future road widening.

Nineteen (19) parking stalls are planned for the basement level.
B. Economic Characteristics

The construction cost of the project is estimated at $2.1 million ($1991) and will be funded by the City and County of Honolulu. Construction priority and phasing are as follows:

1. Construction of new addition;
2. Renovation of parking layout;
3. Renovation of existing basement level used by the police;
4. Renovation of existing ground level; and
5. Renovation of the driver's licensing area.

Construction will commence after all necessary permits are received. If there is sufficient funding work will be carried out in phases over an approximate 12-month period.
SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

Constructed in 1957, the Kaneohe Police Station originally served as a police station and District Courthouse. The Courthouse, which occupied the ground floor of the east wing, relocated to Kakahuipia Street in 1982.

Approximately 70 police officers are assigned to the Station which also houses the district headquarters. Between 10-25 officers are on duty at all times during three daily shifts. The Station lies near the center of its patrol area which extends from Makapuu to Laie.

Driver licensing has been administered at the Station since 1967. The current staff of seven (4 clerks, 3 examiners) administers written tests, road tests, and license renewals. Quantitatively, about 50 applicants per day take the written test, 40-45 persons are administered the road test (varies with the number of examiners on-duty), and between 50-60 persons a day renew their licenses.

The building addition is planned for the west side of the existing station. This area has been substantially improved over the years and its physical characteristics are entirely man-made. Improvements include a 100-foot high radio tower, an 8 by 16 foot hollow tile building, a covered metal framed automobile shelter, a.c. pavement, a low-stacked stone retaining wall, and landscape plantings.

A 12-foot difference in elevation exists between the parking area fronting the station (72 feet) and the metal framed shelter at the rear of the Station (60 feet).

Site soils are identified as Lokeloa silty clay (Soil Conservation Service, 1972). The soil is moderately permeable and the erosion hazard is slight. In view of the sloping terrain on the western end of the police station and the well-landscaped lawn area, we suspect the area has been filled (or backfilled) with soil types other than that identified by the Soils Conservation Service.
Because of its urban location, long-term use as a public facility, and array of improvements, there is no natural environment or resources on the premises.

The site is devoid of archaeological resources and observed flora are common plant materials used in landscaping throughout Honolulu and the State of Hawaii.

The property is classified Urban on State Land Use District Boundary Maps, designated Public Facility on the Koolaupoko Development Plan Land Use Map, and zoned Residential (R-7.5). Public facilities are a permitted use in the Residential 7.5 zoning district and a change of zone is not required. Applicant has applied to the Department of General Planning to have the project placed on the Koolaupoko Development Plan Public Facilities Map. A public hearing was held by the Planning Commission on April 24, 1991 to have the project placed on the Public Facilities Map. No testimony against the action was received and the Planning commission forwarded their recommendation of approval to the City Council.

Water is drawn from an 8-inch line in Waikalua Road; wastewater is discharged via 4-inch and 6-inch gravity lines to a 15-inch line in Kamehameha Highway. Electrical and telephone services are provided from overhead utility poles fronting the Station on Waikalua Road. The Kaneohe Fire Station is located diagonally across Kamehameha Highway from the Police Station at the intersection of Kamehameha Highway and Paleka Road.

Waikalua Road, a City roadway, fronts the Police Station to the north. The 50-foot right-of-way accommodates two traffic lanes, on-street parking stalls fronting the police station, and a striped a.e. sidewalk on the south side of the road. The roadway is programmed for widening to 56-feet and land for the widening will be taken equally (3 feet) from properties on both sides of the road.
Traffic congestion and the lack of parking have been cited as recurring problems in the area of the civic center and along Waikalua Road. Part of the problem is attributable to the very reason for having the civic center, that is, bring government services and facilities to the people at a location conveniently accessible to the general public. In this instance, these services and facilities include the library, driver licensing bureau (within the Police Station), and Benjamin Parker School which are all significant traffic generators. Shortcomings in the vehicle circulation system also contributes to the problem. Waikalua Road serves as a collector street for residential subdivisions to the east of the Police Station and funnels traffic to the Waikalua Road/Kamehameha Highway. In addition, the lack of ingress and egress aisles for off-street parking stalls at Parker Elementary affects traffic flow on Waikalua Road.
SECTION 3
SUMMARY DESCRIPTION OF ENVIRONMENTAL IMPACTS

Assessment Process

The scope of the project was discussed with staff of the Building Department, Police Department officials, the consulting Architect, and others comprising the consultant team. State and County agencies were consulted for information relative to their jurisdiction and responsibilities and evaluation of project impacts. Time was spent in the field noting site conditions and conditions in the vicinity of the Kaneohe Police Station. The discussions and field investigations allowed us to identify existing conditions and features which could be affected by the project and upon which impact assessment would be made. These influencing conditions are:

- The proposed improvements are located on the same site as the existing station;
- No change in public use is considered by the proposed action;
- The site is devoid of archaeological features;
- There are no threatened or endangered flora and fauna on the premises;
- The site is not within a designated flood hazard area;
- The site is located in the older, developed portion of Kaneohe town;
- Land on which the improvements are proposed has been modified extensively by fill, landscape plantings, and a.c. paving; and
- Public utilities are available to service the Kaneohe Police Station.
Construction Related Short-Term Impacts

Prior to construction, utility services to be affected will be rerouted and irrigation systems cut and plugged, landscape plantings grubbed (except for specimen palms and trees), and all structures in the building site area dismantled or demolished. Clearing activities should take three weeks and will raise fugitive dust, create noise, and increase traffic slightly by trucks hauling debris.

Fugitive dust can and will be controlled by sprinkling water over exposed areas in lieu of water sprinkling or other dust suppression measures stipulated in Chapter 60 (Air Pollution control) of Title 11, Administrative Rules may be employed.

Construction noise will persist for the duration of construction. These noises will be most pronounced during the early stages of development (site clearing) through erection of the new addition. Noise will diminish as interior work commences as most noise should then be confined to the interior of the building.

Allowable daytime noise levels for residential zoning districts set by the State Department of Health is 55 dBA measured at the property line. Construction work will exceed this standard and the Contractor will obtain a noise permit prior to construction. Permit conditions generally will limit construction to between the hours of 7:00 a.m. to 6:00 p.m., five days a week.

Disruptions to traffic flow on Waikalua Road can be expected as utility connections are made. The connections will be done simultaneously so as to minimize congestion and inconveniences to motorists. Signs will be conspicuously posted alerting motorists of road work and flagmen posted to marshall traffic around work sites. In addition, road work will be scheduled to avoid daily peak traffic hours.

Persons with business at the Station may be inconvenienced by the shortage of parking, construction noise, dust, and traffic rerouting on the station grounds. Inconveniences cannot be avoided (given the scope of work) and the public will need to anticipate delays while conducting business at the Station.
Long-Term

When the project is completed, the renovated police station will accommodate existing activities and services in a more spacious setting for the benefit of police officers and the public.

This project will not necessitate an increase in the number of police officers assigned to the Station—manpower increases are dependent on the needs of the district rather than station size. Conversely, the enlarged Kaneohe Station would be able to accommodate additional officers assigned to the District. The project will not resolve circulation and parking problems. This issue is separate from the renovation/improvement plan. An adequate number of parking stalls is provided for police use per off-street parking standards of the Land Use Ordinance.

Five coconut (Cocos nucifera) and two gold trees (Cycis tax donnel-smithii) will be removed where the building addition is proposed. An assessment of the health and age of the trees will be made to determine if it is feasible to relocate the trees. If feasible, the trees will first be attempted to be relocated on-site. If the trees do not fit into the existing landscaping the trees will relocated to another City project.

Water, sewer, power, and drainage systems are adequate to accommodate the proposed improvements.
SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

No Action

A no action alternative precludes all impacts, short and long-term, beneficial and adverse, described in this assessment. A no action alternative is not a desirable course of action considering the security deficiencies, lack of female officers’ shower/locker facilities, substandard cells, crowded working conditions, and the general lack of space in the existing station.

Alternative Location

This alternative was rejected because the City does not own a suitable alternate site in the area and does not consider the cost of acquiring a site to be justifiable.

The existing station is in a central location for the communities and district it serves.
SECTION 5
AGENCIES AND ORGANIZATIONS CONSULTED
IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

STATE OF HAWAII
- Department of the Attorney General
- Department of Business, Economic Development and Tourism
- Department of Education
- Department of Health
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources
- Department of Transportation
- Hawaii Housing Authority
- Office of Environmental Quality Control

CITY AND COUNTY OF HONOLULU
- Board of Water Supply
- Fire Department
  - Department of General Planning
  - Department of Land Utilization
- Department of Parks and Recreation
- Department of Public Works
- Department of Transportation Services
- Police Department

OTHERS
- Councilmember Steve Holmes
  - Kaneohe Neighborhood Board No. 30
- Hawaiian Electric Company
- Hawaiian Telephone Company
  - The Outdoor Circle

* Denotes consulted parties who responded in writing.
SECTION 6

DETERMINATION AND REASONS SUPPORTING DETERMINATION

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, contains criteria for determining whether an action may have significant effects on the environment (11-200-12). The relationship of the proposed project to these criteria is discussed below.

1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

   Located in the older section of Kaneohe town and having been committed to use as a police station since 1957, the site is devoid of natural and cultural resources.

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

   The new Kaneohe Police Station will be built on the same site and serve the same general use as the existing station.

3) Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

   The project does not conflict with the State's long-term environmental goals.

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

   The project will not substantially affect economic or social welfare. The commitment of public monies are expected to improve the workplace for personnel assigned to the Kaneohe Police Station.

5) Substantially affects public health;

   Public health will not be affected by the project.

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

   Public facilities are adequate to serve the proposed project when completed.
(7) Involves a substantial degradation of environmental effect upon the environment or involves a commitment for larger actions;

Environmental quality will not be degraded.

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

The project does not commit the Police Department and the City and County of Honolulu to a larger action.

(9) Substantially affects a rare, threatened or endangered species, or its habitat;

The project site does not harbor rare, threatened or endangered species of flora or wildlife.

(10) Detrimentally affects air or water quality or ambient noise levels; or

Temporary, construction related impacts in the form of fugitive dust and construction noise can be expected. These impacts can be mitigated and should not detrimentally affect air quality and ambient noise levels.

(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.

The project is not proposed in an environmentally sensitive area.

Based on the above criteria, it is determined that the Kaneohe Police Station Improvement project will not result in significant adverse environmental impacts and an Environmental Impact Statement is not required.
REFERENCES

City and County of Honolulu, Department of General Planning. 1988. General Plan Objectives and Policies.


City and County of Honolulu, Department of Transportation Services. 1986. Traffic Volume Counts Kamehameha Highway NE of Palia Road.

APPENDIX A

CONSULTATION PERIOD

COMMENTS AND RESPONSES
DEPARTMENT OF BUSINESS
ECONOMIC DEVELOPMENT & TOURISM
STATE OF HAWAII

Economic Development & Tourism
DEPARTMENT OF BUSINESS
ECONOMIC DEVELOPMENT & TOURISM
STATE OF HAWAII

Dear Mr. Park,

I am writing to express my gratitude for the opportunity to contribute to the State barbecue event. Your hard work and dedication to promoting our local business are greatly appreciated. I look forward to working with you in the future.

Sincerely,

[Signature]

[Address]

[Phone Number]

[Email]
The data table in the center of the page appears to be a form or a record. It includes several columns and rows with handwritten entries. Unfortunately, the handwriting is not legible, and without clearer visibility, it's challenging to extract specific information. The document looks like it could be related to urban or city planning, given the references to codes and numbers, but the specific content is not discernible.
We refer to 26-139 that should be noted any objections. Please contact Donna Musial of the Building Department at 643-7474.

2. Construction plans should be submitted to the city for review. 

8. A standard fire prevention permit shall be granted on the approval of the Building Department.

6. The expansion may be subject to the property's existing

4. The special permit is subject to the property's existing

3. A special permit may not be granted if the property

2. All other permits must be obtained in accordance with the City

1. All affected parties must be notified in accordance with the City

A copy of the notice shall be forwarded to the Safety and Health Director of the City and the County of Honolulu.

July 12, 1970

[Signature]

George E. Bream
Department of Transportation Services

CITY AND COUNTY OF HONOLULU

DEPARTMENT OF TRANSPORTATION SERVICES