

1991-08-08-0A-~~FEA~~

*\* Marks Estate*

NEGATIVE DECLARATION  
HAWAII INSTITUTE FOR MANAGEMENT AND  
ANALYSIS IN GOVERNMENT RENOVATIONS \*  
JULY 23, 1991

- A. PROPOSING AGENCY: Department of Accounting and General Services.
- B. APPROVING AGENCY: Not applicable.
- C. AGENCY CONSULTED: Department of Personnel Services.
- D. GENERAL DESCRIPTION TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS:
1. Technical: This project, located on a 4,741 acre parcel formerly known as the Marks Estate, will renovate the two-story main house and demolish the garage and servants quarters. Renovation items include new sewer lines and roof, electrical systems, windows and doors, demolition of the servants quarters and garage, etc.
  2. Economic: The estimated cost of construction is \$800,000. Since the project will be constructed within the existing state owned parcel, no land will be removed from the tax base.
  3. Social: The project will provide state government with a much-needed facility to continue providing safe and healthful office spaces, training areas, and meeting places for its employees.
  4. Environmental: The project will not create any major environmental impact.
- E. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SITE MAPS: The project site is located in Nuuanu Valley, as shown in Figures 1 and 2.
- F. DISCUSSION OF THE ASSESSMENT PROCESS: The following assessments are made to determine whether or not the anticipated effects constitute a "significant effect":
1. The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resources.
  2. The proposed action will not curtail the range of beneficial uses of the environment.

3. The proposed action will not conflict with the State's long-term environmental policies.
  4. The proposed action will not substantially affect the economic or social welfare of the community or State.
  5. The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities.
  6. The proposed action will not involve a substantial degradation of environmental quality. However, it will increase local vehicular traffic on days when training sessions or large meetings are scheduled. The subject project is listed on the Hawaii Register of Historic Places, therefore renovation plans will be reviewed and approved by the Department of Land and Natural Resources State Historic Preservation Office.
  7. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.
  8. The proposed action will not detrimentally affect air or water quality or ambient noise levels. However, additional motor vehicle air pollution and noise will occur on days when training sessions or large meetings are held.
  9. The proposed action will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
- G. SUMMARY OF MAJOR IMPACTS: From the above assessment, no major adverse environmental impact is anticipated. The project will result in the following minor adverse impacts:
1. Depletion of labor and material resources for construction.
  2. Some dust and noise during construction.

3. Additional motor vehicle noise and air pollution in an otherwise quiet neighborhood.
- H. ALTERNATIVES CONSIDERED: The "no action" alternative was considered but deemed to be unacceptable due to the state's need for additional office spaces and meeting areas.
- I. PROPOSED MITIGATION MEASURES: The temporary dust and noise which would occur during construction will be controlled by application of appropriate pollution control measures.
- J. DETERMINATION: It is determined that an Environmental Impact Statement should not be required for this project.
- K. FINDINGS AND REASONS SUPPORTING DETERMINATION: The project site is generally free of flood, tsunami, erosion, and landslide hazards. No rare or endangered species of flora are known to exist at the site. No rare or endangered species of fauna are known to inhabit the site. There are no recorded archaeological or historical sites within the existing site.

For the reasons cited above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.