

1992-01-23-0A-PEA - Manoa Center Subdivision

## FILE COPY

NOTICE OF DETERMINATION  
(NEGATIVE DECLARATION)

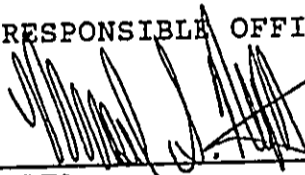
FOR

MANOA INNOVATION CENTER SUBDIVISION  
TMK: 2-9-26: 3, 27, & 38

This document is prepared pursuant to Chapter 343,  
Hawaii Revised Statutes.

PROPOSING AGENCY  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
FOR THE UNIVERSITY OF HAWAII

RESPONSIBLE OFFICIAL



11/5/91

Date

RUSSEL S. NAGATA  
State Comptroller  
State of Hawaii  
Department of Accounting and General Services

PREPARED BY

RICHARD M. SATO & ASSOCIATES, Inc.  
2046 South King Street  
Honolulu, Hawaii 96826

October 1991

A. APPROVING AGENCY: Not Applicable.

B. AGENCY CONSULTED: University of Hawaii.

C. GENERAL DESCRIPTION TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS:

1. Technical: The project involves consolidation and resubdivision of parcels under Tax Map Key 2-9-26: 3, 37, & 38 into three (3) lots. Lot 1 is to be dedicated to the City & County of Honolulu for maintenance of the Manoa Stream Bridge, Lot 2 is to be turned over to the previous land owner under a Settlement Agreement with the University of Hawaii who is to provide a buildable residential subdivided parcel, and Lot 3 is the Manoa Innovation Center building and parking areas.
2. Economic: The cost of the single family dwelling and other related improvements will be borne by the land owner.
3. Social: The project site is currently zoned R-7.5 and is surrounded by residences and a shopping center.
4. Environmental: The project will not create any major environmental impact.

D. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SITE MAPS: The general area and project site are shown on Figures 1 and 2, respectively. The site has been previously graded during the construction of the Manoa Innovation Center. The site is bounded by Manoa Stream on the west, existing residences on the north and east and Woodlawn Drive on the south. Manoa Shopping Center is located on the opposite side of Manoa Stream.

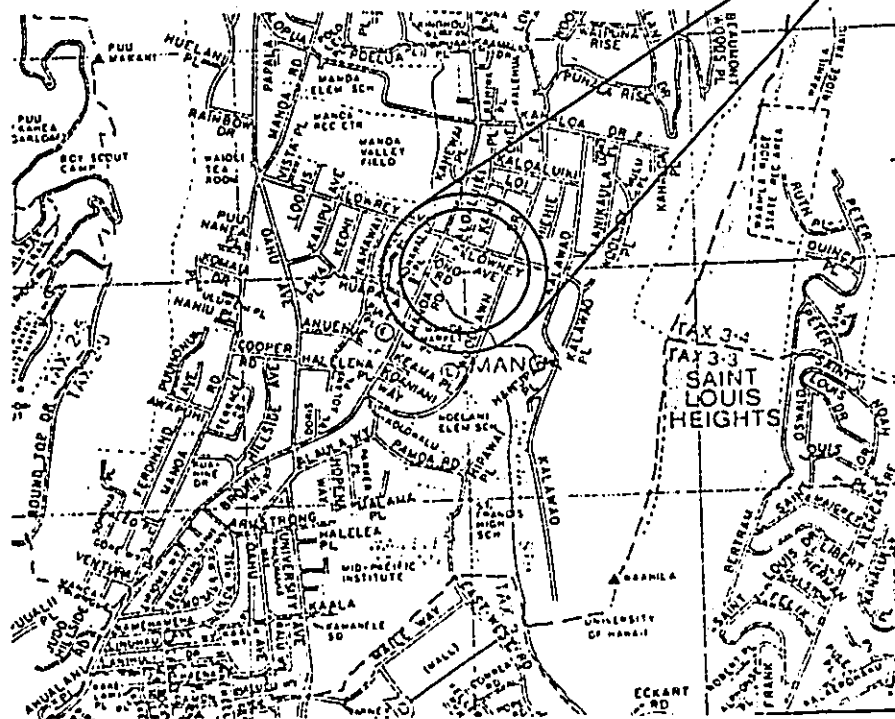
E. DISCUSSION OF THE ASSESSMENT PROCESS: The following assessments are made to determine whether or not the anticipated effects constitute a "significant effect":

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.
  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.
  9. The proposed action will not be located in any environmentally sensitive area, such as tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
  10. The proposed action is located in a flood plain. Therefore, all requirements of appropriate City and County of Honolulu ordinances will be complied with.
- F. 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, noise and silting during construction.
- G. ALTERNATIVES CONSIDERED: The "no action" alternative which provides for no changes to the Manoa Innovation Center parcel(s), was rejected because if the Settlement Agreement between the previous owner and the University of Hawaii to provide a buildable residential subdivided parcel is not satisfied, the State will have to find the necessary funding to purchase the parcel.
- H. PROPOSED MITIGATION MEASURES: The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.
- I. DETERMINATION: It is determined that an Environmental Impact Statement should not be required for this project.

J. FINDINGS AND REASONS SUPPORTING DETERMINATION: The project site is generally free of 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.



**FIGURE 1**  
**GENERAL AREA**  
**& LOCATION MAP**

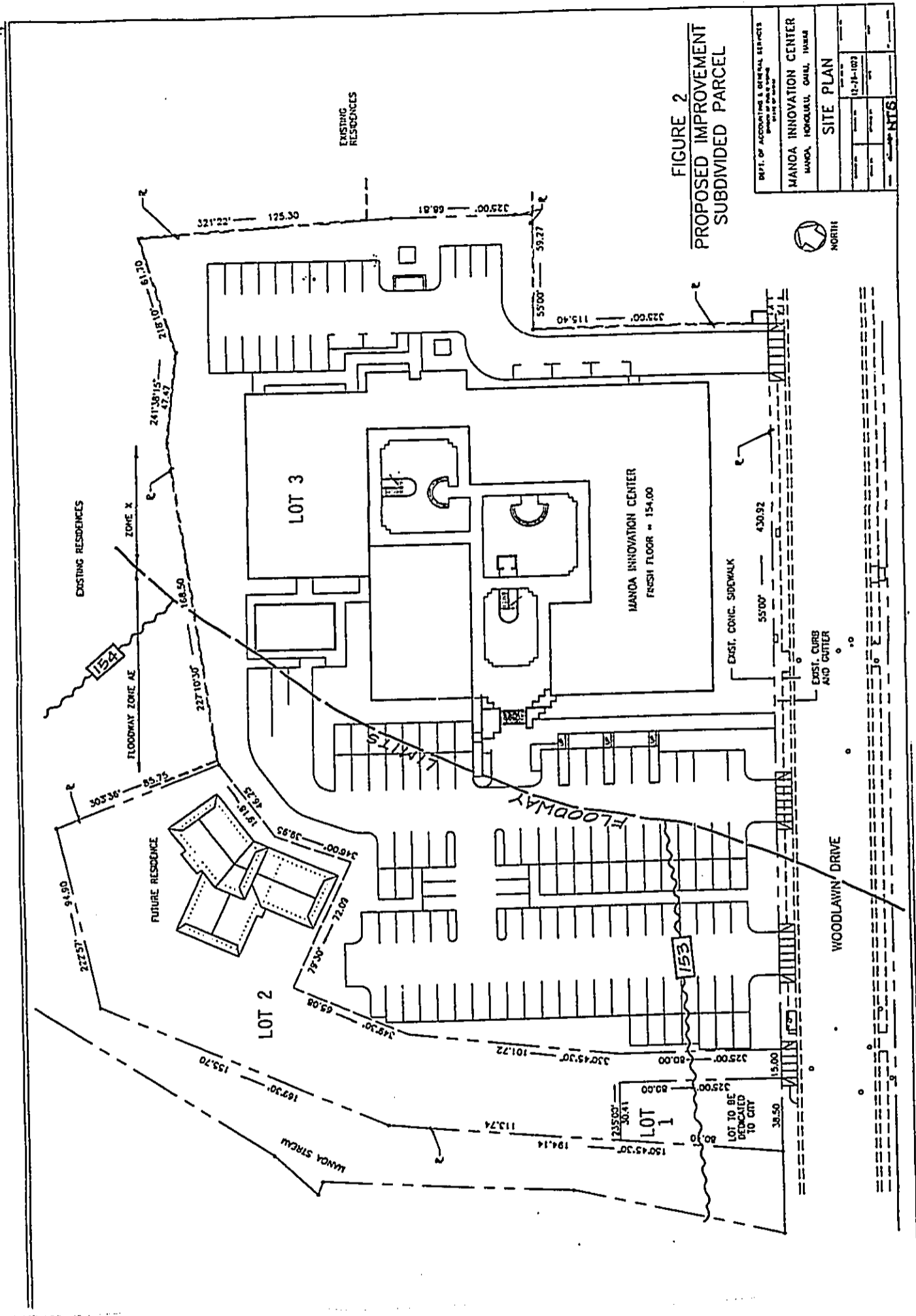


FIGURE 2  
 PROPOSED IMPROVEMENT  
 SUBDIVIDED PARCEL

DEPT. OF ACCOUNTING & GENERAL SERVICES <small>STATE OF HAWAII</small>	
MANDA INNOVATION CENTER <small>MANDA HONOLULU OFFICE BUILDING</small>	
SITE PLAN	
DATE	12-24-1993
SCALE	AS SHOWN
BY	NTS



WOODLAWN DRIVE

EXIST. CONC. SIDEWALK

EXIST. CURB AND CUTLER

LOT TO BE DEDICATED TO CITY

FUTURE RESIDENCE

LOT 3

LOT 2

LOT 1

MANDA INNOVATION CENTER  
 FRESH FLOOR ~ 154.00

EXISTING RESIDENCES

EXISTING RESIDENCES

ZONE X

FLOODWAY ZONE AE

FLOODWAY

LIMITS

MANDA STREET

10

153

154