

1992-02-08-0A-*FEA*-Pupuole Warehouse

ENVIRONMENTAL ASSESSMENT

FOR THE PROPOSED  
PUPUOLE WAREHOUSE

94-296 PUPUOLE ST.

TMK: 9-4-49:35 LOT 12-A

AT WAIPAHU, OAHU, HAWAII

PREPARED FOR

DANIEL SIU

'91 OCT 23 PM 12 49

DEPT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

By

Project Design Inc.

680 IWILEI ROAD SUITE 410

Honolulu, Hawaii 96817

SEPTEMBER 1991

I. PROJECT DESCRIPTION AND STATEMENT OF OBJECTIVES

The proposed project involves the construction of a new one story warehouse building approximately 12,000 sq. ft. on a 22,076 sq. ft. parcel. The new building will be of concrete slab on grade, masonry walls and steel-framed roofing system. The parcel is presently vacant.

II. DESCRIPTION OF AFFECTED ENVIRONMENT

The project is located in Waipahu, in the industrial district makai of Farrington Highway. The lot has a slopes approximately 10% mauka to makai to Pupuole Street. The parcel is completely vacant and has never been developed previously. The soil found on the site is silty clay with gravel and fractured rock mixed in, which is suitable for the type of light-framed structure proposed. The parcel is part of an industrial subdivision. Adequate utilities are present at the site. There are no known inadequacies of public utilities.

III. GENERAL DESCRIPTION OF PROJECT ENVIRONMENTAL, TECHNICAL, SOCIAL, AND ECONOMIC CHARACTERISTICS

A. Environmental Characteristic

1. Physical Features

The project will occur on vacant land. Subsurface work expected to be minimal except for some excavation and backfilling. The parcel is free of any trees and clearing of the site will be minimal except for weeds. Zoning on three sides of this parcel is the same, I-2. On the east side the zoning is A-4. Setback and fencing adjacent to the A-4 zoning will be provided per code requirements. Prior to construction permit being issued, Building Code (UBC) and Land Use Ordinance Code (LUO) conformance will be checked and adhered to.

2. Water Resource

There are no surface water at the site.

3. Flooding

The Federal Emergency Management Agency, Flood Insurance Rating Map classifies the area as D - areas in which flood hazards are undetermined. The site is located along the West Loch of Pearl Harbor. Runoff from the subdivision of which this parcel is a part of has been anticipated and has been channeled into a storm drain system for the subdivision.

#### 4. Biota

Flora - The parcel has been approved and zoned for industrial use. Upon visual inspection of the site only bare soil and areas of grass vegetation was encountered.

Fauna - There are no visual evidence upon inspection that any endangered species exist on the site.

#### 5. Historical and Archaeological Resources

The parcel is part of an industrial subdivision, approved and developed from previously undeveloped land. The site is completely vacant and has never been developed. There are no visual evidence of historic or archeological resources at the site.

#### 6. Land Tenure/Zoning

The proposed project is in conformance to existing zoning of the parcel.

#### B. TECHNICAL CHARACTERISTIC

Electrical, telephone, sewers, and water services are available at this site and is easily accessible.

#### C. SOCIAL/ECONOMIC CHARACTERISTIC

The immediate short term economic benefits will be in the construction industries, in providing additional revenue for the industry. It is anticipated that the project will cost approximately \$700,000.00. Long term socio/economic benefits will be the jobs that will be created.

#### IV. IMPACT

This location has already been physically impacted by the construction and operation of existing facilities adjacent to this property. The surrounding parcels, mauka and on the west side are also industrial parcels. The proposed building is within LUO limits and will not create any adverse impact on coastal views. There are no public beaches or relevant accessible public recreational facilities located close to this parcel. The closest relevant public facility would be Pearl Harbor and the Arizona Memorial, which this parcel has no impact on. The proposed building is not expected to create any adverse impact on the physical, biological, and human environment.

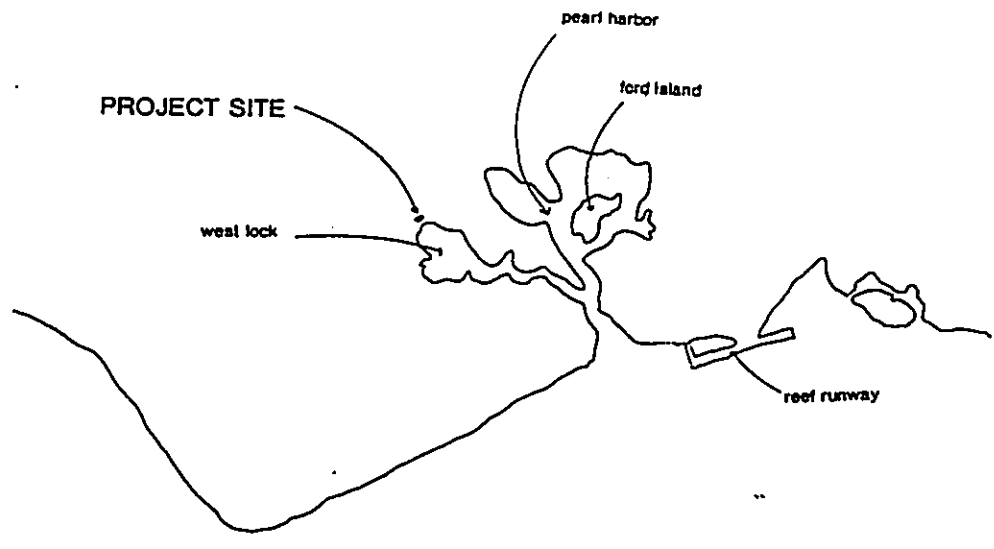
The project will conform to all codes and ordinances as required by the governing agencies. During the

construction phase which is anticipated approximately 6 months from the time a permit is issued, proper measures will be taken to control dust, noise, and runoff. No traffic congestion is anticipated since this street is not a major thoroughfare. There will be short term effects during the construction phase of this project, that will be minimized by taking proper control measures. The long-term public benefits will more than outweigh the limited short term effects.

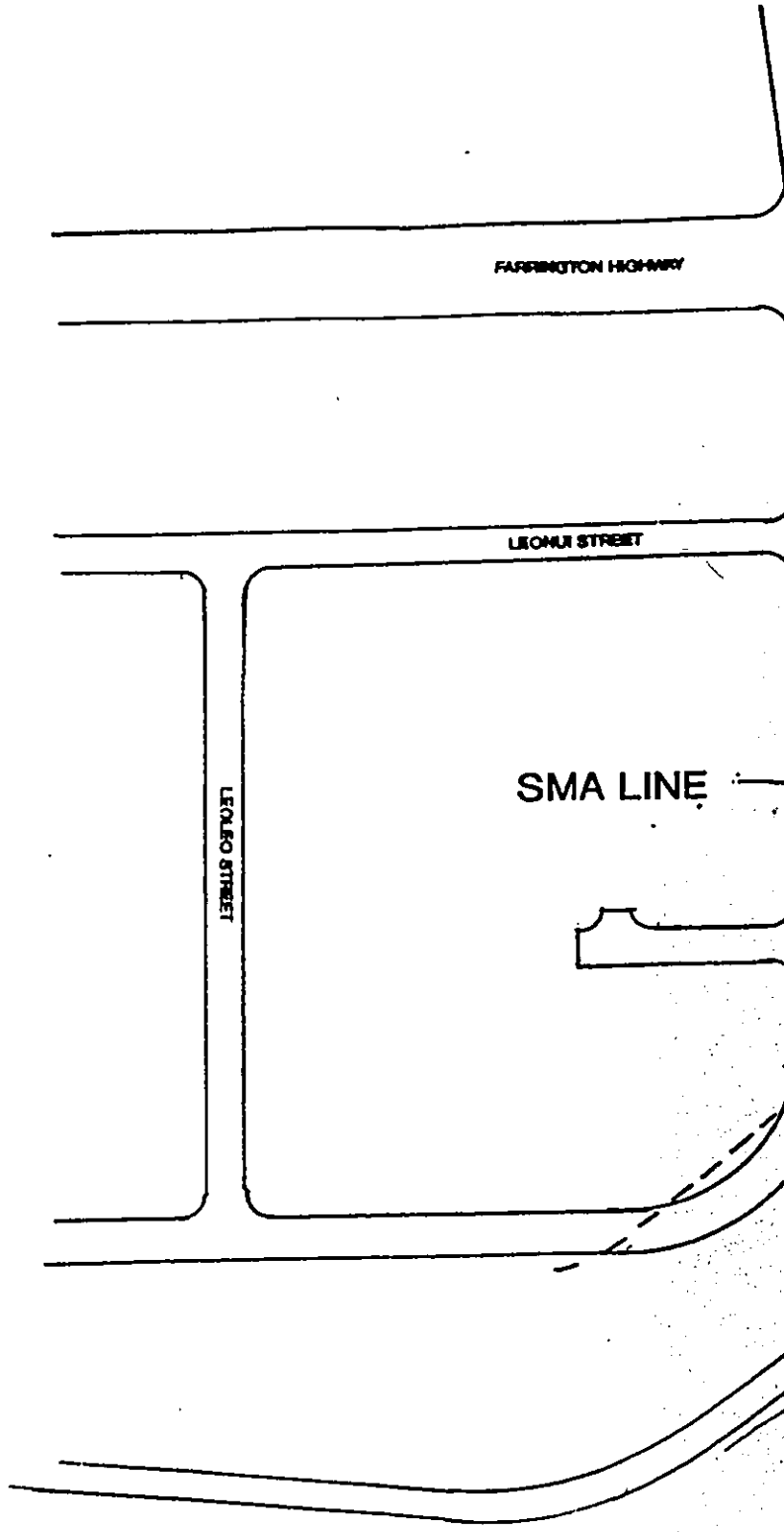
List of Agencies Consulted

Dept. of Land Utilization  
Board of Water Supply  
Hawaiian Electric Co.  
Hawaiian Telephone Co.  
Waste Water Management  
Dept. of Land and Natural Resources  
State Historic Preservation Office  
Dept. of Public Works

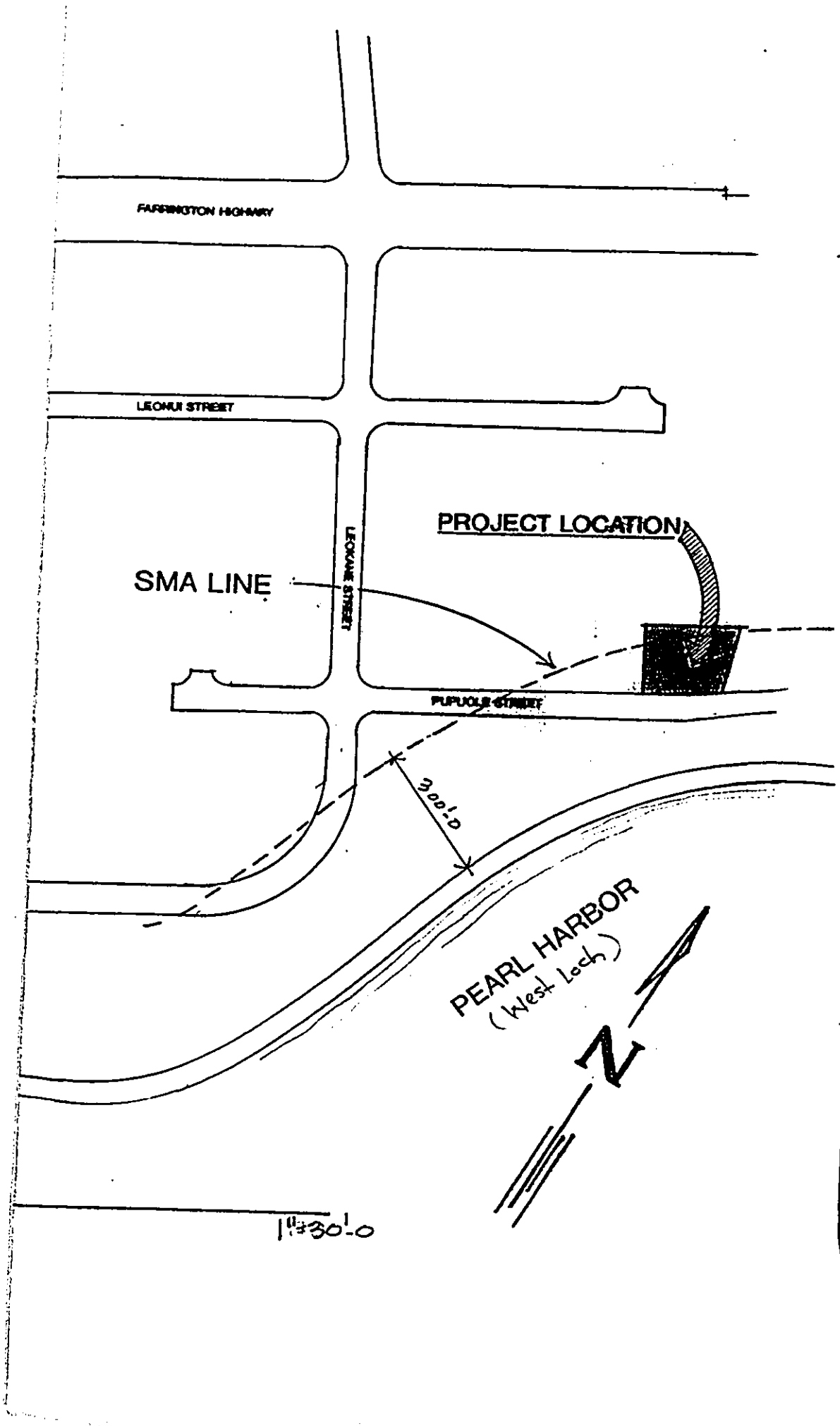
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DEPT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU



PROJECT LOCATION

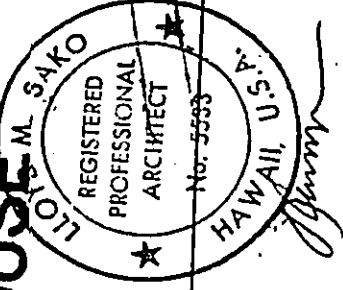


LOCATION MAP



**PUPUOLE WAREHOUSE**

TMK 9-4-49:35



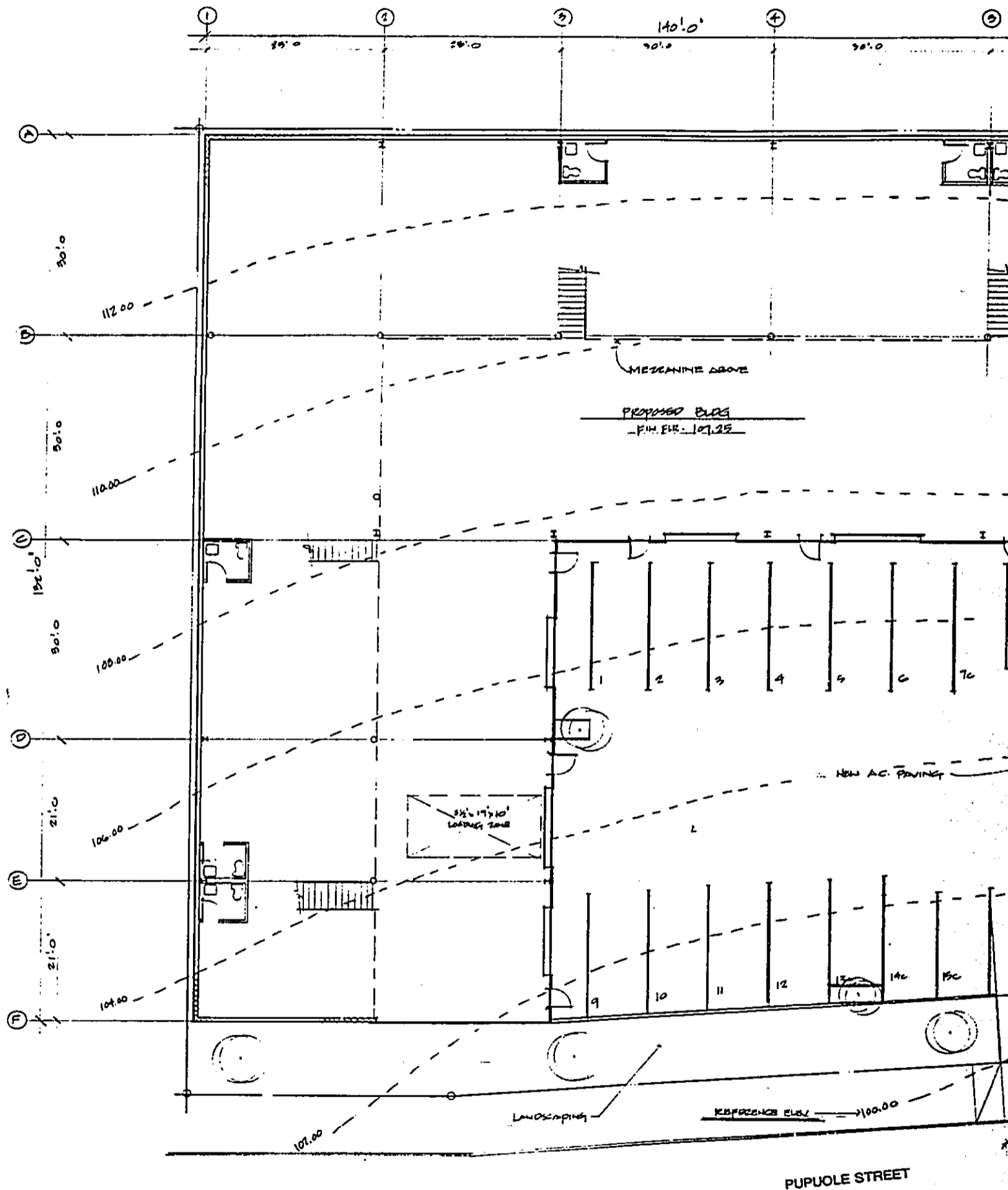
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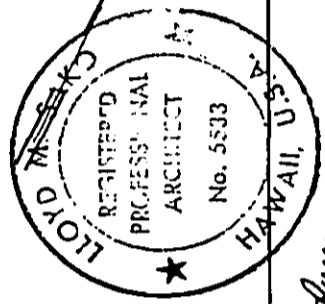
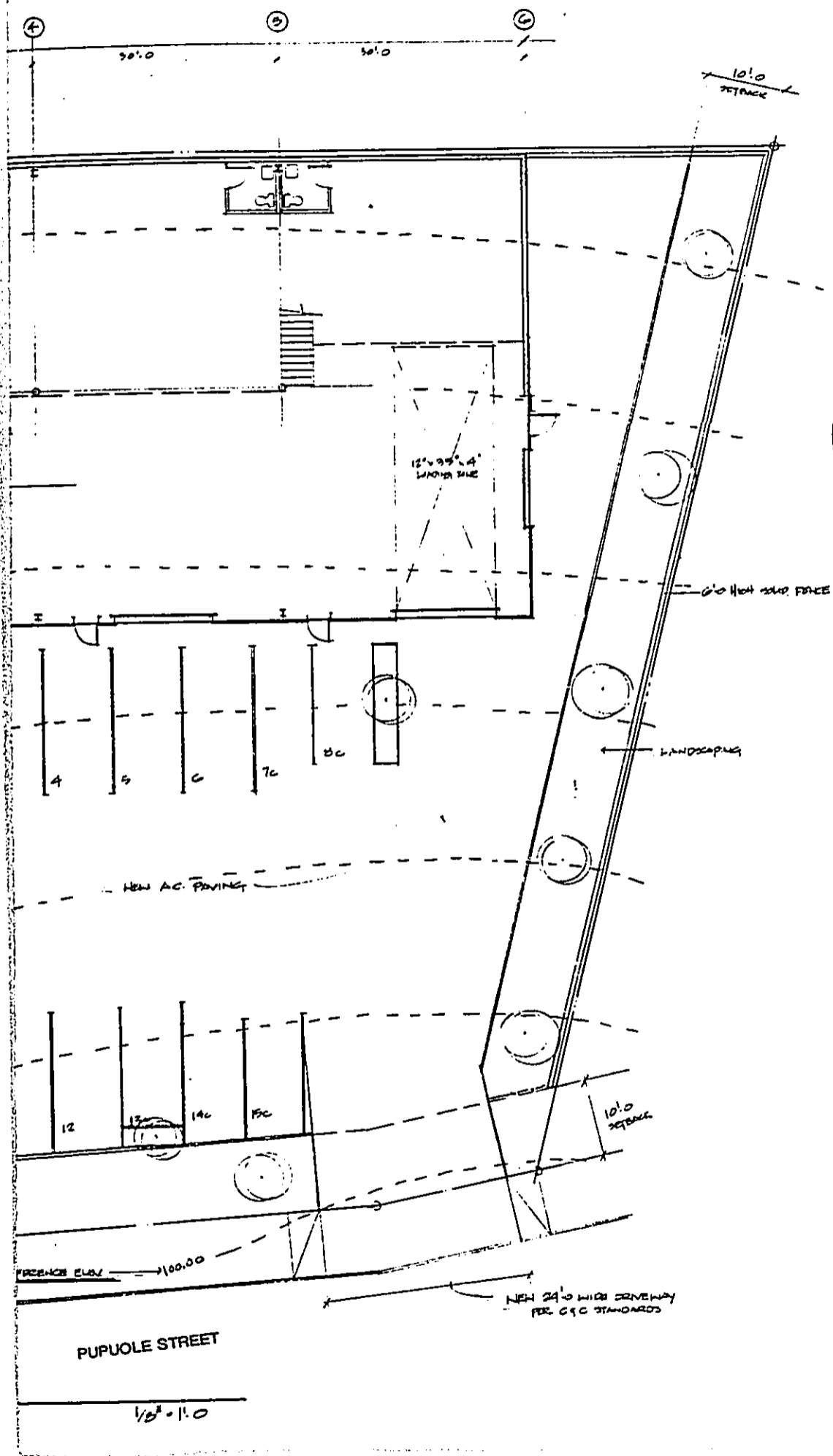
OF SHEETS



SITE and GROUND FLOOR PLAN

PUPUOLE STREET

1/8" = 1'-0"



Lloyd M. Saxe  
 REGISTERED PROFESSIONAL ARCHITECT  
 No. 5533  
 HAWAII, U.S.A.

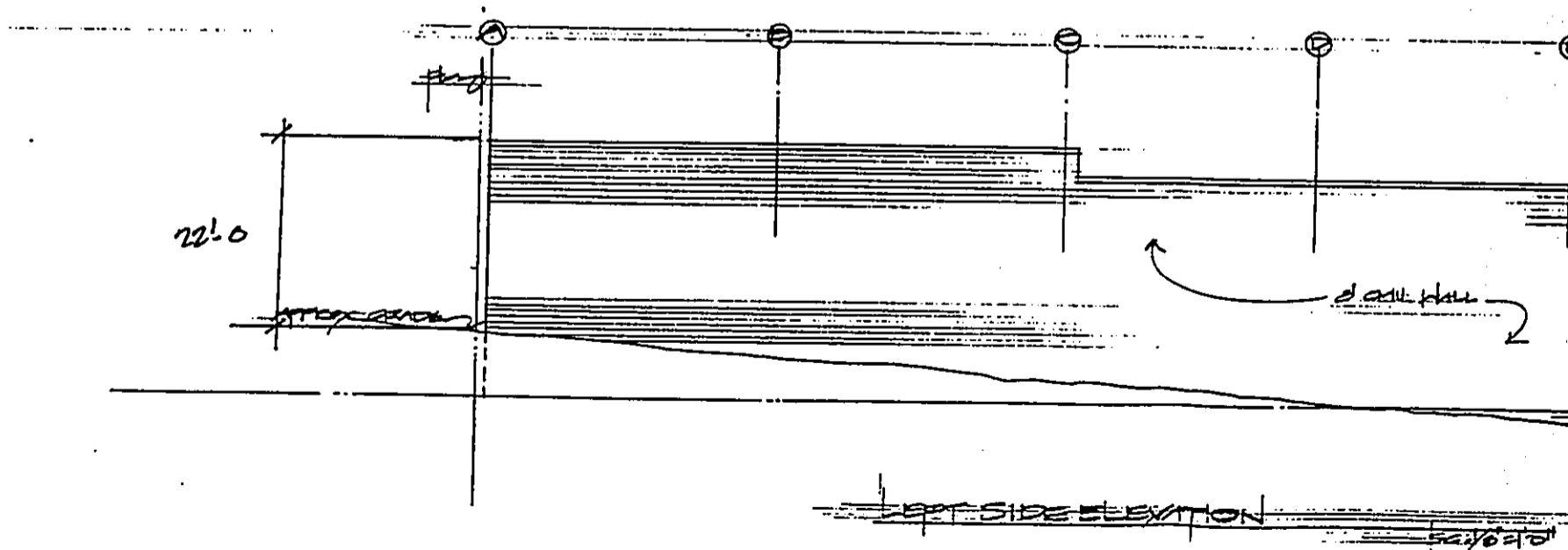
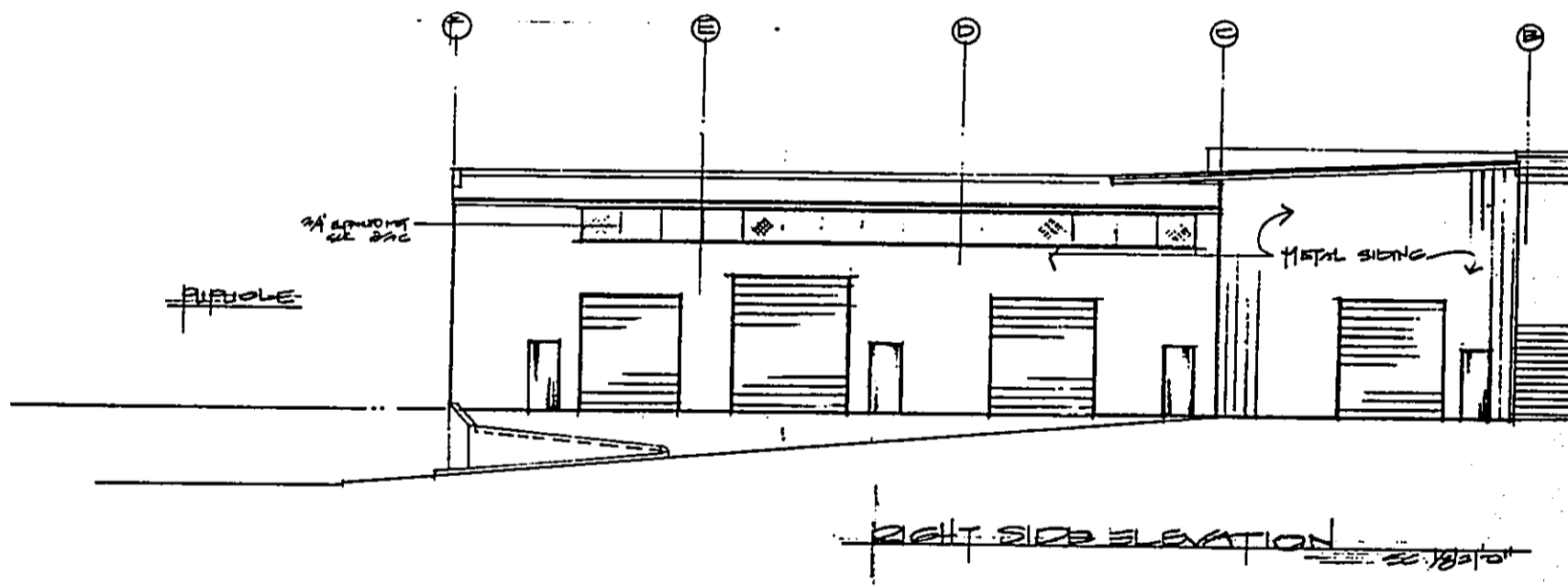
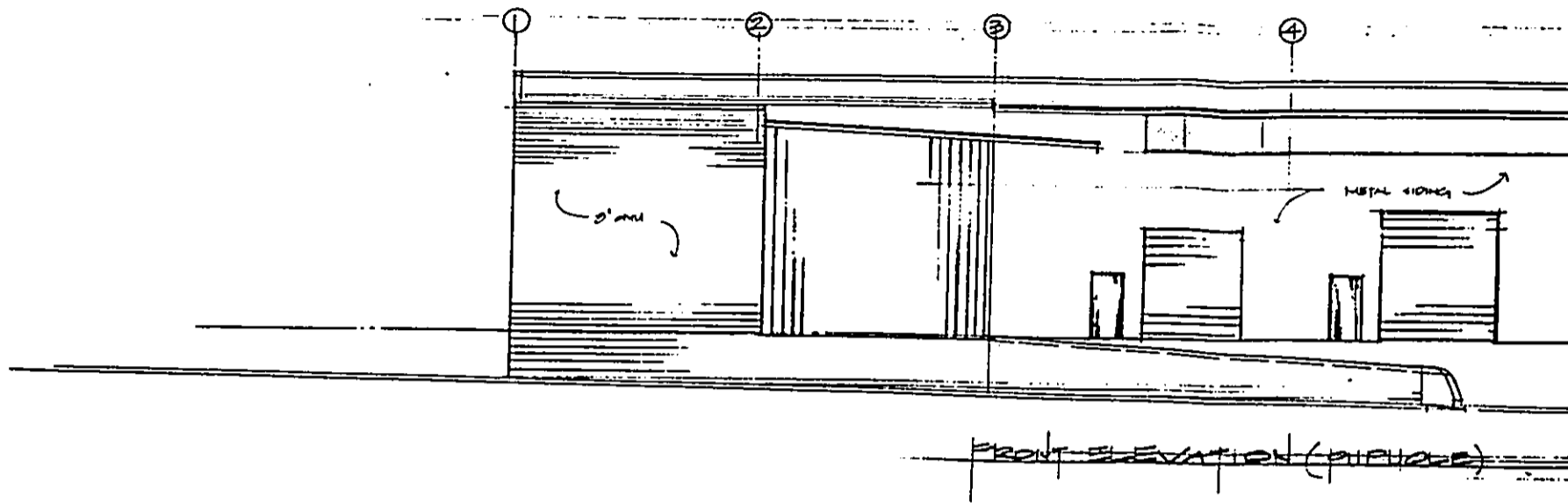
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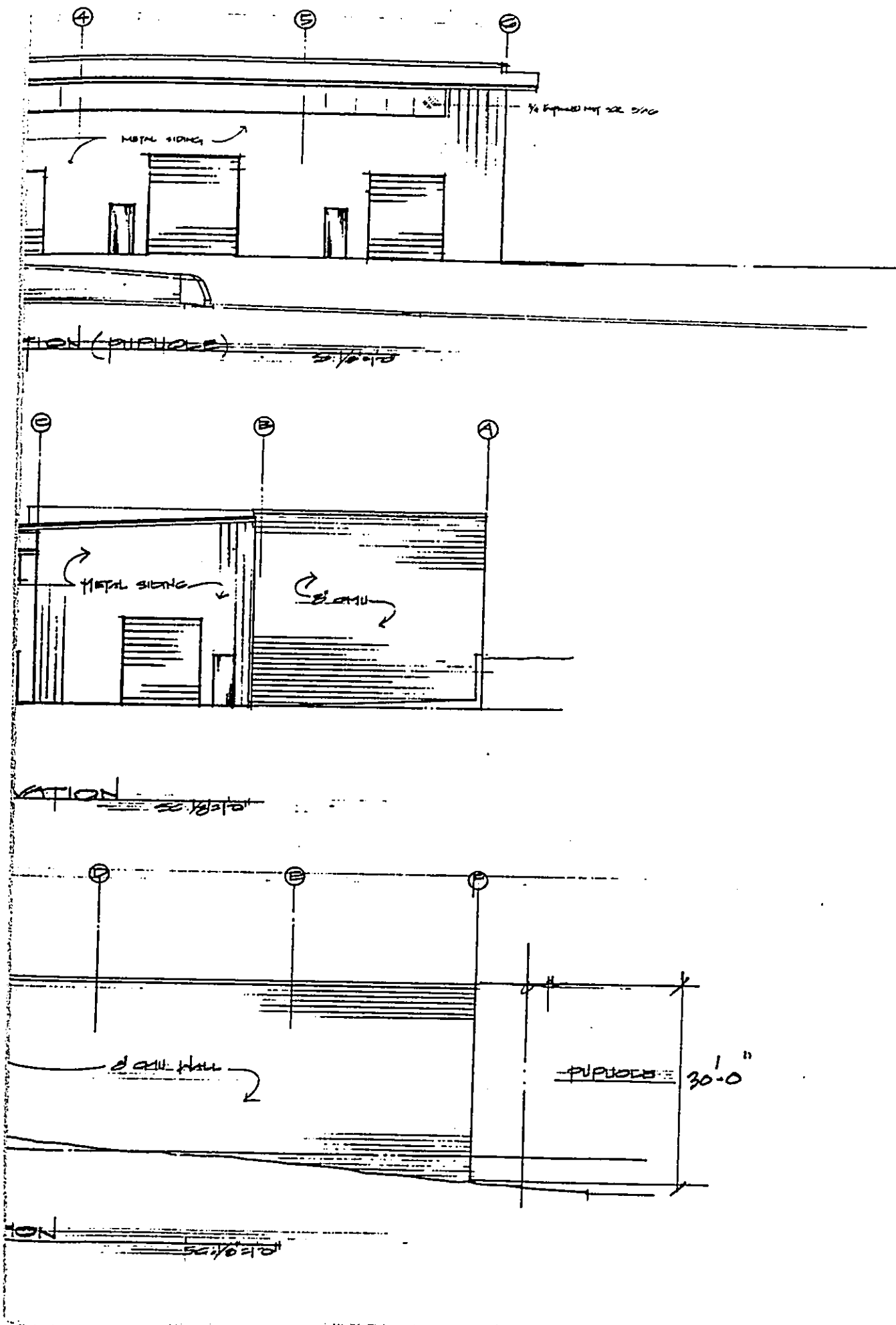
PUPUOLE WAREHOUSE

REVISIONS

SHEET NUMBER  
**2**  
 OF SHEETS







**Project Design inc.**  
 143 ANAUA STREET  
 HONOLULU, HAWAII 96818



*[Signature]*  
 SIGNATURE  
 This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Hawaii. I hereby certify that I am the author of the design and that I am a duly Licensed Professional Engineer in the State of Hawaii.

JOB NO.	DATE
DRAWN BY	CHECKED BY
SCALE	DATE

**PUPUOLE WAREHOUSE**

1MK 9-4-49 35 94-118 PUPUOLE

REVISIONS

SHEET NUMBER **3** OF SHEETS