

1992-03-08-0A-~~FEA~~-Hina Mauka Rehabilitation
Center

ENVIRONMENTAL ASSESSMENT

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OFFICE OF ENVIRONMENTAL
QUALITY

HINA MAUKA
REHABILITATION CENTER
KANEHOHE, KOOLAUPOKO, OAHU, HAWAII

HINA MAUKA
43 Oneawa street, Rm. 204
Kailua, Hawaii 96734

Prepared By
ARCHITECTS HAWAII LTD.
Pacific Tower
1001 Bishop Street, Suite 300
Honolulu, Hawaii 96813

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1. APPLICANT

Hina Mauka
43 Onoawa Street, Room 204
Kailua, Hawaii 96734

Project Name: 48 Bed Facility For Hina Mauka Rehabilitation Center

Description: The proposed project involves the design and construction of a 48 bed, residential Chemical Abuse Rehabilitation Center on the grounds of the State Mental Hospital in Kaneohe, Hawaii.

History: Hina Mauka is a substance abuse rehabilitation center, located on the Windward side of Oahu for over ten years. This Facility was previously located in a building on the grounds of the State Mental Hospital, before the renovation and remodeling project was undertaken. As a result of that project the building occupied by Hina Mauka was demolished and another structure was not available for use. Because of these circumstances the State of Hawaii has seen fit to lease Hina Mauka approximately (2) two acres of land located within the (90+) ninety+ acre grounds of the State Hospital.

Recorded fee owner: State of Hawaii, State Health Department

Tax Map Key: 4-5-23: por 2

State Land Use: Urban

**County Development
Plan Designation:** Urban; Public Facilities

County Zoning: AG-2 - General Agricultural District

Lot area: Approximately 2 acres

2. APPROVING AGENCIES

Department of Health
State of Hawaii

Department of Land Utilization
City & County of Honolulu

3. CONSULTED AGENCIES

3.1 AGENCIES

Department of Historic Preservation - State of Hawaii
Department of Land and Natural Resources - State of Hawaii
Department of Health - State of Hawaii
Department of Land Utilization - City & County of Honolulu
Department of Public Works - City & County of Honolulu
Honolulu Board of Water Supply
Honolulu Fire Department
Hawaiian Electric Industries

4. PROPOSED ACTION'S CHARACTERISTICS

4.1 TECHNICAL CHARACTERISTICS

Hina Mauka is a chemical dependency rehabilitation center for the population at large. The Center will provide counseling, temporary housing, and support for persons committed to the idea of life without chemicals. This service is available to anyone who wishes to change their lifestyle and commit to the regime that must be followed, starting with the professionals at Hina Mauka.

The Hina Mauka organization will serve the rehabilitation effort with the following:

1. A clean and wholesome environment.
2. Counseling and supervision day and night.
3. Classes on responsibilities and objectives.
4. Continuing group meeting and counseling.
5. Recreational facilities.
6. Nutritious meals.
7. A healthy and safe place to sleep and rehabilitate.

4.1.2 FACILITIES

The new Hina Mauka will be a two story, 22,000 square foot facility devoted to the rehabilitation effort. The building will house executive offices, classrooms, lounges, counseling offices and rooms, toilet and bathing facilities, beds for 48 residents, assembly area, kitchen and dining facilities for residents and staff, sleeping rooms for staff members, apartment for the resident manager, and laundry facilities for the complete facility. The 48 beds will be in semi-private rooms with an adjoining bathroom serving 4 beds. All resident sleeping rooms are located on the second floor. The design of the building, long lasting metal roof and synthetic plaster exterior finish, will be one of minimal maintenance and maximum use of space and grounds, such as screened lanais and outdoor landscaped sitting areas and courtyards.

4.2 ECONOMIC CHARACTERISTICS

4.2.1 EMPLOYMENT

PRIMARY

CONSTRUCTION

Construction employment will be approximately 50 - 100 jobs of various types included in the normal construction job descriptions.

OPERATION

The new Hina Mauka facility will provide approximately 15 new jobs over the persons employed at the present time, in addition to the 20 existing personnel. These jobs will primarily be in the clerical, counseling, food preparation and maintenance areas.

4.2.2 SECONDARY

SERVICE INDUSTRY

Since Hina Mauka has been only an outpatient facility since they lost their residence on the State Hospital Grounds, all of their purchases of raw food and supplies will indirectly benefit the overall economy.

4.3 SOCIAL CHARACTERISTICS

The new facility for Hina Mauka will have definite social characteristics, based on the fact that rehabilitated people will lead a more productive and socially acceptable life, reducing the possibility for long term social dependency. These people will make an impact in all fields of our society, after their stay at Hina Mauka.

4.4 ENVIRONMENTAL CHARACTERISTICS

4.4.1 VISUAL IMPACT

The visual appearance of the project is made to harmonize with the existing natural and manmade surroundings. The new building's second story will be built with *dormers* in a sloping roof form to reduce visual scale and appear residential in character. The new structure will not intrude into the view plan from surrounding State Hospital buildings.

4.4.2 TRAFFIC

The proposed site presented in the enclosed diagrams and sketches utilizes vehicular entrances from two proposed streets. The main entrance will be on the proposed connector street between Po'okela Street extension and Banyan Drive, with the secondary and service vehicle entrance on the proposed Po'okela Street extension. This will account for a separation of traffic and will allow service vehicles the most direct route from the main streets and Likelike Highway.

5. ENVIRONMENT DESCRIPTION

5.1 EARTH

5.1.1 TOPOGRAPHY AND SLOPE

The site for Hina Mauka is approximately 2 acres of the over 90 acres occupied by the State of Hawaii Mental Hospital in Kanoehoe, Oahu, Hawaii. The site has an overall downhill slope from the State Hospital buildings. The slope from Banyan Drive to the proposed Po'okela Street extension is approximately 7 percent, but the site appears to have been modified in the past by grading and construction, probably at the time of the hospital and road construction. Existing drainage patterns flow presently in a makai (seaward) direction, and these patterns will not be altered as a result of this project. The site is in Zone X, "Areas

to be determined outside 500 year flood plain." (Panel 90 of 135, 001-0090C, 9-28-90 FIRM).

5.1.2 SITE SHAPE

The Hina Mauka portion of the site is generally rectangular in shape. The narrowest section is toward the north side along the proposed connector street. The south and widest side of the property borders on a ravine and wooded area that is unsuitable for construction and desirable to leave as is because of the serenity it should impose on the residents of Hina Mauka.

5.1.3 ELEVATIONS

Currently the site is a relatively open area covered with trees and tall grass. Ground surface elevations in the proposed building area slope from a high of approximately Elev. 232 at the northern boundary adjacent to Banyan Drive down to a low of approximately Elev. 215 in the southern corner of the property.

5.1.4 SOIL

The site is underlain by residual (weathered-in-place) soils and saprolite (residuals soils still exhibiting the original rock structure) which extend to the bottom of each of the borings. Both the residual soils and saprolite consist of moderately to highly plastic clayey silts with high moisture contents and correspondingly low dry densities. These soils exhibit stiff to hard consistencies, high shear strengths and moderate consolidation characteristics. Laboratory Swell Tests performed on both relatively undisturbed and recompacted samples indicate a slight expansion potential of less 1.7 percent.

Ground water was not encountered in any of the test borings during this investigation and should not be a factor in the proposed construction.

5.1.5 ARCHAEOLOGY STUDY

As a result of consulting with the State DLNR, Historic Preservation Department, there are no known archaeological or historical sites on the project parcel. In the event that historic remains are uncovered during the site preparation phase of work, work will be halted and the State Historic Preservation Division, State Department of Land and Natural Resources will be notified for evaluation and action.

5.2 CLIMATE

This site has a typical windward Oahu climate. Annual rainfall is 70 - 90 inches.

5.3 VEGETATION

Existing natural vegetation consists of Guava, Christmas Berry, California Grass, Hilo Grass and Rice Grass.

5.4 WILDLIFE

Most of the terrestrial fauna that would be found on the site are found on lands mauka (towards the mountains). Fowl seen on the subject parcel are typical of those species located in the windward, less populated areas of Oahu. They are for the most part introduced species and as such, are not endangered or threatened.

6. SUMMARY OF MAJOR IMPACTS

6.1 CONSTRUCTION

The initial phase of construction will be site preparation, which will consist of clearing, grubbing, cutting and grading. Backfill of approximately 4-6 feet of selected fill will be placed and compacted as required by the soils engineer. Required utilities will also be installed at this time. This phase will be followed by the General Building Construction. During construction there will be temporary air quality impacts and ambient noise levels could be exceeded. This will be during normal construction hours of 7:00 a.m. to 3:30 p.m. Construction will take approximately 12 months.

6.2 TRAFFIC

The automobile traffic to this areas might be temporarily affected due to construction workers. Access to the project site will be from Banyon Drive until the Po'okola Street extension is completed. The permanent work force at Hina Mauka of approximately 35 persons should generate between 75-100 trips a day. This should have a minor impact on area traffic.

7. ALTERNATES

7.1 CONSTRUCTION

The alternates to construction would be to build in another location or lease an existing building and renovate to provide the required spaces.

7.2 TRAFFIC

Construction automobile traffic could be limited by the use of a remote parking facility and bussing workers to and from site.

8. MITIGATION MEASURES

8.1 CONSTRUCTION

All efforts will be made to insure compliance with the provision of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu. Contractors will be required to retain soils, prevent runoff and erosion, and to provide sound/air pollution mufflers for all equipment.

Atty: J...
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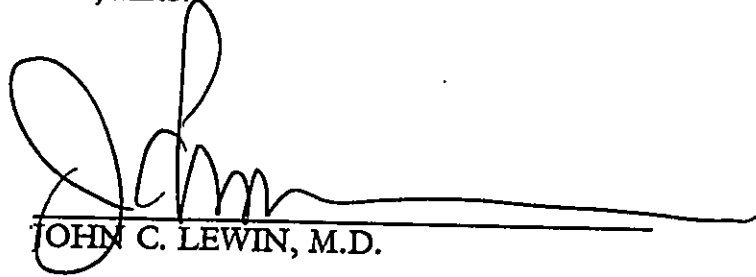
9. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed project and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guideline and provisions of Chapters 342, 343, and 344, Hawaii Revised Statutes (HRS).

1. The proposed action will not adversely affect the physical and social environment.
2. There will be no permanent degradation of the existing ambient air and noise levels. During the site preparation phase, there will be temporary impacts to the air quality and noise levels, but these effects will be temporary and minor in nature.
3. No residences or businesses will be displaced by the proposed project.
4. There are no known endangered species of animal or plant within the project limits.
5. There are no known natural, historic, or archaeological sites within the project limits.
6. The project site is compatible with State Land Use Boundary designations, and applicable County Development Plan and Zoning designations.
7. There are no secondary adverse effects on future development, population and public facilities.

This Notice of Negative Declaration shall serve to meet the requirements of Chapter 343, HRS.


JOHN C. LEWIN, M.D.

2/15/92
DATE

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

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Atty: Tupa
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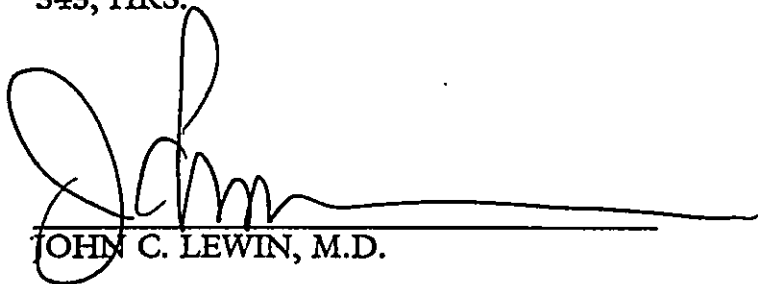
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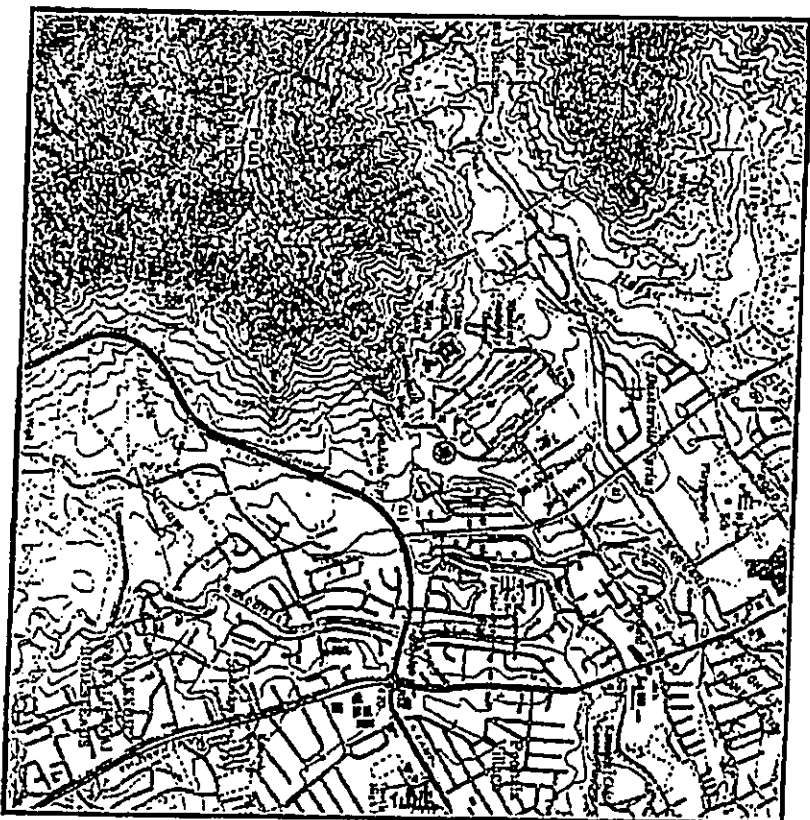
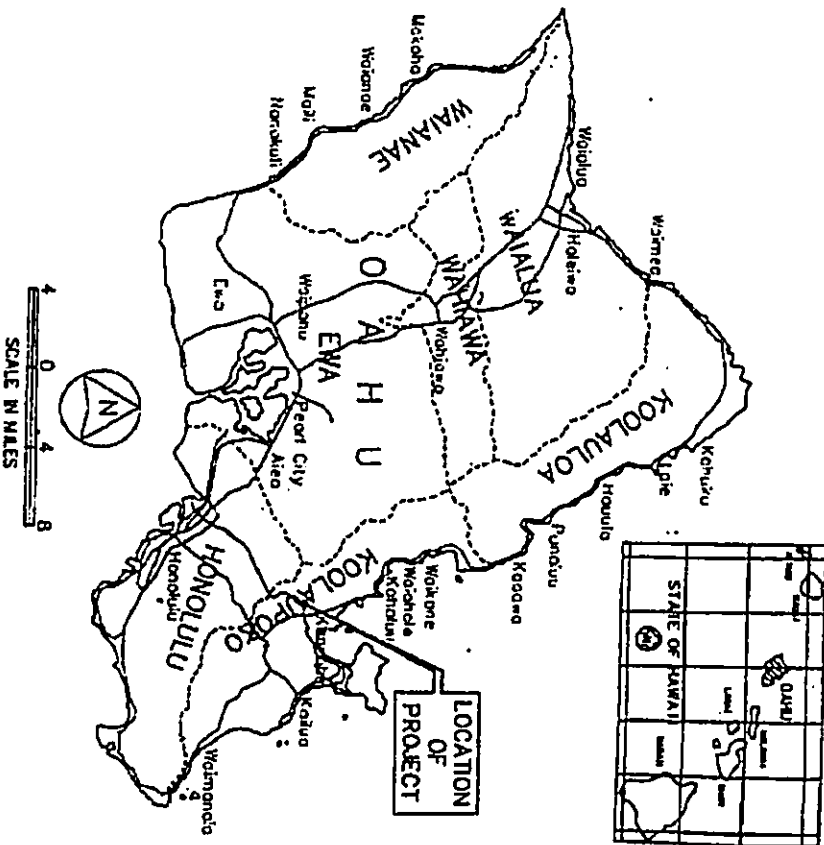
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2/15/92

DATE

ARCHITECTS
HAWAII
LIMITED

HONOLULU
P.O. Box 7700
1001 Kalia Court
Honolulu, Hawaii 96813
Telephone: (808) 522-9800
FAX: (808) 521-1189

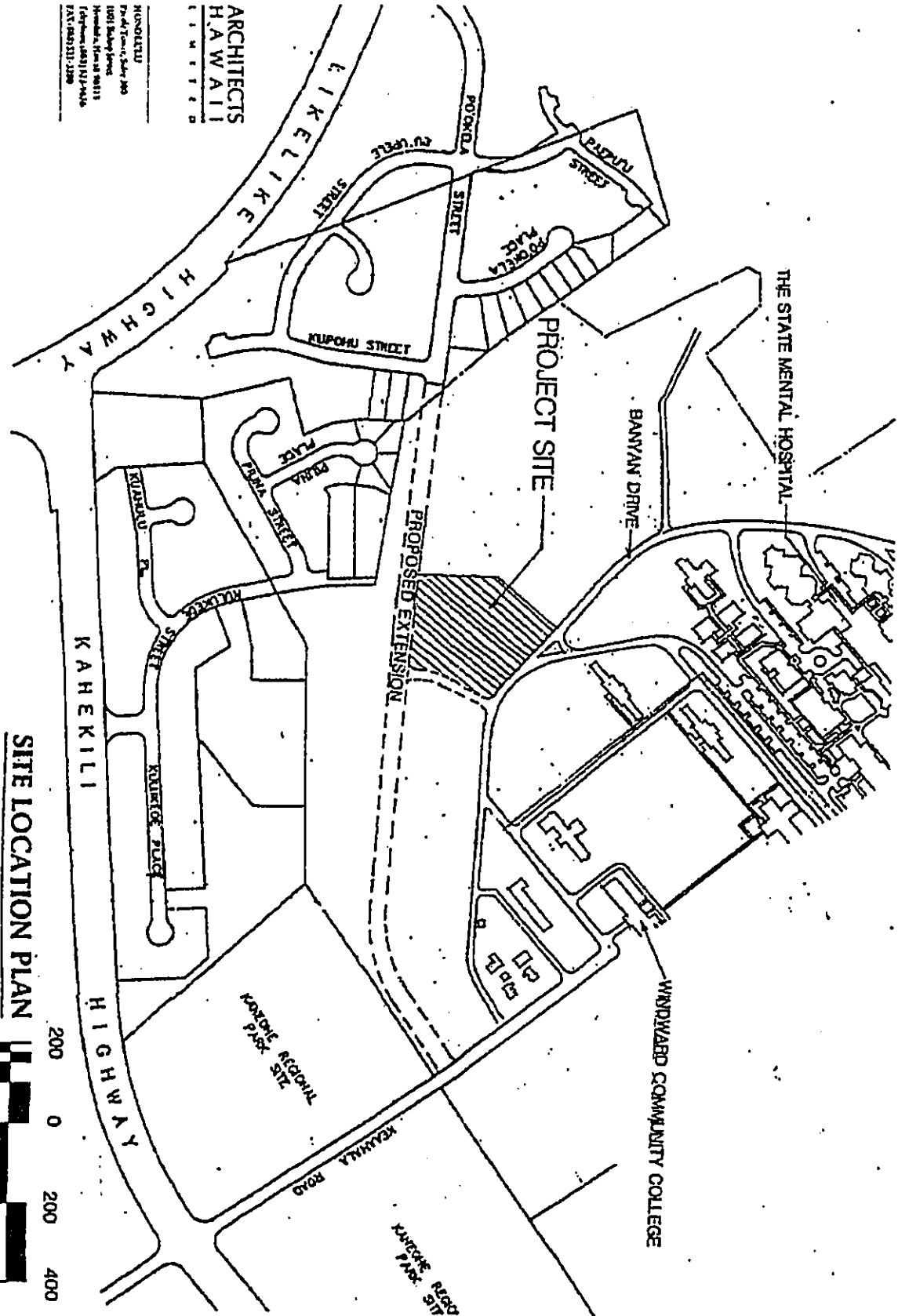


LEGEND:
PROJECT LOCATION
SCALE:
1" = 200'

GENERAL AREA:
KANEHE, OAHU, HAWAII
REFERENCE:
KANEHE QUADRANGLE
U.S.G. TOPOGRAPHIC MAP

KUNOUE
Pr. Arch. Tomoko, Shiro, Masao
1081 Bishop Street
Honolulu, Hawaii 96813
Telephone (808) 747-2444
Fax (808) 731-1289

ARCHITECTS
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SITE LOCATION PLAN

200 0 200 400