

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 821
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
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FORESTRY AND WILDLIFE
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PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER RESOURCES MANAGEMENT

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
OD-910685

Mr. Brian Choy
Director
Office of Environmental Quality
Control
220 South King Street
Central Pacific Plaza, 4th Floor
Honolulu, HI 96813

Dear Mr. Choy:

Subject: Environmental Assessment/Negative Declaration for
Direct Lease of State-owned Land to Hawaii Foodbank
at Lot 4, Shafter Flats Industrial Development,
Moanalua, Oahu, TMK: 1-1-64:28

Attached for your review and publication in the next OEQC
bulletin is Environmental Assessment and Negative Declaration for
the proposed direct issuance of a lease of the subject property.
We will be submitting to the Board of Land and Natural Resources a
request to authorize the direct issuance of a lease to Hawaii Food
Bank within the near future.

Should you have any questions, please contact Nicholas Vaccaro
at 587-0433.

Very truly yours,

A handwritten signature in cursive script that reads "W. Mason Young".

W. MASON YOUNG
Land Management Administrator

Att.
cc: Ms. S. Himeno
Mr. T. C. Yim

1992-04-08-0A-PEA - Hawaii Foodbank

APR 8 1992

Environmental Assessment

HAWAII FOODBANK WAREHOUSE PROJECT

TMK: 1-1-064:028
Honolulu, Hawaii

Proposed by:

Hawaii Foodbank Inc.
1320 Kalani Street, #108
Honolulu, Hawaii 96817

Accepting Agency:

State of Hawaii
Department of Land and Natural Resources

January 1992

Prepared by:
Lacayo Planning, Inc.

Summary
Development Profile

APPLICANT: Hawaii Foodbank Inc.
1320 Kalani Street, #108
Honolulu, Hawaii 96817

LANDOWNER: State of Hawaii

ACCEPTING AGENCY: State of Hawaii
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813

CONSULTED AGENCIES: State of Hawaii
Department of Land and Natural Resources
City & County of Honolulu
Department of Land Utilization
City & County of Honolulu
Department of Public Works

PROPOSED ACTION: Use of State-owned land

PROJECT NAME: Hawaii Foodbank Warehouse Project

PROJECT LOCATION: Airport Neighborhood, Primary Urban Center
Development Plan area

TMK: 1-1-064:028

PROJECT AREA: 1.028 acres

EXISTING USE: State of Hawaii, Department of Health
Vector Control Branch
Offices and equipment storage

PROPOSED USE: Construction of a warehouse facility for the Hawaii
Foodbank Inc.

STATE LAND USE DISTRICT: Urban

DEVELOPMENT PLAN DESIGNATION:
Land Use Map: Public and Quasi-Public Facilities
Public Facilities Map: No symbol indicated on the property

ZONING: I-2 Intensive Industrial District

1. Compliance with Hawaii Environmental Impact Statement Law

Hawaii Foodbank Inc. is requesting the use of State-owned land to construct a warehouse facility. This Environmental Assessment (EA) fulfills the provisions of Chapter 343, Hawaii Revised Statutes, Environmental Impact Statements, and Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules.

2. Project Description and Purpose

Hawaii Foodbank Inc., a non-profit organization, proposes to construct a new warehouse facility on a 1.028-acre site located in the Mapunapuna Industrial Park, TMK: 1-1-64:28 (Refer to Exhibit A: Location Map and Exhibit B: Site Map). Although the State Department of Health (DOH) is currently using the site for offices and equipment storage, they will be relocating these facilities in 1992. DOH indicates that the relocation will be in increments and estimates that construction of the proposed warehouse can begin in March 1992.

To accommodate this transition, the Foodbank will develop the proposed project in two phases. Phase I will consist of a 17,700-sq.ft. warehouse building on the northern portion of the property. Phase II will follow complete relocation of the DOH facilities and will add about 12,700 square feet of warehouse facilities. Upon completion of both phases, the proposed development will be 30 feet high with a floor area of approximately 30,400 square feet. The building will have an on-grade concrete slab foundation and will consist of pre-engineered modular metal building frames with ribbed roof and wall panels. It will contain of about 27,400 square feet of warehouse floor space and a 3,000 square-foot mezzanine office. The project will also include parking area for approximately 26 vehicles and three loading spaces. The proposed facility will function as the warehouse center for receiving, storing and distributing food donated to the Foodbank, as well as serve as the organization's administrative office.

Through the Hawaii Foodbank, local charities and churches receive food donated by the local food industry to provide meals and emergency food to the needy. The Foodbank receives and inventories unmarketable but still wholesome food and distributes its goods among 330 non-profit agencies statewide. The Salvation Army, Institute for Human Services, Hale Kipa and Palama Settlement are just a few of the agencies who receive donations from the Foodbank. Supported by over 200 donor companies, the Hawaii Foodbank is a certified member of Second Harvest, a national food bank network.

3. Existing Conditions

Existing Use

Located in the Mapunapuna Industrial Park, the proposed site is currently occupied by the State Department of Health - Vector Control Branch, Mosquito and Rodent Control Facility. The facility includes a one-story office building, an equipment storage building and a parking shed. Adjacent uses include: the State Department of Transportation baseyard to the north; Goodwill sheltered workshop to the west; and Moanalua Stream to the east.

Land Use Controls

The Development Plan Land Use designation for the site is Public and Quasi-Public. The Public Facilities Map does not indicate a symbol for the proposed site. The zoning designation is I-2 Intensive Industrial and the State Land Use classification is Urban.

4. Potential Impacts and Mitigative Measures

Topography and Soils

The topography of the site is essentially flat with variation in elevation of one to two feet. The subsoil in the area is primarily fill material over at least 100 feet of dark gray, very soft, saturated, sandy silt (estuarine deposits). The area has a history of settlement problems with some damage observed on existing concrete block wall buildings.

Common problem?

Because of the existing poor sub-surface soil condition, the Foodbank will, prior to construction, make two observatory test pits and construct and monitor seven drop-in load tests (1,000 psf). The purpose of the test pit is to determine the make-up and potential settlement characteristics of the sub-grade material. Monitoring the drop-in load tests for about two months should give a fairly good indication of the potential settlement rate of the proposed new building. In addition, to minimize any potential settling, the Foodbank will:

- Construct the warehouse out of very light and flexible metal material that can withstand settlement without structural problems;
- Along the mauka and ewa sides of the property, use fire-rated walls constructed of metal studs and gypsum wallboards on both faces, and protect the exterior gypboard with ribbed metal siding; and
- Isolate the five-inch thick concrete floor slab from foundation (grade) walls to prevent the rest of the structure from dragging down if the floor settles. If settling occurs unevenly, new epoxy topping levelling course can be poured as necessary.

Flood Conditions

The Federal Flood Insurance Rate Map indicates that the proposed site is within the 100-year flood plain. According to the topographic survey dated December 2, 1991, the regulatory flood elevation of the site is 5.7 feet. Because the site's existing ground elevation is 4.5 to 6.0 feet, low spots will require some additional fill to comply with the regulatory flood elevation.

Moanalua Stream borders the eastern boundary of the proposed warehouse site. According to the topographic survey, the site lies entirely outside the Moanalua Stream floodway. In any case, the Foodbank will construct its warehouse building away from the stream and elevate structures above the regulatory flood elevation.

Flora and Fauna

No endangered flora or fauna species exist on the site.

Archaeological Resources

Because of previous filling to the area, there are no archaeological resources on the site.

Air Quality

Potential short-term air pollution emissions include fugitive dust from demolition work and vehicle movement, and exhaust from on-site construction equipment. The proposed development will employ an effective dust control plan, to include frequent watering of bare-dirt surfaces and use of windscreens. Open-bodied trucks will have coverings at all times to prevent airborne dust. The proposed development will also include landscaping and paving activities, as appropriate.

In the long-term, the proposed warehouse will cause some additional emissions from vehicles entering and exiting the site. However, Foodbank-associated vehicle emissions should not significantly impact air quality in the area.

Noise

Short-term construction activities will increase current noise levels. In addition, typical construction noises related to equipment, building and site work may cause some annoyance to occupants of nearby areas. To mitigate these impacts, construction activities will comply with existing Department of Health regulations, including restricting operating hours and construction equipment.

Long-term noises associated with regular warehouse operations will primarily be vehicular traffic and will be consistent with existing industrial uses. The proposed facility will not have a significant impact on existing noise levels.

Views

The industrial warehouse building proposed is consistent with the existing environment and will not affect the character of the neighborhood or any significant public views.

Economic and Social Impacts

The economic impacts from the project will be positive. The Foodbank salvages unsalable wholesome food and distributes the goods to agencies feeding the needy. This saves money for both the donor companies and the charities. In addition, the lease with the State will return funds to the State Treasury.

The Foodbank currently employs 16 people.

Housing

The project will have no direct effect on property values or provision of housing for low-to moderate-income and gap-group families.

Traffic and Parking

The proposed warehouse site is at the end of the cul-de-sac on Kilihau Street. Vehicle access to the site and adjacent industrial properties is through Kilihau Street. Foodbank operations generally involve about ten Foodbank delivery truck trips and approximately 30-35 miscellaneous daily van and passenger vehicle trips from user agencies. Warehouse activities will have a negligible impact on existing traffic conditions.

In addition to the warehouse facility, plans indicate a 26-stall parking area with three loading stalls. Under the off-street parking and loading regulations of the City's Land Use Ordinance, the proposed warehouse must have at least ten parking stalls and two loading spaces.

Public Services

Water, sewer and solid waste disposal, electricity and telephone services are available at the site. The proposed project should not result in substantial, additional demand for public services and facilities. The project will not have significant direct effects on the medical, educational or recreational facilities of the area, and does not anticipate any unusual police or fire protection needs. Existing DOH facilities are being relocated to another location off-site.

5. Other Alternatives Considered

No-Action

The "no-action" alternative was unacceptable because current Hawaii Foodbank operations have already outgrown their existing warehouse facility.

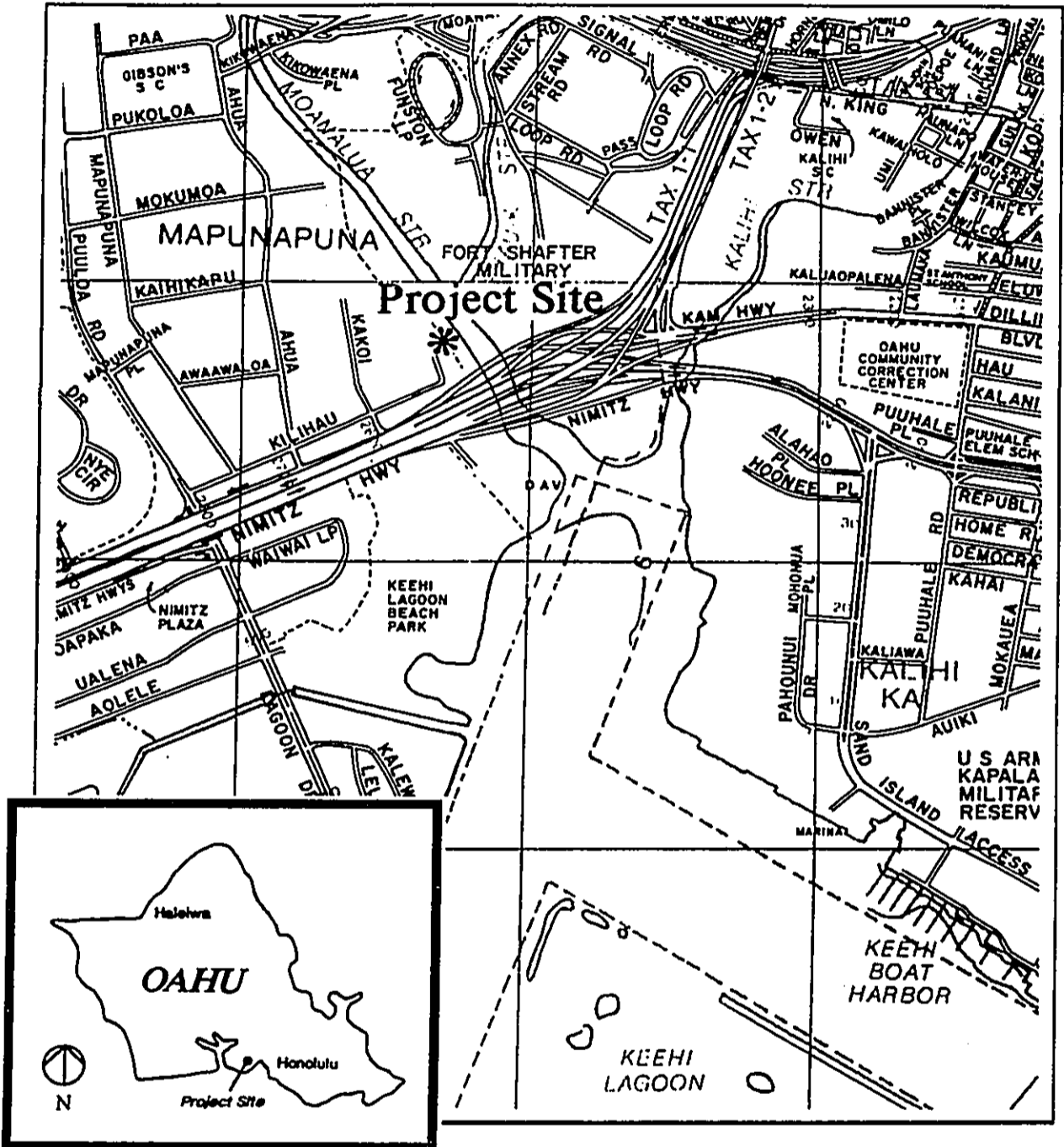
Keehi Highway Interchange Site

The Hawaii Foodbank previously proposed a warehouse building at another state-owned site located under the Keehi Highway Interchange in Kalihi, Oahu. However, the State later determined that construction on the site could jeopardize highway ramp foundations and instead offered the site currently being proposed.

6. Findings

The Hawaii Foodbank project will not have any significant negative impacts on the environment. Specifically, the proposed project:

- *involves no loss of any natural or cultural resource; does not curtail other beneficial uses of the environment; does not conflict with the State's long-term environmental policies or goals; will have a positive effect on the economic and social welfare of the community;*
- *will have a positive effect on public health;*
- *does not involve substantial secondary impacts;*
- *will not degrade the environment;*
- *involves no commitment for a larger action;*
- *affects no rare, threatened or endangered species;*
- *has no significant detrimental effect on noise and air quality and no effect on water quality; and*
- *has no significant detrimental effect on the existing flood plain and is not within any other environmentally sensitive area.*



**Exhibit A
LOCATION MAP**

**Hawaii Foodbank Warehouse Project
Environmental Assessment
January 1992**

Exhibit B
SITE MAP
 Hawaii Foodbank Warehouse Project
 Environmental Assessment
 January 1992

