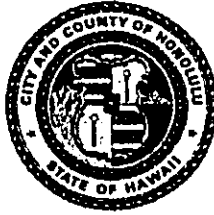


BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

RECEIVED PB: 92-425

'92 MAY -7 A10:04

May 5, 1992

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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


Dear Mr. Choy:

Subject: Negative Declaration for the Proposed
Koolaupoko-Kaneohe Corporation Yard
Kaneohe, Oahu, Hawaii

In accordance with Chapter 343, HRS, we are notifying you that an Environmental Impact Statement will not be required for the subject action. Attached are four (4) copies of a Negative Declaration (in the form of an Environmental Assessment) for the proposal.

Should there be any questions, please contact Edmund Chang of Anbe, Aruga & Ishizu, Architects, Inc. (ph. 949-1025), the preparer of this Environmental Assessment.

Very truly yours,


HERBERT K. MURAOKA
Director and Building Superintendent.

Attach.

1992-05-03-0A-PEA-Koolaupoko-Kaneohe Corporation Yard New Office Building MAY 18 1992

CHAPTER 343, HAWAII REVISED STATUTES (HRS)

ENVIRONMENTAL ASSESSMENT

March, 1992

Construction of New Office Building and
Equipment Storage Shed

At

Koolaupoko-Kaneohe Corporation Yard
Kaneohe, Oahu

This Environmental document prepared pursuant to Chapter 343, HRS

Prepared For:

Building Department
City & County of Honolulu
650 S. King Street
Honolulu, HI 96813

Accepting Authority: Harriet Kaminaka
Building Department,
City & County of Honolulu
Phone No. 527-6325

MAY 5 1992
Date

Prepared by:

Anbe, Aruga & Ishizu, Architects, Inc.
and
Environmental Communications, Inc.
1146 Fort St. Mall
Honolulu, HI 96813

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FIGURE

- 1 Project Location Map
- 2 Project Site,with Proposed Building footprint
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- 4 SMA BOUNDARY & FLOOD HAZARD Map
5. Office Building Floor Plan
6. Vehicle Storage Yard

I. EXECUTIVE SUMMARY

Environmental Communications, Inc. was contracted by Anbe, Aruga, Ishizu, Architects, Inc. to prepare an Environmental Assessment (E.A.) for the construction of a new office building and equipment storage shed at the Koolaupoko-Kaneohe Corporation Yard, Kaneohe, Oahu, Hawaii. This project is being prepared on behalf of the City & County of Honolulu, Building Department. The subject project is scheduled to commence construction in late 1992.

The E.A. is a preliminary document prepared to determine if a particular action has potential significant environmental impacts. Based on this document, the proposing or approving agency determines whether or not an Environmental Impact Statement (EIS) will be required.

Based on the results of this E.A., it is concluded that an EIS is not required. Significant long term impacts resulting from the proposed improvements at the Koolaupoko-Kaneohe Corporation Yard are not expected. However, minor short term impacts from dust, noise and transportation of heavy equipment, resulting from construction, can be expected. Impacts produced by fugitive dust emissions and noise can be mitigated by strict adherence to applicable guidelines set by the State Department of Health. Additionally, impacts on local traffic can be mitigated by scheduling movement of construction equipment during off peak traffic hours.

II SUMMARY INFORMATION

CHAPTER 343, HAWAII REVISED STATUTES (HRS) ENVIRONMENTAL ASSESSMENT

Proposing Agency: Building Department
City & County of Honolulu

Accepting Agency: Building Department
City & County of Honolulu

Project Name: Koolaupoko-Kaneohe Corporation Yard

Project Description: The proposed project involves the design and construction of new structures at the existing Koolaupoko-Kaneohe Corporation Yard. The proposed project is located on the windward side of Oahu on Kamehameha Highway, adjacent to Samuel Wilder King Intermediate School. (See Figure 1). The proposed improvements consist of an office building on the north side of the existing Yard, and an equipment storage shed on the east, or King Intermediate side of the project site.

Project Location: 46-231 Kamehameha Highway (See Figure 2)
Kaneohe, Oahu, HI

Tax Map Key: 4-6-04: 20, portion of 2 (See Figure 3)

Land Area: 8800 square feet (improved area only)

State Land Use Designation: Urban

Land Owner: City & County of Honolulu

County Development Plan Designation: Urban, Public Facilities

Development Plan Public Facilities Map: Public Facilities

County Zoning: R-5

Existing Land Use: Public Facilities

Consultant: Environmental Communications, Inc.
P.O. Box 536
Honolulu, HI 96809
(808) 521- 8391

III. PROJECT DESCRIPTION

A. Project Location

The proposed project is located in Kaneohe, Oahu in the Koolaupoko District. As planned, this project will involve the site preparation, grading, paving, and construction of two separate structural additions to the existing Koolaupoko-Kaneohe Corporation Yard. These structural expansions will provide increased office space for the Yard staff (See Figure 5) and also a storage shed for the road equipment used by Yard employees, i.e. front end loaders, graders, etc. (See Figure 6) This portion of the expansion is on the King Intermediate School grounds, set apart from the school.

The soils on the project site consist of Lolekaa (LoB) silty clay. "This series consists of well drained soils on fans and terraces on the windward side of the island of Oahu. They are gently sloping to to very steep; elevations range from nearly sea level to 500 feet. Annual rainfall amounts to 70-90 inches and is well distributed throughout the year. These soils are used for pasture, homesites, orchards, and truck crops. Natural vegetation consists of guava, Christmas Berry, californiagrass, hilograss, and ricegrass. Permeability is moderately rapid. Runoff is slow and the erosion hazard is slight. Soft weathered gravel is common in the subsoil, but does not affect use and management of the soil for farming." (*Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii by United States Department of Agriculture, Soil Conservation Service, August, 1972*).

B. Environmental Characteristics

The project site is on a gently sloping plain and consists of an existing Corporation Yard with onsite improvements. Kamehameha Highway fronts the project site, and on the mauka side of the Highway, there are existing residential townhouse units. The frontage portion of the site is landscaped with a tall hedge, and this hedge effectively screens the ongoing activities in the Corporation Yard from the general public. In further consideration for the residential townhouse development across the Highway, the Equipment Storage Shed will be set back approximately 40 feet from the property line. Further, there is a small nursery operation that fronts the Kamehameha Highway portion of the Yard, and the plants grown in the nursery are used in the road maintenance operations. The office addition will be set back approximately 33 feet from the Highway, on the Kahuku side of the Yard. This area is not in full use and will not displace any ongoing

operations. The Yard is paved with asphaltic concrete (A.C.) and is the homebase for the Roads Division, Department of Public Works, City & County of Honolulu in the Koolaupoko District. Existing structures include a tile block/wood office structure; a wooden one story cottage for a caretaker; galvanized roof and sidewall garage with fuel pump island/stands for fueling the trucks and construction equipment.

C Proposed Improvements

Site preparation for the two proposed structures will not require extensive grading or cutting; building site pads will be brought to finish grade by minor grading for utility placement, leveled with base course material and compacted prior to the installation of asphaltic concrete pavement. All required utility connections will be installed underground, and connected to existing systems. Existing drainage patterns will not be interrupted or altered as a result of these improvements. The Site is in Zone "X", Areas to be determined outside 500- year flood plain. (*Panel 60 of 135, 150001-060B, 9-4-87 FIRM*).

The office building will consist of a hollow tile masonry building approximately 2400 sq.ft that will house the Yard Superintendent, the clerical staff, lunch room/ meeting area, and storage for supplies. It will be built on the site, adjacent to the existing office building. Limited lavatory/shower facilities for the field workers will also be provided as well as a small kitchen. A total of 12 Yard workers will be employed at this Yard.

The new Vehicle Storage Shed will be built to house the additional road repair and maintenance equipment which stand outside at the present time, exposed to the weather. This structure will be approximately 5400 square feet and will be built of basic asphalt concrete flooring, galvanized metal panel walls on top of perimeter sidewalls, and a galvanized metal roof.

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, all construction will be halted and the State Historic Preservation Division, State Department of Land and Natural Resources will be notified for evaluation and action.

Terrestrial fauna that would be found on the subject parcel are almost entirely introduced or exotic species. This is due to the fact that the site has been altered by virtue of the existing Corporation Yard and the adjacent King Intermediate School improvements. Avifauna seen on

the subject parcel are typical of those species located in the urban, windward Oahu sectors. They are for the most part, introduced species, and as such, are not endangered or threatened. Onsite vegetation is cultivated, and consists of ornamental plants that are used to enhance the Yard and also to be used in their road maintenance and repair.

III. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES

As planned, these two proposed structures on existing Corporation Yard property will not result in significant environmental impact to the site or adjacent areas. The improvements will involve preliminary site preparation to accommodate the buildings, the installation of utility lines to existing systems, paving of the immediate building environs, and the actual construction of the buildings. Basic controls on the Site work will be imposed on the contractor of record to prevent erosion and minimize surface runoff. There will be temporary air quality impacts, and the temporary exceeding of ambient noise levels due to the proposed construction. Work hours will be limited to normal construction hours of 7:00 a.m. to 3:30 p.m. and all efforts will be made to insure compliance with provisions of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu. Contractors will be required to have all heavy machinery equipped with mufflers and noise/air pollution abatement devices.

There is in effect at the present time, a moratorium at the Kailua Sewage Treatment Plant which will prevent additional connections for future development until capacity at the Treatment Plant has been expanded. It is proposed that sewerage facilities for this proposed project be designed to use a septic system, until such time that the Kailua Treatment Plant expansion is completed. Estimated quantities of both "gray" and "black" water generated by this project will be approximately 500 gallons per day.

The proposed project will not affect any existing State or County Land Use Plans; a County Special Management Area (SMA) permit will be required. (See Figure 4) The Yard is approximately a half mile away from the Kaneohe Bay coastal zone. Immediately makai of the Yard site is the Board of Water Supply Yard, portions of the King Intermediate School, and residential development. Consequently, there will be little if any impact on the coastal zone. There is no beach access problems since there is over a half mile distance involved from the shoreline.

Traffic should not be impacted, except when heavy construction machinery or material trucks are moving on and off the parcel. The site specific aspects of the proposed improvements preclude any significant long term impacts to King Intermediate School, or the adjacent residential developments across the Highway.

Socio-Economic impacts are not considered significant in terms of demographics, employment increase/decrease, replacement of existing land uses, and other typical concerns that normally occur when new projects are implemented in previously unimproved lands. Short-term temporary income will result from the construction phase.

IV. ALTERNATIVES CONSIDERED

No alternatives other than the "Do-Nothing" alternative were considered. The absence of the proposed project would result in a continuing overload condition for the Corporation Yard staff. The vehicle storage shed and office building are considered essential to providing a continuing high level of service to the windward Oahu community in addition to the protection of expensive capital improvement cost items such as the road repair equipment. Alternative sites on the Yard property were essentially the decision of the yard Superintendent since his daily operational efficiency was the determining factor in locating the two proposed improvements.

V. FUNDING AND PHASING

The estimated construction costs for the proposed improvements will consist of \$600,000.00, and is budgeted within the FY 91-92 CIP. All proposed improvements will take place on City & County lands and is planned to be built in one continuous phase. Construction is expected to be six months.

VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed action 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, guidelines and provisions of Chapters 342, 343, 344, Hawaii Revised Statutes (HRS).

1. The proposed project will not adversely affect the physical and social environment.
2. There will be no permanent degradation of the existing ambient air or noise levels. During the site preparation phase, there will be temporary impacts to the air quality and noise levels, but these effects will be both 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 historic, natural, 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. A County Special Management Area (SMA) permit will need to be prepared and processed.
7. There are no secondary effects on future development, population and public facilities.

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

VII. LIST OF AGENCIES CONSULTED DURING PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

<u>AGENCIES CONSULTED</u>	<u>DATE OF COMMENT</u>	<u>DATE RECEIVED</u>
<u>State of Hawaii</u>		
Department of Health, Environmental Health Division	2-7-92	3-19-92
Department of Land and Natural Resources, Historic Sites Division	2-7-92	
Department of Transportation Highways Division	2-7-92	2-27-92
Department of Education King Intermediate School		
<u>City & County of Honolulu</u>		
Department of Public Works	2-7-92	2-12-92
Board of Water Supply	2-7-92	
Department of Land Utilization	2-7-92	2-14-92
Department of General Planning	2-7-92	3-2-92
Councilman Steve Holmes		
<u>Federal Government</u>		
U.S. Department of Agriculture Soil Conservation Service	2-7-92	2-24-92
<u>Private/Community Groups</u>		
Kaneohe Neighborhood Bd. No.30 Attention: Chair		

VIII. LIST OF PREPARERS

Anbe, Aruga, Ishizu Architects, Inc.
Architects & Project Management
1451 S. King Street. Ste. 504
Honolulu, HI 96814

Imata & Associates, Inc.
Civil Engineering
2615 S. King Street Rm. 3A
Honolulu, HI 96826

Environmental Communications, Inc.
Environmental Assessment

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

P. O. BOX 50004
HONOLULU, HAWAII
96850

February 20, 1992

Mr. F.J. Rodriguez
Environmental Communications Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

We have reviewed the preliminary site plan for the proposed Kaneohe-Koolaupoko Corporation Yard additions. From the description of the project and the preliminary site plan, it appears that the activity will be accomplished within the existing Kaneohe-Koolaupoko Corporation Yard boundaries. If that is the case, we have no comments to offer at this time.

Thank you for the opportunity to comment on this proposed project.

Sincerely,



WARREN M. LEE
State Conservationist

FEB 24 1992

JOHN WAIHEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

March 13, 1992

92-055/epo

Mr. Fred J. Rodriguez
President
Environmental Communications, Inc.
1146 Fort Street Mall, Suite 200
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Pre-Environmental Assessment Comments on
City and County of Honolulu's Kaneohe-
Koolaupoko Corporation Yard Additions
TMK: 4-6-04:20

Thank you for the opportunity to review and comment on the
subject project. We have the following comments to offer:

The subject project is located below the Underground Injection
Control (UIC) Line, in the "Pass" Zone, and in the critical
wastewater disposal area. After consultation with the City and
County Wastewater Management Division, it has been determined
that the subject project is serviced by a cesspool. However,
there is an existing sewer line within the vicinity. As the area
is sewered, we have no objections to the office building and
vehicle storage shed construction, provided that the project is
connected to the public sewers. No other means of wastewater
disposal will be allowed.

If you should have any questions, please contact Ms. Lori
Kajiwara of the Wastewater Branch at 586-4290.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John C. Lewin".

JOHN C. LEWIN, M.D.
Director of Health

c: Wastewater Branch

JOHN WAIHEE
GOVERNOR



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION**

869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

February 25, 1992

REX D. JOHNSON
DIRECTOR

DEPUTY DIRECTORS
JOYCE T. OMINE
AL PANG
JEANNE K. SCHULTZ
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS
2.0843

Mr. F. J. Rodriguez, President
Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Kaneohe-Koolaupoko Corporation Yard Additions
(City and County of Honolulu), Heeia, Kaneohe,
TMK: 4-6-04: 20

Thank you for your letter of February 7, 1992, requesting our
comment on the subject proposed project.

Please include a traffic assessment for this project in the
Environmental Assessment. We reserve further comment until we can
review the assessment.

Very truly yours,

A handwritten signature in cursive script, appearing to read "T. Harano".

T. HARANO
Chief

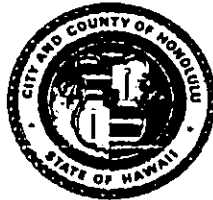
Highways Division

FEB 27 1992

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



BENJAMIN B. LEE
CHIEF PLANNING OFFICER

ROLAND D. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

MM 2/92-440

February 27, 1992

Mr. Fred J. Rodriguez, President
Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Preparation of an Environmental Assessment for
Kaneohe-Koolaupoko Corporation Yard Additions
Tax Map Key: 4-6-4: 20

This is in response to your request for comments dated February 7, 1992 on the City's proposed corporation yard addition for a public works office building and vehicular shed at the Kaneohe-Koolaupoko Corporation Yard.

The Development Plan Land Use Map for Koolaupoko designates the subject site for Public Facility use. The proposed use is consistent with that designation. We do not anticipate any negative environmental impacts because of the proposal.

Should you have any questions, please call Mel Murakami of our staff at 527-6020.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin B. Lee", is written over a circular stamp or seal.

BENJAMIN B. LEE
Chief Planning Officer

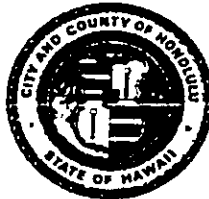
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MAR 02 1992

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET
DEPUTY DIRECTOR

ENV 92-41

February 12, 1992

Mr. F.J. Rodriguez
Environmental Communications, Inc.
P. O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Kaneohe-Koolaupoko Corporation Yard Additions

We have reviewed the preliminary site plan for the subject project and have no comments to offer at this time.

Very truly yours,

C. Michael Street
for SAM CALLEJO
Director and Chief Engineer

FEB 20 1992

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI
MAYOR



DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

LU2/92-779 (DK)

February 14, 1992

Mr. Fred J. Rodriguez
Environmental Communications, Inc.
1146 Fort Street Mall, Suite 200
P.O. Box 536
Honolulu, Hawaii 96809

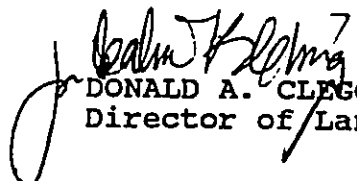
Dear Mr. Rodriguez:

Kaneohe-Koolaupoko Corporation Yard Additions
46-225 Kamehameha Highway, Kaneohe, Oahu
Tax Map Key: 4-6-4: 20

We have reviewed the location map you submitted for the above project. The proposed office building and vehicle storage shed are within the Special Management Area. A Special Management Area Use Permit is required for this project.

If you have any questions, please contact Dana Kohama of our staff at 523-4648.

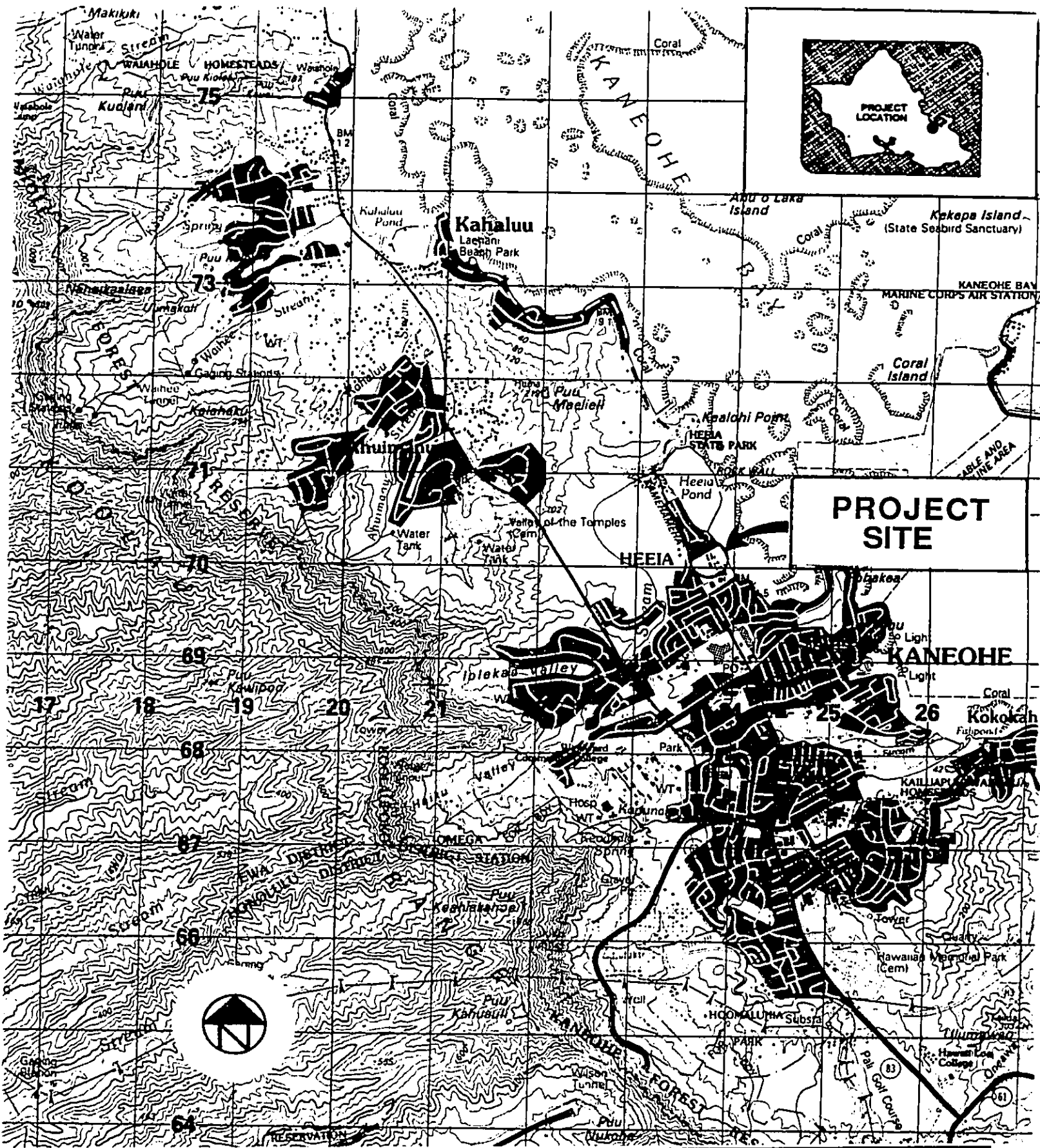
Very truly yours,


DONALD A. CLEGG
Director of Land Utilization

DAC:cct

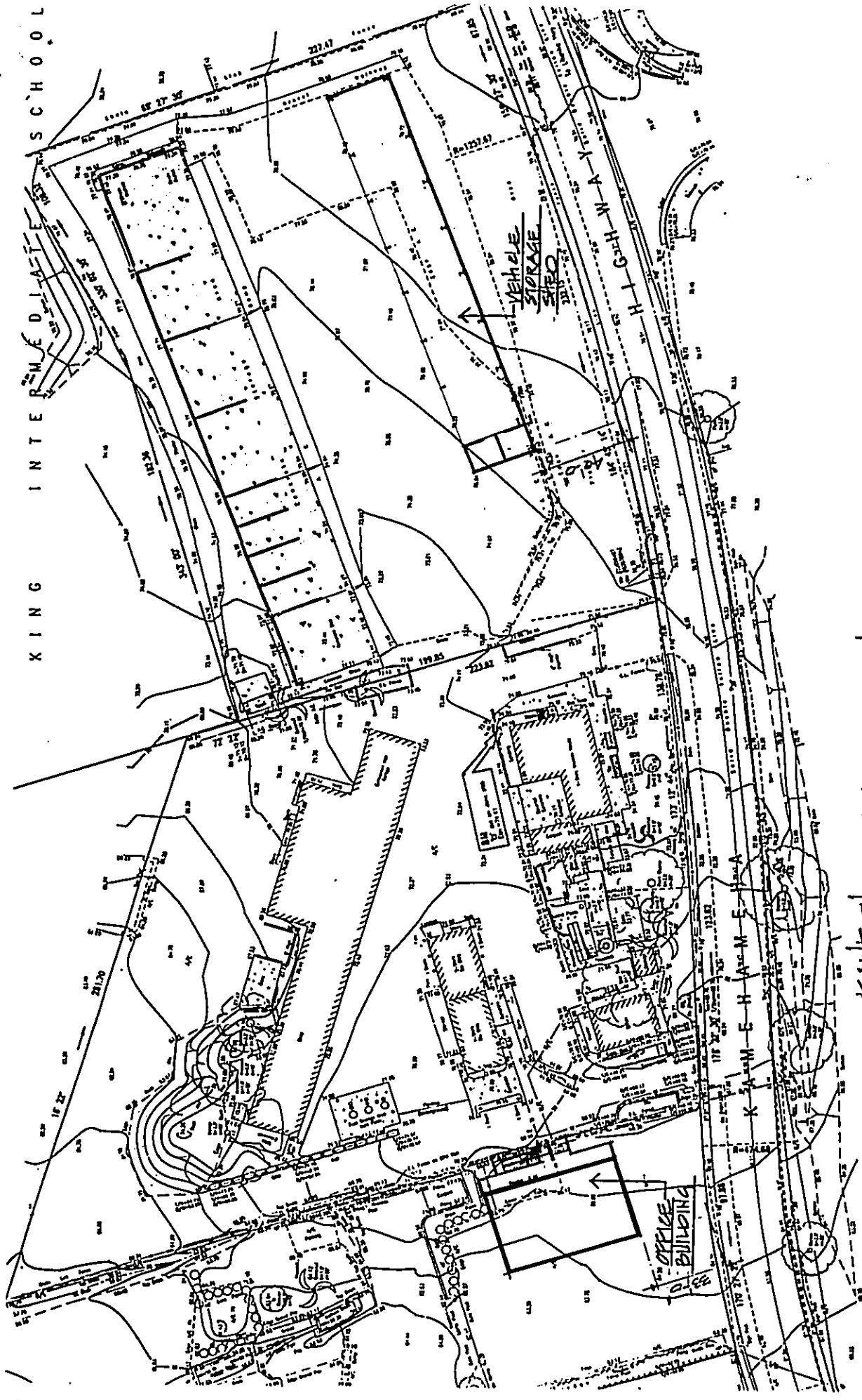
a:rodriguez.djk

FEB 20 1992



Koolaupoko-Kaneohe Corporation Yard
Kaneohe, Oahu

LOCATION MAP
FIGURE 1



DATE	11-1-51
BY	J. H. BROWN
CHECKED BY	J. H. BROWN
APPROVED BY	J. H. BROWN
SCALE	1" = 40'-0"

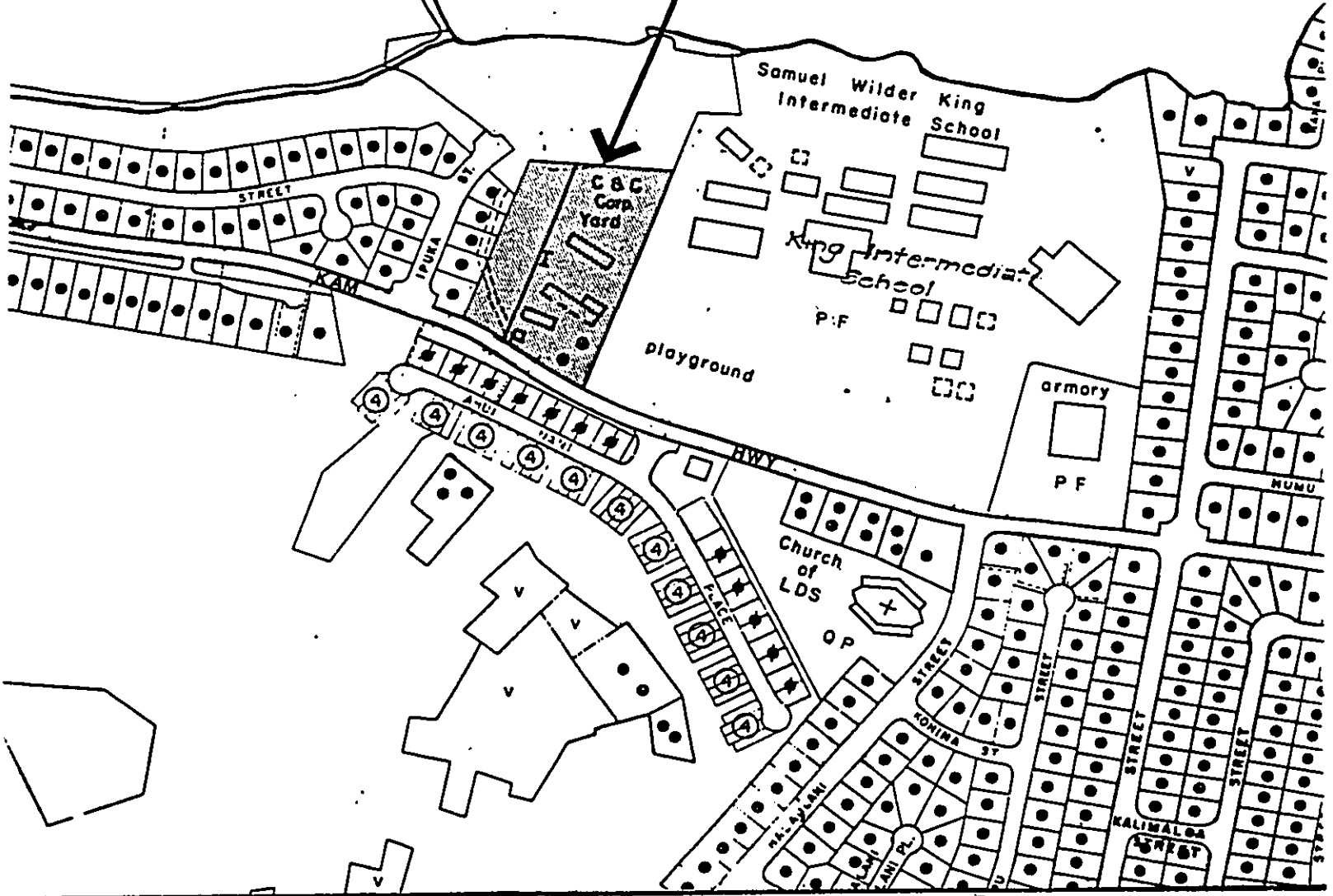
KANEHOE CORPORATION YARD - SITE PLAN
 SCALE: 1" = 40'-0"

Koolaupoko-Kaneohe Corporation Yard PROJECT SITE
 Kaneohe, Oahu
 Figure 2

Kaneohe Bay

CORPORATION YARD/MODIFICATION

Heeia Pond



LEGEND

- | | | | |
|--|---------------------------|--|-------------------------|
| | RESIDENTIAL SINGLE FAMILY | | INDUSTRIAL |
| | TWO FAMILY | | PUBLIC FACILITIES |
| | MULTI-FAMILY | | QUASI-PUBLIC FACILITIES |
| | COMMERCIAL | | VACANT |
| | | | UNDER CONSTRUCTION |

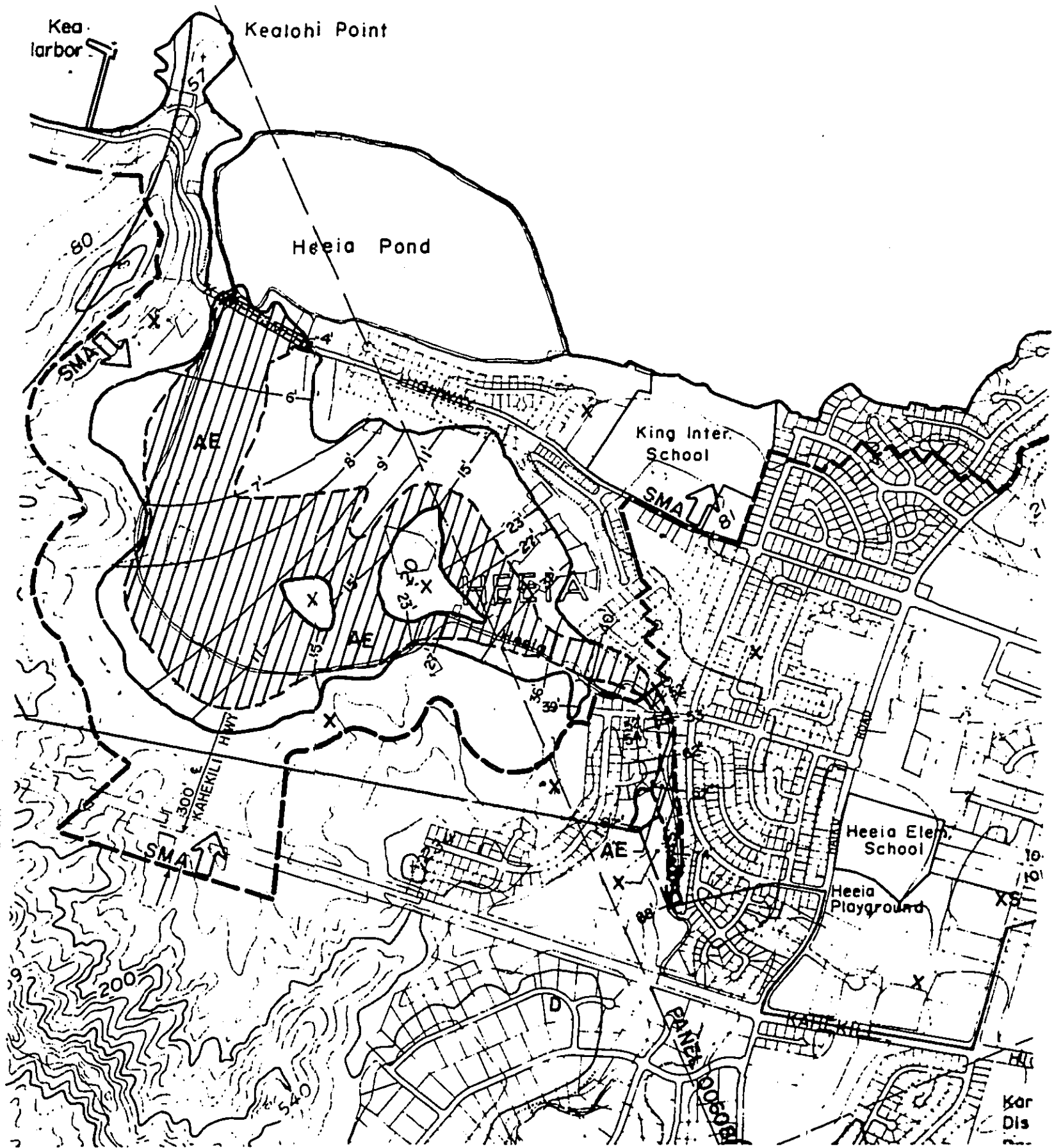
LOCATION MAP

TMK: 4-6-04: 20



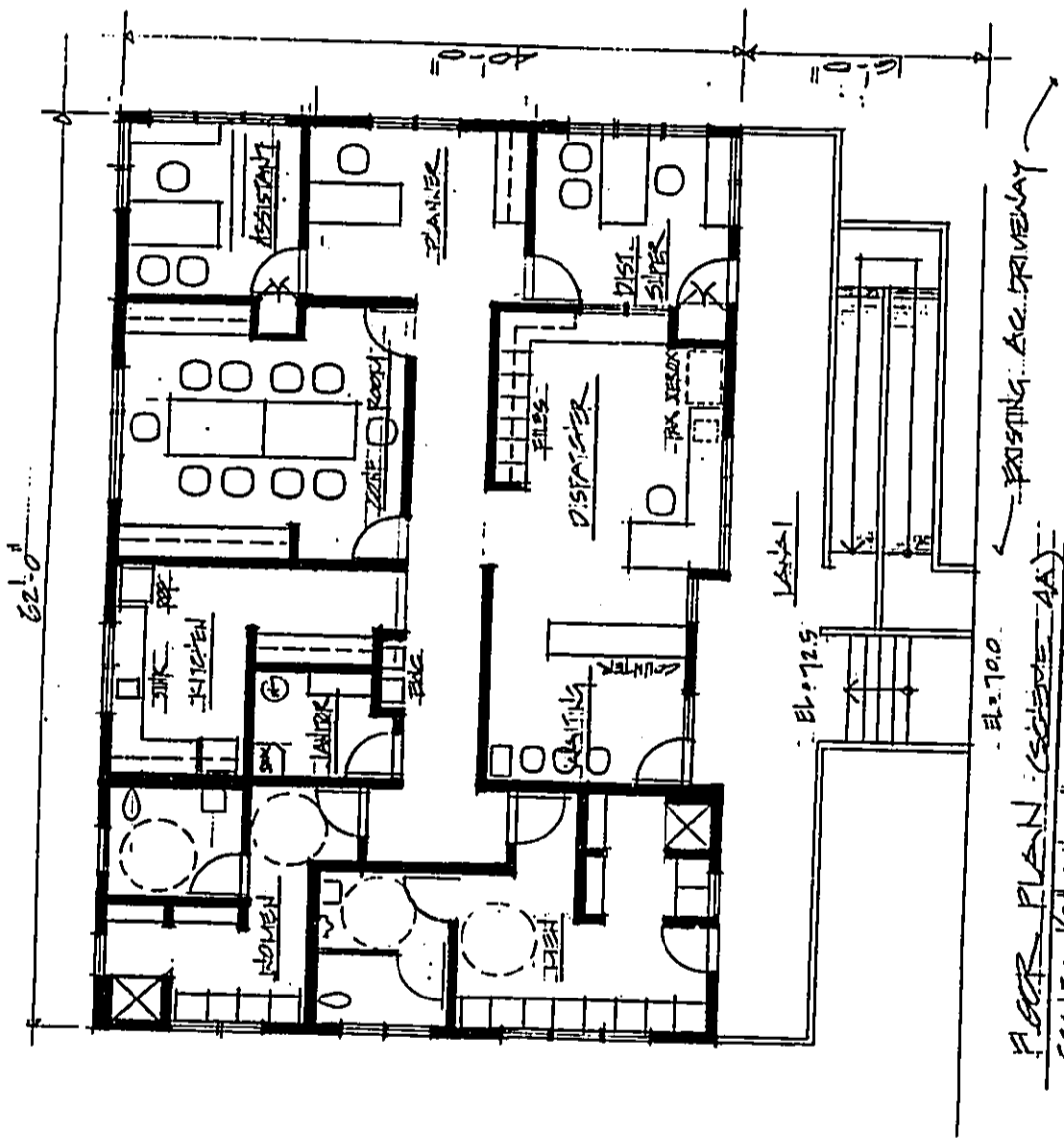
Koolaupoko-Kaneohe Corporation Yard
Kaneohe, Oahu

PROJECT SITE
FIGURE 3



SMA Boundary Map and Flood Hazard Designation
 Koolaupoko-Kaneohe Corporation Yard
 Kaneohe, Oahu

FIGURE 4

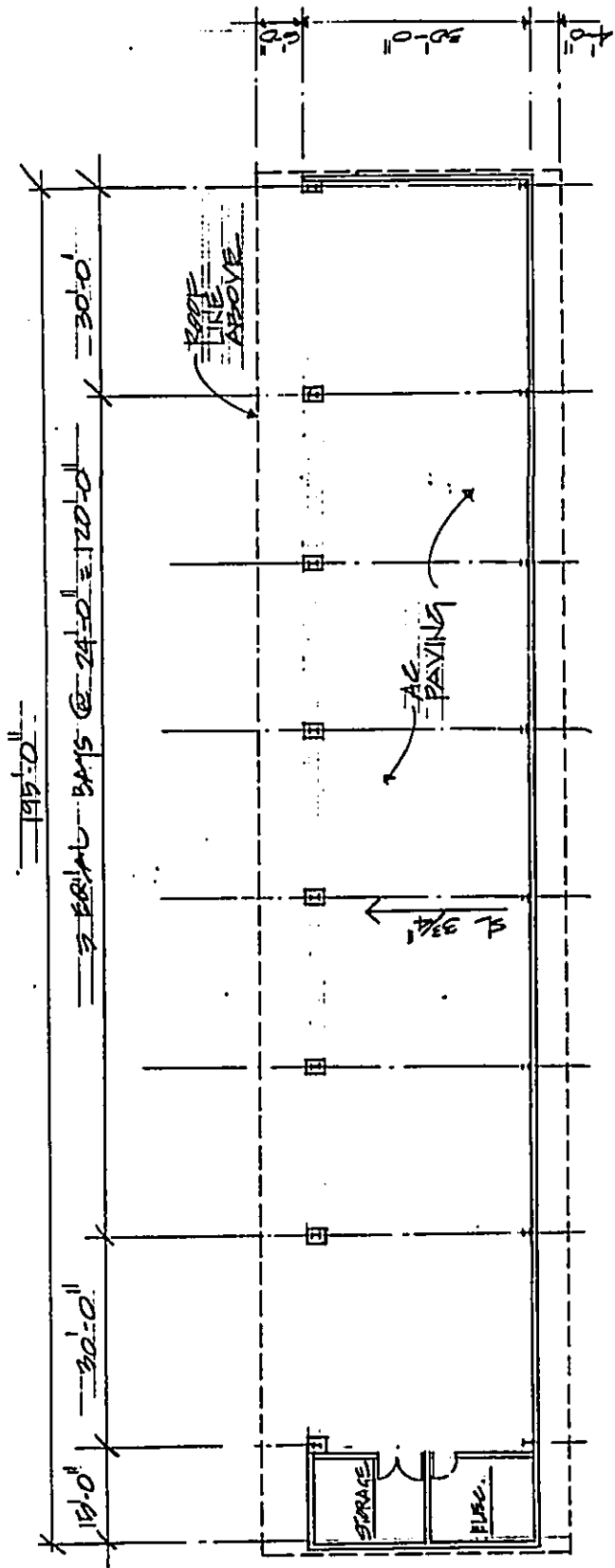


FLOOR PLAN (SEE SHEET AA)
 SCALE: 1/8" = 1'-0"

KANEHOE CORPORATION YARD (PROPOSED OFFICE BUILDING)

OFFICE BUILDING
 FLOOR PLAN
 FIGURE 5

Koolaupoko-Kaneohe Corporation Yard
 Kaneohe, Oahu



VEHICLE STORAGE SHEET
 SCALE: 1/16" = 1'-0"

KANEOTE CORPORATION YARD (PROPOSE STORAGE SHEETS)

VEHICLE STORAGE YARD
FIGURE 6

Koolaupoko-Kaneohe Corporation Yard
 Kaneohe, Oahu