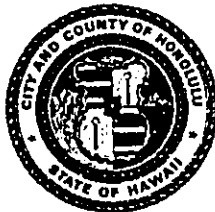


BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 92-404

RECEIVED

'92 MAY -5 AIO:47

April 30, 1992

(OFC. 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
Waikiki Shell Improvements
Honolulu, Oahu, Hawaii
(Tax Map Key: 3-1-43:1)

This letter constitutes a notice of determination by this department after the potential impact of the proposed project has been assessed according to Title II, Chapter 200, Environmental Impact Statement Rules, and Chapter 343 of the Hawaii Revised Statutes relating to the environmental impact statements. The determination has been made that an environmental impact statement is not required based on the environmental assessment (EA) that was prepared by the Building Department.

Based on our determination, we are filing a negative declaration for this project. Attached are four copies of the environmental assessment.

Should there be any questions, please have your staff contact Melvin Lee at 527-6373.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Herbert K. Muraoka".

HERBERT K. MURAOKA
Director and Building Superintendent

Attach.
cc: General Planning Dept.
(w/ Attach.)

1992-05-23-0A-PEA-Waikiki Shell Improvements

MAY 18 1992

ENVIRONMENTAL ASSESSMENT
WAIKIKI SHELL IMPROVEMENTS
MAY, 1992

Proposing agency: Building Department
City and County of Honolulu

Agencies consulted:

State: Department of Health*
Office of Environmental Quality Control*
Department of Business, Economic Development, and
Tourism
Department of Land and Natural Resources*

City: Board of Water Supply*
Department of Auditoriums*
Fire Department*
Department of General Planning*
Department of Land Utilization
Department of Public Works*
Department of Transportation Services*
Department of Parks and Recreation*
Royal Hawaiian Band

Others: Councilmember Leigh-Wai Poo
Diamond Head, Kapahulu, St. Louis Neighborhood
Board No. 5

*Denotes consulted parties who responded in writing
(Appendix A)

Project characteristics

General: The City and County of Honolulu, Building Department is proposing various improvements at the Waikiki Shell complex situated in Waikiki, Honolulu, Oahu, Hawaii. The Waikiki Shell complex is part of Queen Kapiolani Park, TMK: 3-1-43:1. Figure 1 shows the project location.

Technical: The proposed project consists of various improvements listed below to enhance the operations of the facility and provide major repair and maintenance work to the facility. The new structures are shown on Figure 2.

Storage Building - The existing metal storage building will be replaced with a larger concrete masonry building. The one story slab on grade building will be approximately 40 feet by 40 feet and will be used to store chairs, tables, mowers, and garden equipment.

Trash enclosure - An open concrete masonry trash enclosure will be constructed approximately 6 feet high. The approximate size of the structure is 35 feet by 30 feet.

Site improvements - The service parking area will be repaved. The damaged lights in the seating area and walkways will be replaced. The water system within the complex will be upgraded.

Shell improvements - Miscellaneous electrical improvements will be done within the structure. The dressing rooms are proposed to be refurbished and upgraded. Damaged flooring are proposed to be replaced. The lower flat roofs are proposed to be rebuilt.

Employees' restroom - A new restroom approximately 25 feet by 25 feet is proposed for the event service personnel. Building design will be similar to existing comfort stations.

Economic: The project will be done in 2 phases with the first phase consisting of all of the improvements except the employees' restroom. The first phase is estimated at \$950,000 and will be borne by the City and County of Honolulu. Advertisement for bids for construction is expected to be issued at the end of 1992. Construction will commence after receiving all necessary approvals.

Planning and engineering funds for the employees' restroom is requested in the 1992-93 Capital Improvements Program.

Social: The appearance of the complex will be enhanced by the enclosure of the refuse containers and the replacement of the metal storage shed. The proposed improvements will enhance the recreation value of the Waikiki Shell.

Environmental: No long term environmental impacts are foreseen.

Summary of the affected environment

The following description of the affected environment has been taken from the September, 1988, Environmental Assessment and Negative Declaration for the Waikiki Shell General Improvements project prepared by Design Partners, Inc. and Gerald Park, Urban Planner:

"Constructed in 1954, the Waikiki Shell serves the city of Honolulu as its premier auditorium facility for outdoor concerts, pageants, ceremonies, and festivals. The Shell complex is most renowned and identifiable by its 72-foot high "shell" like dome arching over a rectangular stage. Oriented southwest, the stage faces a bowl-shaped uncovered audience area consisting of 2,400 fixed theater-type seats and a gently sloped lawn area that can accommodate 8,000 persons. A 22-foot high structure at the rear of the lawn area is used as a spotlight tower. Other facilities include a box office, two concession/restroom buildings, and a building which houses the Royal Hawaiian Band.

Although used primarily on weekend evenings, part of the Waikiki Shell is home for the Kodak Hula Show which is presented three times a week (Tuesday, Wednesday, and Thursday) during mid-morning hours. The show is presented on a part of the shell grounds with bleacher type seating for 2,500 persons. Admission is free and 90% of the time the show is attended by 2,500 persons (Department of Land Utilization, 1987).

Queen Kapiolani Park has always been a popular recreation area and increasingly important open space resource to thousands of residents and visitors. The park may cater to a thousand persons on an average winter weekday to tens of thousands during a special event or on a summer holiday or weekend (Parks and Recreation, 1982). Similarly, hundreds of thousands of residents and visitors have enjoyed outdoor events at the Shell under a bright Hawaiian moon and sparkling sky. Considering that the Shell is 34 years old and its past and present uses, there are no remaining vestiges of the natural environment. Jaucas sand (Jac), and Kawaihapai clay loam (KIA) comprise the major soil types underlying the project area (Soil Conservation Service, 1972). Data for these soils indicate that both are moderate to rapidly permeable and the hazard of water erosion is slight. Jaucas sand can pose a severe wind to erosion problem if vegetation is removed. Given the built environment, however, the various structures slated for improvement and ground areas immediately adjacent to each rest on land that has been filled to support the respective structures. The fill material cannot be identified.

Flood Insurance Rate Maps (Federal Emergency Management Administration, 1987) place the Waikiki Shell in Flood Zone X (unshaded) which is defined as "areas determined to be outside 500-year flood plain."

There are neither cultural nor historic features in the vicinity of the proposed improvements nor are any of the affected structures proposed for historical status.

Flora consists primarily of ornamental trees, palms, shrubs, and groundcover planted around the affected structures and used for landscaping the Shell grounds.

Stray cats were observed and given the availability of food and water rodents are probably present. Common birds--mynah, barred dove, Brazilian cardinal, sparrow, and pigeons--were observed. None are considered threatened or endangered species.

The Waikiki Shell is within the State Land Use Urban District. All of Queen Kapiolani Park is designated Park on the Primary Urban Center (PUC) Development Plan Land Use Map and zoned General Preservation. The modification to government buildings designation (GB-M) for the Shell is programmed within 6 years (Ordinance No. 87-44) on the Development Plan Public Facilities Map for the PUC. The Waikiki Shell lies entirely within the Diamond Head Special District and the County delineated Special Management Area.

The Waikiki Shell is removed from (approximately 1000 feet) and does not border or adjoin beach recreation areas, submerged lands, finishing grounds, or wildlife reserves.

The Shell can be accessed from various directions and modes of transportation. On and off-street parking is available along most of Kalakaua, Paki, and Monsarrat Avenues. The Monsarrat Avenue parking lot fronting the Shell can accommodate 350 vehicles in marked stalls. The Bus, Honolulu's municipal bus system, travels Monsarrat (mauka bound) several times an hour.

Water for domestic, irrigation, and fire flow is drawn from a 6-inch waterline servicing the Honolulu Zoo and several smaller size lines from Queen Kapiolani Park."

Within the past 4 years, there have been 2 major renovation projects at the Waikiki shell. The first project was to upgrade the two comfort stations, the box office and the concessionaire stand. The second project was to provide acoustical treatment within the Shell structure and improving the sound system.

Summary of major impacts

Short-term

During construction, the following minor adverse impacts are anticipated:

1. Depletion of labor and material resources for construction.
2. Some dust and noise during construction.

Long-term

Air Quality: No significant impact to the air quality is expected.

Water Quality: No significant impact to the water quality is expected.

Noise: No significant noise impact is expected.

Traffic: The proposed improvements will not generate additional traffic. No significant traffic impact is expected.

Archaeological: The site is devoid of archaeological features. No significant archaeological impact is expected.

Flora: No significant impact on the flora is expected.

Fauna: No significant impact on the fauna is expected.

Visual: The proposed storage building will be larger than the existing building although it will be more aesthetically pleasing than the metal building. The trash enclosure will hide the existing visible trash containers. The proposed employee's restroom would be less aesthetically pleasing than the present grass lawn. The proposed improvements will not affect views of Diamond Head from Kapiolani Park or Kalakaua Avenue, the coastal highway nearest the Shell. The overall impact is not expected to be significant.

Alternatives considered

The "no-action" alternative was considered but deemed unacceptable because it would not solve the operational requirements of the facility.

Proposed mitigation measures

1. The temporary dust and noise which would occur during construction will be controlled by application of appropriate pollution control measures.
2. The Contractor will be responsible for warning patrons of pending construction and posting warning signs.

Determination

The proposed improvements are not expected to cause significant impacts to the environment. Therefore, it has been determined that a negative declaration will be filed.

Findings and reasons supporting determination

1. The proposed project will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources.
2. The proposed project will not curtail the range of beneficial uses of the environment.
3. The proposed project will not conflict with the State's long-term environmental policies.
4. The proposed project will not substantially affect the economic or social welfare of the community or State.
5. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
6. The proposed project will not involve a substantial degradation of environmental quality.
7. The proposed project 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 project will not detrimentally affect air or water quality or ambient noise levels.

9. The proposed project will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

For the reasons above, the proposed project 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.

APPENDIX A
CONSULTED PARTIES' RESPONSES

JOHN W. PAUL
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
PO BOX 621
HONOLULU, HAWAII 96813

REF:OCEA:KCK

APR 22 1992

File No: 92-602
DOC. ID: 566

The Honorable Herbert K. Muraoka
Director and Building Superintendent
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Muraoka:

Subject: Draft Environmental Assessment for the Proposed Waikiki Shell Improvements

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the submitted draft EA for various improvements to the Waikiki Shell Complex and have the following comments.

Our Department's Land Management Division comments that the proposed improvements are to be consistent with the purpose of the Executive Order and court decree.

Our Department's Historic Preservation Division believes that these installations will have "no effect" on the historic character of the Waikiki Shell.

Thank you for your cooperation in this matter. Please feel free to call Sam Lemmo at our Office of Conservation and Environmental Affairs, at 587-0377, should have any questions.

Very truly yours,

William W. Paul
WILLIAM W. PAUL

WILLIAM W. PAUL, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
SERVICES
JOHN W. PAUL
LOWE L. THOMAS
AGRICULTURE & HORTICULTURE
ADULT SERVICES
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION
CONSERVATION AND RECREATION

JOHN W. PAUL
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3210
HONOLULU, HAWAII 96813

April 13, 1992

Mr. Herbert Muraoka
Director and Building Superintendent
Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Muraoka:

Subject: Draft Environmental Assessment
Waikiki Shell Improvements
Honolulu, Oahu, Hawaii

Thank you for allowing us to review and comment on the subject request. We have no comments to offer at this time.

Very truly yours,

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

JOHN W. PAUL, M.D.
DIRECTOR OF HEALTH
HONOLULU

APR 13 1992

92-119/SPD

DEPARTMENT OF AUDITORS
CITY AND COUNTY OF HONOLULU

377 BARD STREET
HONOLULU, HAWAII 96814

HONOLULU

'92 MAR 31 AM 10 46



CARLA W. CORAY
DIRECTOR
HONOLULU, HAWAII 96814

March 30, 1992

TO: HERBERT K. MURAOKA, DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

VIA: MELVIN LEE

FROM: CARLA W. CORAY, DIRECTOR
DEPARTMENT OF AUDITORS

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (WAIKIKI SHELL IMPROVEMENTS)

In response to your memorandum of March 19, 1992, the draft Environmental Assessment for the proposed Waikiki Shell improvements project has been reviewed. No objections to the assessment are interposed.

Carla W. Coray
CARLA W. CORAY



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

200 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813

TELEPHONE 586-4185

March 27, 1992

Mr. Herbert K. Muraoka, Director and Building Superintendent
Building Department
City and County of Honolulu
650 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Muraoka:

Subject: Draft Environmental Assessment for the Proposed Waikiki Shell Improvements
Thank you for the opportunity to review the subject document. We submit the following comments in response to your March 19, 1992, letter:

Pursuant to Hawaii Administrative Rules, §11-200-10 (9), please include the findings and reasons supporting the determination in the environmental assessment.

When you submit the environmental assessment to our office, please include your letter of determination, Document for Publication Form (copy enclosed), and four copies of the environmental assessment.

If you have any questions, please call Margaret Wilson at 586-4185. Thank you.

Sincerely,

Brian J.J. Choy
Brian J.J. Choy
Director

BC:mw

Enclosure

HONOLULU
'92 MAR 31 PM 12 45
[Handwritten signatures]

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU HAWAII 96813

DEPT.
HONOLULU



WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY
WAIKIKI WATER UTILITY

April 24, 1992

9:27 AM 3/39

TO: HERBERT K. MURAOKA, DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM DATED MARCH 19, 1992 REGARDING THE
DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIKIKI
SHELL IMPROVEMENTS. IMK-3-1-43: J. MONSARRAT AVENUE

Thank you for the opportunity to review and comment on the proposed Waikiki Shell project. We have the following comments:

1. The existing water service (S/N 718-12309-0) for the area consists of two 6-inch compound meters serving the Waikiki Shell, the Honolulu Zoo, and portions of Kapiolani Park.
2. The Waikiki Shell will be required to install a new water meter fronting the project site. Your development should submit both the plumbing fixtures currently connected to the existing water service and the proposed plumbing fixtures for the Waikiki Shell improvements so we may properly size the water meters.
3. The availability of additional water will be confirmed when the building permit application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges and any applicable meter installation charges.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

Mr. Herbert K. Muraoka
Page 2
April 24, 1992

5. An approved reduced pressure principle backflow prevention assembly should be installed immediately after the property valve of the proposed domestic water service and prior to any branch piping.
6. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Bert Kiuoka at 527-5235.

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
 530 SOUTH KING STREET
 HONOLULU HAWAII 96813

2, 11,
 3, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

APR 22 1992 10 32



BENJAMIN B. LEE
 CHIEF PLANNING OFFICER
 HONOLULU FIRE DEPARTMENT
 1455 SOUTH MARSTANA STREET, ROOM 303
 HONOLULU, HAWAII 96814

TH 3/92-969

April 16, 1992

MEMORANDUM

TO: HERBERT K. MURAOKA, DIRECTOR AND BUILDING SUPERINTENDENT
 BUILDING DEPARTMENT

FROM: BENJAMIN B. LEE, CHIEF PLANNING OFFICER
 DEPARTMENT OF GENERAL PLANNING

SUBJECT: (DRAFT) ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED
 HAIKIKI SHELL IMPROVEMENTS. TAX MAP KEY: 3-1-43: 1

In response to your memorandum of March 19, 1992, we have reviewed the subject EA and have no objection to the proposed project. . . .
 Should you have any questions, please contact Tim Hata of our staff at 527-6070.

BBL
 BENJAMIN B. LEE
 Chief Planning Officer

BBL:ft

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
 1455 SOUTH MARSTANA STREET, ROOM 303
 HONOLULU, HAWAII 96814

FRANK P. EARL
 DEPUTY CHIEF

APR 27 1992 10 33



LEONELLE CAMARA
 FIRE CHIEF
 DONALD S. M. CHANG
 DEPUTY FIRE CHIEF

April 27, 1992

TO: HERBERT K. MURAOKA, DIRECTOR AND BUILDING SUPERINTENDENT
 BUILDING DEPARTMENT

FROM: DONALD S. M. CHANG, FIRE DEPUTY CHIEF

SUBJECT: (DRAFT) ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED
 WAIKIKI SHELL IMPROVEMENTS
 TAX MAP KEY: 3-1-43: 1

We have reviewed the application and made an on-site assessment of the above subject request, and have no objections to the proposal.
 Should additional information or assistance be required, please call Captain Michael Chung of our Fire Prevention Bureau at 523-4186.

Donald S. M. Chang
 DONALD S. M. CHANG
 Fire Deputy Chief

DSMC/MC:mc

DEPARTMENT OF TRANSPORTATION SERVICES

CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET
HONOLULU HAWAII 96813

'92 APR 10 AM 10 12



FRANK E. EARL
DIRECTOR

JOSEPH M. MAGALDI, JR.
Acting Director and Chief Engineer

TE-1282
E492.1.103

April 10, 1992

MEMORANDUM

TO: HERBERT K. MURAOKA, DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

SUBJECT: WAIKIKI SHELL IMPROVEMENTS
DRAFT ENVIRONMENTAL ASSESSMENT
TMK: 3-1-43: 1

This is in response to your memorandum dated March 19, 1992 requesting our comments on the subject project.

We have no objections or comments on your project at this time.

Should you have any questions, please contact Wayne Nakamoto of my staff at local 4190.

[Signature]
JOSEPH M. MAGALDI, JR.

DEPARTMENT OF PUBLIC WORKS

CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET
HONOLULU HAWAII 96813

'92 MAR 31 AM 11 25



FRANK E. EARL
DIRECTOR

C. MICHAEL STREET
Acting Director and Chief Engineer
ENV 92-74

March 25, 1992

MEMORANDUM

TO: MR. HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

ATTENTION: MELVIN LEE

FROM: C. MICHAEL STREET, ACTING DIRECTOR AND CHIEF ENGINEER

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED
WAIKIKI SHELL IMPROVEMENTS

We have reviewed the subject EA and have no comments to offer at this time.

[Signature]
C. MICHAEL STREET
Acting Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

450 South King Street
Honolulu, Hawaii 96813

HONOLULU

FRANK ZEP
'92 APR 10 PM 3 55



WALTER M. OZAWA
DIRECTOR

[Handwritten signature]

April 9, 1992

TO: HERBERT K. MURAKA
DIRECTOR & BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: REVIEW OF DRAFT ENVIRONMENT ASSESSMENT FOR THE
PROPOSED WAIKIKI SHELL IMPROVEMENTS

We have reviewed your draft environmental assessment for the proposed Waikiki Shell Improvements and foresee no negative impacts upon the surrounding Kapiolani Park environment.

Our only concern is that during the upgrading of the water system within the complex, please notify Don Fujii, District V Superintendent, at 971-2502, for possible water interruptions. Some of the existing water lines within the shell complex are tied into the water mains for Kapiolani Park.

Thank you for the opportunity to review the draft environmental assessment for this project.

[Handwritten signature]
WALTER M. OZAWA, Director

WMO:ei