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GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

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LETTER NO. (P)1018.3

RECEIVED

JAN 15 1993

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Mr. Choy:

Subject: Negative Declaration for
New Ewa II Elementary School
TMK 9-1-10:02 Portion

The Department of Accounting and General Services has not received any comments during the 30-day public comment period which began on December 8, 1992. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the February 8, 1993 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. If there are any questions, please have your staff call Mr. Stanley S. Ichioka of the Planning Branch at 586-0487.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA
State Public Works Engineer

SI:jk
Attachments

1993-02-08-0A-FEA-Ewa II Elementary School

FEB 8 1993

FINAL ENVIRONMENTAL ASSESSMENT
NEW EWA II ELEMENTARY SCHOOL
JANUARY 11, 1993

- A. PROPOSING AGENCY: Department of Accounting and General Services for the Department of Education.
- B. APPROVING AGENCY: Not applicable.
- C. AGENCIES CONSULTED: The following agencies and organizations were consulted (Paragraph I, References 1 and 3).
1. Federal
 - a. National Weather Services
 - b. U. S. Navy
 2. State of Hawaii
 - a. Department of Education
 - b. Department of Agriculture
 - c. Department of Transportation
 - d. Department of Health
 3. City and County of Honolulu
 - a. Board of Water Supply
 - b. Department of Public Works, Wastewater Division
 - c. Department of Transportation
 - d. Department of General Planning
 - e. Department of Land Utilization
 - f. Department of Parks and Recreation
 - g. Department of Taxation
 4. Organizations
 - a. Gentry Development Company
 - b. Oahu Sugar Company
 - c. Hawaiian Sugar Planters' Association
- D. GENERAL DESCRIPTION OF THE TECHNICAL, SOCIO-ECONOMICS AND ENVIRONMENTAL CHARACTERISTICS:
1. Technical
 - a. The Department of Education (DOE) proposes to design and construct a new elementary school in the New Ewa Gentry project area in Ewa, Oahu. The extensive development (current/future) of this area requires the addition of at least one new elementary school with a capacity to accom-

modate 850 students. Eight acres of land for the proposed school site will be acquired as follows: six acres to be donated by Gentry plus two acres to be purchased by the State of Hawaii. It should be noted that Gentry submitted an Environmental Impact Statement (EIS) for the entire Ewa by Gentry project development area, including a site and enrollment requirements for the new school. The EIS was accepted by the Department of General Planning, City and County of Honolulu in April 1988. However, the proposed school site at that time was identified at a location approximately 400 feet west of Fort Weaver Road and 1,600 feet north of Geiger Road. The report also indicated that Gentry proposed to donate seven acres of land for the school site. The proposed school site has been changed to a location approximately 1,000 feet north of Iroquois Point Road and 1,400 feet east of Fort Weaver Road, and the land to be donated by Gentry is now six acres. The school will consist of reinforced concrete/masonry buildings for 49 classrooms; cafeteria; library and administration buildings; concrete walkways; playgrounds/fields; and paved parking lots, driveways and access roads.

- b. A master plan will be prepared to provide a detailed layout of the school facilities for the design phase. Alternate schemes will be evaluated to arrive at the most efficient and cost effective plan. The design to construct the school facilities will be initiated after the master plan is completed and approved. The final phase is to complete construction of the school facilities to meet a September 1995 opening date.

2. Socio-Economics

- a. The donation and purchase of land will provide an adequate school site for the DOE. The site meets all applicable State land use and County zoning regulations. The design/construction will be accomplished in compliance with applicable State, County and Federal regulations to protect public health and the environment.

- b. The eight acres of land owned by Gentry is presently part of the tax base. Transfer of the land to the State will result in a lower tax base.
 - c. The design/construction of the school will create employment opportunities; however, it will not be of sufficient magnitude to create new jobs and substantially impact the economy of the community and State.
 - d. Operation and maintenance of the school will create some permanent job opportunities; however, the impact on the economy and welfare of the community and State will not be very significant.
 - e. The new school will provide new school facilities to meet the educational needs of the community and State.
 - f. Educational programs (i.e. arts/crafts, sports, etc.) at the new school may indirectly bolster the economy and welfare of the community.
 - g. Building permits, utilities connection permits, etc. and access easements (utility lines and roadways) will be obtained to complete design/construction.
 - h. Public funds will be used for the construction and operation of the new school. The costs are unknown at this time.
3. Environmental
- a. The proposed action will not create any major long-term adverse environmental impacts.
 - b. During construction (1) the air quality at the site may be affected by dust and exhaust emissions; (2) the noise levels will be affected from the use of large trucks, heavy equipment and construction activities at the site; and (3) soil erosion by rain and wind could occur in areas which are cleared for buildings, parking lots, driveways, play areas, etc.

- c. The above impacts are expected to be temporary and minimal since County, State and Federal regulations must be met to limit the effects on the environment.
- d. The proposed action will convert land which was formerly canefields, now sparsely vegetated with weeds and small bushes, into a site with permanent school facilities.
- e. The proposed action will inevitably increase vehicular and pedestrian traffic when the site is converted into a new school site.
- f. Existing water and sewer infrastructure facilities will be utilized by the proposed school. Therefore, the proposed action will not produce waste products which could adversely affect the water or wastewater quality.

E. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SITE MAPS:

1. Site

The proposed site (TMK 9-1-10:02 Portion) is located approximately 1,000 feet north of Iroquois Point Road and 1,400 feet east of Fort Weaver Road. With the exception of the Ewa makai portion of the Gentry project, all of the planned development is within a mile radius from the school site. Area and location maps of the site are provided by Attachments 1 and 2.

2. Topography and Soils

The site is essentially flat and its elevation varies between 20 feet to 40 feet above mean sea level (MSL). The average ground slope is less than 1%. The predominant soils in the area are classified as Honouliuli silty clay, Mamala stony silty clay and Ewa silty clay loams.

3. Flora and Fauna

The site is sparsely vegetated with weeds and small bushes. No habitat of endangered species (flora or fauna) are known to exist at the site.

4. Significant Habitats

There are no known unique habitats found on the site.

5. Historical/Archaeological/Cultural Sites

No historical, archaeological or cultural sites are known to exist on the site. The presence of any of these sites of any significance on the surface or subsurface is highly unlikely because of the continuous cane cultivation over the past 70 years.

6. Flood Hazard

The site is on an area designated as Zone D (areas in which flood hazard is undetermined) by the Federal Flood Insurance Rate Maps (FIRM) dated September 28, 1990.

7. Tsunami

The site is at a distance of about one mile from the nearest tsunami inundation zone. It is not in a Special Management Area (SMA).

8. Wetlands

The site is not in a wetland area.

9. Air Quality

Air quality data is gathered and documented by the State Department of Health. The nearest sampling stations to the proposed action site are at Barbers Point and Pearl City. The recorded data at these stations indicate that there are no major air pollution problems in the area. Additionally, because of prevailing trade winds and the lack of air pollution sources in the immediate area, the air quality at the site is good. In 1987, samples of carbon monoxide emissions at the Kunia H-1 interchange (1.5 miles from the site) showed levels which were well below the State air quality standards.

10. Noise

The site is about 1.2 miles northeast from the U. S. Naval Air Station Barbers Point airfield and 1.5 miles

from the U. S. Air Force Hickam Base. The noise impact from aircraft is a major concern resulting in numerous studies conducted in the Ewa area. The results from these studies are shown graphically on Attachment 3. The graph shows the average day-night level (LDN) for the Ewa district. The proposed action site is outside of the 60 LDN level, which is considered an acceptable level by EPA standards for residential use. Note: The base level is 45 decibels and the initial threshold is 20 above the base or 65. 60 LDN is below the threshold. While 60 is an acceptable level, the proposed action site is in an area where the noise level is expected to be 55 and below. Attachment 4 shows a summary of the Federal noise guidelines and standards. The standards indicate that the noise levels from aircraft operations will not adversely affect the site of the proposed action.

F. IDENTIFICATION AND SUMMARY OF MAJOR IMPACT (SIGNIFICANCE CRITERIA) AND ALTERNATIVES:

1. Identification/Summary of Major Impacts (Significance Criteria).

- a. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.

No known natural or cultural resources have been found at the site.

- b. Curtails the range of beneficial uses of the environment.

The proposed action will provide educational benefits to the community and State by preventing overcrowding of students at the existing schools and providing adequate school facilities at a convenient location. The proposed action will not curtail beneficial uses of the environment in the area.

- c. Conflicts with the State's long-term environmental policies or goals and guidelines.

The proposed action will be designed/constructed in compliance with State, County and Federal regulations. No conflict with the State's long-

term environmental policies, goals and guidelines is expected.

- d. Substantially affects the economic or social welfare of the community or State.

No adverse economic or social problems are anticipated by construction of the proposed action. The new school will provide employment opportunities to operate and maintain the school, including administration, faculty, service and maintenance personnel.

- e. Substantially affects public health.

The proposed action will be designed/constructed in compliance with State, County and Federal regulations. No conflict with public health policies is expected.

- f. Involves substantial secondary effects, such as population changes or effects on public facilities.

No change in population is expected as a result of the proposed action. The new school will have no adverse effects on other public facilities in the immediate and surrounding areas.

- g. Involves a substantial degradation of environmental quality.

The proposed action will not generate waste products which would adversely degrade the quality of the environment.

- h. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.

The proposed action is not part of a larger action which would generate more harmful waste products to effect the environment.

- i. Substantially affects a rare, threatened or endangered species, or its habitat.

There are no known rare, threatened or endangered species or habitat at the site which would be affected by the proposed action.

- j. Detrimentially affects air or water quality or ambient noise levels.

Short-term effects on air quality and noise are anticipated during construction of the proposed action.

- k. Affect on environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, freshwater or coastal waters.

The proposed action is not located in a flood plain, tsunami zone, wetland or SMA. There are no sensitive environmental areas at the site which could be affected.

2. Alternatives.

- a. Taking no action was considered unacceptable because it would not resolve the shortage of school facilities for the projected increase in students.
- b. Utilizing existing schools was also considered unacceptable because the schools would be overcrowded.

G. PROPOSED MITIGATION MEASURES:

1. Flood Hazard.

The school drainage system will be constructed to adequately dispose of surface runoff (rainwater) with grading, drainage structures and disposal means (e.g. sump pumps, ejectors, etc.). Therefore, flooding from heavy rainfalls will be mitigated.

2. Air Quality.

Short-term effect on air quality, primarily dust, can be anticipated during construction of the proposed action. Dust will be unavoidable, temporary and intermittent. The effects will occur on the site as well as on the roadways requiring utility and road improvements. Dust concentrations can be maintained with various construction methods, including water wagons. Dust and exhaust emission concentrations are limited by State and Federal regulations.

3. Noise.

Short-term noise during construction of the proposed action will also be unavoidable, temporary and intermittent. The effects will occur on the site as well as on the roadways requiring utility and road improvements. Noise levels from heavy equipment and construction activities will adhere to the required State Department of Health and OSHA Standards.

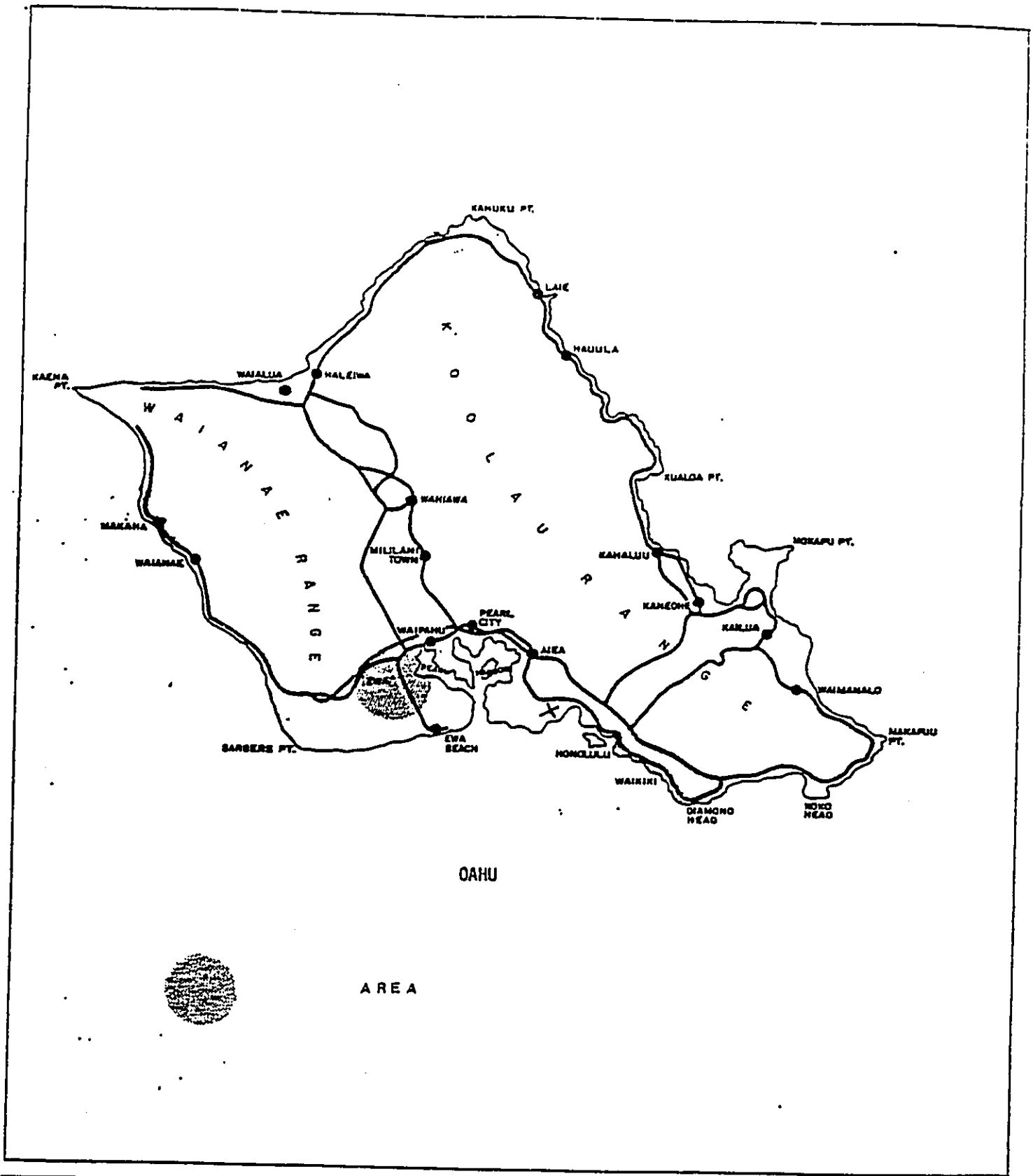
H. DETERMINATION:

The proposed action site is essentially free of flood, tsunami and erosion hazards. No rare or endangered species of flora are known to exist at the site. No rare or endangered species of fauna are known to inhabit the site. There are no recorded archaeological or historical sites within the site. Short-term effects on the air and noise quality will be unavoidable, temporary and intermittent during construction of the proposed action; however, they will be mitigated to meet County, State and Federal regulations with various construction methods. On the basis of the assessments made herein, it is concluded that the proposed action will not have any significant effect on the environment.

I. REFERENCES:

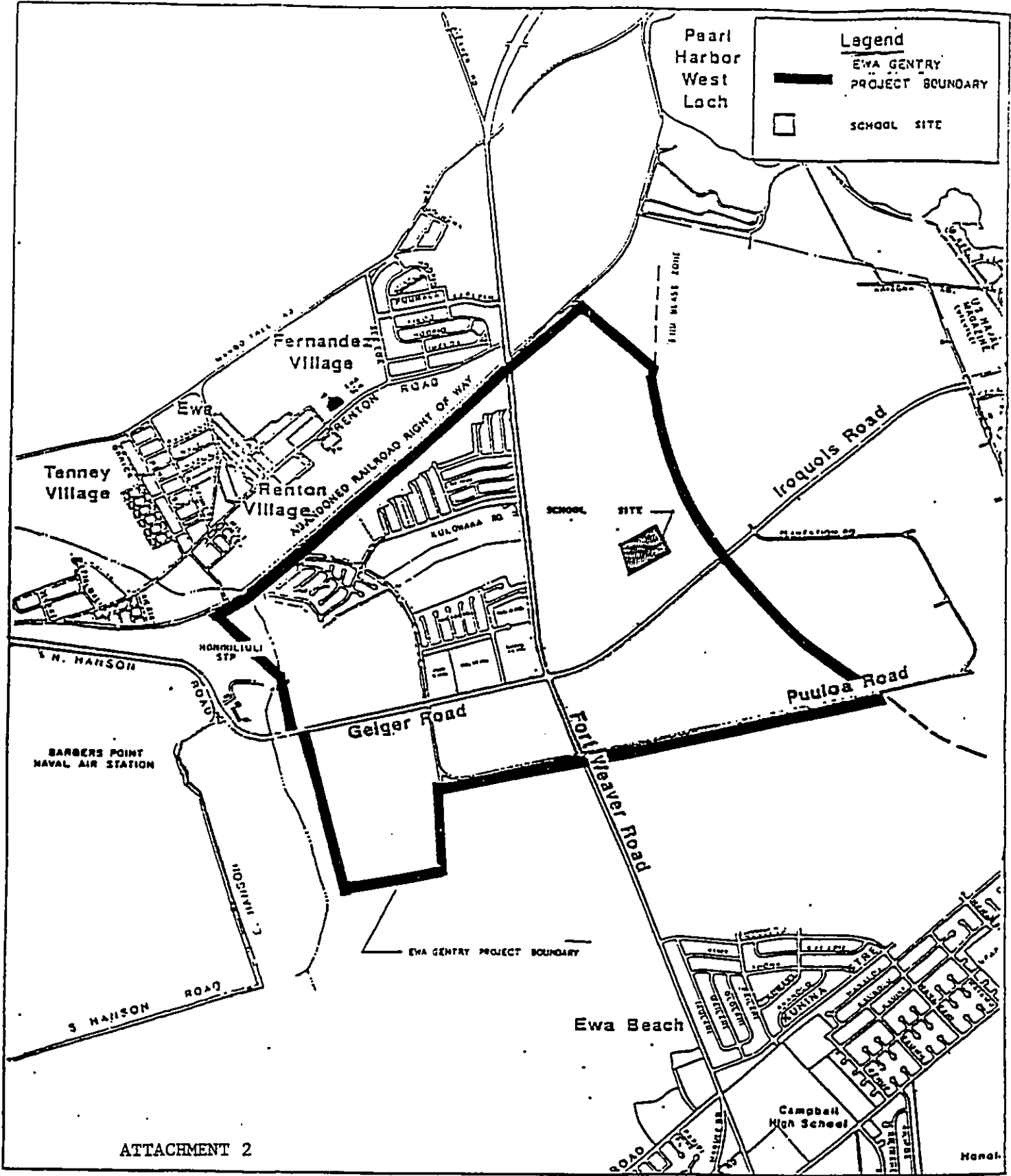
1. Ewa Gentry Final Environmental Impact Statement report prepared by Gray, Hong, Bills & Associates, Inc., April 1988.

2. Site Evaluation and Environmental Assessment report for the New Ewa II Elementary School prepared by Management Planning and Administration Consultants, Inc., October 1990.
3. Pre-Final Site Evaluation and Environmental Assessment report for Ewa II Elementary School prepared by Comprehensive Consultant Services of Hawaii, September 1992.



<p>MAP 1 AREA</p>		<p>CCSH Kailua</p>
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ATTACHMENT 1



ATTACHMENT 2

MAP 2
SITE LOCATION

0 1000 2000 FEET 4000

CCSH
Kailua

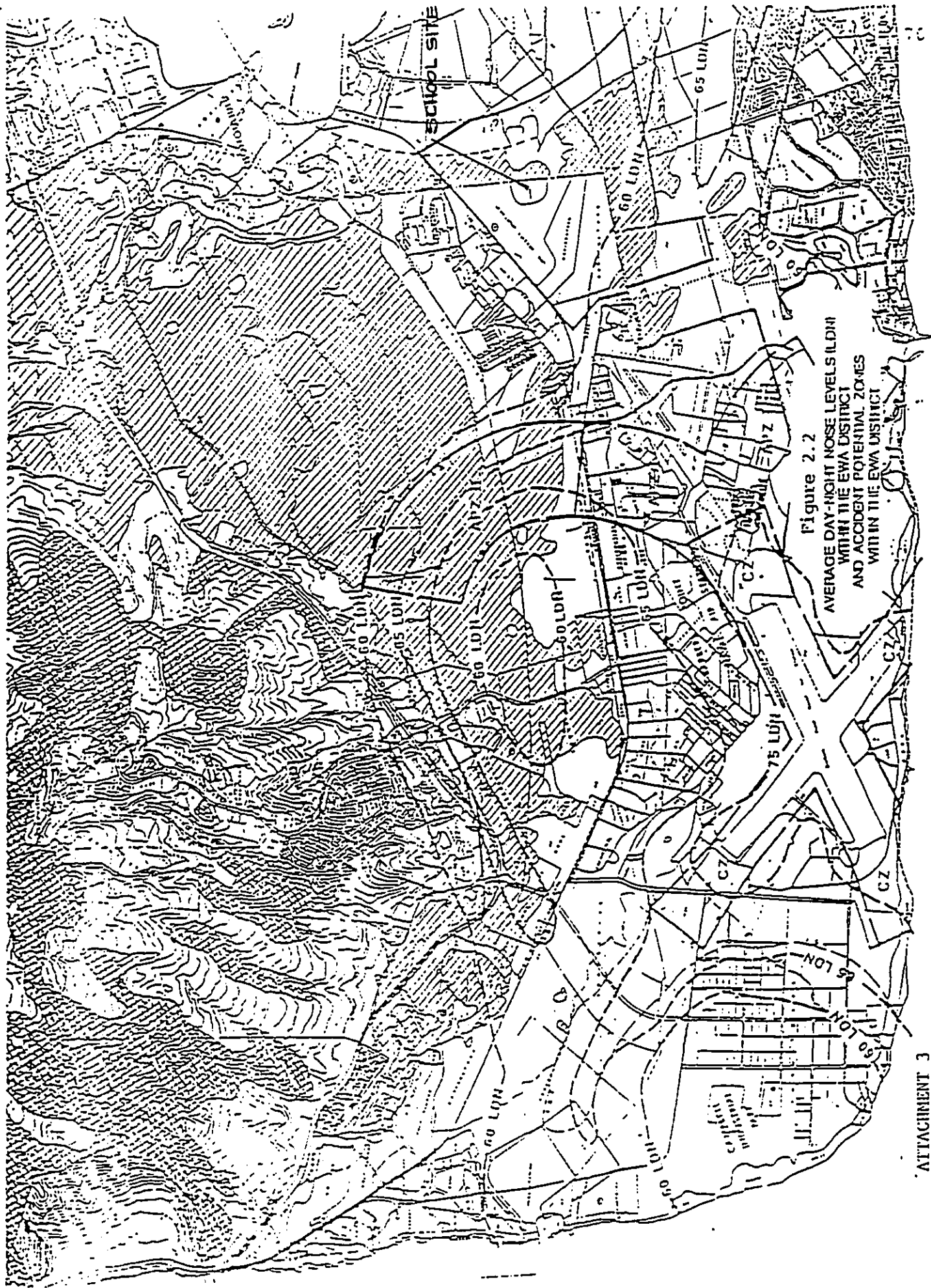


TABLE 2.3
SUMMARY OF FEDERAL NOISE GUIDELINES AND STANDARDS

NOISE ZONE CLASSIFICATION

Noise Exposure Class	Noise Descriptor			HUD Noise Standards For New Residential Development
	DNL ¹ Day-Night Average Sound Level	L _{eq} (hour) ³ Equivalent Sound Level	NCF ⁴ Noise exposure Forecast	
Minimal Exposure	Not Exceeding 55	Not Exceeding 55	Not Exceeding 20	"Acceptable"
Moderate Exposure	Above 55 ² But Not Exceeding 65	Above 55 But Not Exceeding 65	Above 25 But Not Exceeding 30	
Significant Exposure	Above 65 Not Exceeding 70	Above 65 Not Exceeding 70	Above 30 Not Exceeding 35	"Normally Unacceptable"
	Above 70 But Not Exceeding 75	Above 70 But Not Exceeding 75	Above 35 But Not Exceeding 40	
Severe Exposure	Above 75 But Not Exceeding 80	Above 75 But Not Exceeding 80	Not Exceeding 45	"Unacceptable"
	Above 80 But Not Exceeding 85	Above 80 But Not Exceeding 85	Above 45 But Not Exceeding 50	
	Above 85	Above 85	Above 50	

¹CNEL - Community Noise Equivalent Level (California only) uses the same values.

²HUD, DOT, and EPA recognize L_{eq} = 55 dB as a goal for outdoors in residential areas in protecting the public health and welfare with an adequate margin of safety (Reference: EPA "Levels" Document.) However, it is not a regulatory goal. It is a level defined by a negotiated scientific consensus without concern for economic and technological feasibility or the needs and desires of any particular community.

³The Federal Highway Administration (FHWA) noise policy uses this descriptor as an alternative to L₁₀ (noise level exceeded ten percent of the time) in connection with its policy for highway noise mitigation. The L_{eq}(design hour) is equivalent to DNL hours; 2) traffic between 10 p.m. and 7 a.m. does not exceed fifteen percent of the average daily traffic flow in vehicles per 24 hours. Under these conditions DNL equals L₁₀ - 3 decibels.

⁴For use in airport environs only; is now being superseded by DNL.

Source: Federal Interagency Committee on Urban Noise - "Guidelines for Considering Noise in Land Use Planning and Control" - NIOS PB81-216124, June 1981.