

JOHN WAIHEE
GOVERNOR



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

RECEIVED

ROBERT P. TAKUSHI
COMPTROLLER

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FLOYD I. UNEBASAMI
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OFFICE OF
QUALITY CONTROL

LETTER NO. (P) 1207.4

MAR 21 1994

Dr. Bruce Anderson
Interim Director
Office of Environmental
Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Dr. Anderson:

Subject: Negative Declaration for
Manoa Innovation Center
New Building Wing
TMK 2-9-26:03, 37, and 38

The Department of Accounting and General Services has received one comment during the 30-day public comment period which began on December 23, 1993. Concerns expressed in the comments have been addressed in the Final Environmental Assessment. 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 April 8, 1994 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. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".
GORDON MATSUOKA
State Public Works Engineer

RY: jy
Attachments

34

1994-04-08-0A-FEA- Manoa Innovation Center

APR 8 1994

FINAL ENVIRONMENTAL ASSESSMENT
Manoa Innovation Center
New Building Wing
March 18, 1994

- A. PROPOSING AGENCY: Department of Accounting and General Services for the High Technology Development Corporation.
- B. APPROVING AGENCY: Not applicable.
- C. AGENCY CONSULTED: High Technology Development Corporation.
- D. GENERAL DESCRIPTION OF THE TECHNICAL, SOCIO-ECONOMIC AND ENVIRONMENTAL CHARACTERISTICS:

1. Technical: This project is to construct a two-story, 6,000 s.f. addition to the Manoa Innovation Center. This addition will increase office spaces for the small business incubator facility portion of the center. The existing number of parking spaces will continue to meet County Code requirements even after addition of the building wing. ok!

2. Socio-Economic:

- a. The proposed project will not create sufficient work to substantially impact the economy and welfare of the community and State.
- b. The estimated cost of the project is \$655,000.
- c. Since the project will be constructed within the existing center complex, no land will be removed from the tax base.
- d. The project will provide the complex with a much-needed addition to continue its program in promoting business development related to technological endeavors.

3. Environmental:

- a. The project will not create any major long-term environmental impacts.
- b. However, during construction, the air quality may be affected by dust and exhaust emissions and it is anticipated there will be a temporary increase in noise levels.

- c. These impacts are expected to be minimal since State and Federal regulations need to be met.

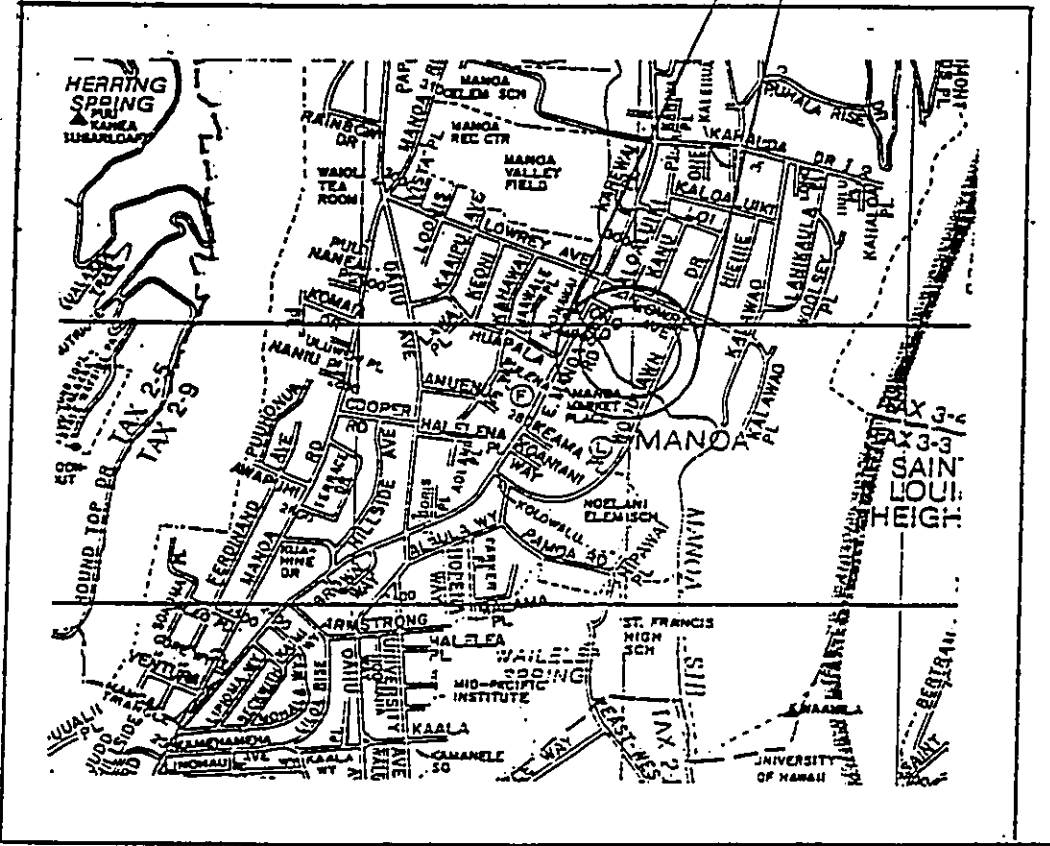
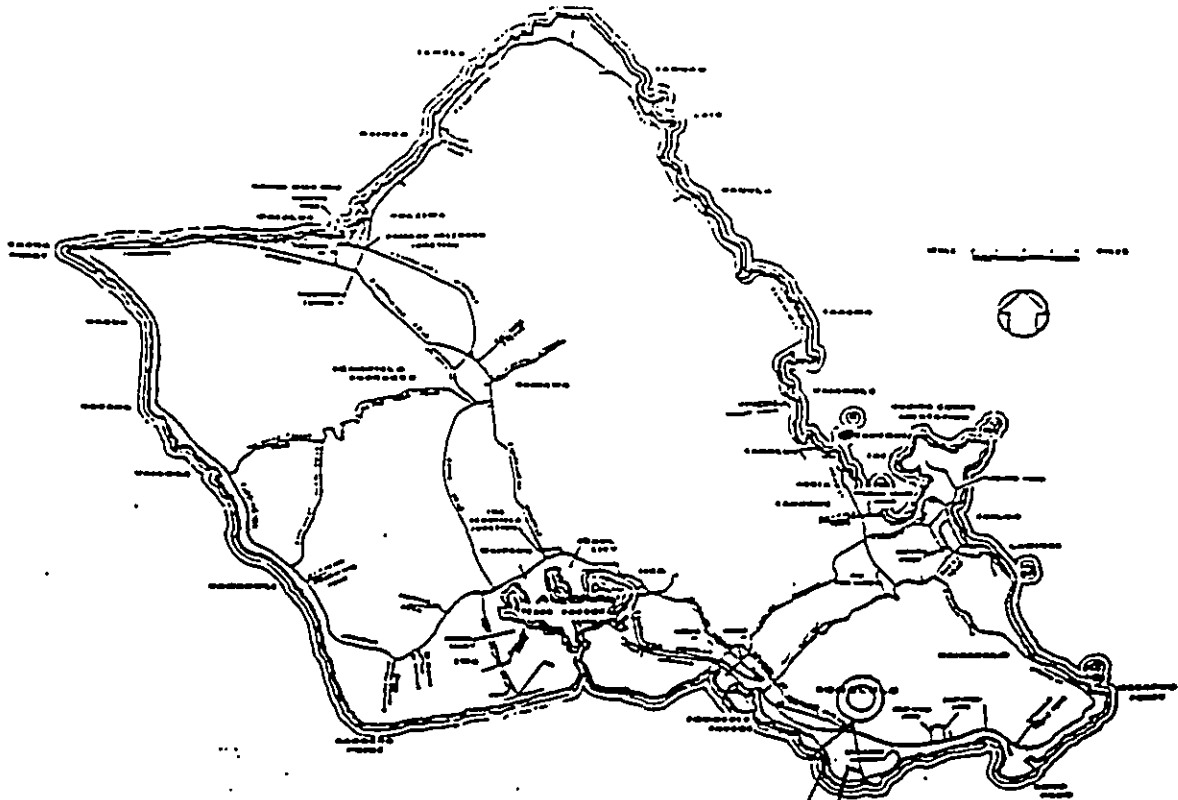
E. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SITE MAPS:

1. The site of the proposed project is located in Manoa Valley on the existing complex site (TMK 2-9-26:03, 37, 38).
2. No habitat of endangered species, flora or fauna are known to exist at the site.
3. No historical, archaeological or cultural sites are known to exist at the site.
4. The site is not in a Special Management Area.
5. The project location is shown in Figures 1 and 2.

F. IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES CONSIDERED:

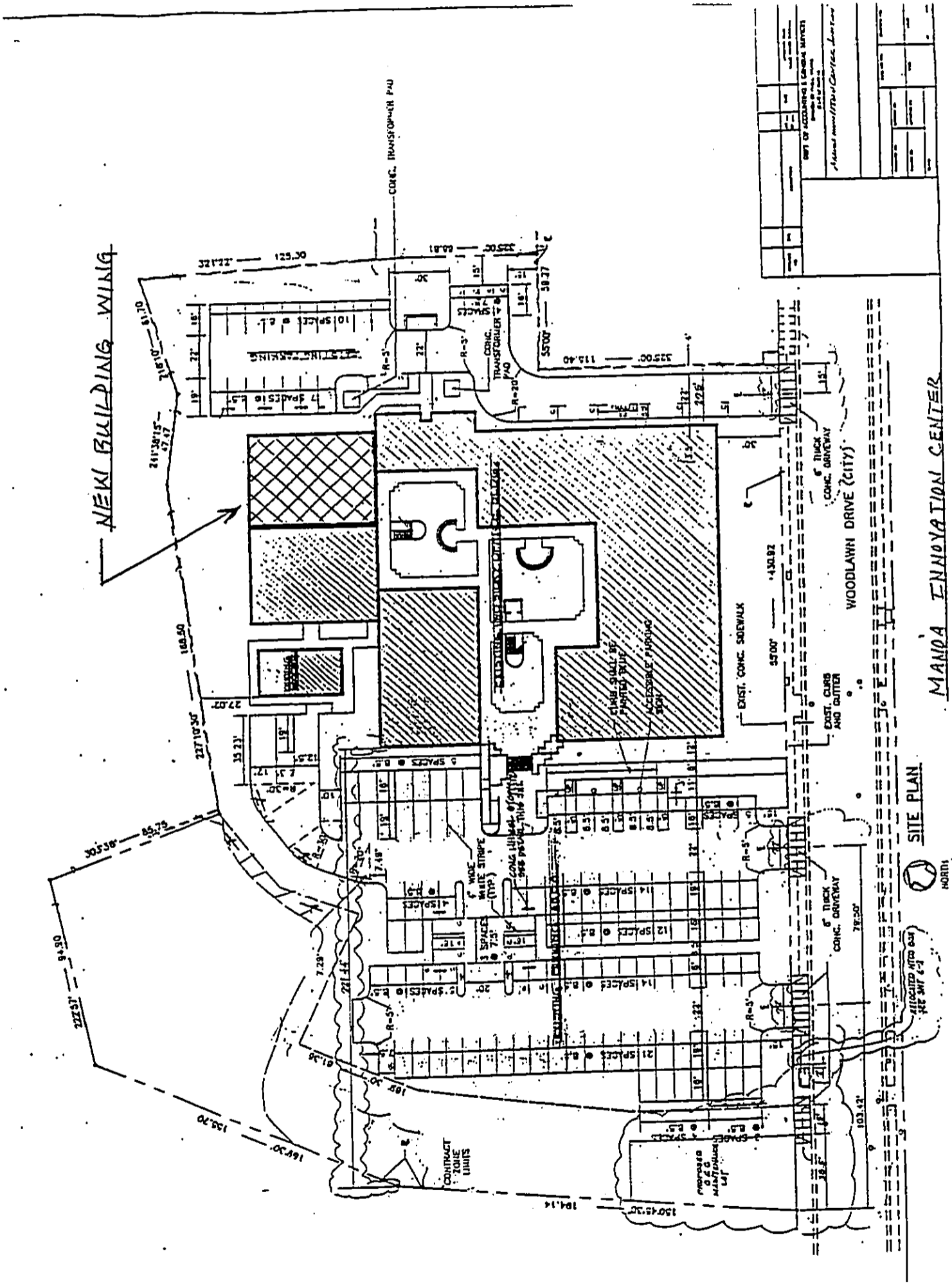
1. Major Impacts: The proposed project will not:
 - a. Involve an irrevocable commitment to loss or destruction of any natural or cultural resources.
 - b. Curtail the range of beneficial uses of the environment.
 - c. Conflict with the State's long term environmental policies.
 - d. Substantially affect the economic or social welfare of the community or State.
 - e. Involve substantial secondary impacts, such as population changes or effects on public facilities.
 - f. Involve a substantial degradation of environmental quality. However, although it will increase the number of employees on site, the existing number of parking will continue to meet County Code parking requirements based on building size.

- g. Detrimentially affect air or water quality or ambient noise levels.
 - h. Be located in any environmentally sensitive area, such as a tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters. However, the project site is located in a flood zone area. Therefore, it will comply with appropriate City Ordinances.
2. Alternatives to the Proposed Project: "No action" is not considered to be a viable or desirable alternative.
- G. PROPOSED MITIGATION MEASURES: Short term impacts on air and noise quality during construction will be controlled by application of appropriate pollution and noise control measures.
 - H. DETERMINATION: On the basis of the above assessment, it is concluded that the proposed project will not have a significant impact on the environment.



LOCATION MAP

FIGURE 1



SITE PLAN
NORTH

MANDA INNOVATION CENTER

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	10/15/20	J.M.
2	ISSUED FOR PERMITS	10/15/20	J.M.
3	ISSUED FOR PERMITS	10/15/20	J.M.
4	ISSUED FOR PERMITS	10/15/20	J.M.
5	ISSUED FOR PERMITS	10/15/20	J.M.
6	ISSUED FOR PERMITS	10/15/20	J.M.
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8	ISSUED FOR PERMITS	10/15/20	J.M.
9	ISSUED FOR PERMITS	10/15/20	J.M.
10	ISSUED FOR PERMITS	10/15/20	J.M.