

BENJAMIN J. CAYETANO
GOVERNOR



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

SAM CALLEJO
COMPTROLLER

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DEPUTY COMPTROLLER

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AUG 30 P2:10

LETTER NO. (P) 1554.5

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

AUG 29 1995

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

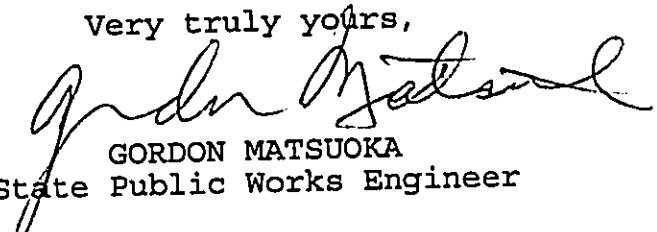
Dear Mr. Gill:

Subject: Negative Declaration for Kapolei Public Library
~~TMK 9-1-16:01~~

In response to your letter of August 8, 1995, no comments were received by the Department of Accounting and General Services during the 30-day public comment period which began on March 23, 1993. Therefore, 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 September 8, 1995 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. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,


GORDON MATSUOKA
State Public Works Engineer

GC:jy
Attachments

112

FILE COPY

NEGATIVE DECLARATION
KAPOLEI PUBLIC LIBRARY
AUGUST 25, 1995

- A. PROPOSING AGENCY: Department of Accounting and General Services for the Hawaii State Public Library System (HSPLS).
- B. APPROVING AGENCY: Not applicable.
- C. AGENCIES CONSULTED: The following agencies and organizations were consulted (Paragraph I, Reference 1):
1. Federal
 - a. Department of Agriculture, soil and Conservation Services
 - b. Department of the Army, U.S. Army Engineer District, Honolulu
 - c. Department of the Navy, Naval Base Pearl Harbor
 - d. Department of the Navy, Naval Air Station Barbers Point
 - e. Department of the Interior, Fish and Wildlife Service
 - f. Department of Transportation, Federal Aviation Administration, Airports District Office
 2. State
 - a. Department of Agriculture
 - b. Department of Business and Economic Development
 - c. Department of Education
 - d. Department of Health
 - e. Department of Land and Natural Resources, Historic Preservation Office
 - f. Department of Transportation
 - g. Land Use Commission
 - h. Office of Environmental Quality Control
 - i. Office of Hawaiian Affairs
 - j. Office of State Planning
 - k. University of Hawaii, Water Resources Research Center, Environmental Center
 - l. Oahu Metropolitan Planning Organization
 3. County
 - a. Department of General Planning
 - b. Department of Housing and Community Development
 - c. Department of Land Utilization
 - d. Department of Public Works
 - e. Department of Transportation Services

- f. Board of Water Supply
- g. Fire Department
- h. Police Department

4. Public Utilities

- a. Hawaiian Telephone Company
- b. Hawaiian Electric Company

5. Neighborhood Boards, Community Associations

- a. Ewa Neighborhood Board No. 23
- b. Ewa Beach Community Association
- c. Ewa Housing Foundation
- d. Ewa Coordinating Committee
- e. Honokai Hale/Nanakai Gardens Community Association
- f. Makakilo Community Association
- g. Waianae Coast Neighborhood Board No. 24

6. Islandwide Organizations

- a. Hawaii's Thousand Friends
- b. Land Use Research Foundation
- c. League of Women Voters
- d. Outdoor Circle

7. Other

- a. Oahu Sugar Company, Ltd.

D. GENERAL DESCRIPTION TECHNICAL, SOCIO-ECONOMICS AND ENVIRONMENTAL CHARACTERISTICS:

1. Technical: The Hawaii State Public Library System proposes to design and construct a new public library in the Old Town District of the City of Kapolei to meet the needs of the growing population in the Central and Leeward Districts of Oahu. The land (2.8 acres) for the library site will be donated to the State of Hawaii by Campbell Estate. It should be noted that Campbell Estate submitted an Environmental Impact Statement (EIS) for the development of the Kapolei Town Center and that the EIS included a new public library as one of the State facilities to be constructed in that area. The EIS was accepted by the

Department of General Planning, City and County of Honolulu in August 1988. The library will consist of a 100,000 square feet, two or three story building designed and constructed in accordance with HSPLS requirements, and the City of Kapolei development standards and guidelines.

2. Socio-Economics:

- a. The donated land will provide an adequate site for the new library. The site meets all applicable State land use and County zoning regulations. The design/construction will be accomplished in accordance with applicable State, County and Federal regulations to protect public health and the environment.
- b. The 2.8 acres of land owned by Campbell 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 library will create employment opportunities; however, it will not be of sufficient magnitude to impact the economy of the community and State.
- d. Operation and maintenance of the library 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 library will provide a facility to meet the educational needs of the community and State.
- f. Education programs at the new library may indirectly bolster the economy and welfare of the community.
- g. Building permits, utilities connection permits, etc. and assess easements (utility lines and roadways) will be obtained to complete the design/construction of the proposed library.
- h. Public funds will be used for the construction and operation of the new library. 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 level 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 the building, parking lot, driveway, etc.
- c. The above impacts are expected to be temporary and minimal since County, State and Federal regulations must be met to limit the impacts 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 a permanent building, parking lot, sidewalks, landscaping, etc.
- e. The proposed action will inevitably increase vehicular and pedestrian traffic when it is constructed.
- f. Electrical, water, sewer infrastructure facilities provided for the City of Kapolei development will be utilized by the proposed library. Therefore, the proposed action will not produce waste products which could adversely affect the environment.

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

1. Site: The proposed site (TMK 9-1-16:01) is located in the "Old" Kapolei Town area makai of the site where the Campbell Estate Building is located. Area and location maps of the site are provided by Attachments 1 and 2.

2. Topography and Soils: The site is located on a relatively level coralline/alluvial plain, and has a variety of soil types including coral deposits. In general, the soil types are dark red-brown silty clays and dark grayish-brown clays (alluvial and residual). The average ground slope is between 0 to 4 percent and the average elevation is approximately 60 feet above mean sea level (MSL).
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 years.
6. Flood Hazard: The site is on an area designated as Zone D (areas in which flood is undetermined) by the Federal Flood Insurance Rate Maps (FIRM) dated September 4, 1987.
7. Tsunami: Because of its elevation and distance from shore, the site is not subject to coastal hazards such as storm waves and tsunami inundations. 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 station to the proposed action site is located at the Campbell Industrial Park. The recorded data at the station indicate that there are no major air pollution problems in the area.
10. Noise: The site is close to the U.S. Naval Air Station Barbers Point airfield. The noise impact from aircraft is a major concern resulting in numerous

studies conducted in the area. In July 1988, the Navy released a revised draft Air Installation Compatible Use Zone (AICUZ) map which is provided as Attachment 3. The map shows that the proposed action site is outside of the 60 LDN level, which is considered as an acceptable level by EPA standards for residential use. While 60 is an acceptable level, the proposed action site is in an area where the noise level is expected to be 55 LDN 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 IMPACTS (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 providing adequate library 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 the State, County and Federal regulations. No conflicts 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 library will provide employment opportunities to operate and maintain the library 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 changes in population is expected as a result of the proposed action. The new library 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 know 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. Affects 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: Taking no action was considered unacceptable because it would not resolve the shortage of library facilities for the projected increase in population.

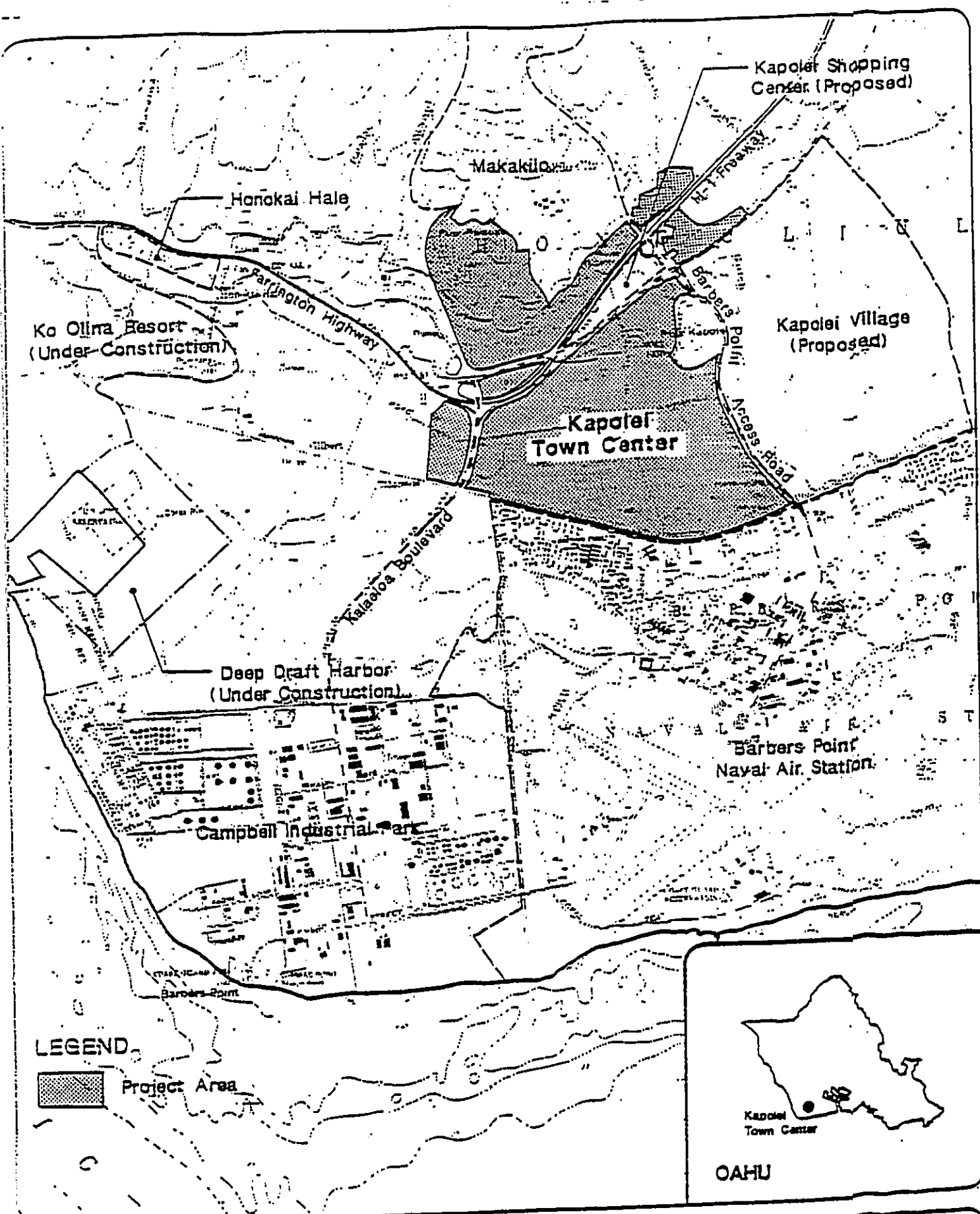
G. PROPOSED MITIGATION MEASURES:

1. Flood Hazard: The library drainage system will be constructed to adequately dispose of surface runoff (rain water) with grading, drainage structures and disposal means (e.g. sump pumps, ejectors, etc.). Therefore, flooding from heavy rain falls will be mitigated.
2. Air Quality: Short-term effects 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 assessment made herein, it is concluded that the proposed action will not have any significant effect on the environment.
- I. REFERENCE: Kapolei Town Center Final Environmental Impact Statement Report prepared by Helber, Hastert & Kimura Planners, August 1988.



ATTACHMENT #1

Location Map

Kapolei Town Center E.I.S.



0 3000'
Feet

Figure: 1

HELBER, HASTERT & KIMURA PLANNERS
GROSVENOR CENTER • PFI TOWER • 733 BISHOP STREET • SUITE 2500
HONOLULU, HAWAII 96813 • TELEPHONE: (808) 549-2033



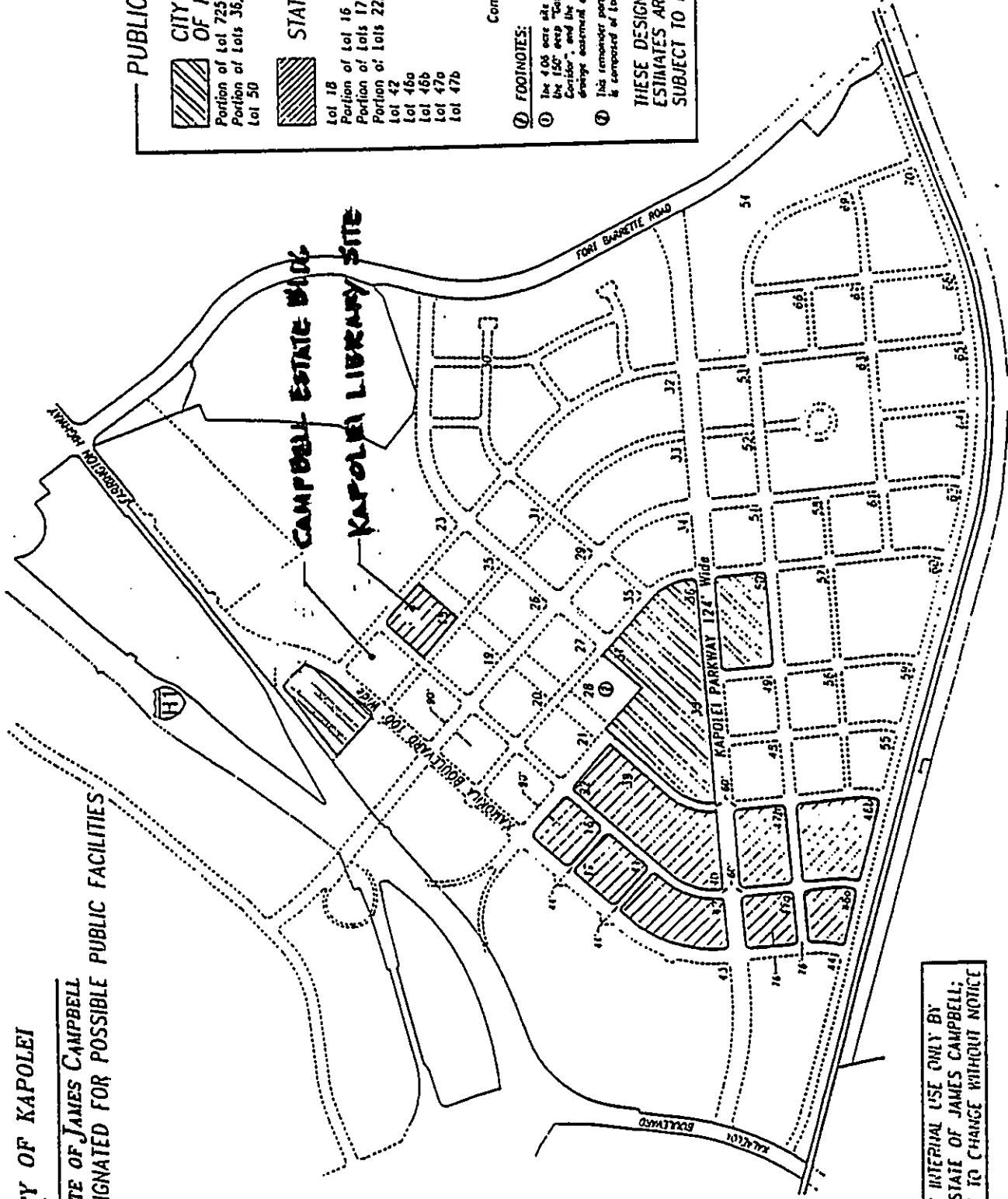
THE CITY OF KAPOLEI
 A DEVELOPMENT OF
THE ESTATE OF JAMES CAMPBELL
 LOTS DESIGNATED FOR POSSIBLE PUBLIC FACILITIES

PUBLIC ENTITIES

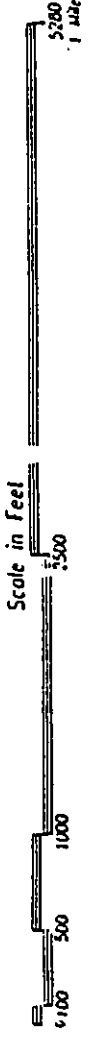
	CITY & COUNTY OF HONOLULU	4.06 Ac.
	Portion of Lot 7254	16.00 Ac.
	Portion of Lots 36, 37 and 38	5.05 Ac.
	Lot 50	25.11 Ac.
	STATE OF HAWAII	
	Lot 18	2.85 Ac.
	Portion of Lot 16	2.62 Ac.
	Portion of Lots 17 & 41	2.92 Ac.
	Portion of Lots 22, 39 and 40	10.21 Ac.
	Lot 42	5.35 Ac.
	Lot 46a	2.76 Ac.
	Lot 46b	6.18 Ac.
	Lot 47a	2.89 Ac.
	Lot 47b	4.22 Ac.
	Combined Total =	65.11 Ac.

FOOTNOTES:
 ① The 4.06 acre site depicted on Lot 7254 is set off by 150' wide "Railway Right-of-Way" 24', 6x 30' "Trench Corridor", and the preliminary 20' version of the drainage easement extension.
 ② This remainder parcel contains approx. 245 acres and is composed of Lot 28 and a portion of Lot 31.

THESE DESIGNATIONS AND ACREAGE ESTIMATES ARE PRELIMINARY AND SUBJECT TO REVISION.

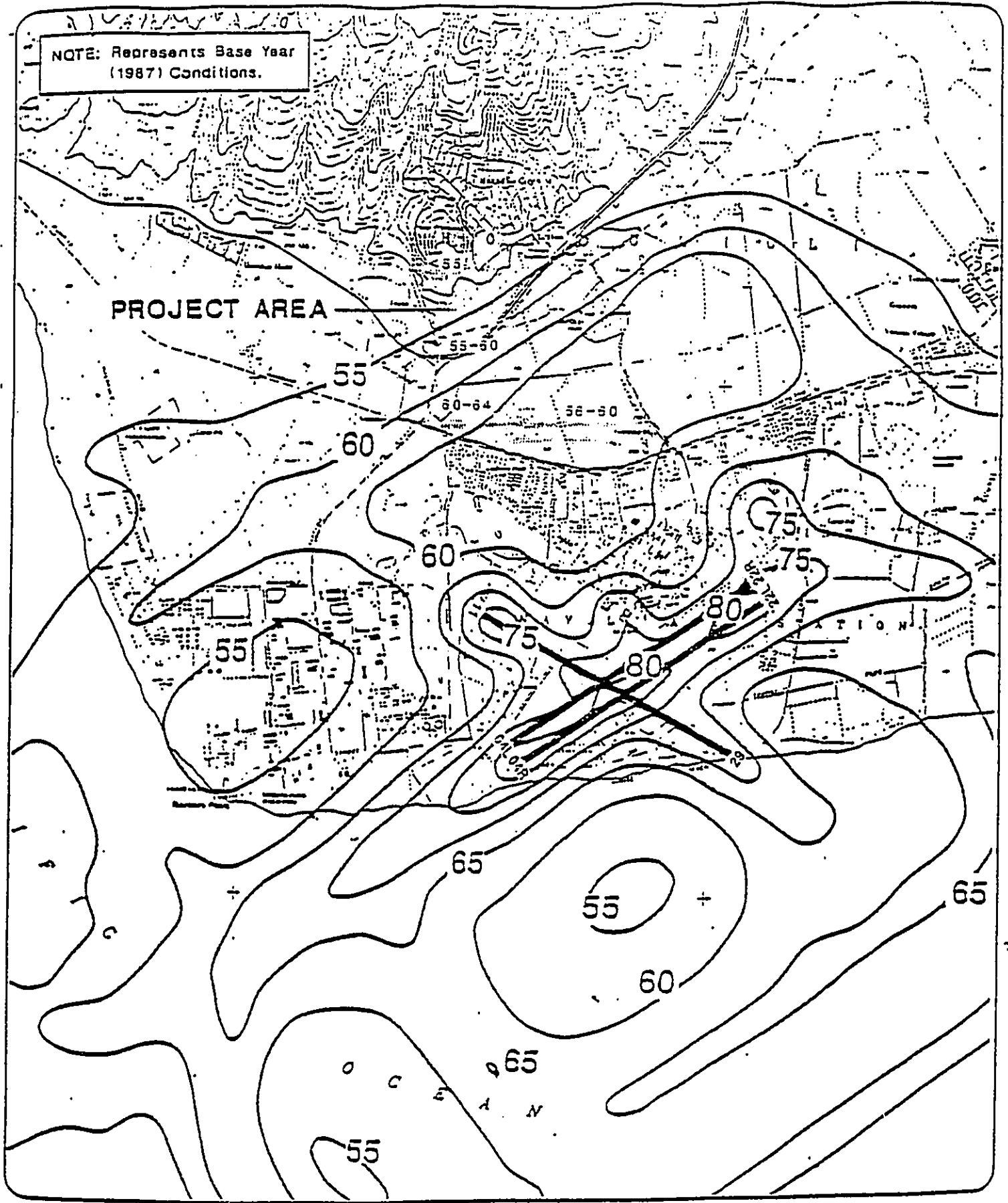


FOR INTERNAL USE ONLY BY THE ESTATE OF JAMES CAMPBELL; SUBJECT TO CHANGE WITHOUT NOTICE



ATTACHMENT #20

NOTE: Represents Base Year
(1987) Conditions.



ATTACHMENT #3

U.S. Navy 1988
AICUZ Noise Contours
(Draft)
Kapolei Town Center E.I.S.

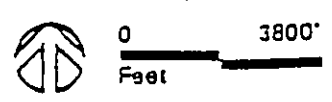


Figure: 10

HELBER, HASTERT & KIMURA PLANNERS
GROSVENOR CENTER - PFI TOWER - 733 BISHOP STREET - SUITE 2390
HONOLULU, HAWAII 96813 - TELEPHONE: (808) 548-2055

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
	ONL ¹ Day-Night Average Sound Level	L _{eq} (hour) ² Equivalent Sound Level	NEF 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 ONL 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 ONL equals L₁₀ - 3 decibels.

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

Source: Federal Interagency Committee on Urban Noise - "Guidelines for Considering Noise in Land Use Planning and Control" - NIOS P881-214124, June 1981.

ATTACHMENT #4