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1998-07-23-CA-FEA-Honolulu Police
Training Academy Classrooms

JUL 23 1998

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

POLICE TRAINING ACADEMY CLASSROOMS
Portion Waipio, Ewa District, Oahu, Hawaii

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes, Title 11,
Chapter 200, Hawaii Administrative Rules,
Department of Health, State of Hawaii and
Chapter 25, Revised Ordinances of Honolulu

Prepared for

Building Department
City and County of Honolulu
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Honolulu, Hawaii 96813

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June, 1998

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SUMMARY INFORMATION

Project: Police Training Academy Classrooms

Applicant: Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Approving Agency: Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Tax Map Key: 9-3-02: por. 9
Land Area: 2,520,991 Square Feet/57.87 acres
Building Site Area: Approximately 10,000 Square Feet
Land Owner: City and County of Honolulu

Existing Use: Honolulu Police Academy
Building Site: Vacant, Landscaped Open Space

State Land Use Designation: Agricultural
Development Plan Area: Central Oahu
Land Use Map: Public Facility
Public Facilities Map: Police Station
Zoning: P-2 General Preservation

Special Management Area: Within SMA

Need for Assessment: Use of County Lands and Funds
Major SMA Permit Required

Contact Person: Art Challacombe
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Telephone: 523-4077

Note: Revisions to the text of the Draft Environmental Assessment appear in *bold italic* type. Deleted text is shown in brackets.

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

The Building Department, City and County of Honolulu proposes to construct two temporary classroom buildings at the Honolulu Police Academy "Ke Kula Maka'i" located in the town of Waipahu, portion Waipio, Ewa District, Oahu. The property is identified by tax map key 9-3-02: por. 9 encompassing an area of 57.8 acres. Located on a section of Waipio Peninsula, the Honolulu Police Academy is bounded by a sewage pump station on the north, portions of Ted Makalena Golf Course on the east, the Waipahu Incinerator on the south, and Waipahu Depot Road on the west. A Location Map is shown in Figure 1.

A. Purpose of the Project

One of the purposes of the project is to accommodate the anticipated increases in law enforcement recruits which is the result of the City and County of Honolulu's efforts to train and put more law enforcement officers in the community. For 1998 and 1999, the Honolulu Police Department is on an accelerated training schedule. During this period, eight recruit classes are planned (four per year) with the first class scheduled to begin in February, 1998. Each class will average 84 recruits with approximately 330 recruits to be trained annually.

In addition, more training sessions are needed now than were previously required. The size and number of existing classrooms can barely accommodate the current requirements for recruit training, new Sergeants' training, new Lieutenant's training, and recall training for classes of Sergeants, Lieutenants, and other uniformed officers. There are also computer training classes, training for police radio dispatchers, and classes to train officers in handling domestic violence, sexual harassment, and other specialized situations which require classroom instruction space.

Given the accelerated training schedule for the next two years, larger recruit classes, the need to provide recall training for in-service officers, and the need for specialized training for law enforcement officers and support personnel, it is difficult to accommodate all the classroom instructional requirements with the existing classroom space. The Police Department, therefore, has requested that temporary classrooms be built until such time that public funds are appropriated for the construction of additional permanent classrooms.

B. Technical Characteristics

Two identical structures are proposed for classroom, office, and storage use. Each structure is about 4,200 square feet excluding stairs, ramps, and wood decking. The classrooms will be sited makai of an existing gymnasium in an area master planned for a future indoor firing range. The building site is approximately 10,000 square feet in area. A Site Plan is shown in Figure 2 and a Floor Plan in Figure 3.

The structures will be posted on concrete piers, wood framed with exterior plywood siding, and topped with a metal panel roof. The buildings will be painted to match the color scheme

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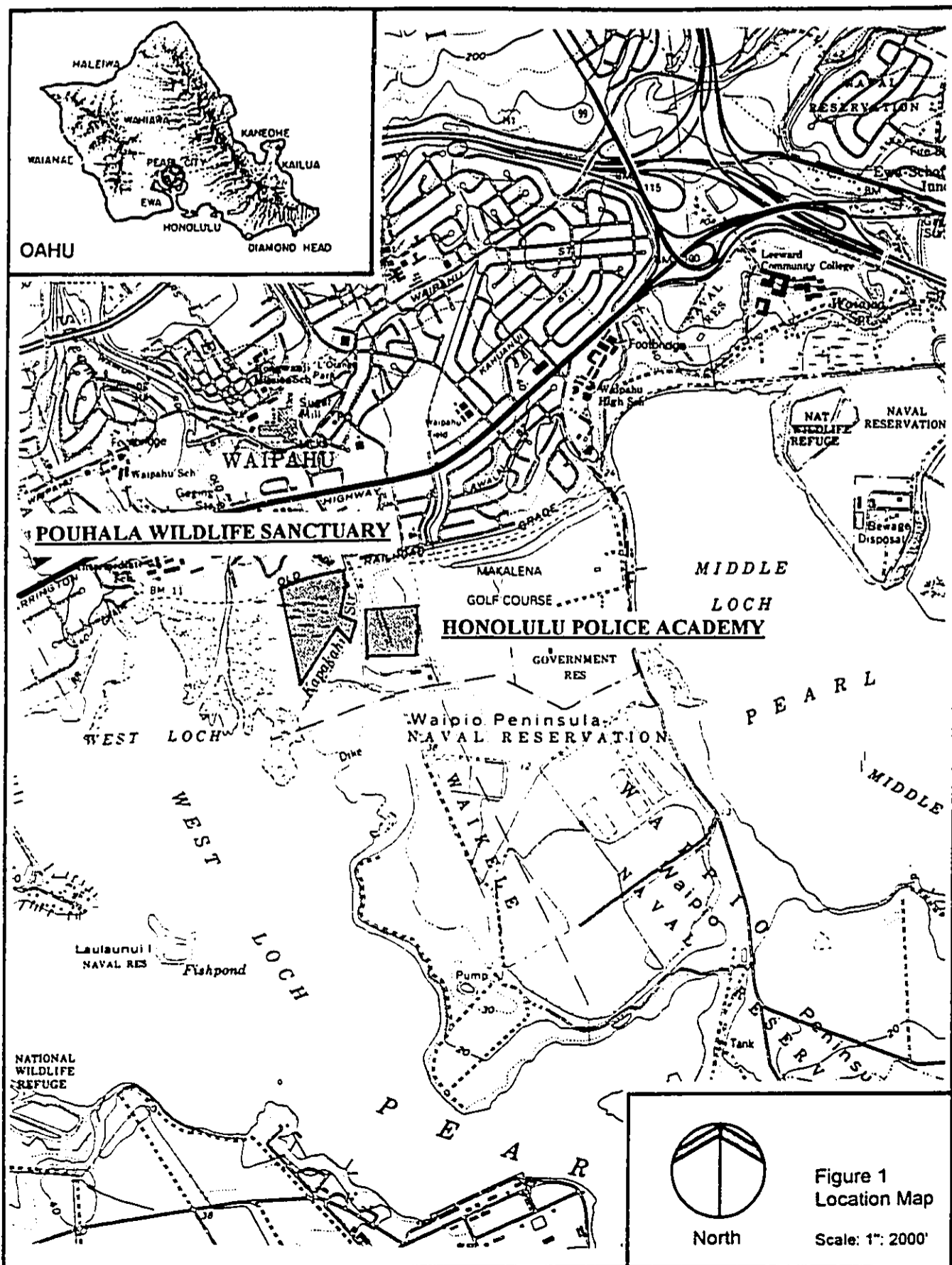
of the training facility. Stairways, handicap accessible ramps, and wood decking on both sides of and in the center of the structure will provide access to the classrooms. Stairways on both sides of the buildings will be covered but the stairway in the center will be uncovered. The building height is 16'0" measured from existing grade to top of roof (See Figure 4).

The classrooms will be air conditioned by separate cooling systems. Compressors will be located on the side of each building. Water, power, and communication hook-ups will be made to existing services in place at the training facility. Walkways will be constructed to connect with the existing system of walkways to the gymnasium and parking lot.

C. Economic Characteristics

The cost of the project is estimated at \$ 0.5 million and will be funded by the City and County of Honolulu. Construction is projected to commence in the last quarter of 1998 and be completed within three months.

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POLICE

SITE A
(See MS. 1-3-3-32)
TRAINING

FACILITIES

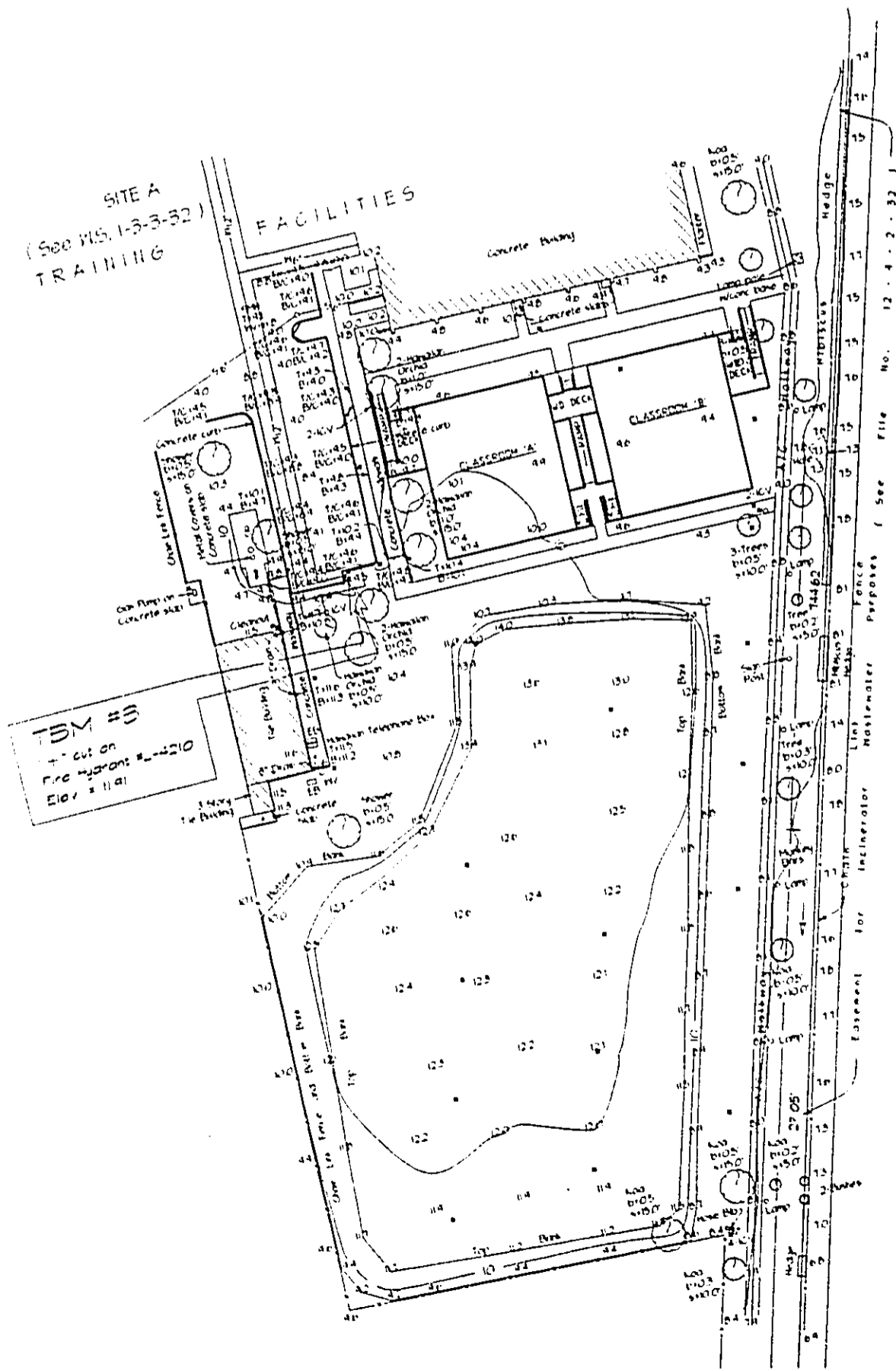


Figure 2 Site Plan
Not to Scale

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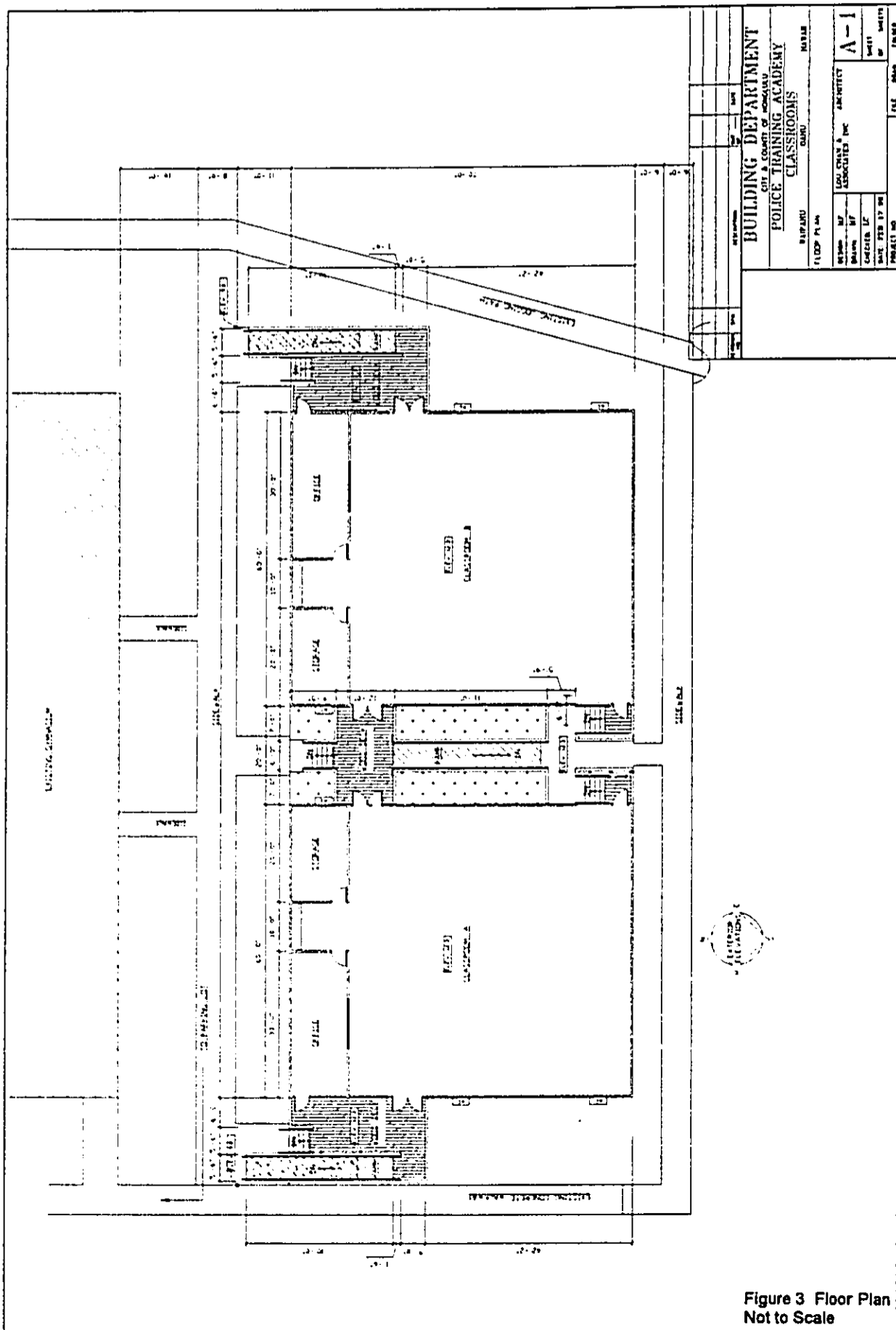


Figure 3 Floor Plan
Not to Scale

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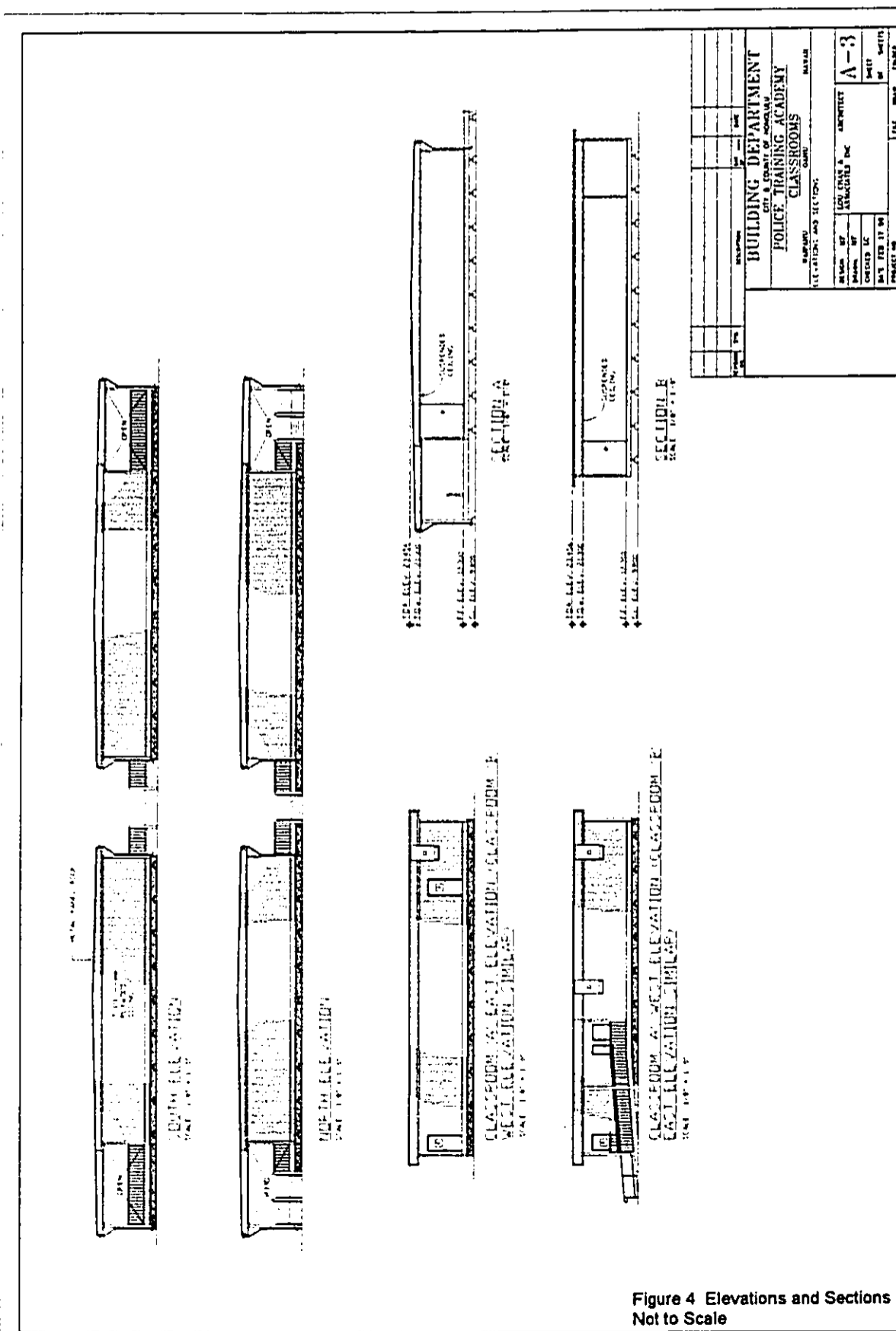


Figure 4 Elevations and Sections
Not to Scale

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SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A Draft Environmental Impact Statement for construction of the Fire and Police Training Facility was prepared in 1974 and a Final Environmental Impact Statement released in 1975. Some of the background information about the project site and surrounding area presented in this Environmental Assessment was excerpted from the Environmental Impact Statement.

A. Existing Conditions

The Honolulu Police Academy or Ke Kula Maka'i occupies approximately 15 acres of land on Waipio Peninsula which separates Middle and West Lochs of Pearl Harbor. The site is part of a larger 100 acre parcel designated Public Facility on the Central Oahu Development Plan.

The Police Academy first opened in 1988. It was initially proposed that police and fire training be combined at the site. However, the Police Academy was not designed to accommodate any kind of operational training for fire fighters. The Fire Department uses a separate facility at Valkenburgh Street near the Honolulu International Airport.

Existing facilities include a 2-story Administration and Classroom Building, a 4-story gymnasium/locker room, driver training course, vehicle maintenance building, parking lots, landscaped open spaces, SSD training facilities and a jogging path inside the perimeter of the Academy grounds.

Prior to accelerating training classes for 1998-1999, usually three recruit class were graduated annually with 35 to 58 recruits in each class. Recruits receive training in applying the Hawaii Penal Code, investigative procedures, arrest control tactics, police driving tactics, firearms training, simulated crime scene investigations, civil disturbance procedures, elderly abuse, domestic violence, landlord tenant disputes, and physical training. In summary, most field and classroom training of recruits takes place at the Police Academy.

Non-recruit training includes annual recall training, sergeants' training and recall, lieutenant's training and recall, instructors' development training, and specialized training.

Twenty-four instructors, which include three instructors who work the Koko Head Range, are assigned to the Police Academy. In addition, six to eight more instructors are assigned to the Academy to support the intensive annual recall training program and another four instructors are assigned for accelerated recruit training.

The site of the temporary classrooms (the building site) is located on the eastern half of the Academy grounds. It is bounded by the gymnasium on the north, a jogging path on the east, vacant land to the south, and a parking lot and vehicle maintenance facility to the west. The site is graded, grassed, and vacant (See Photographs 1 and 2).

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Photograph 1. View of Building Site Looking West. Existing Gymnasium on Right. Driving Tactics Course and Administration Building in Background.



Photograph 2. View of Building Site Looking South. Abandoned Incinerator in Background. Ted Makalena Golf Course Beyond Chain Link Fence on Left.

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CORRECTION

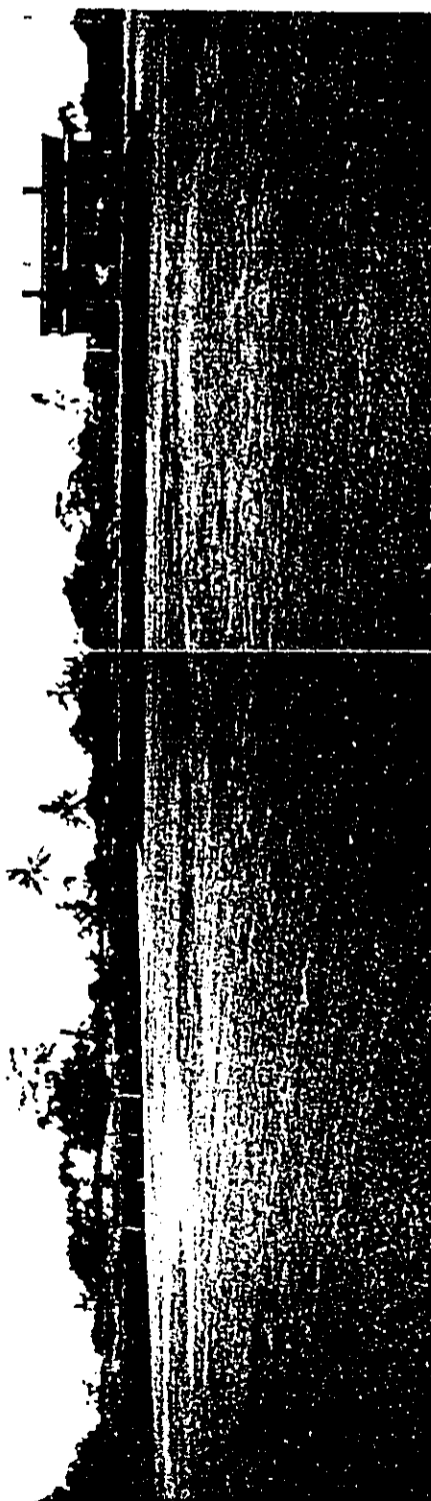
THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

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DOCUMENT CAPTURED AS RECEIVED



Photograph 1. View of Building Site Looking West. Existing Gymnasium on Right. Driving Tactics Course and Administration Building in Background.



Photograph 2. View of Building Site Looking South. Abandoned Incinerator in Background. Ted Makalena Golf Course Beyond Chain Link Fence on Left.

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B. Topography

The site of the training facility once was a flat low-lying area with elevations averaging approximately 4 feet above sea level. Portions of the site which lay below sea level were constantly inundated due to the high water table in the area. The high water table in the area allowed for rice growing and subsequent use as a silting basin until 1962. Subsequent filling and grading for construction of the training facility raised the ground elevation to an estimated average of 9 feet above sea level. Ground elevation across the proposed building site is 9 feet above msl.

C. Soils

At one time the property was used to land fill ash and refuse residue from the Waipahu Incinerator. When the training facility was constructed, all ash material above the 6-foot elevation was removed and filled with select borrow. All areas were then compacted and graded to final design elevations.

Ash removed from the site was disposed at an approved ash disposal site on Waipio Peninsula. Located to the southwest of the Police Training Academy the ash disposal site is generally bounded by Kapakahi Stream to the north, West Loch to the west and south, and the Waipahu Incinerator and US Navy property to the east (Response to OEQC).

D. Flood Hazard

Flood Insurance Rate Maps for Waipahu designate two flood zones in the vicinity of and including the Academy. Most of the grounds (including the proposed building site) is designated Zone D which is defined as "areas in which flood hazards are undetermined" (Federal Emergency Management Agency, 1989). Land[s] on [both] *the Academy side[s]* of Waipahu Depot Road is [are] designated Zone XS which is defined as "*areas of 500-year flood*" (See Figure 5) [A which is defined as "special flood hazard areas inundated by the 100 year flood, no base flood elevations determined"]. This flood zone extends approximately 200 feet into sections of the Academy paralleling Waipahu Depot Road.

According to Civil Defense Tsunami Inundation maps, Waipio Peninsula is not subject to inundation from tsunami or storm waves.

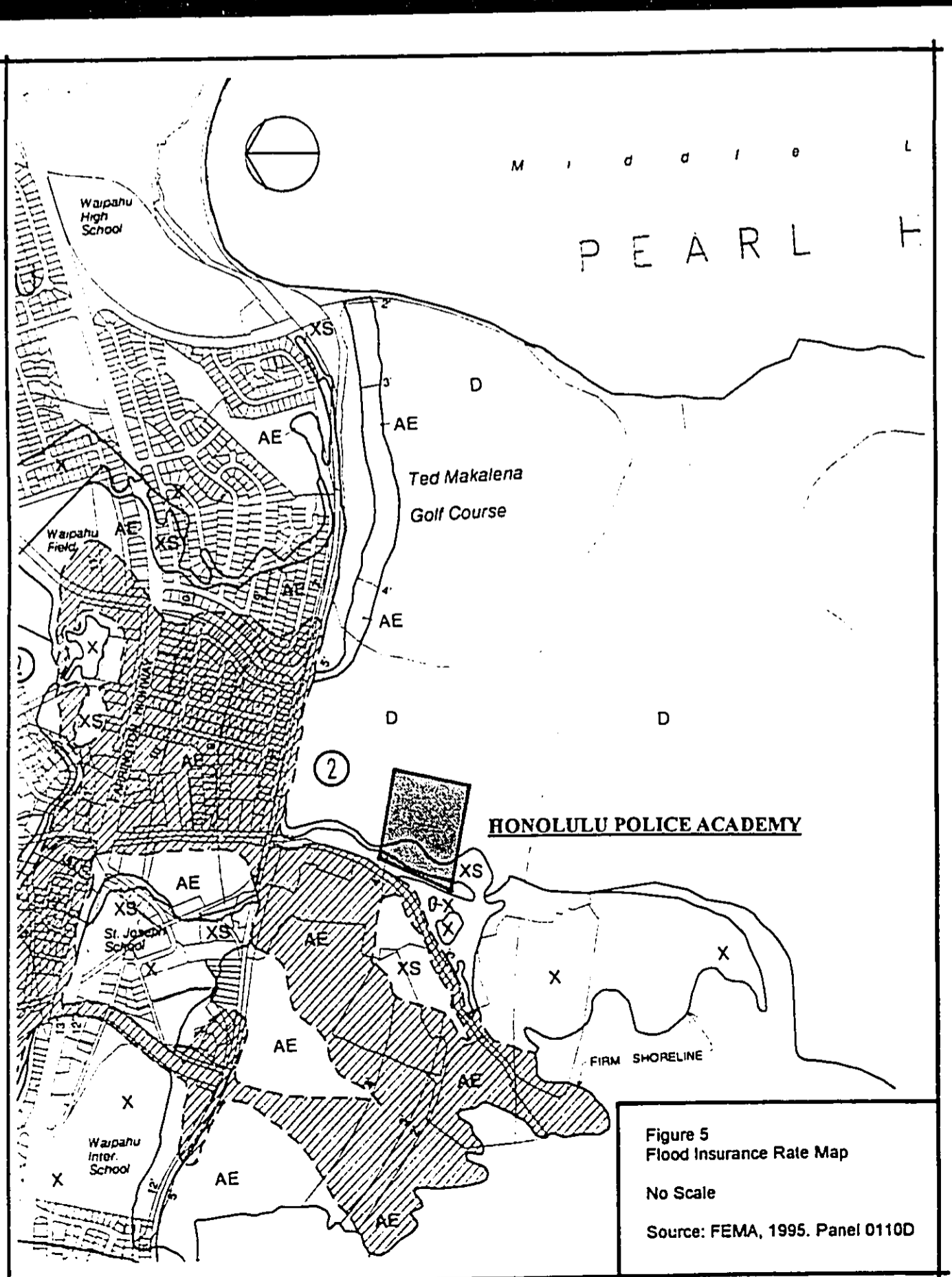
E. Historical Features

There are no archaeological or cultural features on the Academy grounds.

F. Flora and Fauna

The building site is sparsely vegetated with a mixture of Bermuda and St. Augustine grasses comprising the dominant vegetation. Trees planted on the east and west sides of the building

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site include Hong Kong Orchid and Formosan Koa. Unidentified shrubs are planted alongside the gymnasium facing the building site.

Except for rice bird, no animals or wildlife were observed on the premises.

Two wildlife refuges are located about 2 miles to the east and west of the training facility. The Pearl Harbor National Wildlife Refuge Waiawa Unit to the east on Waiawa Peninsula borders on Middle Loch and is about 24.5 acres in size. The Pearl Harbor National Wildlife Refuge Honouliuli Unit, which is about 37 acres in area, borders on the west shore of West Loch. Both refuges include ponds and nesting areas for water fowl including the endangered Hawaiian Coot and Hawaiian Stilt. Both species are known to frequent the mud flats near the mouth of Kapakahi Stream (GCA, 1975).

Pouhala Fish Pond (also identified as a wetland by Stemmerman et.al) lies to the west of Waipahu Depot Road. *The Division of Forestry and Wildlife, Department of Land and Natural Resources, is developing the area of the fishpond into the Pouhala Wildlife Sanctuary (See Figure 1) in support of endemic birds that frequent the area (Comment Letter, DLNR). The marsh provides habitat for the Hawaiian stilt, Hawaiian moorhen, and Hawaiian duck which all are federally listed as endangered (Comment Letter, Fish and Wildlife Service).*

G. Land Use Controls

State and County land use controls governing the use of the property are listed below.

State Land Use Designation: Agricultural (Special Use Permit Required)
City and County of Honolulu General Plan: Urban Fringe
Development Plan Area: Central Oahu
Development Plan Land Use Map: Public Facility
Development Plan Public Facilities Map: Police Station
Zoning: P-2 General Preservation
Special Management Area: Inside Special Management Area (*See Figure 6*)

A Special Management Area (SMA) permit is required prior to implementing improvements to the property. This Environmental Assessment comprises part of the application for a SMA permit.

The Honolulu Police Academy was established via State Special Permit (SP76-248) approved in 1976 by the State Land Use Commission. One of the conditions of the permit was that construction of the project was to start by September 1, 1978 and be completed by September 1, 1981. In September, 1978 the Land Use Commission approved a request to extend the construction start date to September 1, 1979. In August, 1979, a second extension was approved by the City Planning Commission moving the construction start date to November, 1980 and the completion date to December 31, 1985 (Response to DLU).

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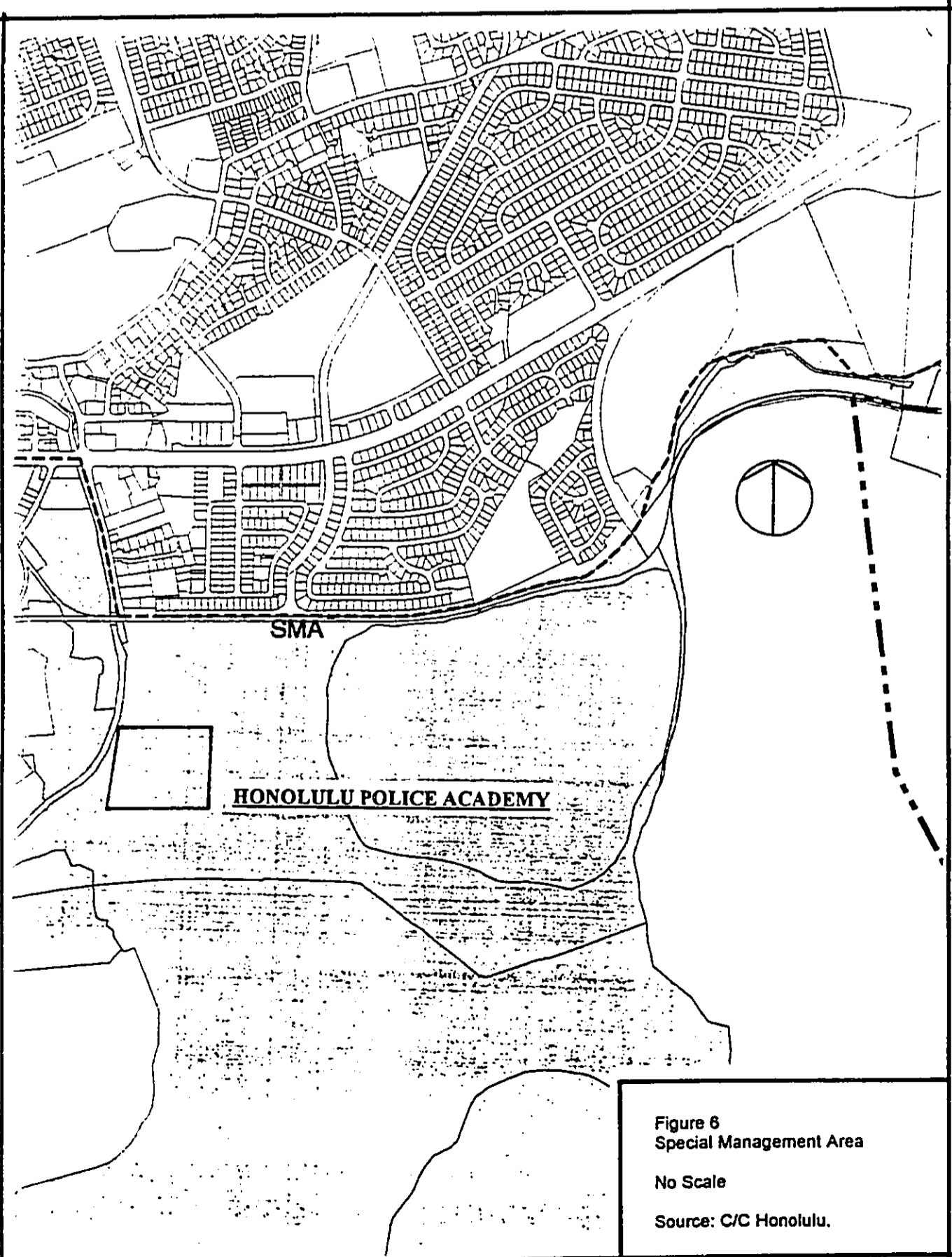


Figure 6
Special Management Area
No Scale
Source: C/C Honolulu.

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H. Public Facilities

Water, wastewater, power and communication services to the Police Academy are taken from utility systems along Waipahu Depot Road.

Waipahu Depot Road, a two-way, two-lane, all weather surface road, lies within a partially improved right-of-way. The road is programmed for right-of-way improvements within 6 years.

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SECTION 3 SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The scope of the project was discussed with the consulting architect and staff of the Building Department. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the property. The sum total of consultations and field investigations helped to identify existing conditions and features which could affect or be affected by the project.

- The Honolulu Police Academy is a modern, well-maintained facility for training police recruits and in-service law enforcement officers. The facility includes mid-rise buildings (for example a 2-story administration and classroom building and a 4-story gymnasium), a drivers training course, parking lots, a jogging path, grass covered open areas, and landscaping.
- There are no residences within ¼ mile of the Academy;
- No rare, threatened, or endangered flora or fauna are found on the premises;
- There are no recorded archaeological or cultural resources on the property;
- The building site is not located within a flood hazard area; and
- Existing road, water, wastewater, and power systems can accommodate the proposed use.

A. Short-term Impacts

Site work will probably be the most disruptive construction activity on the environment. This activity entails grading the building site to design elevation, grubbing vegetation, and excavating for foundations and utility lines. *The two classrooms will be posted on concrete piers. Holes will be bored for the concrete piers and the excavated material will be evenly spread out under the structures or hauled away for disposal at an approved disposal site. Excavated material will not be disposed of in Pouhala Wildlife Sanctuary (Response to Fish and Wildlife Service).*

Site work is a persistent source of fugitive dust. Site contractors are aware that dust is a nuisance to both workers and people living or working near to work sites and it is imperative for them to maintain stringent dust controls. Frequent water sprinkling is probably the most effective dust control measure given the size of the site and the type and scale of proposed improvements. The Contractor, however, may choose to implement other measures based on their experience with similar projects and job sites.

The Contractor will be responsible for general housekeeping of the site and for keeping adjacent training areas free of mud, sediment, and construction litter and debris. Pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Construction noise, like fugitive dust, cannot be avoided. However, considering the type and scale of the proposed construction, it is not likely that the project will produce excessive noise

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and interfere with training activities. The building site is located adjacent to the gymnasium and the driver training course and about 100 yards away from the administration building where classroom instruction is held. The classrooms are enclosed, air conditioned rooms and any construction noise should not interrupt instruction inside.

Site work will expose soil thus creating opportunities for runoff and erosion during construction. Grading will be performed in accordance with erosion control ordinances of the City and County of Honolulu and approved grading plans. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared for review and approval by the Department of Public Works.

Construction vehicles hauling men and material will contribute to traffic on Waipahu Depot Road. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic. Heavy vehicles traveling to and from the project site shall comply with the provisions of Chapter 42, Vehicular Noise Control for Oahu, Hawaii Administrative Rules.

B. Long-term Impacts

The two temporary classrooms will provide some relief to an otherwise "tight" classroom situation projected over the next two years. The Police Department's position is that there is always a need for classrooms---either temporary classrooms which are being proposed or additional classrooms. Permanent facilities are preferred but in light of the resources available at this time, HPD will use the temporary structures until permanent classrooms can be built. At that time the temporary classrooms will be removed (or relocated elsewhere on-site) and the building site restored to pre-construction conditions.

No significant, adverse long-term environmental impacts are anticipated. The building site is devoid of natural or cultural resources and was planted in grass when the Academy was built. *Pouhala Wildlife Sanctuary is located about .4 miles to the west. It is not likely for activities conducted in the temporary classrooms to adversely affect endemic birds that frequent the marsh area.*

The proposed use should not result in deleterious impacts on air quality and the acoustical environment. Compressors for the air conditioning system are relatively quiet and should not create excessive noise. Sound levels from air conditioning equipment shall be attenuated to comply with the provisions of Chapter 46, Community Noise Control, Hawaii Administrative Rules. When the buildings are closed during night hours, the air conditioning system will be turned off.

C. Impacts on Special Management Areas Resources

1. Recreational Resources

The property is neither a shoreline lot nor used for public recreational purposes. There is no public access (or access of any kind) to the shoreline over the subject property.

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2. Historic Resources

There are no recorded historic resources on the premises.

3. Scenic and Open Space Resources

The proposed improvements will not affect coastal scenic and open space resources. The ocean cannot be viewed from the subject lot. The Coastal View Study (Department of Land Utilization, 1987) does not identify any significant stationary view areas across Waipio Peninsula nor is the peninsula considered important coastal land form, an area of important open space or landscape.

4. Coastal Ecosystems

The absence of a diversity of flora and fauna and the improved condition of the site indicates the site does not support valuable coastal ecosystems.

5. Economic Uses

The classroom buildings are too small and located in an already improved area to result in adverse social, visual, and environmental impacts on the coastal zone management area.

6. Coastal Hazards

The building site and most of the Honolulu Police Academy is located in Flood Zone D which is defined as areas outside the 500-year flood plain. Tsunami inundation maps place the property outside areas prone to inundation from coastal waves.

7. Managing Development

The proposed project should not adversely affect the intensity of land uses on the premises.

This Environmental Assessment has been prepared to communicate potential short and long term impacts of the proposed project on shoreline resources.

The environmental assessment process is the first step in obtaining a Special Management Area (SMA) Permit. After completing the environmental assessment process, the Department of Land Utilization (DLU) will schedule a public hearing on the project. Hearing notices will be published in the local daily newspaper. Adjoining property owners and lessees will be notified by mail as to the time and place of the hearing.

Special Management Area permits are approved by the City Council. This application will be heard before the City Council Zoning Committee and the City Council. In addition, Council can also schedule a public hearing if warranted. The City Council hearing procedures provide the public ample opportunities to offer comments on the application.

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D. Special Management Area Review Guidelines

The following guidelines are used by the Honolulu City Council or its designated agency for the review of development in the special management area:

- a) All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:
 - 1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles;
 - 2) Adequate and properly located public recreation areas and wildlife preserves are reserved;
 - 3) Provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon special management areas resources; and
 - 4) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquakes.

- b) No development shall be approved unless the council has first found that
 - 1) The development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options;
 - 2) The development is consistent with the objectives and policies set forth in Section 25.3.1 and area guidelines contained in HRS Section 205A-26;
 - 3) The development is consistent with the county general plan, development plans and zoning. Such a finding of consistency does not preclude concurrent processing where a development plan amendment or zone change may also be required.

- c) The council shall seek to minimize, where reasonable:
 - 1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

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- 2) Any development that would reduce the size of any beach or other area suitable for public recreation;
- 3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is not beach;
- 4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and
- 5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

Discussion:

The subject property is not a shoreline lot and development will not affect the shoreline, existing public access to the shoreline, or shoreline recreation areas. Dredging or otherwise significant land alterations are not proposed. The classroom buildings will not detract or interfere with views of the coastline from the state highway nearest the coast.

The classroom buildings are not proposed in an area of open waters, potential fisheries and fishing grounds, and wildlife habitats. The proposed project is consistent with existing land uses at the Academy and will aid in the continued training of law enforcement officers.

Wastewater from the proposed development will be discharged into the municipal sewer thus negating potential adverse effects on water quality.

As a public use, the Honolulu Police Academy is consistent with the development plan land use map for the area. Public uses and structures are a permitted use of land zoned P-2 general preservation. However, because the property is classified Agricultural by the State Land Use Commission, a State Special Use Permit or modification to an approved permit is required prior to implementing the proposed project. The Special Use Permit allows non-agricultural use of land classified Agricultural.

The Department of Land and Natural Resources (Comment Letter) reported City and County trucks entering the Pouhala marsh area to unload fill. This is the first time that the City has been made aware of this problem. It is against City policy unload fill in areas where such activity is not permitted. The Building Superintendent has forwarded a memorandum to the Departments of Parks and Recreation, Public Works, and Wastewater Management notifying them of this concern and requesting that their field crews be informed that material should not be disposed in the Pouhala Wildlife Sanctuary (Reponse, DLNR).

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SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

The no action alternative would maintain the status quo of the building site and preclude the occurrence of all environmental impacts, short and long-term, beneficial and adverse described in this Assessment.

A no action alternative would hinder a public safety commitment by the City to the citizens of Honolulu to train and place more police officers in the community. Public funds already have been committed to the recruitment and training of new recruits and instructional schedules put in place to accommodate the projected increase and need for on-going training recall for in-service officers.

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SECTION 5

PERMITS AND APPROVALS

The land use and construction permits and approvals listed below are indicative of rather than a comprehensive listing of all permits that may be required to implement the project.

<u>Permit</u>	<u>Authority</u>
Environmental Assessment	Department of Land Utilization
Finding of No Significant Impact	Department of Land Utilization
Special Management Area Permit	City Council
State Special Use Permit	City Planning Commission
Building Permits (Various)	Building Department
Certificate of Occupancy	Building Department
Grading, Grubbing, and Stockpiling	Department of Public Works
Best Management Practices	Department of Public Works
Noise Permit	State Department of Health

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**SECTION 6 AGENCIES AND ORGANIZATIONS [TO BE] CONSULTED
 IN PREPARING THE ENVIRONMENTAL ASSESSMENT**

*Notice of the Draft Environmental Assessment for the Police Training Academy Classrooms was published in the Office of Environmental Quality Control Environmental Notice of April 8, 1998 and April 23, 1998. Copies of the Draft Environmental Assessment were submitted to the Department of Land Utilization, City and County of Honolulu for distribution to the agencies listed below. Publication in the Environmental Notice initiated a 30-day public comment period which ended on May 8, 1998. An asterisk * identifies agencies and organizations that submitted written comments to the Draft Environmental Assessment. Comment letters and responses are founded in Appendix A of the Final Environmental Assessment.*

Federal

U.S. Army Corps of Engineers
U.S. Department of the Interior
 **Fish and Wildlife Service*
US Navy Pearl Harbor

State of Hawaii

Department of Health
 **Office of Environmental Quality Control*
Department of Land and Natural Resources
 **Historic Sites Division*
 **Land Management Division*
 **Department of Transportation*
 **Office of Hawaiian Affairs*
 **Office of Planning*

City and County of Honolulu

**Board of Water Supply*
**Department of Land Utilization*
**Department of Parks and Recreation*
**Department of Public Works*
Department of Transportation Services
Department of Wastewater Management
Planning Department
Police Department
Fire Department

Others

GTE Hawaiian Tel
Hawaiian Electric Company
Waipahu Neighborhood Board No. 22
Waipahu Community Association

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SECTION 7

DETERMINATION OF SIGNIFICANCE

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (11-200-12). The relationship of the proposed project to these criteria is discussed below.

- 1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

There are no natural or cultural resources on the premises to be lost as a result of this project.

- 2) Curtails the range of beneficial uses of the environment;

The building site is vacant and unused at this time. The classroom buildings are a temporary use of this location until permanent classrooms are constructed elsewhere at the Police Academy. At that time the site will be restored to pre-construction conditions.

- 3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

- 4) Substantially affects the economic or social welfare of the community or State;

The proposed project will not result in substantial effects on the economic and social welfare of the community. The project will help the training needs of police recruits (and training recall of in-service officers) who upon completion of field and classroom training will become officers in the Honolulu Police Department and in that capacity carry out the public safety functions for which the Department is responsible.

- 5) Substantially affects public health;

Short-term, construction related impacts on air quality and the acoustical environment can be anticipated. The building contractor will comply with applicable public health regulations and measures to mitigate potential adverse impacts.

- 6) Involves substantial secondary impacts, such as population changes or effects on public facilities,

Substantial secondary impacts are not anticipated.

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- 7) Involves a substantial degradation of environmental quality;

Environmental quality will not be degraded as a result of this project.

- 8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The project is not a precursor for a larger action.

- 9) Substantially affects a rare, threatened or endangered species, or its habitat;

There are no rare, threatened or endangered flora or fauna on the building site. *Pouhala Wildlife Sanctuary about .4 miles to the west of the building site provides habitat for several federally endangered bird species.*

- 10) Detrimentially affects air or water quality or ambient noise levels; or

Ambient air quality may be affected by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be pronounced during site preparation work but should diminish when the buildings are erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health. Best Management Plans will be prepared to minimize construction runoff.

- 11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The building site is not located in an environmentally sensitive area.

- 12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or

The proposed improvements will not substantially affect scenic vistas and view planes toward the ocean.

- 13) Requires substantial energy consumption.

Energy consumption has not been determined.

Based on the above criteria, the proposed Police Training Academy Classrooms project will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.

0000 0021 2253

REFERENCES

- AECOS, Inc. 1981. *Oahu Coastal Zone Atlas*. Representing the Hawaii Coral Reef Inventory, Island of Oahu (OCRI) Part C. Produced for US Army Corps of Engineers.
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- Elliott, Margaret E. and Erin Marie Hall. 1977. *Wetlands and Wetland Vegetation of Hawaii*. 1977. Prepared for The United States Army Corps of Engineers, Pacific Ocean Division, Fort Shafter.
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0000 0021 2254

APPENDIX A
COMMENT LETTERS AND RESPONSES

0000 0021 2255

98-02567
KAZUHIKARU
DIRECTOR
PROPERTY DIVISION
STATE OF HAWAII
CLARENCE L. DUNN
HONOLULU, HAWAII 96813-5097

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

April 6, 1998

Ms. Jan Naoo Sullivan
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Police Training Academy Classrooms -
Environmental Assessment
TMK: 9-3-02: Por. 9

Thank you for your transmittal of March 30, 1998, requesting our review of the subject project.

The subject project will not affect our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Director of Transportation

98-03481



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
111 BAPOLAHU BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813 3188
PHONE (808) 594-1888
FAX (808) 594-1885

May 5, 1998

Ms. Jan Naoo Sullivan
Director of Land Utilization
City and County of Honolulu
650 So. King Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment, Police Training Academy, TMK: 9-3-02: Por. 02

Dear Ms. Sullivan:

Thank you for the opportunity to review the Draft Environmental Assessment for the additional Police Training Academy Classrooms at Waipio, Ewa, Oahu, Hawaii.

At this time the Office of Hawaiian Affairs has no comments on the Draft Environmental Assessment.

If you wish to discuss this project with our office please contact Colin Kippen, Land and Natural Resources Division Officer or Lynn Lee EIS Planner at 594-1888.

Sincerely,

Colin Kippen

Randall Ogata
Administrator

Colin Kippen

Colin Kippen
Land and Natural Resources Division

0000 002 1 2256

99-0704

93-02566

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU



CALLING BALLOONS IN
PROTECTION
OF PUBLIC HEALTH AND
SAFETY

RECEIVED
APR 10 1998

COMMITTEE CHAIRMAN
AND
MEMBERS
COLLEGE LIGHT, JR.
MEMBER
ENV 98-078

April 9, 1998

April 7, 1998

MEMORANDUM

TO: JAN MAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343
HRS AND CHAPTER 25 ROH, FOR PROJECTS WITHIN
THE SPECIAL MANAGEMENT AREA
POLICE TRAINING ACADEMY CLASSROOMS
93-093 WAIPAHU DEPOT ROAD, WAIPAHU, OAHU, HAWAII
TAX MAP KEY 9-3-002:009 (FOR.)
PROJ. REF. NO. 98/SMA-24 (ST)

TO: JAN MAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: FRONATHAN K. SHIHADA, AND
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
POLICE TRAINING ACADEMY CLASSROOMS
TAX: 9-3-021 FOR. 09

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

Should you have any questions, please contact Alex Ho, Environmental Engineer, at Local 4150.

The above-described project will not adversely impact the facilities and services which are planned or provided by our department in the Waipahu area.

Thank you for the opportunity to review the project.

Please contact our planner, Mr. Lester Lai, of our Advance Planning Branch at extension 4696 if you have any questions.

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
Director

WDB:el

0000 002 1 2257

48-03846



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
PO BOX 111
HONOLULU, HAWAII 96813

APR 13 1998

Ms. Jan Haee Sullivan
Director of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan

Subject: Comments Environmental Assessment, Police Training Academy, Waipahu, Oahu

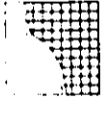
Thank you for the opportunity for commenting on this assessment. Our major concern in this area is the Puhala Bird Sanctuary which is located immediately Ewa of your facility and Depot Road in Waipahu. We are working with our Forestry Division on the documentation and survey work in clearing this area and eventually put up fencing financed entirely by Funds from the Forestry and Wildlife Division of DLNR.

At times we have seen City and County trucks come in to this marsh area to unload fill. This is not supportive of the endemic Native Bird Wildlife there. This marsh was leased to the City and County of Honolulu, twenty-five years ago as an addition to the Waipahu Incinerator. The lease has been cancelled. This area was the former Puhala Fishpond. Today it is a Wildlife Sanctuary under the control and management of the Department of Land and Natural Resources. Please help us preserve this area.

Should you need additional information, please feel free to contact Cecil Santos of the Oahu Land District at 5870433.

Michael Wilson

cc matsumoto 04/13



GERALD PARK
URBAN PLANNER

1000 Kono Place
Suite 100
Honolulu, Hawaii 96813

Phone: 832-1111

Fax: 832-1111

June 12, 1998

Michael D. Wilson, Director
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Police Training Academy Classrooms
Waipio Peninsula, Waipahu, Oahu
TMK: 9-3-02: por. 9

Thank you for reviewing the Draft Environmental Assessment prepared for the Police Training Academy Classrooms. We offer the following response to your concerns.

Waipahu Depot Road separates the Honolulu Police Academy from the Puhala Bird Sanctuary. Although the sanctuary is in close proximity to the Academy proper, the distance between the sanctuary and the building site for the temporary classrooms is about .4 miles. The temporary classrooms will be located on the east side of the Academy grounds well away from Waipahu Depot Road and the bird sanctuary.

Your claim of city trucks unloading fill in the marsh area is the first time the City has been made aware of the problem. It is against City policy to unload fill in areas where such activity is not permitted. Several City agencies operate dump trucks in carrying out their daily activities. The Building Superintendent of the Building Department has forwarded a memorandum with your letter to the Departments of Parks and Recreation, Public Works, and Wastewater Management (copy attached) notifying them of your concern and requesting that their field crews be informed that material should not be disposed in the Puhala Wildlife Sanctuary.

Thank you for participating in the environmental assessment process. Should you have further questions, please call me at 942-7484 or Clifford Morikawa of the Building Department at 527-6350.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

c: C. Morikawa, BD

0000 002 1 2258

98-0-
RECEIVED
DATE
TIME
BY



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
PO BOX 211
HONOLULU, HAWAII 96813

APR 13 1998

Ms. Jan Haeo Sullivan
Director of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan

Subject: Comments Environmental Assessment, Police Training Academy, Waipahu, Oahu

Thank you for the opportunity for commenting on this assessment. Our major concern in this area is the Puhala Bird Sanctuary which is located immediately Ewa of your facility and Depot Road in Waipahu. We are working with our Forestry Division on the documentation and survey work in clearing this area and eventually put up fencing financed entirely by Funds from the Forestry and Wildlife Division of DLNR.

At times we have seen City and County trucks come in to this marsh area to unload fill. This is not supportive of the endemic Native Bird Wildlife there. This marsh was leased to the City and County of Honolulu, twenty-five years ago as an addition to the Waipahu Incinerator. The lease has been cancelled. This area was the former Puhala Fishpond. Today it is a Wildlife Sanctuary under the control and management of the Department of Land and Natural Resources. Please help us preserve this area.

Should you need additional information, please feel free to contact Cecil Santos of the Oahu Land District at 5870433.

Michael Wilson
Michael Wilson

cc matsumoto 045

PB 98-325

June 4, 1998

MEMO TO: DEPARTMENT OF PARKS AND RECREATION
DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF WASTEWATER MANAGEMENT

FROM: RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: POLICE TRAINING ACADEMY CLASSROOMS

The attached April 13, 1998 letter from the State of Hawaii, Department of Land and Natural Resources was transmitted to the City's Department of Land Utilization in reference to a Draft Environmental Assessment prepared by the Building Department for the subject project.

We request your assistance to inform your staff that material should not be disposed in the Puhala Bird Sanctuary. We further request your assistance to inform the State Department of Land and Natural Resources, Oahu Land District (Mr. Cecil Santos, telephone 587-0433), should any illegal disposal of material in the bird sanctuary area be detected.

Should there be any questions regarding this project, please call Clifford Morikawa at local 6350.

Randall K. Fujiki
RANDALL K. FUJIKI
Director and Building Superintendent

cc: Police Dept. - Training Academy (w/ Attach.)
Land Utilization Dept. - Steve Tagawa (w/ Attach.)
Lou Chan & Associates (w/ Attach.)
Cerald Park Urban Planner (w/ Attach.)

0000 0021 2259



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

April 20, 1998
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 7TH FLOOR
HONOLULU, HAWAII 96813

Jan Naoe Sullivan, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

SUBJECT: Chapter 6E-8 Historic Preservation Review -- Environmental Assessment
Police Training Academy Classrooms, 93-093 Waipahu Depot Road
Waipahu, Ewa, Oahu
TIMK: 9-3-02; por. 9

LOG NO: 21315
DOC NO: 9804EJ18

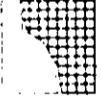
Thank you for the opportunity to review this project which proposes construction of two temporary classroom buildings at the Honolulu Police Academy "Ke Kula Maka'i" in Waipahu. Two structures, 4,200 sq. feet each, will be sited on fill lands within the existing training academy facility. A review of our records shows that there are no known historic sites at the project location. Because it is highly unlikely that historic sites will be found in this filled and graded parcel, we believe that this project will have "no effect" on historic sites.

If you have any questions please call Elaine Jourdana at 587-0014.

Aloha,

Don Hibbard
Don Hibbard, Administrator
Historic Preservation Division

EJ:jk



GERALD PARK
URBAN PLANNER
1400 Konoiki Street
Suite 815
Honolulu, Hawaii
96813-3271
Phone/Fax
808-942-7144

June 12, 1998

Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Mr. Hibbard:

Subject: Draft Environmental Assessment
Police Training Academy Classrooms
Waipio Peninsula, Waipahu, Oahu
TIMK: 9-3-02; por. 9

Thank you for your letter of April 20, 1998 (LOG NO. 21315, DOC NO. 9804EJ18) indicating that the project will have "no effect" on historic sites "because it is highly unlikely that historic sites will be found in this filled and graded parcel."

Your letter will be included in the Final Environmental Assessment. We appreciate the participation of the Historic Sites Division in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

c: C. Montawa, BD

1998 JUN 19 09
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 7TH FLOOR
HONOLULU, HAWAII 96813

0000 0021 2260

98-070
RECEIVED
DATE
BY
BRACKET LINE
OFFICE USE
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**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING
235 South Beretania Street, 6th Fl., Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Tel: (808) 587-
Fax: (808) 597-

Ref. No. P-7386

April 21, 1998

Ms. Jan Naoe Sullivan
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attn: Steve Tagawa, Staff Planner

Dear Ms. Sullivan:

Subject: Environmental Assessment for the Police Training Academy
Classrooms, Waipahu, Oahu

We do not have any comments on the proposed project.

If there are any questions, please call Howard Fujimoto of our Coastal Zone
Management Program at 587-2898.

Sincerely,

Rick Egge
Rick Egge
Director
Office of Planning

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
445 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
PHONE (808) 527-4100
FAX (808) 533-2714



April 22, 1998

JEREMY HARRIS, Mayor
WALTER C. WATSON, JR., Chairman
EDDIE FLORES, JR.
KAZU HAYASHIDA
JAN M. L. Y. AMI
FORREST C. MURPHY
JOYATHAN K. SHIMADA, PND
BARBARA KIM STANTON
BROOKS H. M. YUEN, Acting
Manager and Chief Engineer

TO: JAN SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION
FROM: BROOKS H. M. YUEN, ACTING MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF MARCH 30, 1998 ON THE DRAFT ENVIRONMENTAL
ASSESSMENT, CHAPTER 25, POIL, FOR THE POLICE TRAINING ACADEMY
CLASSROOMS, WAIPIHU OAHU, TMK. 2-3-02, PORTION 02

Thank you for the opportunity to review the document for the proposed temporary classroom buildings.
We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The availability of water will be determined when the Building Permit Applications are submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
3. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
4. There is an existing 3-inch compound water meter serving the project site.
5. If an additional three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. A Board of Water Supply approved reduced pressure principle backflow prevention assembly is required to be installed immediately after each water meter serving the site.

If you have any questions, please contact Barry Utagawa at 527-5235.

June 12, 1998

BROOKS H. M. YUEN
Acting Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Yuen:

Subject: Draft Environmental Assessment
Police Training Academy Classrooms
Waipio Peninsula, Waipahu, Oahu
TMK. 9-3-02, por. 9

We have forwarded your Memorandum of April 29, 1998 to the Building Department for their use in designing the proposed improvements.

Your letter will be included in the Final Environmental Assessment. We appreciate the participation of the Board of Water Supply in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park
Gerald Park

c: C. Morikawa, BD

0000 0021 2261



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS ECOREGION
300 ALA MOANA BOULEVARD, ROOM 3-122
BOX 50088
HONOLULU, HAWAII 96850
PHONE: (808) 541-3441 FAX: (808) 541-3470

In Reply Refer To: LIG

MAY 1 1988

Ms. Jan Naee Sullivan
Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Re: Draft Environmental Assessment for the Police Training Academy Classrooms, Waipahu, Oahu, Hawaii

Dear Ms. Sullivan:

The U.S. Fish and Wildlife Service (Service) has reviewed the Draft Environmental Assessment (EA) for the Police Training Academy Classrooms, Waipahu, Oahu, Hawaii. The project sponsor is the Building Department, City and County of Honolulu. The proposed project includes construction of two temporary buildings for classroom, office, and storage use, in order to accommodate the anticipated increase in law enforcement recruits. Each building will cover approximately 4,200 square feet, contains a wood frame with exterior plywood siding, a metal panel roof, and will be supported on concrete piers. The Service offers the following comments for your consideration.

Based on our review of information contained in our files, including maps prepared by the Hawaii Heritage Program of The Nature Conservancy and the Service's Wetland Inventory Program there are no federally endangered, threatened, or candidate species directly within the proposed project site. However, Puhala Marsh, which is adjacent to the project area, provides habitat for the following federally listed species:

- a. Hawaiian stilt (*Himantopus mexicanus knudseni*), federally listed as endangered
- b. Hawaiian common moorhen (*Gallinula chloropus sandvicensis*), federally listed as endangered; and
- c. Hawaiian duck (*Anas wyvilliana*), federally listed as endangered.

The Service is concerned that the Draft EA did not identify a disposal site for excavated materials. Due to the close proximity of Puhala Marsh to the project, the Service recommends that an approved upland site be identified to insure that there will be no impacts to these federally protected species. For all other purposes, the Draft EA adequately describes the project's impacts and measures to mitigate for adverse effects.

Provided that excavated materials are disposed at an approved upland site, the Service will concur with a determination of Finding of No Significant Impact for the proposed project.

The Service appreciates the opportunity to provide comments on the proposed project. We look forward to continuing to work with you during the development of this project. If you have any questions concerning these comments, please contact Fish and Wildlife Biologist, Letia Gibson of my staff at 808/541-3441.

Sincerely,

Brooks Harper
Field Supervisor
Ecological Services

0000 0021 2262

0000 0021 2263



June 12, 1998

GERALD PARK
Urban Planner
• Planning
• Land Use
• Research
• Environmental
• Urban
• 100 Beach Street
• Suite 814
• Honolulu, Hawaii
• 96814-2021
• Phone/Fax
• 808 947-7144

Brooks Harper
Field Supervisor, Ecological Services
U.S. Department of the Interior
Fish and Wildlife Service, Pacific Islands Ecoregion
Box 50088
Honolulu, Hawaii 96850

Dear Mr. Harper:

Subject: Police Training Academy Classrooms
Waipio Peninsula, Waipahu, Oahu
TMK: 9-3-02: por. 9

Thank you for reviewing the Draft Environmental Assessment prepared for the Police Training Academy Classrooms and providing information about federal endangered species that have established habitats in Pouhala Marsh. We offer the following response to your comment concerning a disposal site for excavated materials.

The two classrooms will be posted on concrete piers rather than erected on a slab on grade foundation. Holes will be bored for the concrete piers and the excavated material will be evenly spread out under the structures or hauled away for disposal at an approved disposal site.

Pouhala Marsh (or Wildlife Sanctuary) is approximately .4 mile to the west of the site of the temporary classrooms. Excavated material will not be disposed of in the marsh.

Your letter will be included in the Final Environmental Assessment. We appreciate the participation of the Fish and Wildlife Service in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: C. Monkawa, BD

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

900 SOUTH KING STREET, HONOLULU, HAWAII 96813
PHONE (808) 531-3111 FAX (808) 531-3113



MEMORANDUM
DATE

FOR THE DIRECTOR
SECTION
LOCALITY & CASE
NO. 98/SMA-024(ST)

May 7, 1998

MEMORANDUM

TO: RANDALL K. FUJIKI, DIRECTOR AND BUILDING SUPERINTENDENT
BUILDING DEPARTMENT

FROM: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA): POLICE TRAINING
ACADEMY CLASSROOMS, WAIPIO PENINSULA, WAIPAHU, OAHU
TAX MAP KEY: 9-3-02: POR. 09

We have reviewed the Draft EA for Special Management Area Use Permit (SMP) application 98/SMA-24, and have the following comments:

SECTION 1 - DESCRIPTION OF THE PROPOSED PROJECT

The Location Map (Figure 1) should be revised, or a separate map included, to illustrate the Special Management Area boundaries near the project site.

Although Section 2 (page 7) does provide some background information on the existing facility, this section of the Final EA should be expanded to include a brief, but complete, history of the land use approvals granted for its establishment, including any Special Use Permits (SUP) or previous SMA approvals.

SECTION 2 - DESCRIPTION OF THE AFFECTED ENVIRONMENT

D. Flood Hazard

The Draft EA incorrectly indicates that a portion of the project site is located within zone A. The 1995 revised Flood Insurance Rate Map (FIRM) for this area (Panel 0110D) designates a portion of the project site as Zone AE. In addition to this correction, the Final EA should be revised to include an exhibit which illustrates the project site relative to the flood hazard boundaries.

RANDALL K. FUJIKI, DIRECTOR
AND BUILDING SUPERINTENDENT

Page 2

May 7, 1998

F. Flora and Fauna

Comments received from the State Department of Land and Natural Resources (DLNR) dated April 13, 1998, indicate that they are concerned with the proximity of this facility to the Pouhala Bird Sanctuary, located immediately west of the project site. The Final EA should address their concerns and should include a map which illustrates the sanctuary's location relative to the project site.

G. Land Use Controls

We note that the existing Police Academy facility was established via Special Use Permit SP76-248 (DLU Reference No. 75/SUP-3). Inasmuch as the existing facility remains designated within the State Land Use Agricultural District, the proposed addition of two classrooms will require that the DLU process a modification to that Special Use Permit.

SECTION 3 - SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

D. Special Management Area Review Guidelines

Similarly, the discussion on wildlife habitats (page 15) relative to Section 25-3.2(c)(5), Revised Ordinances of Honolulu, should be revised to address the concerns raised by the DLNR mentioned above.

Lastly, we note that a claim has been made by the DLNR of unauthorized land filling being undertaken by the City and County of Honolulu (see attached letter April 13, 1998). This claim should be investigated and clarified prior to the finalizing of the EA.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Steve Tagawa of our Environmental Review Branch at 523-4817.

JAN NAOE SULLIVAN
Director of Land Utilization

JNS:sm
attach.

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0000 0021 2264

0000 002 1 2265



June 12, 1998

GERALD PARK
URBAN PLANNER
Survey
Land Use
Research
Environmental
Studies
1001 Queen Street
Suite 810
Honolulu, Hawaii 96813
Tel: 833-2071
Fax: 833-2071

Jan Naoe Sullivan, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms Sullivan

Subject: Police Training Academy Classrooms
Waipio Peninsula, Waipahu, Oahu
TMK: 9-3-02, por 9

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

SECTION 1--DESCRIPTION OF THE PROPOSED PROJECT

- A map illustrating the Special Management Area boundary near the project site has been included in the Final Environmental Assessment.
- The Honolulu Police Academy was established via State Special Permit (SP76-248) approved in 1976 by the State Land Use Commission. One of the conditions of the permit was that construction of the project was to start by September 1, 1978 and be completed by September 1, 1981. In September, 1978 the Land Use Commission approved a modification extending the commencement date to September 1, 1979. In August, 1979, a second extension was approved by the City Planning Commission moving the commencement date to November, 1980 and the completion date to December 31, 1985.

A Major Special Management Area Permit was not required for construction of the Honolulu Police Academy.

SECTION 2--DESCRIPTION OF THE AFFECTED ENVIRONMENT.

D. Flood Hazard

Information on flood hazards has been corrected. Sections of the Police Academy along Waipahu Depot Road are located within Zone XS but most of the Academy is located in Zone D including the site of the temporary classrooms. The Federal Emergency Management Agency defines Zone XS "as areas of 500 year flood" and Zone D as "areas in which flood hazards are undetermined." A section of the flood hazard map (Panel 0110D) has been included in the Final EA.

Jan Sullivan
Page 2
June 12, 1998

E. Flora and Fauna

The building site for the temporary classroom buildings is located approximately 4 miles from the section of the Poughala Wildlife Sanctuary nearest Waipahu Depot Road.

F. Land Use Controls

The Building Department has submitted an application for a minor modification to the existing Special Use Permit (SP76-248).

SECTION D--SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

D. Special Management Area Review Guidelines

The Building Department is not aware of any city trucks dumping fill material into the wildlife sanctuary. The Building Superintendent has forwarded a memorandum with the correspondence from the Department of Land and Natural Resources to the Directors of the Departments of Parks and Recreation, Public Works, and Wastewater Management notifying them of the concern of the DLNR and requesting that their field crews be informed that no materials are to be disposed in the Poughala Wildlife Sanctuary. A copy of the memorandum is attached.

Thank you for participating in the environmental assessment process. Should you have any questions, please call me at 942-7484 or Clifford Monikawa of the Building Department at 523-6750.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Attachment

c: C. Monikawa, BD

0000 002 1 2255

98-0-
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
HONOLULU, HAWAII 96813



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
HONOLULU, HAWAII 96813

APR 13 1998

Ms. Jan Maos Sullivan
Director of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan

Subject: Comments Environmental Assessment, Police Training Academy, Waipahu, Oahu

Thank you for the opportunity for commenting on this assessment. Our major concern in this area is the Poughala Bird Depot Road in Waipahu. We are working with our Forestry Division on the documentation and survey work in clearing this area and eventually put up fencing financed entirely by Funds from the Forestry and Wildlife Division of DLNR.

At times we have seen City and County trucks come in to this marsh area to unload fill. This is not supportive of the endemic Native Bird wildlife there. This marsh was leased to the City and County of Honolulu, twenty-five years ago as an addition to the Waipahu Incinerator. The lease has been cancelled. This area was the former Poughala Fishpond. Today it is a Wildlife Sanctuary under the control and management of the Department of Land and Natural Resources. Please help us preserve this area.

Should you need additional information, please feel free to contact Cecil Santos of the Oahu Land District at 5870433.

Alpha
[Signature]
Michael Wilson

cc matsumoto 065

PB 98-325

June 4, 1998

MEMO TO: DEPARTMENT OF PARKS AND RECREATION
DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF WASTEWATER MANAGEMENT

FROM: RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: POLICE TRAINING ACADEMY CLASSROOMS

The attached April 13, 1998 letter from the State of Hawaii, Department of Land and Natural Resources was transmitted to the City's Department of Land Utilization in reference to a Draft Environmental Assessment prepared by the Building Department for the subject project.

We request your assistance to inform your staff that material should not be disposed in the Poughala Bird Sanctuary. We further request your assistance to inform the State Department of Land and Natural Resources, Oahu Land District (Mr. Cecil Santos, telephone 587-0433), should any illegal disposal of material in the bird sanctuary area be detected.

Should there be any questions regarding this project, please call Clifford Monikawa at local 6350.

[Signature]
RANDALL K. FUJIKI
Director and Building Superintendent

cc: Police Dept. - Training Academy (w/ Attach.)
Land Utilization Dept. - Steve Tagawa (w/ Attach.)
Lou Chan & Associates (w/ Attach.)
Gerald Park Urban Planner (w/ Attach.)

0000 0021 2267

<Category>Final Environmental Assessments/Findings of No Significant Impacts (FONSI)

<Islebullet>1

<Project>() Honolulu Police Training Academy Classrooms

<List>District: Ewa

TMK: 9-3-02:por. 09

Applicant: City and County of Honolulu
Building Department
650 South King Street
Honolulu, Hawaii 96813
Contact: Clifford Morikawa (523-6350)

Approving Agency/Accepting

Authority: City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813
Contact: Steve Tagawa (523-4817)

Public Challenge

Deadline: August 24, 1998

Status: FEA/FONSI issued, project may proceed.

Permits

Required: SMA Use Permit

<Body text 10pt>The City and County of Honolulu's Building Department proposes to construct two (2) temporary classroom buildings at the Honolulu Police Academy located on the Waipio Peninsula, in lower Waipahu, Oahu. The 10,000 square-foot project site is located near the gymnasium, on the eastern half of this 15-acre training facility known as "Ke Kula Maka'i." The project site and the Academy itself is located on a 57.9-acre parcel owned by the City and County of Honolulu, identified as Tax Map Key: 9-1-02: 09.

Each of the 4,200 square-foot wood classrooms would be constructed on concrete piers with a metal panel roof. These temporary classrooms are being sought to accommodate the anticipated increase in law enforcement recruits which results from the City's efforts to put more law enforcement officers in the community. According to the applicant, the existing Academy facility barely has enough classroom space to accommodate current training requirements for new recruit, new Sergeants', new Lieutenant's, and recall training. In addition, classroom space is utilized for computer, radio dispatcher, domestic violence, sexual harassment, and other specialized situation training.

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The proposed classrooms are considered temporary until such time as funds become available for the development of permanent facilities. According to the applicant, the proposed classroom site is located on the area Master Planned for a future indoor firing range. The Academy itself was first opened in 1988 and currently includes a 2-story administration and classroom building, a 4-story gymnasium/locker room, a driver training course, vehicle maintenance building, parking lots and landscaped open spaces.

The project site is located within the Special Management Area (SMA) and because the proposed new classrooms are estimated to cost approximately \$500,000, a major SMA Use Permit is required.

0000 0021 2269

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE (808) 523-4414 • FAX (808) 527-8743



RECEIVED

JAN NAOE SULLIVAN
DIRECTOR

98 JUN 30 A8:29

LORETTA K C CHEE
DEPUTY DIRECTOR

98/SMA-024 (ST)

June 26, 1998

REC. QUALITY

JEREMY HARRIS
MAYOR

Mr. Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HAWAII REVISED STATUTES
SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, REVISED ORDINANCES OF HONOLULU
Finding of No Significant Impact

Recorded Owner : City and County of Honolulu
Applicant/Agent: Building Department, City and County of Honolulu
Location : 93-093 Waipahu Depot Road, Waipahu, Oahu
Tax Map Key : 9-3-02: por. 09
Request : Special Management Area Use Permit
Proposal : Honolulu Police Academy training facility classrooms
Determination : A Finding of No Significant Impact is Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,

J. Naoe Sullivan
JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am
Encls.

0000 0021 2270

OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: Police Training Academy Classrooms

LOCATION: ISLAND Oahu

DISTRICT Waipahu

TAX MAP KEYS: 9-3-02: por. 09

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY

APPLICANT

RECEIVED

Applicable State or Federal Statute:

'98 JUN 30 8:29

Chapter 343, HRS

Chapter 205A, HRS

NEPA (Federal Actions Only)

Type of Document:

QUALITY

Draft Environmental Assessment
(Finding of No Significant Impact anticipated)

Draft EIS

NEPA NOP

Final Environmental Assessment
(Finding of No Significant Impact)

Final EIS

NEPA Draft EIS

Final Environmental Assessment
(EIS Preparation Notice)

NEPA FONSI

NEPA Final EIS

Type of Revision (if applicable):

Revised

Supplemental

Addendum

Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Finding of No Significant Impact or EIS Preparation Notice), 4 copies of the Draft EIS or final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR
ACCEPTING

AUTHORITY: Department of Land Utilization, City and County of Honolulu

ADDRESS : Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

CONTACT : Steve Tagawa

PHONE: 523-4817

PROPOSING AGENCY OR

APPLICANT: Building Department, City and County of Honolulu

ADDRESS : Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813
Randall K. Fujiki, Director and Building Superintendent

CONTACT : Clifford Morkawa

PHONE: 523-6350

CONSULTANT:

ADDRESS :

CONTACT :

PHONE:

COMMENT PERIOD END DATE:

0000 0021 2271

CONDITIONS WHICH TRIGGERED THE EIS LAW: Please check all that apply to the proposed action.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Use of State or County land or funds
HRS 343-5(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-5(a)(5) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-5(a)(2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-5(a)(6) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-5(a)(3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-5(a)(7) |
| <input type="checkbox"/> Use of Historic Site or District
HRS 343-5(a)(4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-5(a)(8) |

OTHER CONDITIONS:

- Use of Special Management Area (City & County of Honolulu)
- Other*

*If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in The Environmental Notice. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

The City and County of Honolulu's Building Department proposes to construct two (2) temporary classroom buildings at the Honolulu Police Academy located on the Waipio Peninsula, in lower Waipahu, Oahu. The 10,000 square-foot project site is located near the gymnasium, on the eastern half of this 15-acre training facility known as "Ke Kula Maka'I." The project site and the Academy itself is located on a 57.9-acre parcel owned by the City and County of Honolulu, identified as Tax Map Key: 9-1-02: 09.

Each of the 4,200 square-foot wood classrooms would be constructed on concrete piers with a metal panel roof. These temporary classrooms are being sought to accommodate the anticipated increase in law enforcement recruits which results from the City's efforts to put more law enforcement officers in the community. According to the applicant, the existing Academy facility barely has enough classroom space to accommodate current training requirements for new recruit, new Sergeants', new Lieutenant's, and recall training. In addition, classroom space is utilized for computer, radio dispatcher, domestic violence, sexual harassment, and other specialized situation training.

The proposed classrooms are considered temporary until such time as funds become available for the development of permanent facilities. According to the applicant, the proposed classroom site is located on the area Master Planned for a future indoor firing range. The Academy itself was first opened in 1988 and currently includes a 2-story administration and classroom building, a 4-story gymnasium/locker room, a driver training course, vehicle maintenance building, parking lots and landscaped open spaces.

NOTE: Since the deadline for EIS submittal is so close to the publication date for The Environmental Notice, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

0000 0021 2272

The project site is located within the Special Management Area (SMA) and because the proposed new classrooms are estimated to cost approximately \$500,000, a Major SMA Use Permit is required.

g:\ppd\oeqcpoll.sht

NOTE: Since the deadline for EIS submittal is so close to the publication date for The Environmental Notice, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

0000 0021 2273

08

DRAFT & FINAL ENVIRONMENTAL ASSESSMENT CHECKLIST

Title: Honolulu Police Training Academy Classrooms

DRAFT ENVIRONMENTAL ASSESSMENT

Document Received: 3-27-98 DEA placed in nearest public library?

Was the "OEQC Publication Form" completed?

Is EA a complete and separate document?

Conditions which triggered the EIS Law. Check all that apply:

- Use of State or County Land or Funds
- Amendment to a County General Plan
- Use of Conservation District Lands
- Reclassification of Conservation Lands
- Use of Shoreline Setback Area
- Construction or Modif. of Helicopter Facilities
- Use of Historic Site or District
- City & County of Honolulu SMA
- Use of lands in the Waikiki Special District
- Other

Comments/Recommendation/Justification:

APPROVED FOR PUBLICATION: (sign) Juni Deje

DATE OF PUBLICATION: 04/08/1998

DRAFT EA COMMENT DEADLINE: 05/08/1998

FINAL ENVIRONMENTAL ASSESSMENT (FONSI)

Document Received:

Was the "OEQC Publication Form" completed?

Comments/Recommendation/Justification:

APPROVED FOR PUBLICATION: (sign)

DATE OF PUBLICATION:

0000 002 1 2274

DRAFT ENVIRONMENTAL ASSESSMENT

- (1) Agency submittal letter and anticipated determination;
- (2) Identification of applicant or proposing agency;
- (3) Identification of approving agency, if applicable;
- (4) Identification of agencies, citizen groups, and individuals consulted in making the assessment;
- (5) General description of the action's technical, economic, social, and environmental characteristics; time frame; funding/source
- (6) Summary description of the affected environment, including suitable and adequate regional, location and site maps such as Flood Insurance Rate Maps, Floodway Boundary Maps, or United States Geological Survey topographic maps;
- (7) Identification and summary of impacts and
- (8) Proposed mitigation measures;
- (9) Alternatives considered;
- (10) Discussion of findings and reasons supporting the agency anticipated determination;
- (11) List of all permits and approvals (State, federal, county) required; and
- (12) Written comments and responses to the comments under the early consultation provisions of sections 11-200-9(a)(1), 11-200-9(b)(1), or 11-200-15.

FINAL ENVIRONMENTAL ASSESSMENT

- (13) Agency submittal letter;
- (14) Agency determination;
- (15) Discussion of findings and reasons supporting the agency determination;
- (16) Written comments and responses to the comments under the statutorily prescribed public review periods.



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

216 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-1188
FACSIMILE (808) 586-1188
MAY 8, 1998

CLERK OF COURT

RECEIVED
MAY 27 1998

Honorable Randall Fujiki
Building Department
City and County of Honolulu
Attention: Mr. Clifford Montkawa
650 South King Street, 2nd Floor
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

We submit for your response the following comments on a draft environmental assessment (DEA) for Police Training Academy Classrooms, Waipio, Ewa Judicial District, Oahu.

HAZARDOUS WASTE. Page 9 of the DEA notes that lead fill ash and refuse residue from the Waipahu Incinerator was once deposited on the property. When the training facility was constructed, the DEA notes that all ash material above the 6-foot elevation was removed and filled with select borrow. Please discuss in the final environmental assessment the extent to which ash and refuse residue remains on the facility, the results of any epidemiological/risk studies that have been performed for the site, and the current location of the removed ash.

Please include a copy of this letter, all timely-received comment letters and your responses in the final environmental assessment for this project. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist at 586-1185. Thank you.

Sincerely,

GARY GILL
Director of Environmental Quality Control

c. Lo Chan and Associates, Inc.
Gerald Park Urban Planner

June 12, 1998

Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813-2437

Dear Mr. Gill:

Subject: Police Training Academy Classrooms
Waipio Peninsula, Waipahu, Oahu
TMK: 9-3-02, par. 9

Thank you reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your questions concerning hazardous waste:

1) We have reviewed grading and surcharge plans for the Police Training Academy prepared in 1983 and discussed your comments with staff of the Building Department. We have been informed that all ash was removed from the grounds of the Academy at the time of construction. No studies have been undertaken to ascertain whether ash residue remains on-site.

2) Epidemiological/risk studies have not been performed for the site since the Police Training Academy opened in 1988.

3) Ash removed from the site was disposed at an approved ash disposal site on Waipio Peninsula. Located to the southwest of the Police Training Academy the ash disposal site is generally bounded by Kapakahu Stream to the north, West Loch to the west and south, and the Waipahu Incinerator and US Navy property to the east.

The City stopped using the disposal site in November, 1991. The disposal site remains open but is not used as for solid waste disposal of any kind. Studies have been prepared for closing the site and the Department of Public Works is requesting funding for fiscal year 1998-99 from the Honolulu City Council to formally close the site.

Your comments and our responses shall be included in the Final Environmental Assessment. We appreciate the participation of the Office of Environmental Quality Control in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c. C. Montkawa, BD

0000 0021 2275