

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

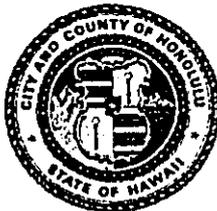
HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED

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FRANK F. FASI
MAYOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

WILLIAM F. REMULAR
DEPUTY

PB 93-682

July 16, 1993

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

Dear Mr. Choy:

Subject: Negative Declaration for Waimanalo Ridge
Communications Site Electrical Service Upgrade
TMK: 3-9-009:001

The City and County of Honolulu Building Department has reviewed the comments received during the 30-day public comment period which began on OEQC Bulletin publication date of June 8, 1993. This department has determined that this project will not have a significant environmental effect and has issued a negative declaration. Please publish this notice in the August 8, 1993 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin publication form and four copies of the final EA.

The notice of the draft environmental assessment for this project was published in your June 8, 1993 Bulletin.

Should there be any questions, please have your staff call Harold Shak at 527-6353.

Very truly yours,

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

HERBERT K. MURAOKA
Director and Building Superintendent

Attach.

cc: Hawaii Kai Neigh. Bd. #1 w/ attach.
Kamehameha Schools/B.P. Bishop Estate w/ attach.
Board of Land & Natural Resources w/ attach.
Federal Aviation Administration w/ attach.
Hawaiian Electric Co. w/ attach.
HQ, USCINCPAC/06212 w/ attach.

1993-08-08-0A-FAA-Waimanalo Ridge Communications Site

AUG 8 1993

Waimanalo Ridge Communications Facility
Development Profile

TMK: 3-9-009:001

AREA OF SITE: 1,326.5 acres
Area of Use: less than 5,000 sq. ft.

LANDOWNER: Kamehameha Schools/Bernice Pauahi Bishop Estate

NEAREST TOWN/LANDMARK: Kamehame Ridge subdivision
Distance from Site: 0.75 miles

EXISTING USE: Communications facilities

PROPOSED USE: Upgrade electrical service

STATE LAND USE DISTRICT: Conservation
Subzone: Limited (L)
Type of Use Requested: Permitted Use

COUNTY DEVELOPMENT PLAN AREA: East Honolulu
Land Use Designation: Preservation
Public Facilities Designation: None

ZONING: P-1 Restricted Preservation

SPECIAL MANAGEMENT AREA: Not located within Special Management Area

LAND USE APPROVALS REQUIRED: Conservation District Use Application

A. Site Location and Existing Uses

This existing communications facility is located at the 1,307-ft. elevation of Waimanalo Ridge in East Honolulu and occupies the westernmost portion of a decommissioned Nike missile site. The site is leased by the Federal Aviation Administration (FAA) from the Kamehameha Schools/Bernice Pauahi Bishop Estate. Use of the site by the City and County is authorized under FAA License No. DOT-FA76PC-2773.

The facility is a backbone link to the Koko Head and Kailua Police Station sites. In addition to the Police Department, the Department of Transportation Services uses the facility.

The City and County communications building is comprised of an older 335-sq. ft. area housing equipment and generator rooms and a newer 182-sq. ft. equipment room addition. The building is of CMU construction and has a flat reinforced concrete roof.

Also at this site is a Navy Communications Facility using the same power transmission line as the City. Provision for power to communications equipment housed in a similar type building operated by the Navy (about 100 feet down slope) is included in this proposed electrical power upgrade.

Isolation from habitation at the Koolau Ridge summit, the former Nike site also harbors FAA facilities, a joint Tel-Net and Honolulu Cellular Telephone Company facility and a Police Department training facility. A helipad and a hang-glider staging and launch area are also located in the area. The site is about 0.75 miles from the nearest house on Kamehame Ridge.

B. Proposed Action

Improvements proposed for this facility include installation of new underground power transmission lines to service both the City and County and the Navy buildings, discontinuing the present shared service line from the FAA facility. Construction work includes underground duct along the access road and concrete pad mounted transformer. No construction work on antennas, building, or tower will be included in this project. The proposed new power transmission line to be constructed per Hawaiian Electric Company standards (HECO) and maintained by them will increase the maintenance reliability and electrical capacity of the communication facilities at this site.

C. Affected Environment and Anticipated Impacts

Topography and Soils

The existing site is located on a relatively level area near the top of the Koolau Ridge. Slopes in the adjacent areas are very steep, ranging from 20 to 60 percent. According to the U.S. Soil Conservation Service, soils in the project area are of the rock outcrop series. Centuries of weathering, however, has created a layer of soil deposits on large sections of the property, and vegetation has taken hold in many of these areas.

To support the new underground duct, about 1500 feet of utility trench measuring approximately 18 inches wide by 2 feet deep will be excavated along the side of the access road. In addition, a concrete pad approximately 6 feet by 10 feet to support the new transformer will be constructed at the communications building site. No significant erosion or sedimentation impacts are anticipated.

Flood Hazard

Rainfall in the area averages 30 to 40 inches per year. According to the Federal Flood Insurance Rate Maps, flood hazards at the site are undetermined. Given the 1,307-ft. site elevation, flooding is unlikely. In addition, the proposed improvements should not result in any flooding of lower elevation properties.

Flora and Fauna

The site is covered by a variety of grass and shrubs and a mixture of mid-elevation trees. The predominant groundcover species include Mexican creeper, false daisy, Mauna Loa vine, vervain and grass. Guava, Christmas berry tree, koa haole and kiawe comprise the predominant tree species. No threatened or endangered flora or fauna exist in the area.

The proposed improvements will not result in any substantial negative impacts to the plants or animals in the area.

Cultural Resources

According to the Department of Land and Natural Resources, State Historic Preservation Division, the site is not known to have any archaeological or cultural resources.

Viewplanes

City and County and other communication facilities located on Waimanalo Ridge are only faintly visible on the skyline from Kamiloiki Valley, the closest Hawaii Kai neighborhood. The facilities are located about 1.7 miles from Kamiloiki Neighborhood Park. More visible on the ridge top are electric power poles and towers, which are concentrated near the top of Kamehame Ridge.

On the Waimanalo side, the site is shielded from view by very steep cliffs. It is not visible from Kaiona Beach Park, the nearest public park. The site may be faintly visible on the skyline from parts of Kalaniana'ole Highway in Waimanalo Town, over 1.5 miles away.

Because of the underground installation of the power lines, no electric power poles will be visible on the ridge top, and no significant effect on public views.

Recreational

A hang gliding launch area is located about 1,350 feet east of the communications facility. The proposed improvements will not interfere with the recreational activities conducted there.

Access and Traffic

Access to the site is via a 2.2 mile one-lane paved road that starts at the top of Kamehame Ridge. The road is private and secured by lock and key. Although periodic maintenance and servicing will be required at the facility, such services will have minimal impact on current traffic levels. Existing roads and rights-of-way will be adequate to accommodate any access required to the site.

D. Summary of Impacts and Mitigative Measures

Brush and weeds will be cleared from one side of the access road for trenching. The contractor will be required to replant any turf removed from trenching.

E. Land Use Approval Required

Conservation District Use Application

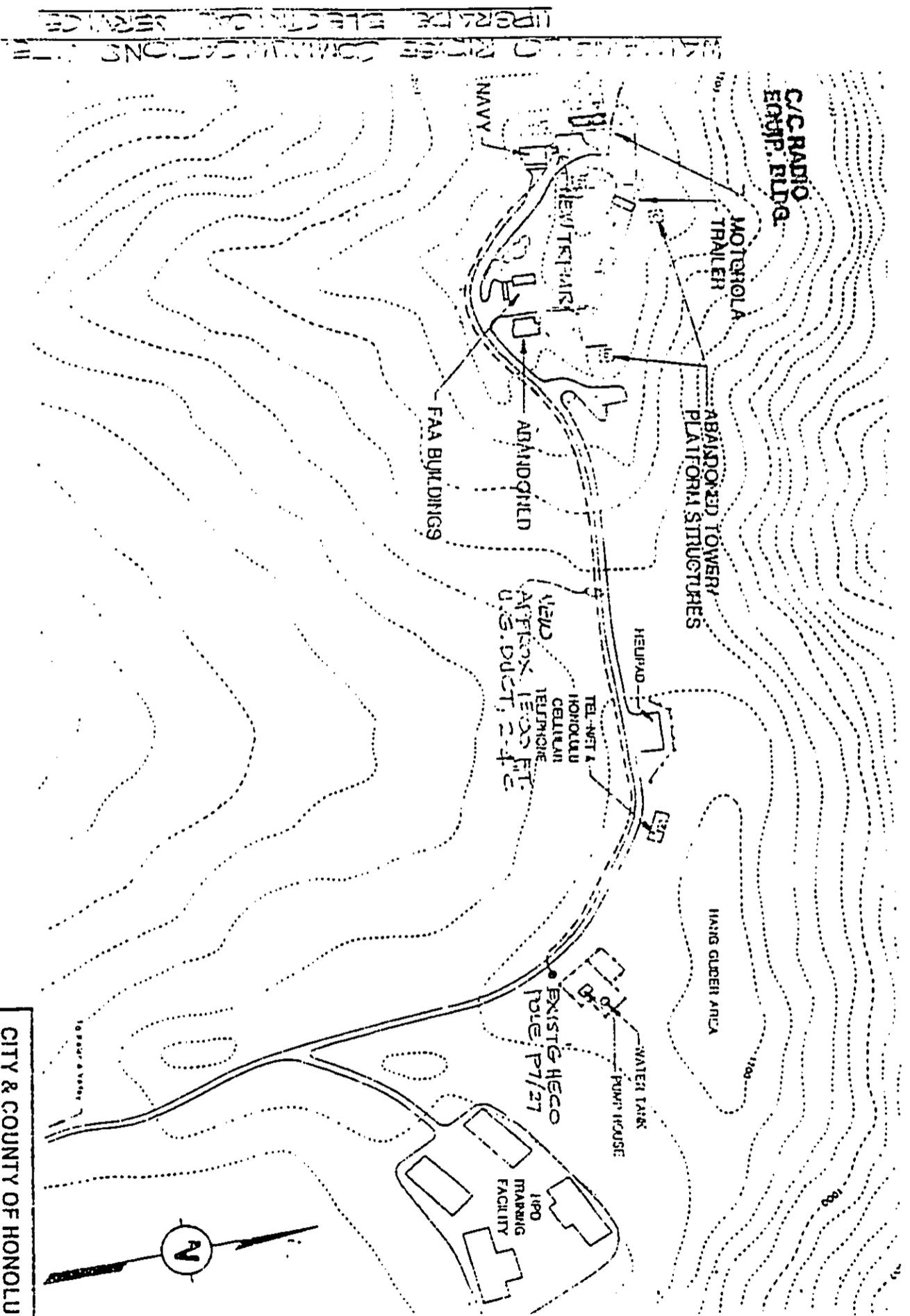
The project is located within the State's Conservation District and a Conservation District Use Application will be submitted to the Hawaii Department of Land and Natural Resources.

Conservation District Subzone

The project site lies within the Limited (L) subzone. The objective of this subzone, as stated in Title 13, Chapter 2, Hawaii Administrative Rules, "is to limit uses where natural conditions suggest constraints on human activities". The proposed use is permitted under §13-2-11(c)(8) and §13-2-12(c)(2).

Prior CDUA Approvals

OA-1019: October 1984 - Install a fuel tank.



WAIMANALO RIDGE COMMUNICATIONS SITE
 LIBRARY OF ELECTRICAL SERVICES

CITY & COUNTY OF HONOLULU	
WAIMANALO RIDGE	
Site Vicinity Plan	1" = 200'

DOCUMENT CAPTURED AS RECEIVED

DETERMINATION

The proposed Waimanalo Ridge Communications Site, Electrical Service Upgrade project is not anticipated to cause significant negative impacts to the environment. It has, therefore, been determined that a negative declaration will be issued.

FINDINGS AND REASONS SUPPORTING DETERMINATION

The following findings are based on the information provided above:

- a. The proposed project will not involve an irrevocable commitment to loss or destruction to any natural or cultural resources;
- b. The proposed project will not curtail the range of beneficial uses of the environment;
- c. The proposed project will not conflict with the State's long-term environmental policies;
- d. The proposed project will not substantially affect the economic or social welfare of the community or State;
- e. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities;
- f. The proposed project will not involve a substantial degradation of environmental quality;
- g. The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in any of the facility sites;
- h. The proposed project will not detrimentally affect air or water quality or ambient noise levels; and
- i. The various elements of the proposed project will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, freshwater or coastal waters.

**CONSULTED PARTIES IN THE
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

The notice of availability of the Draft EA was published in the OEQC by the Office of Environmental Quality Control on June 8, 1993. In addition, representatives from the Building Department consulted with a number of public agencies. The parties that were requested to review and comment on the Draft EA are listed below. Those who responded in writing are identified with an asterisk (*) next to their names, with copies of the correspondence presented in the following page.

Federal Agencies

U.S. Department of Transportation-Federal Aviation Administration *

State Agencies

Department of Land & Natural Resources

Community Organizations

Hawaii Kai Neighborhood Board No. 1
Land Manager, B. P. Bishop Estate



U.S. Department
of Transportation
Federal Aviation
Administration

July 6, 1993

Western-Pacific Region
P. O. Box 50109
Honolulu, Hawaii 96850-4983

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

Handwritten: Henry
4/8/93
JUL 10 PM 1 10
Handwritten: HS

Dear Mr. Muraoka:

Your letter PB 93-573 of June 7, 1993, requested comments on the Draft Environmental Assessment (EA) for the upgrade of the electrical service at the Government shared communication facilities at Maunalua (Waimanalo) Ridge, Oahu, Hawaii, (Tax Map Key: 3-9-009:001).

The Federal Aviation Administration (FAA) has no comments and concurs with this project to install a new underground power transmission line to the existing City and County and the Navy communications buildings.

We appreciate your continued cooperation. Please contact me at 541-1236, if I may be of any assistance.

Sincerely,

Handwritten signature: Darice B. N. Young
Darice B. N. Young
Realty Contracting Officer, AHNL-56