

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



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WALTER M. OZAWA
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

September 13, 1993

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

Dear Mr. Choy:

Subject: Negative Declaration for the Proposed
Ala Wai Golf Course Maintenance Facility
Oahu, Hawaii (Tax Map Key: 2-7-36: 2)

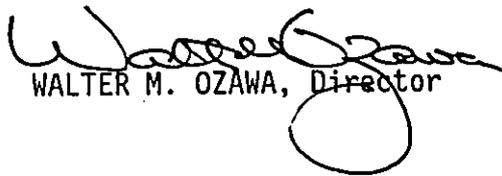
This letter constitutes a notice of determination by this department after the potential impacts of the proposed project had been assessed according to Title II, Chapter 200, Environmental Impact Statement Rules, and Chapter 343 of the Hawaii Revised Statutes relating to the environmental impact statements. The determination has been made that an environmental impact statement is not required based on the environmental assessment (EA) that was prepared by our consultant, Joseph Lancor Architects, Inc.

Based on our determination, we are filing a negative declaration for this project. Attached are four copies of the EA document and an OEQC publication form.

We are requesting publication in your OEQC Bulletin of September 23, 1993.

Should there be any questions, please have your staff call Mr. Yukio Taketa at 527-6301.

Sincerely,


WALTER M. OZAWA, Director

WMO:gf

Attach.

cc: Joseph Lancor Architects, Inc.
Parametrix, Inc.

We Add Quality to Life

147

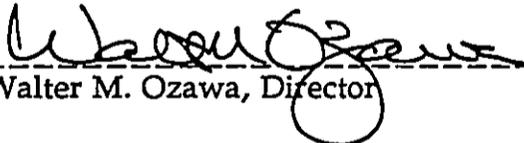
1995-09-23-0A-FAA-Ala Wai Golf Course Maintenance Bldg.

SEP 23 1993

FINAL
ENVIRONMENTAL ASSESSMENT
FOR
THE
ALA WAI GOLF COURSE
MAINTENANCE BUILDING

TMK: 2-7-36: 2

THE DEPARTMENT OF PARKS & RECREATION
CITY & COUNTY OF HONOLULU


Walter M. Ozawa, Director

SEP - 8 1993
Date:

PREPARED BY

Joseph H. Lancor Architects, Inc.
and
Parametrix, Inc.

DRAFT
ENVIRONMENTAL ASSESSMENT
FOR
THE
ALA WAI GOLF COURSE
MAINTENANCE BUILDING

TMK: 2-7-36: 2

THE DEPARTMENT OF PARKS & RECREATION
CITY & COUNTY OF HONOLULU



Walter M. Ozawa, Director

JUL 28 1993

Date:

PREPARED BY

Joseph H. Lancor Architects, Inc.
and
Parametrix, Inc.

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I. SUMMARY

CHAPTER 343, HAWAII REVISED STATUTES (HRS)
ENVIRONMENTAL ASSESSMENT (E.A.)

Action: Agency

Project Name: Ala Wai Golf Course - Maintenance Building

Project Description: The Department of Parks and Recreation, City & County of Honolulu is proposing the design and construction of a Maintenance Facility on the grounds of the Ala Wai Golf Course. The proposed improvements are to house the "rolling stock" of the golf course, i.e. the mowers, non-highway service vehicles, and also the engine repair area.

Project Location: Ala Wai Golf Course, near Date Street (See Figure 1).

Tax Map Key: 2-7-36: 2

Area: 9,000 s.f.

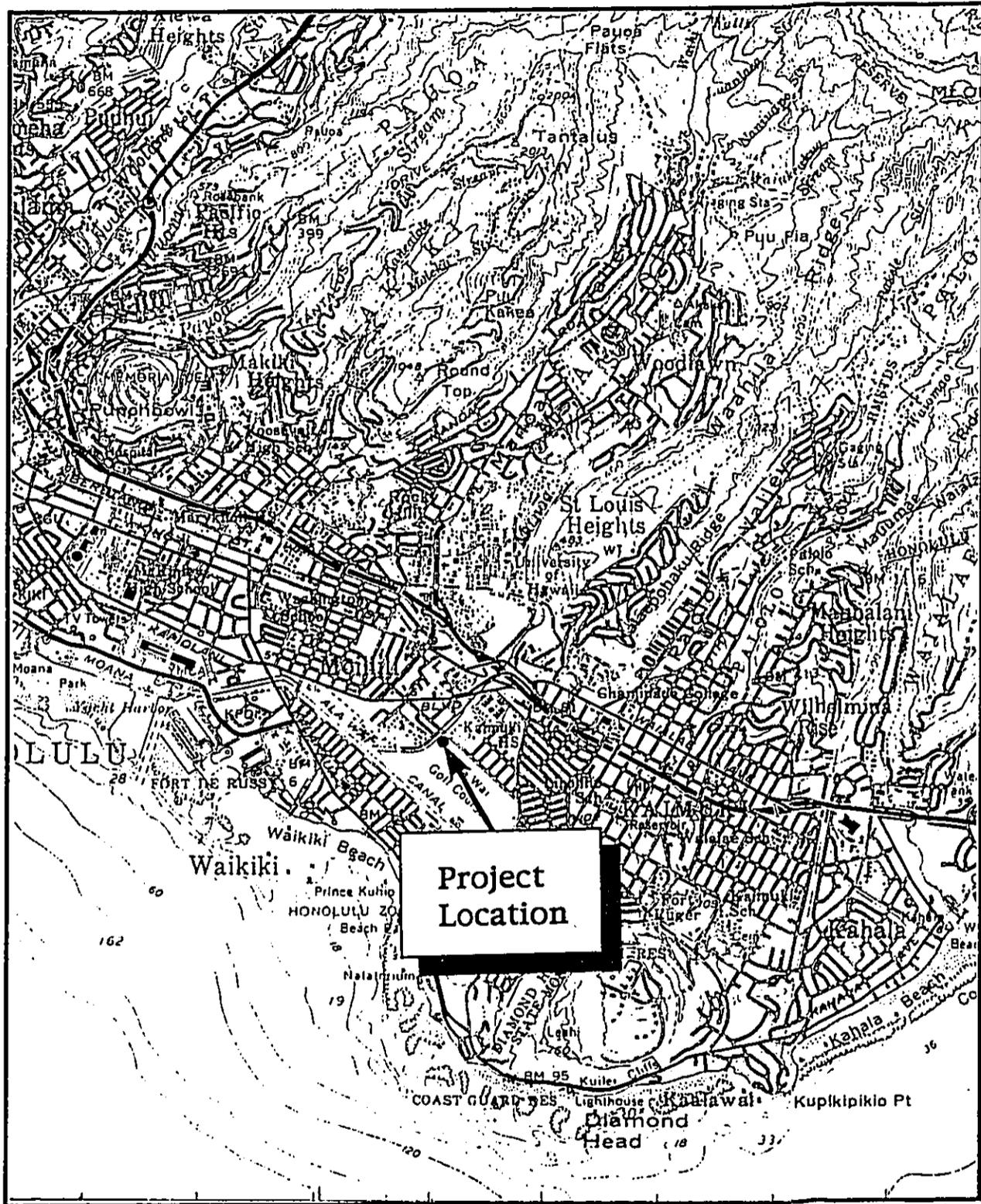
State Land Use Designation: Urban

County Zoning Designation: P-2

Development Plan Land Use Map: Parks & Recreation

Landowner: City & County of Honolulu

Contact: F.J. Rodriguez
c/o Parametrix, Inc.
1164 Bishop Center, Suite #1600
Honolulu, HI 96813
Tel: 524-0594



USGS QUAD MAP
Oahu, Hawaii

PROJECT LOCATION MAP
FIGURE 1

II. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS

A. Introduction

The Department of Parks and Recreation, City & County of Honolulu, is proposing the design and construction of a Maintenance Facility at the Ala Wai Golf Course, Honolulu, HI, Tax Map Key: 2-7-36: 2 (See Figure 2). The State Land Use Boundary designation is Urban, and the Zoning is P-2.

B. Technical Characteristics

The structural improvements are designed to be on a single level and will be:

1. Two concrete building pads measuring 84' x 90' and 20' x 77' and are to be installed after minimal grading and installation of required utilities for sewer, water, electrical, and drainage.
2. A pre-fabricated steel structure designed to meet applicable building code standards, with emphasis on flood hazard control.
3. Underground lines and other such associated appliances and equipment as required (See Figure 3).

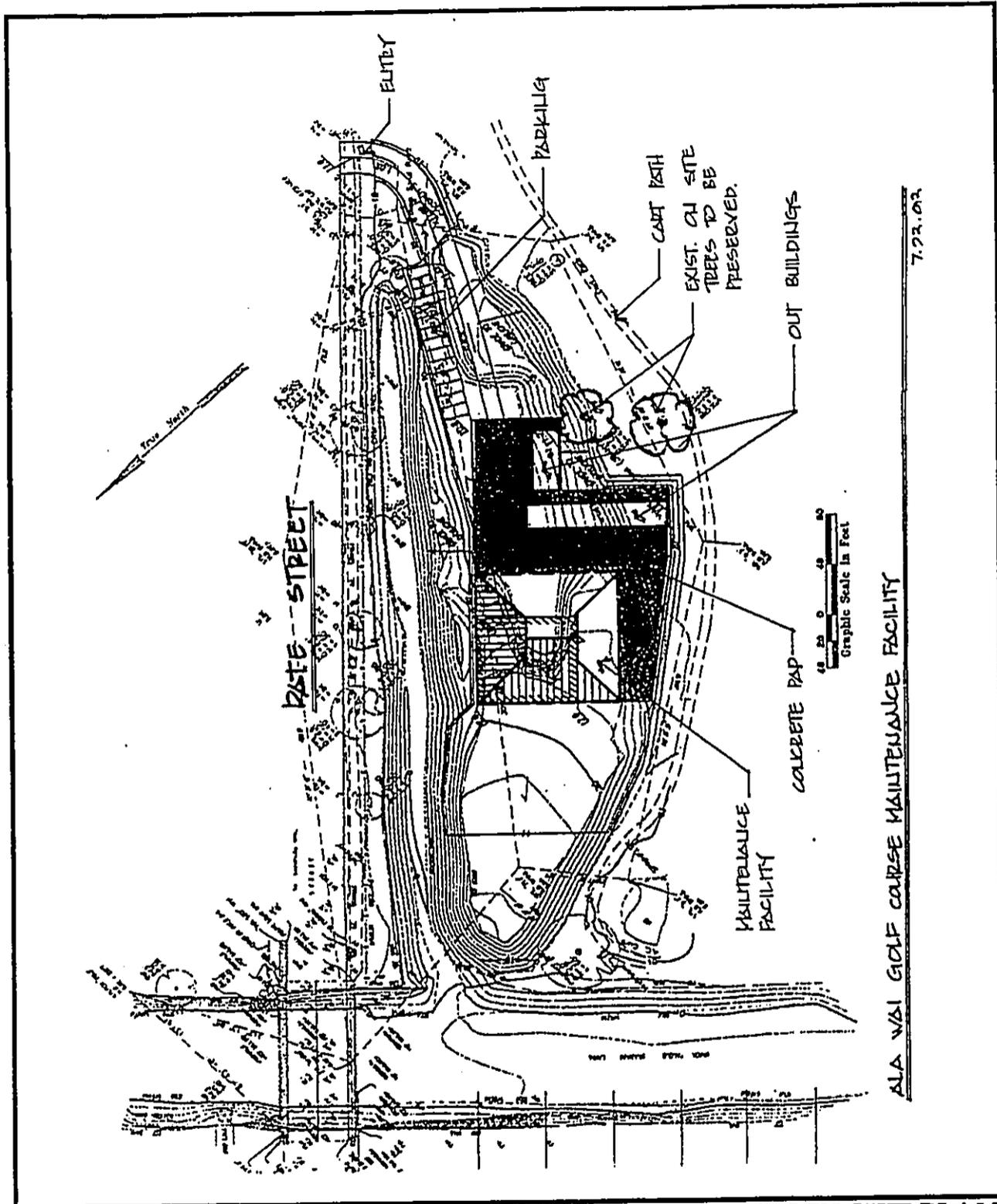
The building structures will be on concrete pads that will be secured to prevent vandalism and damage to the golf course maintenance equipment and supplies. The purpose of the installation will provide a more secure and planned maintenance facility to service the most highly used public golf course facility in the United States. All installation work will be done to applicable City & County Building Code Standards, and maintenance of the installation will be under the supervision of the Ala Wai Golf Course supervision. No significant environmental impacts are anticipated from the installation of this proposed improvement.

C. Socio-Economic Characteristics

As previously described, the purpose of this installation is to provide expanded maintenance service capacity to the Ala Wai Golf Course.

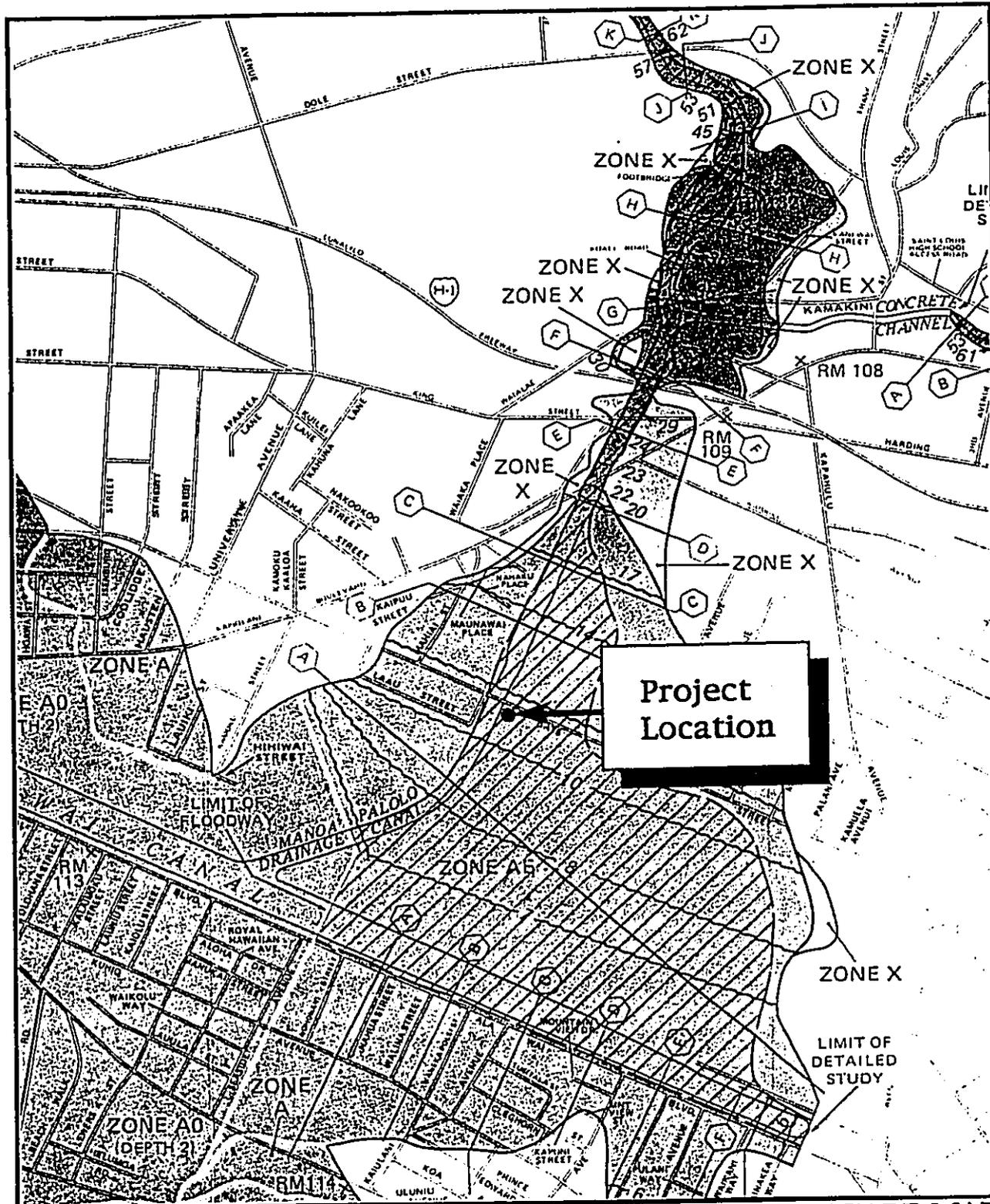
D. Environmental Characteristics

There will be minimal, if any, environmental impacts resulting from this proposed project. There will be clearing and grading to finish grade to pour the concrete pad, the construction of the maintenance building, and if required, the securing of the



ALA WAI GOLF COURSE
 Oahu, Hawaii

PROJECT SITE PLAN
 FIGURE 2



FIRM FLOOD ZONE
Oahu, Hawaii

FLOOD HAZARD MAP
FIGURE 3

building with a wire mesh security fence. The final installation plans will be reviewed by the appropriate State and City agencies prior to construction.

E. Funding and Phasing

All improvement costs will be borne by the applicant, and estimated costs are \$1,300,000.00. Work will be started and completed in one phase.

III. THE AFFECTED ENVIRONMENT

A. Geographic Characteristics - Soils

The proposed site is located on the Ala Wai Golf Course adjacent to Date Street, and has been in a highly urbanized sector of Honolulu since the early 1900s. *The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, prepared by the U.S. Department of Agriculture, Soil Conservation Service in August, 1972 describes the soils as follows: The Fill Lands consists of areas filled with material from dredging, excavation from adjacent uplands, garbage, and bagasse and slurry from sugar mills. The areas are on the islands of Kauai, Maui, and Oahu. *"Fill Land, Mixed (FL). This land type occurs mostly near Pearl Harbor and in Honolulu, adjacent to the ocean, or hauled from nearby areas, garbage, and general material from other sources. This land type is used for urban development including airports, housing areas, and industrial facilities."*

B. Hydrological Characteristics

The project site is designated in Zone AE on the Flood Insurance Rate map (FIRM), Panel 120 of 135, Community Panel Number 150001 0120 C, Map revised September 4, 1987, City & County of Honolulu. Zone AE is defined as "Base Flood elevations determined." (See Figure 3) The project site is located in the flood zone designation of 12+ feet. Although the FIRM shows that the project site is within the AE flood-prone area, a detailed study of the topographic map used in the FIRM flood study shows that the proposed project site is situated on an existing knoll above the base flood elevation of 12 feet. The new maintenance facility will be constructed within this knoll area and will have no adverse affect on the base flood elevation. Site preparation and excavation work will be necessary that may affect existing drainage patterns; however, because the area to be disturbed is small, the affects will be minimal. The project site will be improved to applicable Federal, State, and County building code standards.

C. Biological Characteristics

The project site is located in a highly urbanized sector of Honolulu, and as such, does not maintain any native or indigenous eco-systems. Flora and fauna, including avifauna, are almost entirely introduced species and are not endangered or protected varieties. Remote instances of water birds in the Manoa-Palolo Drainage Channel may be experienced.

D. Service Facilities and Public Utilities

This installation will require sewer, water, and electrical power, and as a maintenance facility, it will be used solely for the Ala Wai Golf Course.

E. Archaeological Sites

There has been no on-site inspection conducted for archaeological sites. In the event that during the installation phase, sites are uncovered, the applicant will require the contractor to halt work and advise the Historic Preservation Division (587-0045), immediately for an evaluation of any uncovered finds.

F. Aesthetics and Visual Characteristics

Impacts on the Coastal Zone will be minimal due to the placement of the proposed Facility in the corner of the Golf Course that is dominated by an expansive Indian Banyan Tree. Also, the low single story profile of the proposed structure will be colored in base tones of earthen colors that will blend with the adjacent landscaping.

IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The proposed installation is not anticipated to have any significant environmental impacts. The site is in an urbanized sector with typical urban traffic patterns. Any impacts resulting from the subject action will be temporary in nature and construction related. During normal drainage sequences, the Manoa-Palolo Drainage Channel will effectively convey storm water downstream with no danger of flooding. During a major storm (100-year frequency), the development will have no affect in increasing the surrounding base flood elevations nor will it cause any increase to flood elevations on surrounding areas. The development will be flood safe, adequate to resist regulatory flood forces and the structural building floor will be elevated to or above the regulatory flood elevation of 12+ feet.

V. ALTERNATIVES CONSIDERED

A. Alternative Locations

Initial efforts to locate this service oriented maintenance facility in an appropriate but unobtrusive location ranged from the selected location to other potential sites along Kapahulu Avenue; adjacent to the clubhouse facility, and along the golf course entry road. The current proposed site was finally designated by a combination of the Parks & Recreation Planning staff, the Department of Public Works Engineering Division staff, and the project consultant team. The location is suited to meet the demands of maintaining this highly active municipal golf course.

B. Do-Nothing Alternative

The "Do-Nothing" alternative was not considered a viable alternative since the increasing demand for municipal recreational facilities such as the Ala Wai Golf course has required increased maintenance to mitigate the heavy annual play of over 200,000 rounds of golf.

VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects from the proposed project, and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes an Environmental Assessment in anticipation of a Negative Declaration.

1. The proposed action consists entirely of the design and installation of a single story maintenance facility on a concrete pad, with security fencing if necessary.
2. There will be no permanent degradation of existing ambient air and noise levels. During the minimal construction period, there may be temporary violations of air and noise standards, but these are highly unlikely.
3. There are no known endangered species of animal or plant varieties within the project site.
4. There are no known natural, historic, or archaeological sites within the project site.
5. There will be no secondary adverse effects on future development, population, and public facilities with the installation of this project.

This project will have no significant environmental effects to the adjacent residential sectors. Any adverse environmental impacts have been determined to be insignificant and the applicant will comply with all applicable statutes, ordinances, and rules and regulations of the Federal, State, and City & County of Honolulu.

VII. LIST OF PREPARERS

Joseph H. Lancor Architects, Inc.

Parametrix, Inc.

Engineers Surveyors Hawaii, Inc.

VIII. LIST OF AGENCIES CONSULTED DURING THE PREPARATION OF THE
DRAFT ENVIRONMENTAL ASSESSMENT

ORGANIZATIONS AND AGENCIES

<u>Agency</u>	<u>Date of Consultation</u>	<u>Date Comment Rec'd</u>
<u>Federal</u>		
U.S. Army Corps of Engineers		
U.S. Dept. of Interior Fish & Wildlife Service		
<u>State of Hawaii</u>		
Dept. of Land and Natural Resources <i>State Historic Preservation Division</i> <i>Aquatic Resources Division</i> <i>Land Management</i> <i>Water Resources Management</i>		
Dept. of Health Environmental Management		
Office of State Planning		
<u>City & County of Honolulu</u>		
Dept. of Land Utilization		
Dept. of Transp. Services		
Planning Dept.		
Dept. of Public Works		
Building Dept.		
Dept. of Parks & Recreation		
Fire Dept.		
<i>Ala Wai Golf Course</i> <i>Maintenance Building</i>		

Agency

Date of Consultation

Date
Comment
Rec'd

Police Dept.

McCully-Moiliili Neighborhood Board #8
c/o Mr. Charles McClure
2232 Kapiolani Blvd., #401
Honolulu, HI 96826

*Ala Wai Golf Course
Maintenance Building*

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June 25, 1993