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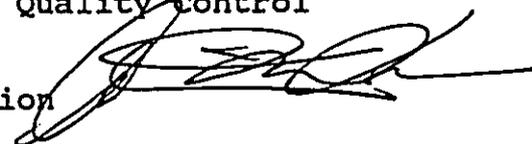
IN REPLY REFER TO:

RECEIVED
'93 NOV 24
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

November 24, 1993

HAR-EP 1654.94

To: Brian J. J. Choy, Director
Office of Environmental Quality Control

From: *RJ* Rex D. Johnson
Director of Transportation 

Subject: NEGATIVE DECLARATION FOR ACQUISITION OF LAND AND
IMPROVEMENTS FOR THE DEVELOPMENT OF KAHULUI HARBOR

In accordance with Act 241, SLH 1992, we have completed the formal environmental assessment 30-day review period for the subject project. No significant comments were received from the public. We have determined that no environmental impact statement will be required for the project. Based on the foregoing, we are filing this Negative Declaration.

Enclosed are the original and four copies of the Negative Declaration and a completed OEQC form for publication in the OEQC Bulletin.

Should you have any question, please contact Elton Teshima at 587-1880.

Encs.

1993-12-08-MA-PBA - Kahului Harbor Acquisition of Land and Improvements

DEC - 8 1993

**FINAL ENVIRONMENTAL ASSESSMENT
FOR
ACQUISITION OF LAND AND IMPROVEMENTS
FOR THE DEVELOPMENT OF KAHULUI HARBOR**

1. PROPOSING AGENCY

Department of Transportation, Harbors Division

2. AGENCY ACCEPTING AUTHORITY

Department of Transportation

3. AGENCIES CONSULTED

Agencies consulted with include:

State of Hawaii
Department of Transportation
Department of Land and Natural Resources

County of Maui
Planning Department

Others
Alexander & Baldwin-Hawaii-Incorporated
Hawaiian Canoe Club
Na Kai Ewalu Canoe Club
Charles Ota
Maui Meat
Valley Isle Motors
Maui Chamber of Commerce
Young Brothers, Ltd.

4. INTRODUCTION

This Environmental Assessment (EA) has been prepared for the proposed use of State funds for the acquisition of improved land at Kahului Harbor, Maui, from Alexander and Baldwin - Hawaii, Incorporated (A&B). For location map see Figure 1. This EA has

4. INTRODUCTION..(continued...)

been prepared in accordance with the provisions of Hawaii Revised Statutes (HRS) Chapter 343, Section 5(a)(1) and Chapter 200 of Title 11, Sections 11-200-5. A description of the proposed action, the affected environment, alternatives considered, proposed mitigation measures and preliminary determinations based on the information presented herein and the reasons supporting those determinations are provided. The information contained herein has been compiled from records at the Harbors Division, site visits, discussions with other agencies and affected parties, and generally available information regarding the area and its environmental characteristics.

4.1. GENERAL DESCRIPTION OF THE PROPOSED ACTION'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

4.1.1 Description of the Proposed Action

The Harbors Division proposes to use State funds to acquire privately owned A&B lands and improvements consisting of four separate parcels, located west of Kahului Harbor between Wharf Street and Puunene Street, (see Figure 2) and identified as TMK: 3-7-08 parcels 01,02,03,06. The total land area is approximately 8.2 acres.

The affected property is needed for the expansion of Kahului Harbor because of congested and unsafe conditions at the inter island barge terminal at the harbor. These lands are vital in providing for the long-term cargo handling needs in Kahului Harbor.

Acquisition is needed for improvements and is consistent with the Master Plan for Kahului Harbor.

4.1.2 Description of the Economic and Social Characteristics of the Proposed Action

The acquisition of land is necessary for the preservation and enhancement of Kahului Harbor as the Island of Maui's only commercial harbor. It is clearly recognized that Hawaii, as an island state, is almost totally dependent on ocean surface transportation. Approximately 80 percent of the required goods to keep the Hawaiian economy functioning are imported, and 98 percent of these imported goods are delivered by ship. Adequate land for the harbor is critical for a sound maritime industrial base and Maui's continued economic growth.

The social characteristics of the proposed project are positive in that it will enable the Harbors Division to proceed with the Master Plan for Kahului Harbor and better accommodate Maui's commerce.

The acquisition of land will effect several tenants who currently occupy the parcels.

4.1.3 Description of the Environmental Characteristics of the Proposed Action

The environmental characteristics of the proposed acquisition of land are positive. The acquisition of land will not alter existing conditions.

In the 1960's Kahului Railroad used some of the property for its operations and there were a few houses on the site. No survey has been conducted to determine the presence of hazardous/toxic materials on the site.

The Harbors Division is preparing a development plan for the area and will include the preparation of an Environmental Assessment of the proposed future development and uses.

5. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT

5.1 EXISTING CONDITIONS AND PLANNED ACTIVITIES

The improved land area being considered is located makai of Kaahumanu Avenue between Wharf Street and Puunene Street. The area is designated as urban on the State land use map, business/commercial on the Wailuku-Kahului Community Plan and M-2, heavy industrial on the County plan. The property is designated as Special Management Area, Special High Hazard District, and is located in the V-23 tsunami zone. The land is owned by A&B and is leased by various organizations. The parcels and their lessees are as follows:

| <u>Parcel No.</u> | <u>Lessee</u> |
|-------------------|--------------------------------------|
| TMK 3-7-08:01 | Valley Isle Motors |
| TMK 3-7-08:02 | Maui Meat |
| TMK 3-7-08:03 | Charles Ota |
| TMK 3-7-08:06 | Canoe Clubs/Maui Chamber of Commerce |

The existing improvements include various office, maintenance and storage buildings. The summary of ground lease for the various parcels are as follows:

| <u>TMK 3-7-08:01</u> | <u>Valley Isle Motors Site</u> |
|----------------------|---|
| Date of Lease: | September 19, 1980 |
| Land Area: | 26,808 square feet |
| Lessee: | Milton "H" King as Trustee |
| Type of use: | Only for business of retail and wholesale sales and warehousing of furniture and other home furnishings. Currently used as a car sales lot. |
| Term : | 45 years; Beginning January 1, 1980; Ending December 31, 2024 |
| Improvements: | One story elevated wooden sales office with a gross area of 407 square feet. |

5.1 EXISTING CONDITIONS..(continued...)

TMK 3-7-08:02 Maui Meat Site
Date of Lease: Amendment on November 22, 1991
Land Area: 25,247 square feet
Lessee: Maui Meat Company
Type of use: Cold Storage plant and for other industrial
uses as are directly related to cold storage
plant or are approved in writing by lessor but
for no retail business except as are directly
related to said business, and for no
residential purposes whatsoever.
Term : 2 years; Beginning November 1, 1991
Ending October 31, 1993
Improvements: One story meat processing & ancillary
buildings and improvements to land with a
gross area of 8,149 square feet.

TMK 3-7-08:03 Charles Ota Site
Date of Lease: April 22, 1980
Land Area: 65,349 square feet
Lessee: Charles Ota and Misao H. Ota
Type of use: Only for the business of a Japan Tuna
Operations office and Albers Feed sales and
storage. Currently used by Irrigation
Systems and Dels Farm Supply.
Term : 35 years; Beginning November 1, 1979
Ending October 31, 2014
Improvements: One story tilt-up concrete warehouse building
with second & mezzanine floor office/
storage, loading dock and two concrete ramps.
Total gross area is 29,466 square feet.

TMK 3-7-08:06

This parcel is leased to three separate entities and each is
discussed separately.

5.1 EXISTING CONDITIONS..(continued...)

Maui Chamber of Commerce

Date of Lease: September 22, 1977
Land Area: 6,300 square feet
Lessee: Maui Chamber of Commerce
Type of use: Only for general office use for Chamber of Commerce, Maui County Visitor Association and Better Business Bureau.
Term : Month to month license.
Improvements: Maui Chamber of Commerce office building with a gross area of 1,487 square feet.

Hawaiian Canoe Club

Date of Lease: August 1, 1983
Land Area: 10,000 square feet
Lessee: Hawaiian Canoe Club
Type of use: Canoe Club activities
Term : Month to month license
Improvements: 8 temporary wooden structures with a gross areas varying from 81 to 2015 square feet.

Na Kai Ewalu Canoe Club

Date of Lease: August 1, 1983
Land Area: 78,000 square feet
Lessee: Na Kai Ewalu Canoe Club
Type of use: Canoe Club activities
Term : Month to month license
Improvements: 18 temporary wooden structures with gross area varying from 48 to 1550 square feet.

The unimproved land consists of grassy areas and dirt mounds. Vegetation consists of coconut trees and shrubs. A drainage channel runs through the property with an outlet to the harbor.

5.1 EXISTING CONDITIONS..(continued...)

The State is currently preparing site development plans for cargo handling facilities. Since the future plans for Kahului Harbor will directly affect the users of the facilities and the private businesses that depend on the shipping services provided by the users, the Harbors Division is pursuing a joint community/ business/ government planning effort by coordinating this undertaking with the Kahului Harbor "Task Force" and "User Groups". The Task Force and User Groups consist of representatives from various Federal, State and County government agencies, local community associations, recreation and boating organizations, members of the maritime community, Chamber of Commerce and business councils.

6. MAJOR IMPACTS AND ALTERNATIVE CONSIDERED

6.1 MAJOR IMPACTS

No major adverse environmental impacts are envisioned to result from the proposed acquisition of land and improvements.

The acquisition of the property and its improvements will impact the current lessees of the property. The Department of Transportation intends to negotiate the termination of the leases with the lessees.

The acquisition of the land parcel has caused concerns by the two canoe clubs as to their future. They fear the total banning of canoeing activities in Kahului Harbor.

The acquisition of the property and its improvements will require the use of State funds.

6.2 ALTERNATIVE CONSIDERED

The alternative of not purchasing the land would not be in the public interest since the State would not be able to meet future commerce needs or implement related and dependent projects of the Master Plan for Kahului Harbor.

7. PROPOSED MITIGATION MEASURES

A&B has begun discussions with the tenants for alternative relocation sites.

In order to provide a permanent relocation site for the canoe clubs, A&B has offered to dedicate to Maui County approximately 91,950 square foot parcel of land that is identified as TMK 3-7-8:17, for the exclusive use for canoeing activities. This parcel is informally known as "Hoaloha Park". See Figure 3. The parcel is a separately subdivided lot and is located just one parcel over from the canoe clubs' current site. If no longer used for canoeing, ownership would revert to A&B. Access for ingress and egress between the parcel and Kaahumanu would be provided for. Parking would be permitted on a non-exclusive, space available basis, at the adjacent parcel TMK 3-7-8:08, for Club members and for regattas, until such permission is terminated by A&B. A separate use agreement will be needed with the canoe clubs for the use of this area. This offer is subject to the State acquisition of the 8.2 acres by the end of 1993, unless otherwise agreed to by A&B. It is to be noted that the State acquisition of the clubs' current site is not necessarily the date that the canoe clubs must vacate their site. The length of the clubs' continued occupancy will depend on the development plan formulated by the State.

The canoe clubs are named as participants in updating of the 2010 Master Plan for Kahului Harbor. The Harbors Division will continue to work closely with the canoe clubs to permit safe canoe paddling activities in the harbor and at the same time improve and expand the harbor facilities for the safe and efficient operation of cargo and passenger ships.

8. DETERMINATION

No significant adverse environmental impacts are anticipated as a result of the subject acquisition. Therefore, no environmental impact state is required. Funding for this acquisition has been authorized by Act 296, SLH 1991 and Act 289, SLH 1993.

9. REASONS FOR SUPPORTING DETERMINATION

In consideration of the absence of any significant negative impacts:

1. The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resources;
2. The proposed action increases the range of potential beneficial use of the facility;
3. The proposed action is in concert with the State's long-term environmental policies, goals and guidelines as expressed in Chapter 343, HRS, and any revisions and amendments thereto, court decisions and executive orders;
4. The proposed action will positively affect the economic or social welfare of the community with the expansion of maritime facilities;
5. The proposed action will not involve substantial secondary impacts; such as population changes or effects on public facilities;
6. The proposed action will not substantially affect public health;
7. The proposed action will not involve a substantial degradation of environmental quality;
8. The proposed action is individually limited and cumulatively,

will not have a considerable effect upon the environment or involve a commitment for larger actions;

9. The proposed action will not substantially affect rare, threatened or endangered species or habitats; and
10. The proposed action will not detrimentally affect air or water quality or ambient noise levels.

10. REVIEW OF DRAFT ENVIRONMENTAL ASSESSMENT

During the 30-day Review and Comment Period, one comment was received regarding the Draft Environmental Assessment for the Acquisition of Land and Improvements for the Development of Kahului Harbor as summarized below.

Comment Originator:

Brian J.J. Choy, Director
Office of Environmental Quality Control (OEQC)

Date of Comment:

October 14, 1993

Summary:

OEQC requested that the Department of Health, Environmental Management Division be consulted for guidance relating to potential hazardous/toxic materials on the site that was once used by Kahului Railroad.

Response:

A request for Public Records was forwarded to the Department of Health for any reported potential hazardous/toxic materials that were stored within the parcels being considered for acquisition.

On October 22, 1993 Mr. Arthur Bauckham of the Department of Health, Environmental Management Division was contacted to discuss whether any records were found as a result of the Kahului Railroad. Mr. Bauckham indicated that the Department of Health records show that an underground diesel storage tank exist on parcel

TMK 3-7-08:02 occupied by Maui Meat Company. Lease documents of A&B (the current land owner) indicates that Maui Meat Company is responsible to remove and cleanup the parcel before vacating.

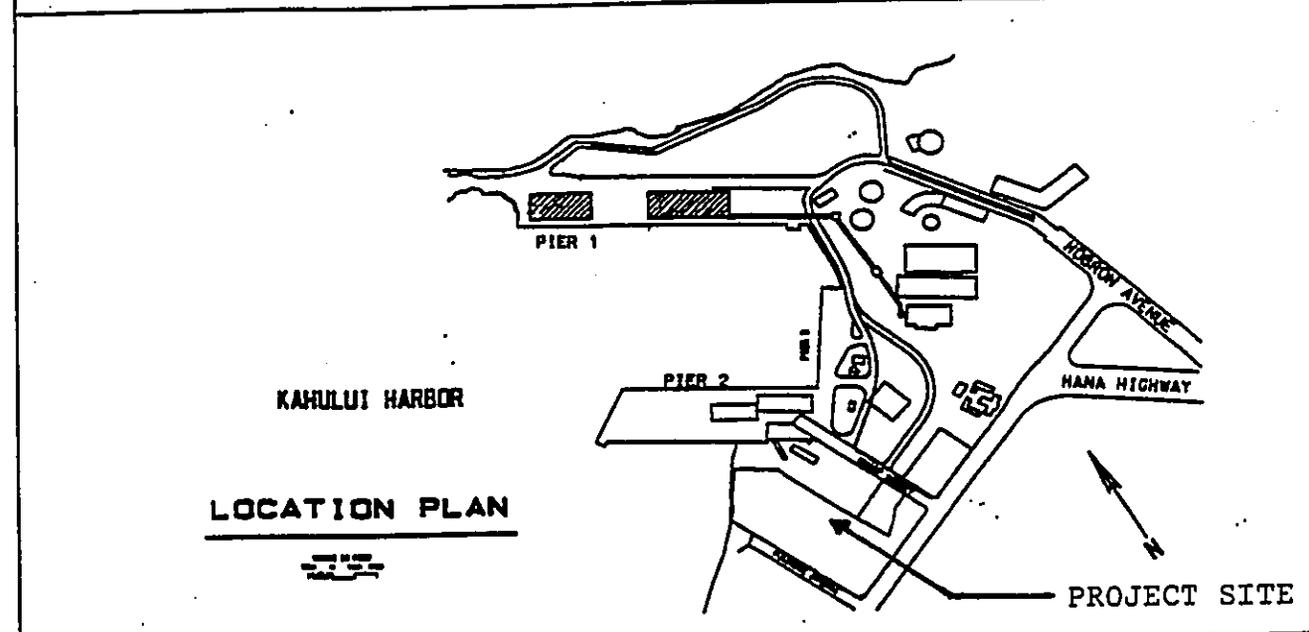
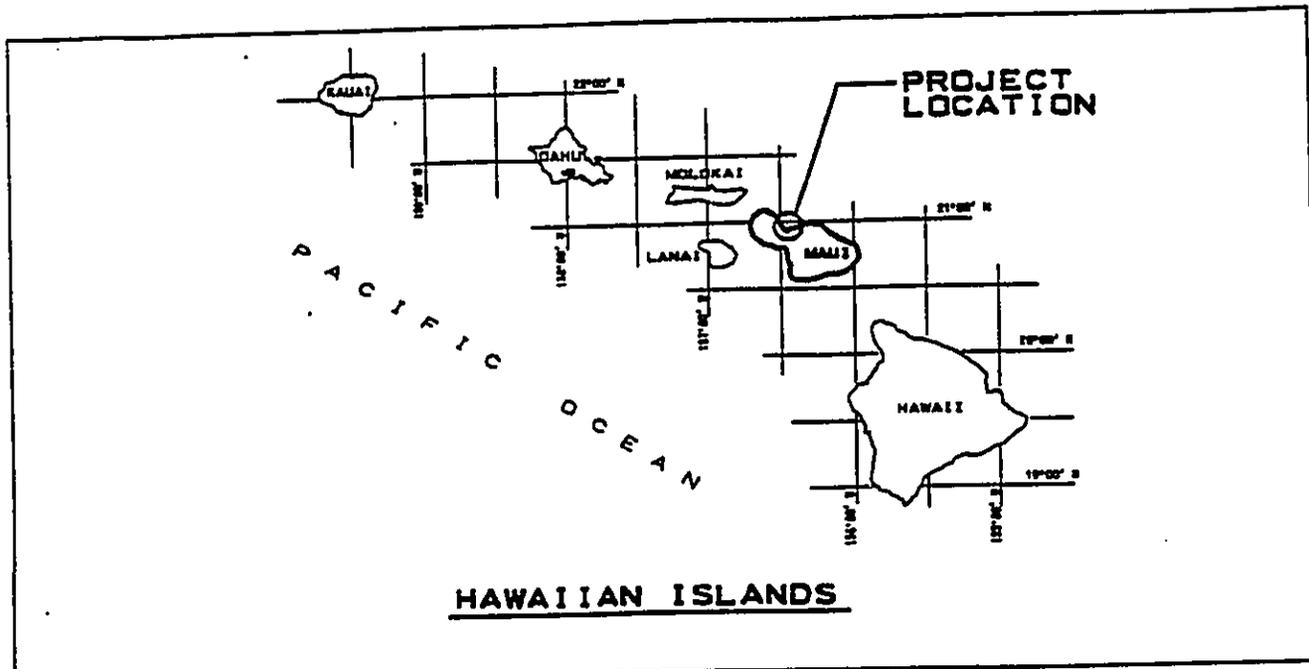


FIGURE 1

IN: KAHULUI HARBOR
 AT: KAHULUI
 COUNTY OF: MAUI
 STATE: HAWAII
 APPLICATION BY: DEPARTMENT OF
 TRANSPORTATION, HARBORS DIVISION
 1993

3 7 08

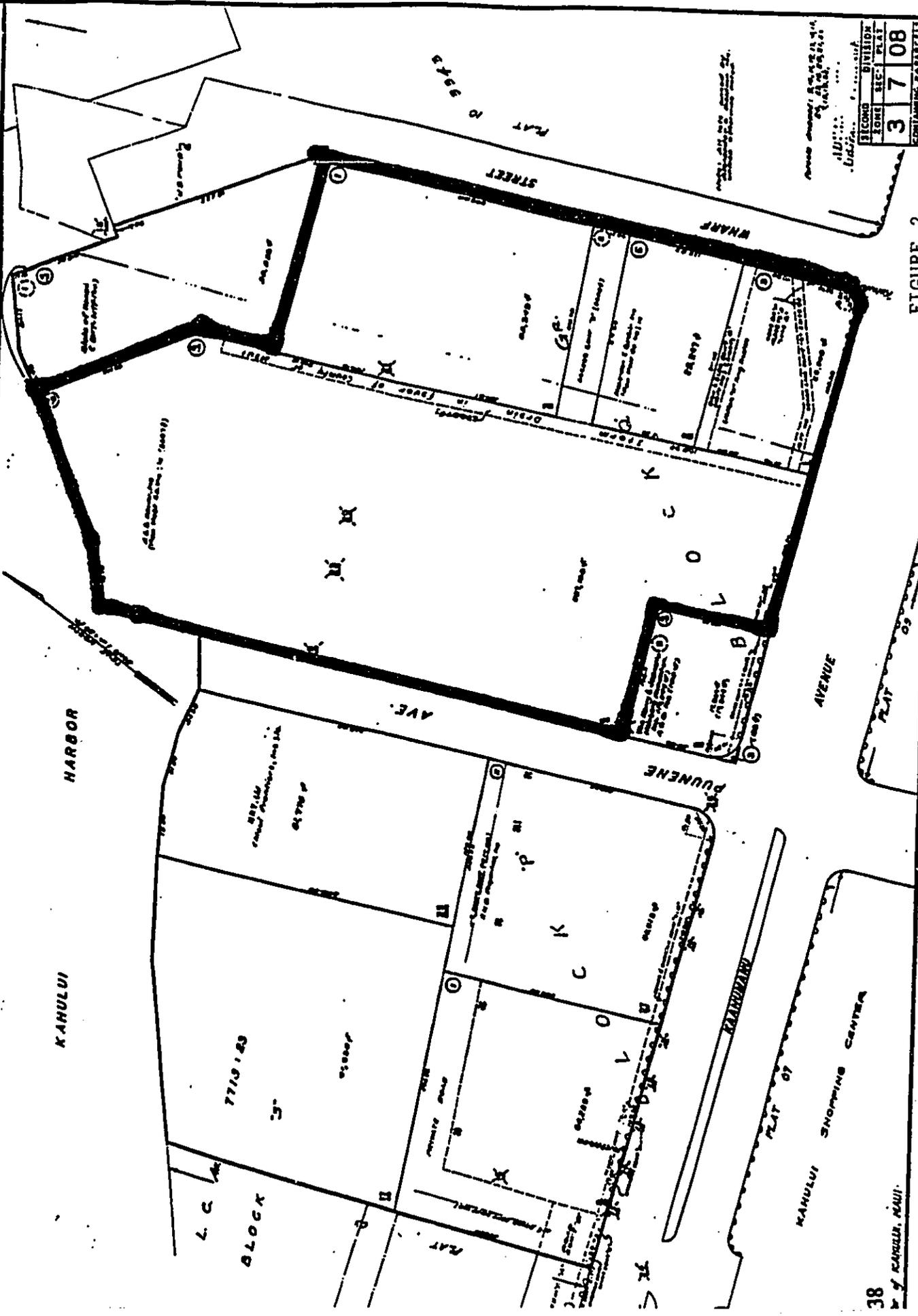


FIGURE 2

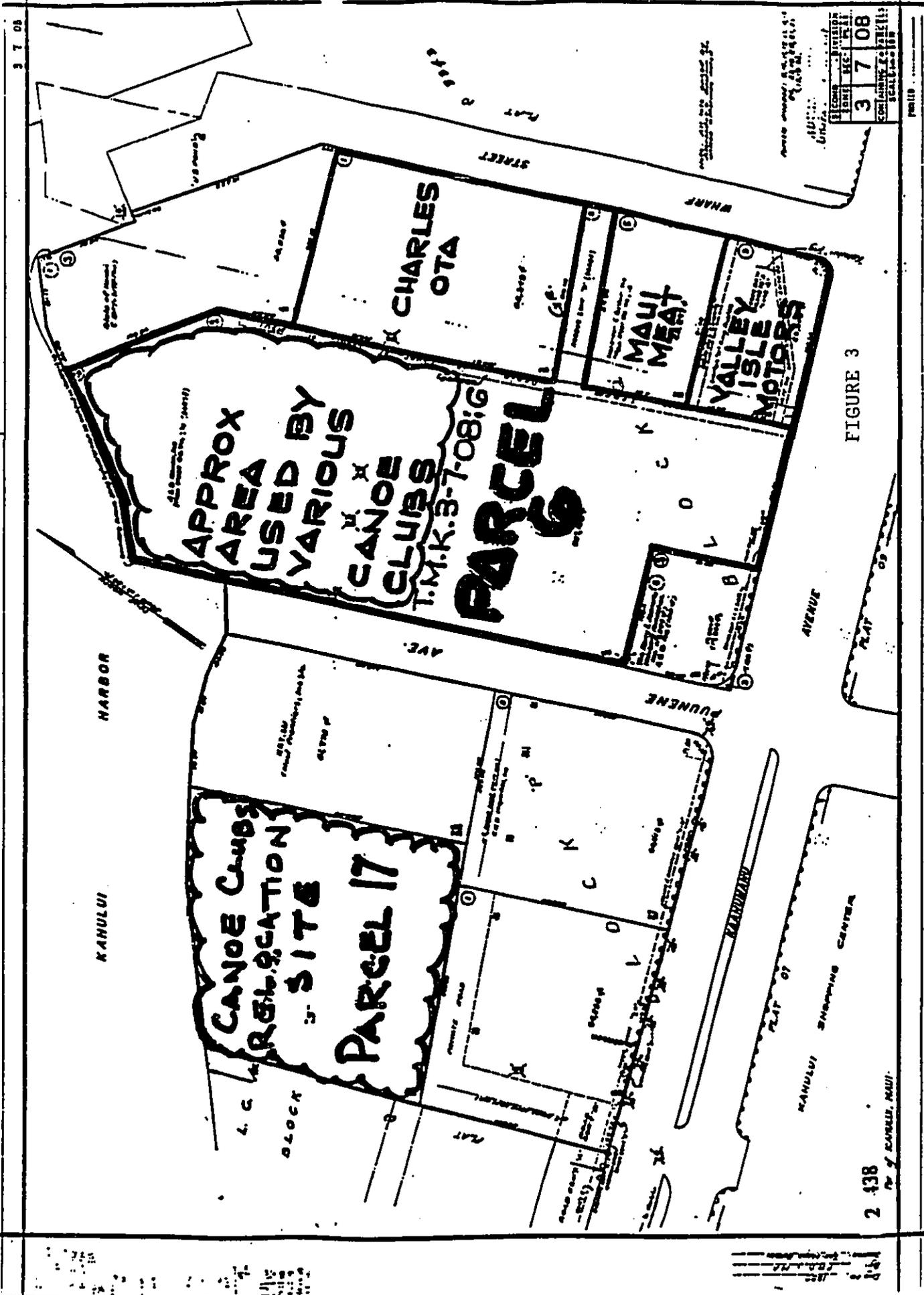


FIGURE 3

2.438
Pt. of MANULANI, MAUI.

3 T 08

| | |
|--------|---------------------|
| DATE | 3/7/08 |
| SCALE | 1" = 40' (AS SHOWN) |
| 3 7 08 | |