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DEPARTMENT OF THE NAVY

COMMANDER  
NAVY REGION HAWAII  
850 TICONDEROGA ST STE 110  
JBPHH, HAWAII 96860-5101

5750  
Ser N45/1291  
September 26, 2011

CERTIFIED MAIL NO. 7010 0290 0002 1769 7304

Mr. Gary Hooser  
Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

RECEIVED  
11 SEP 28 P3:44  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Dear Mr. Hooser:

SUBJECT: FINAL ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR THE NAVY REGION HAWAII FISCAL YEAR 2011 DEMOLITION PLAN AT JOINT BASE PEARL HARBOR-HICKAM, O'AHU, HAWAII

The Department of the Navy has prepared the subject Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the above-referenced project, and has determined that an Environmental Impact Statement is not required for the proposed action. Please publish notice in the next available *OEQC Environmental Notice*.

Enclosed with this letter is one (1) hard copy of the EA, one (1) copy of a completed OEQC Publication Form, and one (1) compact disk containing one (1) copy of the EA and one (1) copy of the completed OEQC Publication Form in pdf format.

Should you have any questions please contact Mr. James Furuhashi of our staff at 471-1171 x207 or email at [james.furuhashi@navy.mil](mailto:james.furuhashi@navy.mil).

Sincerely,

J. CORONADO  
Captain, CEC, U.S. Navy  
Regional Engineer  
By direction of  
Commander

- Enclosure:
1. Environmental Assessment Navy Region Hawaii Fiscal Year 2011 Demolition Plan, August 2011.
  2. OEQC Publication Form
  3. CD containing EA and OEQC Publication Form (PDF format)

**Publication Form  
The Environmental Notice  
Office of Environmental Quality Control**

Instructions: Please submit one hardcopy of the document along with a determination letter from the agency. On a compact disk, put an electronic copy of this publication form and a PDF of the EA or EIS. Mahalo.

**Name of Project:** Navy Region Hawaii Fiscal Year 2011 Demolition Plan  
**Applicable Law:** National Environmental Protection Act  
**Type of Document:** Environmental Assessment  
**Island:** O'ahu  
**District:** Pearl Harbor  
**TMK:**  
**Permits Required:**  
**Name of Applicant or Proposing Agency:** Mr. James Furuhashi OPHEV2  
Joint Base Pearl Harbor-Hickam  
Address: 850 Ticonderoga Street  
City, State, Zip: Joint Base Pearl Harbor-Hickam, HI 96860-5101  
Contact and Phone: Telephone: (808) 471-1171, ext. 207  
**Approving Agency or Accepting Authority:** Department of the Navy  
Commander, Navy Region Hawaii  
Address:  
City, State, Zip:  
Contact and Phone:  
**Consultant**  
Address:  
City, State, Zip:  
Contact and Phone:

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**Project Summary:** Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words).

**DEPARTMENT OF DEFENSE  
DEPARTMENT OF THE NAVY**

**NOTICE OF AVAILABILITY OF THE FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND ENVIRONMENTAL ASSESSMENT (EA) FOR THE NAVY REGION HAWAII FISCAL YEAR 2011 DEMOLITION PLAN AT JOINT BASE PEARL HARBOR-HICKAM (JBPHH), O'AHU, HAWAII**

Pursuant to the Council on Environmental Quality Regulations (40 Code of Federal Regulations Parts 1500-1508) implementing the National Environmental Policy Act and the Office of the Chief of Naval Operations Instruction 5090.1C, the Department of the Navy gives notice that an EA and FONSI have been prepared and an Environmental Impact Statement (EIS) is not required for the Navy Region Hawaii Fiscal Year 2011 Demolition Plan at JBPHH, O'ahu, Hawaii.

Commander Navy Region Hawaii (CNRH) intends to demolish four facilities at Joint Base Pearl Harbor-Hickam (JBPHH): Facilities 62 and 63 at Beckoning Point and Facilities 85 and 99 at Pearl City Peninsula (PCP). Demolition debris will be removed and each facility's footprint will be finished to conform to the surrounding areas. The purpose of the Proposed Action is to reduce CNRH's inventory of aged, deteriorated and underutilized facilities. All four facilities have been vacant for at least eight years and are not needed in support of CNRH's mission.

**ENVIRONMENTAL ASSESSMENT**

**Navy Region Hawaii Fiscal Year 2011  
Demolition Plan**

**O'ahu, Hawai'i**

Commander Navy Region Hawaii  
August 2011

DEPARTMENT OF DEFENSE  
DEPARTMENT OF NAVY

**FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR ENVIRONMENTAL ASSESSMENT  
(EA) FOR THE NAVY REGION HAWAII FISCAL YEAR 2011 DEMOLITION PLAN AT  
JOINT BASE PEARL HARBOR-HICKAM (JBPHH)**

Pursuant to the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) implementing the National Environmental Policy Act and the Office of the Chief of Naval Operations Instruction 5090.1C, Environmental Protection and Compliance Manual, the Department of the Navy (Navy) gives notice that an EA has been prepared and an Environmental Impact Statement (EIS) is not required for the Navy Region Hawai'i Fiscal Year 2011 Demolition Plan.

**Proposed Action:** The Proposed Action is to demolish four facilities at JBPHH. The four facilities are located in two areas of JBPHH: Facilities 62 and 63 at Beckoning Point and Facilities 85 and 99 at Pearl City Peninsula (PCP). Demolition debris will be removed and each facility's footprint will be finished to conform to the surrounding areas.

**Background:** The purpose of the Proposed Action is to reduce Commander, Navy Region Hawaii's (CNRH) inventory of aged, deteriorated and underutilized facilities. All four facilities have been vacant for at least eight years and are not needed in support of CNRH's mission. Hazardous materials such as asbestos-containing material (ACM), lead-based paint (LBP), and polychlorinated biphenyls (PCBs) may be present in some of the facilities due to their function and age of construction. Demolition contracts will require the handling, removal, and/or disposal of hazardous material to be carried out by qualified personnel and in accordance with all applicable federal, state and local laws and regulations. The Proposed Action is needed to eliminate unnecessary operation and maintenance costs, and to avoid health hazards associated with aged, deteriorated and underutilized facilities.

Facilities 62 and 63 are single-story structures with steel siding and roofing. Facility 62 is 3,506-square feet (SF) and Facility 63 is 3,947-SF. Both facilities were built in 1996 and functioned as sandblast/painting facilities for small boats. The buildings were vacated when port operations switched to larger boats, which were unable to fit into either facility. Both buildings have been vacant for approximately eight years. Both facilities are less than 50 years old and are not considered eligible for the National Register of Historic Places (NRHP).

Facilities 85 and 99 were built in 1944 as part of the former Pearl City Fuel Annex (PCFA). The PCFA was closed in 1999 and both facilities have been vacant since that time (approximately 12 years). Facility 85 is a 3,552-SF single-story reinforced concrete structure,

which served as a gasoline pump house. Facility 99 is an 863-SF, single-story structure with corrugated steel siding and roofing. Facility 99 served as a POL (petroleum, oil, lubricant) sample storage facility.

Facilities 85 and 99 are associated with the former PCFA, which was part of a War Reserve Gasoline Storage System. The PCFA was developed during World War II and primarily served as a storage and dispensing system for aviation fuel. Facility 85 is considered eligible for the NRHP. Although associated with the former PCFA, Facility 99 is an isolated, minor building with minimal historic integrity. Facility 99 is not considered eligible for the NRHP.

The former PCFA is an installation restoration (IR) site. The PCFA has surface and subsurface soil contamination, including the soil under Facilities 85 and 99; as well as groundwater contamination. To address the contamination, a future project is being planned to remediate the contaminated soil. The demolition of Facilities 85 and 99 will simplify future cleanup work of the PCFA by leaving an open area to conduct soil remediation.

#### **Alternatives Analyzed:**

##### **Alternative 1, Adaptive Reuse Alternative:**

Under the Adaptive Reuse Alternative, the two facilities at Beckoning Point (Facilities 62 and 63) would be repaired and the facility use would be converted to storage. The two facilities at Pearl City Peninsula (Facilities 85 and 99) would be demolished.

Alternative 1 is not preferred because it does not eliminate unnecessary operation and maintenance costs. CNRH would need to expend resources to sustain and modernize storage facilities that may not be utilized.

##### **Alternative 2, Minimum Preservation Alternative:**

Under the Minimum Preservation Alternative, the four facilities would not be demolished. Minor modifications would be made to the facilities to stabilize their condition. An example of such a modification would be to install plastic or wooden covers over the windows to minimize environmental elements from entering the buildings.

Alternative 2 is not preferred because it does not eliminate unnecessary operation and maintenance costs, or health and safety hazards. CNRH would need to expend resources to maintain facilities that may not be utilized. Hazardous materials associated with these facilities would remain in place. However, a facility considered eligible for the NRHP (Facility 85) would remain in place.

**Alternative 3, No Action Alternative**

Under the No Action alternative, the four facilities would not be demolished. All buildings would remain in their present state.

Alternative 3 is not preferred because it does not eliminate hazardous materials associated with these facilities. However, a facility considered eligible for the NRHP (Facility 85) would remain in place.

**Environmental Effects:** The Proposed Action would not result in significant impacts to the following resources: soils, topography, groundwater, air quality, noise, traffic, marine and terrestrial flora and fauna, utilities, drainage, hazardous and regulated materials, flood hazard, socio-economic factors, and land use compatibility. It would not involve in-water or over-water construction activities. Furthermore, the Proposed Action would not create environmental health and safety risks that could disproportionately impact children or minority and low-income populations. The Proposed Action is listed among the *de minimis* activities agreed upon between the Navy and the State of Hawai'i Coastal Zone Management (CZM) Program; as such, it is not subject to further review by the State CZM Program.

The Proposed Action would have an adverse effect on Facility 85, which is considered eligible for the NRHP. CNRH has consulted with the Hawai'i State Historic Preservation Officer (SHPO) and other consulting parties and the parties have agreed on how the adverse effect will be resolved. A Memorandum of Agreement (MOA) has been executed between CNRH and the SHPO; and CNRH will proceed with the proposed demolition in accordance with the stipulations in the MOA.

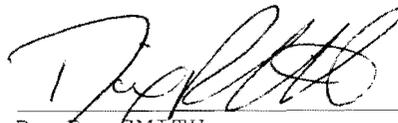
**Finding:** Based on the information gathered during the preparation of this EA and the analysis presented, the Navy has determined that the Proposed Action will have no significant impacts on the quality of the human environment.

**Point of Contact:**

The EA is on file at Naval Facilities Engineering Command Hawaii. A limited number of copies are available on compact disc and are available to fill single copy requests. Interested parties may obtain a copy from: Naval Facilities Engineering Command Hawaii, 400 Marshall Road, Building X-11, JBPHH, HI 96860-3139 (Attn: Mr. James Furuhashi); Telephone (808) 471-1171 ext 207.

9/21/11

Date



D. R. SMITH  
Rear Admiral, U.S. Navy  
Commander, Navy Region Hawaii

**ENVIRONMENTAL ASSESSMENT**

**Navy Region Hawaii Fiscal Year 2011  
Demolition Plan**

**O'ahu, Hawai'i**

Commander Navy Region Hawaii  
August 2011

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## COVER SHEET

<b>Proposed Action</b>	To demolish four (4) Navy-owned facilities at Joint Base Pearl Harbor-Hickam (JBPHH), O'ahu, Hawai'i.
<b>Type of Document</b>	Environmental Assessment
<b>Lead Agency</b>	Commander Navy Region Hawaii
<b>For Further Information</b>	Mr. James Furuhashi OPHEV2 Naval Facilities Engineering Command, Hawaii 400 Marshall Road, Building X-11 Pearl Harbor, HI 96860-3139 Telephone: (808) 471-1171 x207

### Summary

This Environmental Assessment (EA) was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969 (42 United States Code §4321, *et seq.*), as implemented by the Council on Environmental Quality (Code of Federal Regulations Title 40, Parts 1500-1508 *et seq.*), the Department of Navy Procedures for Implementing NEPA (32 CFR § 775) and the Office of the Chief of Naval Operations (OPNAVINST) 5090.1C CH-5, *Navy Environmental and Natural Resources Program Manual*, 30 October 2007 (DoN 2007).

Commander Navy Region Hawaii (CNRH) proposes to demolish four (4) facilities at JBPHH, O'ahu, Hawai'i as part of its fiscal year 2011 Demolition Plan. Demolition debris will be removed and each facility's footprint will be finished to conform to the surrounding areas. The purpose of the Proposed Action is to reduce CNRH's inventory of aged, deteriorated and underutilized facilities. The Proposed Action is needed to eliminate unnecessary operation and maintenance costs, and to avoid health and safety hazards associated with aged, deteriorated and underutilized facilities.

The four facilities are located in two areas of JBPHH: Facilities 62 and 63 at Beckoning Point and Facilities 85 and 99 at Pearl City Peninsula (PCP). Facilities 62 and 63 were built in 1996 and were used as sandblast/painting facilities for small boats. Facilities 85 and 99 were built in 1944 as part of the former Pearl City Fuel Annex, and functioned as a gasoline pump house and storage building for petroleum, oil, and lubricant (POL) samples respectively.

Based on the age and use of the subject facilities there is the possibility that lead-based paint (LBP) and asbestos containing materials (ACM) may be present in these structures. In addition, Facilities 85 and 99 are within the former Pearl City Fuel Annex which is an installation restoration site. Demolition contracts will require the handling, removal, and/or disposal of hazardous material to be carried out by qualified personnel and in accordance with all applicable federal, state and local laws and regulations.

Of the four facilities proposed for demolition, only one is considered eligible for listing on the National Register of Historic Places (NRHP) (Facility 85, PCP). The remaining three facilities are not considered eligible for the NRHP; however, two of them (Facilities 62 and 63) are located within the U.S. Naval Base, Pearl Harbor National Historic Landmark.

CNRH has complied with Sections 106 and 110 of the National Historic Preservation Act (NHPA) by consulting with the Hawai'i State Historic Preservation Officer (SHPO), National Trust for Historic Preservation, National Park Service, and Historic Hawai'i Foundation; and affording the Advisory Council on Historic Preservation an opportunity to comment on the Proposed Action. The consultation resulted in an executed Memorandum of Agreement (MOA) Among the Commander Navy Region Hawaii and the Hawai'i SHPO Regarding Proposed Demolition for Fiscal Year 2011 at JBPHH, O'ahu, Hawai'i. If the proposed action is implemented, CNRH would proceed with the proposed demolition in accordance with

the stipulations contained in the MOA to mitigate impacts on historic properties. The MOA is included as Appendix B of this EA.

The Proposed Action would not result in significant impacts to the following resources: soils, topography, groundwater, air quality, noise, traffic, marine and terrestrial flora and fauna, utilities, drainage, hazardous and regulated materials, flood hazard, socio-economic factors, and use compatibility. Further, the Proposed Action would not create environmental health and safety risks that could disproportionately impact children or minority and low-income populations. The Proposed Action is listed among the *de minimis* activities agreed upon between the Navy and the State of Hawai'i Coastal Zone Management (CZM) Program; as such, it is not subject to further review by the State CZM Program.

Based on the information gathered during the preparation of this EA and the analysis presented, the Navy has determined that the Proposed Action will have no significant impacts on the quality of the human environment.

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Appendix B	NHPA Section 106 Memorandum of Agreement
Appendix C	Navy De Minimis Activities Under the Coastal Zone Management Act

## ACRONYMS AND ABBREVIATIONS

§	Section
ac	acre(s)
ACHP	Advisory Council on Historic Preservation
ACM	asbestos containing material
AHPA	Archaeological and Historic Preservation Act
AST	Above Ground Storage Tank
BMP(s)	best management practice(s)
c	circa
°C	degrees Celsius (or Centigrade)
CDF	Confined Disposal Facility
CFR	Code of Federal Regulations
CNRH	Commander Navy Region Hawaii
cm	centimeter(s)
CONUS	continental U.S.
CWA	Clean Water Act
CZM	Coastal Zone Management
CZMA	Coastal Zone Management Act
dBA	decibels (sound intensity level, measured on the “A” scale)
DBEDT	State of Hawai‘i Department of Business, Economic Development and Tourism
DoD	Department of Defense
DoE	State of Hawai‘i Department of Education
DOH	State of Hawai‘i Department of Health
DOH-CWB	State of Hawai‘i Department of Health, Clean Water Branch
DoN	Department of the Navy
EA	environmental assessment
EO	Executive Order
ESA	Endangered Species Act
°F	degrees Fahrenheit
Fac.	Facility
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map(s)
FISC	Fleet Industrial Supply Center
FL	Mixed Fill Land
FONSI	finding of no significant impact
FR	Federal Register
ft	foot (feet)
ft <sup>2</sup>	square foot (feet)
FY	fiscal year
ha	hectares
HECO	Hawaiian Electric Company
ICRMP	Integrated Cultural Resources Management Plan
in	inch(es)
INRMP	Integrated Natural Resources Management Plan
IR	Installation Restoration
IRP	Installation Restoration Program
JBPHH	Joint Base Pearl Harbor-Hickam
km	kilometer(s)
kph	kilometers per hour
kV	kilovolt
LBP	lead-based paint

LEED	Leadership in Energy and Environmental Design
LOS	level of service
$\mu\text{g}/\text{m}^3$	micrograms per cubic meter
m	meter(s)
$\text{m}^2$	square meter(s)
mi	miles
$\text{mi}^2$	square miles
MOA	Memorandum of Agreement
mph	miles per hour
MSF	Magnetic Silencing Facility
MSL	mean sea level
mVA	mega volt-amp
MWR	Morale Welfare and Recreation
NAVFAC	Naval Facilities Engineering Command
NEPA	National Environmental Policy Act
NEX	Navy Exchange
NHL	National Historic Landmark(s)
NHPA	National Historic Preservation Act
NPDES	National Pollution Discharge Elimination System
NPS	National Park Service
NRHP	National Register of Historic Places
NSWUE	Naval Special Warfare Undersea Enterprise
OPNAVINST	Chief of Naval Operations Instruction
PCB	polychlorinated biphenyl
PCP	Pearl City Peninsula
PHNHL	Pearl Harbor National Historic Landmark
POL	Petroleum Oil Lubricant
POV	personally-owned vehicle
$\text{PM}_{10}$	particulate matter less than ten microns in diameter
RSIP	Regional Shore Infrastructure Plan
sf	square foot, square feet
SHPO	State Historic Preservation Officer
TIAR	Traffic Impact Analysis Report
U.S.	United States
USACE	U.S. Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USDA NCRS	United States Department of Agriculture Natural Resources Conservation Service
USFWS	U.S. Fish and Wildlife Service
USMC	U.S. Marine Corps
WQC	Water Quality Certification
WQLS	Water Quality-Limited Segments
WWII	World War II

## **1.0 PURPOSE AND NEED FOR ACTION**

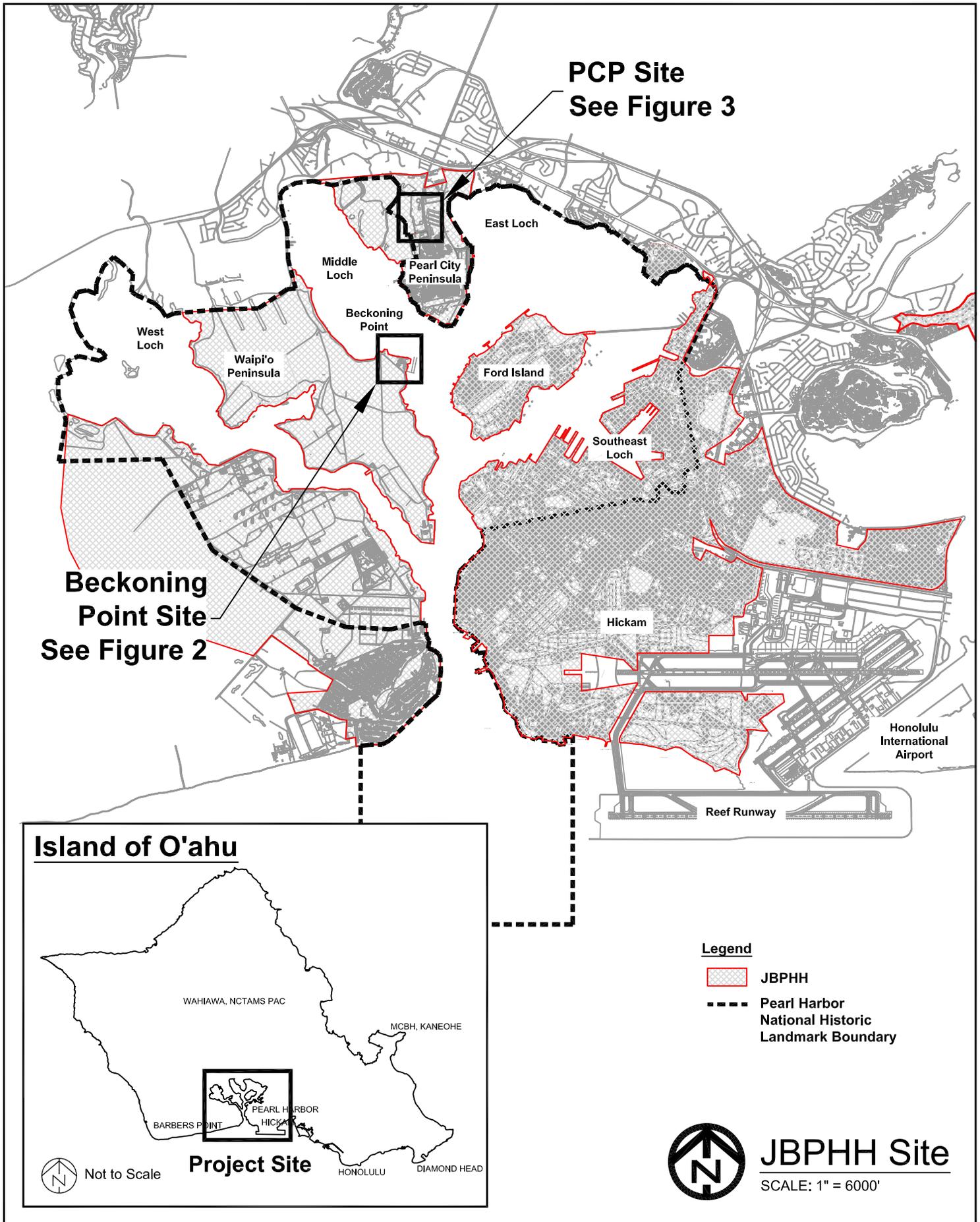
### **1.1 Summary of Proposed Action**

Commander Navy Region Hawaii (CNRH) proposes to demolish four facilities at Joint Base Pearl Harbor-Hickam (JBPHH) as part of its fiscal year (FY) 2011 Demolition Plan. The four facilities are located in two areas of JBPHH: Facilities 62 and 63 at Beckoning Point and Facilities 85 and 99 at Pearl City Peninsula (PCP) (see Figures 1 through 3).

Demolition of these facilities will include removal of the entire structure, as well as the floor slabs and foundations, removal and disposal of any hazardous materials associated with the demolition, termination of utilities, and site finishing. Site finishing will include backfill, compaction, and finish to match existing surrounding conditions.

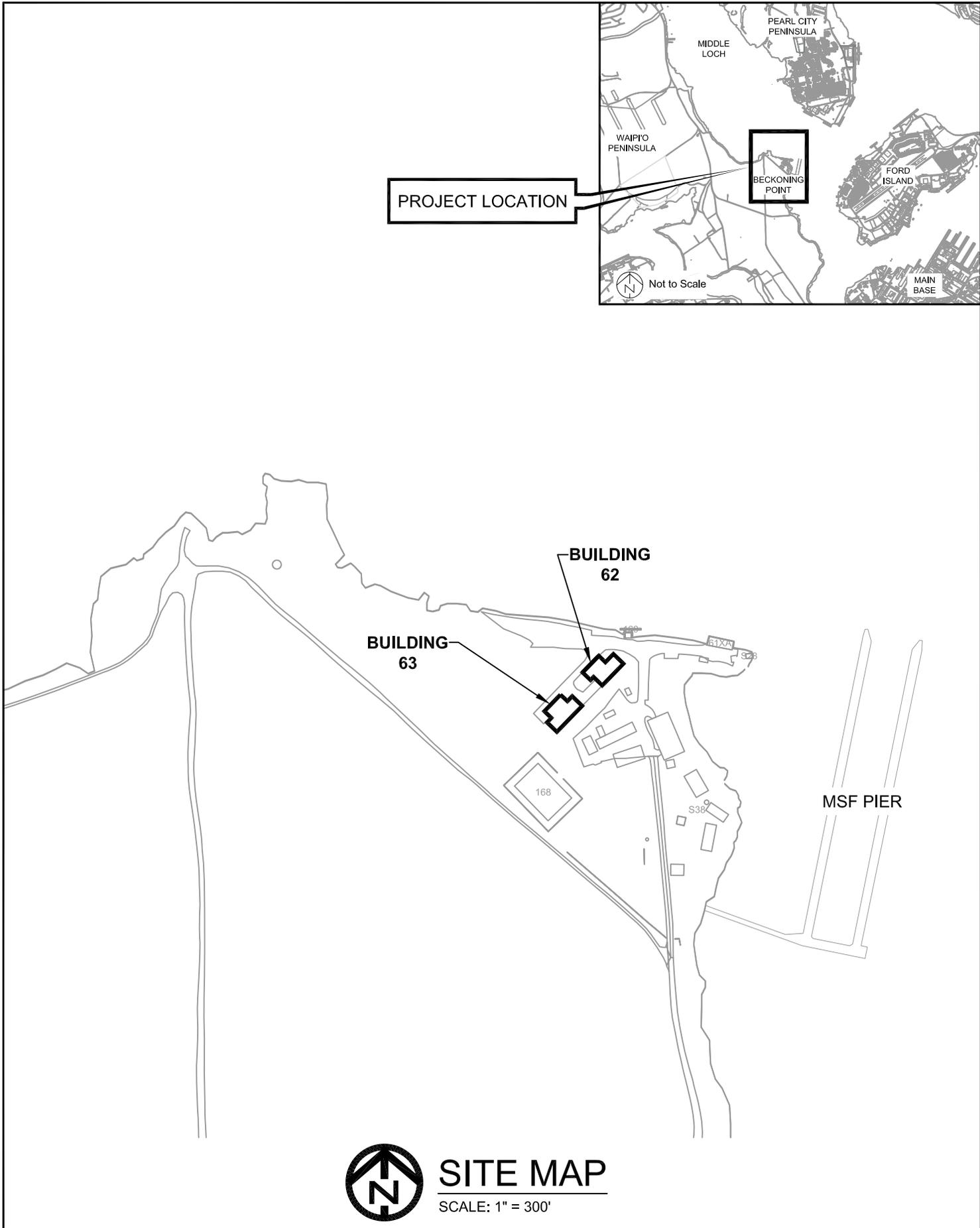
### **1.2 Purpose and Need**

The purpose of the Proposed Action is to reduce CNRH's inventory of aged, deteriorated and underutilized facilities. CNRH has determined that the facilities are not needed in support of its mission. These facilities are deteriorated and have sustained water damage. Hazardous materials such as asbestos-containing material (ACM), lead-based paint (LBP), and polychlorinated biphenyls (PCBs) may be present in some of the facilities due to their function and age of construction. The Proposed Action is needed to eliminate unnecessary operation and maintenance costs, and to avoid health and safety hazards associated with aged, deteriorated and underutilized facilities.



Location Map

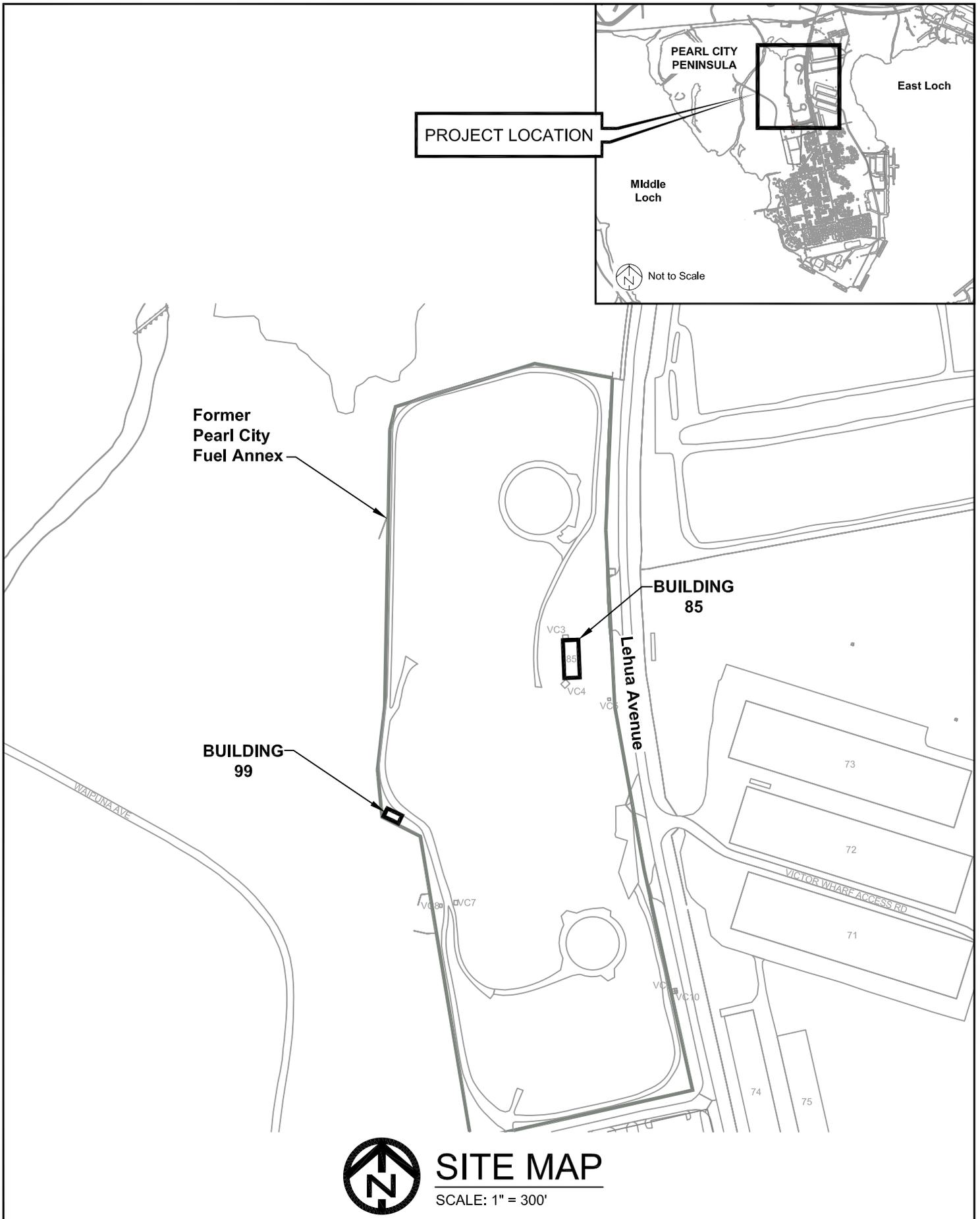
Figure 1



**SITE MAP**  
SCALE: 1" = 300'

Site Map: Beckoning Point

Figure 2



Site Map: Pearl City Peninsula

Figure 3

### **1.3 Regulatory Overview**

The following is a discussion of the primary federal laws and consultations that may be relevant to the implementation of the Proposed Action.

#### **1.3.1 National Environmental Policy Act**

The National Environmental Policy Act (NEPA) of 1969 (42 United States Code (USC) Section (§) 4321 *et seq.*), as amended, requires Federal agencies to prepare an Environmental Assessment (EA) or Environmental Impact Statement (EIS) for Federal actions that have the potential to significantly affect the quality of the human environment, including both natural and cultural resources. This EA has been prepared pursuant to the NEPA as implemented by the Council on Environmental Quality regulations (40 Code of Federal Regulations (CFR) Parts 1500-1508), the Department of the Navy Procedures for Implementing NEPA (32 CFR § 775), and the Chief of Naval Operations Instruction (OPNAVINST) 5090.1C CH-1, Environmental and Readiness Program Manual of 18 July 2011.

#### **1.3.2 Historic Sites Act of 1935**

The Historic Sites Act of 1935 (16 USC §§ 461-467) establishes as a national policy the preservation of historic resources, including sites and buildings. This Act led to the establishment of the National Historic Landmarks (NHL) program and the National Park Service (NPS) Historic American Building Survey/Historic American Engineering Records program that establishes standards for architectural and engineering documentation.

#### **1.3.3 National Historic Preservation Act**

The National Historic Preservation Act (NHPA) of 1966, as amended (16 USC § 470) established a national policy for the preservation of historic properties as well as the National Register of Historic Places (NRHP), Advisory Council on Historic Preservation (ACHP), and State Historic Preservation Officers.

Section 106 of the NHPA requires federal agencies having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking to take into account the effects of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP. Federal agencies shall also afford the ACHP a reasonable opportunity to comment on such undertakings.

Section 110 of the NHPA requires federal agencies to use, to the maximum extent feasible, historic properties available to the agency; have appropriate records made of historic properties prior to substantial alteration or demolition; and to the maximum extent possible, undertake planning and actions to minimize harm to a National Historic Landmark (NHL), and afford the ACHP the opportunity to comment on proposed undertakings that may have an adverse effect on a NHL. Section 110 also states that where a section 106 memorandum of agreement (MOA) has been executed, such MOA shall govern the undertaking and all of its parts.

### 1.3.4 Coastal Zone Management Act

The U.S. Congress noted in the Coastal Zone Management Act (CZMA) of 1972 (16 USC § 1451 *et seq.*) a national interest in the effective management, beneficial use, protection and development of the coastal zone. While areas under the control of the federal government are, by definition, excluded from the state's coastal zone, federal agency activities within or outside the zone that affect any land or water use or natural resource of the coastal zone shall be carried out in a manner which is consistent to the maximum extent practicable with the enforceable policies of an approved State Coastal Zone Management (CZM) program. If the federal agency proponent determines that an effect on coastal resources is reasonably foreseeable, a consistency determination is submitted to the State of Hawai'i's CZM Program. In 2009, the Navy and the Hawai'i CZM Program developed an updated list of *de minimis* activities which are expected to have insignificant direct or indirect coastal effects and are not subject to further review by the Hawai'i CZM Program.

### 1.3.5 Clean Air Act

The primary goal of the Clean Air Act (CAA) of 1963 (42 USC § 7401-7671q) is to encourage or otherwise promote reasonable Federal, State, and local government actions for pollution prevention. The purpose of the CAA is to protect and enhance the quality of the Nation's air resources so as to promote public health and welfare. The CAA defines the Environmental Protection Agencies (EPA's) responsibilities for protecting and improving the nation's air quality, and requires the EPA to regulate emissions of toxic air pollutants. In accordance with the CAA, the EPA established National Emissions Standards for Hazardous Air Pollutants (NESHAP). Asbestos is a pollutant regulated under NESHAP.

The State of Hawaii Department of Health (DOH), Indoor and Radiological Health (IRH) Branch maintains an Asbestos Program developed in cooperation with the EPA. Owners of buildings and/or their contractors are required to notify applicable State and local agencies prior to all demolitions or renovations of facilities where asbestos material will be disturbed.

### 1.3.6 List of Potential Permits, Approvals, and Required Consultations or Notifications

Table 1-1 summarizes the permits, approvals, and required consultations the Navy may be required to obtain prior to demolition/construction activities.

**Table 1-1  
 List of Potential Permits, Approvals, and Required Consultations or Notifications**

Oversight Agency	Permit, Approval, or Consultation
State of Hawai'i Historic Preservation Officer, Department of Land and Natural Resources	NHPA Section 106 Consultation
State of Hawai'i Department of Health, Indoor and Radiological Health Branch	Asbestos Notification of Demolition & Renovation

## 2.0 PROPOSED ACTION AND ALTERNATIVES

### 2.1 Introduction

This chapter presents a discussion of the Proposed Action, and the alternatives that were considered to meet the project objectives. Table 2-2 presents a summary of anticipated environmental effects for the Proposed Action and each of the alternatives.

### 2.2 Description of the Proposed Action and Alternatives

The following alternatives (including the Proposed Action) were considered in accordance with NEPA, Council on Environmental Quality regulations for implementing NEPA, and OPNAVINST 5090.1C:

- Proposed Action: Demolish four facilities at two areas on JBPHH; two facilities at Beckoning Point (Facilities 62 and 63) and two facilities at Pearl City Peninsula (Facilities 85 and 99); and implement post-demolition site finishing work.
- Adaptive Reuse Alternative: Repair and modify the two Beckoning Point facilities (Facility 62 and 63) and demolish the two Pearl City Peninsula facilities (Facility 85 and 99) and implement post-demolition site finishing work.
- Minimum Preservation Alternative: Make minor modifications to the four facilities, such as covering windows, to prevent further deterioration.
- No Action Alternative: Take no action. CNRH retains all four facilities in their existing condition.

Each alternative is described below.

#### 2.2.1 Proposed Action

The Proposed Action is to demolish four facilities at JBPHH, O’ahu, Hawai’i. The four facilities are located in two areas of JBPHH: Facilities 62 and 63 at Beckoning Point and Facilities 85 and 99 at Pearl City Peninsula (PCP). Figures 1 through 3 show the locations of the facilities proposed for demolition. Photographs of the facilities are included in Appendix A. Table 2-1 lists the facilities proposed for demolition by location, along with their facility type, construction year, and whether they are considered eligible for listing on the NRHP.

**Table 2-1  
 Facilities to be Demolished**

Fac. Count	Fac. No.	Facility Type	Year Built	NRHP Eligible
<b>BECKONING POINT</b>				
1	<b>62</b>	Sandblast / Painting	1996	No
2	<b>63</b>	Sandblast / Painting	1996	No
<b>PEARL CITY PENINSULA</b>				
1	<b>85</b>	Gasoline Pump House	1944	Yes
2	<b>99</b>	POL Sample Storage	1944	No

Facilities 62 and 63 are single-story structures with steel siding and roofing. Facility 62 is 3,506-square feet (sf) (325.72-square meters (m<sup>2</sup>)) and Facility 63 is 3,947-square feet (sf) (366.69-square meters (m<sup>2</sup>)). Both facilities were built in 1996 and functioned as sandblast/painting facilities for small boats used by port operations. The buildings were vacated when port operations switched to larger boats, which were unable to fit into either facility. Both buildings have been vacant for approximately eight years.

Facilities 85 and 99 were built in 1944 as part of the former Pearl City Fuel Annex (PCFA). The fuel annex was closed in 1999 and both facilities have been vacant since that time (approximately 12 years). For additional information on the PCFA see Section 3.3 Cultural Resources. Facility 85 is a 3,552-sf (329.99-m<sup>2</sup>) single-story reinforced concrete structure, which served as a gasoline pump house. Facility 99 is an 863-sf (80.18-m<sup>2</sup>), single-story structure with corrugated steel siding and roofing. Facility 99 served as a POL (petroleum, oil, lubricant) sample storage facility.

Facility 85 is considered eligible for the NRHP. The other three facilities are not considered eligible for the NRHP. For additional information on the historical significance of these facilities see Section 3.3 Cultural Resources.

The project area includes each facility proposed for demolition, and any areas surrounding the facilities that may be disturbed by demolition activities. Demolition would include removal of the structure in its entirety; removal and disposal of any hazardous materials associated with the facility; and termination of utility connections. The Proposed Action also includes post-demolition site finishing work at each facility footprint. Site finishing work includes backfill, compaction, and finish to conform to existing surrounding conditions (e.g. asphalt pavement, grass).

Based on the age and use of the subject facilities there is the possibility that LBP and ACM may be present in these structures. In addition, Facilities 85 and 99 are within the former PCFA which is an installation restoration (IR) site. The PCFA has surface and subsurface soil contamination, including the soil under Facilities 85 and 99; as well as groundwater contamination. To address the contamination, a future project is being planned to remediate the contaminated soil. The demolition of Facilities 85 and 99 will simplify future cleanup work of the PCFA by leaving an open area to conduct soil remediation. For additional information see Sections 3.4 and 4.4 Hazardous and Regulated Materials.

Demolition activities associated with the Proposed Action would be conducted by qualified personnel and appropriate best management practices (BMPs) would be implemented to control demolition waste material, minimize releases to the environment, and protect workers. Demolition contracts will require the handling, removal, and/or disposal of hazardous material to be carried out by qualified personnel and would be packaged, labeled, marked, stored, transported, treated, and disposed of in accordance with all applicable federal, state and local laws and regulations.

Non-hazardous demolition waste would be minimized through the following practices.

- All contractors shall be obligated to first consider the Navy Region Hawaii Recycling Center (as the receiver of all recyclable material generated from Navy Region Hawaii projects).

- If the Navy Region Hawaii Recycling Center declines the recyclable material, contractors shall make every effort to recycle materials outside of the Navy and shall provide recycling reports to the Navy detailing materials recycled, quantities recycled, cost to recycle, revenue from recycling, recycling facility utilized, and from what activity the recyclables were generated. All recyclable material shall be sent to permitted recycling centers and a copy of the permit shall be provided to the Navy Region Hawaii Recycling Center prior to delivery of the recyclables.
- Demolition materials that cannot be recycled would be disposed of in accordance with federal, state and local regulations in a permitted facility.

### **2.2.2 Adaptive Reuse Alternative**

Under the Adaptive Reuse Alternative, the two facilities at Beckoning Point (Facilities 62 and 63) would be repaired and the facility use would be converted to storage. The two facilities at Pearl City Peninsula (Facilities 85 and 99) would be demolished.

The demolition of Facilities 85 and 99 will simplify future cleanup work of the former PCFA by leaving an open area to conduct soil remediation. As in the Proposed Action, any potentially hazardous materials affected by renovation or demolition work would be removed and disposed of in accordance with all applicable federal, state and local regulations.

This alternative would not be an efficient and effective use of scarce federal resources. CNRH would need to expend resources to sustain and modernize storage facilities that may not be utilized.

### **2.2.3 Minimum Preservation Alternative**

Under the Minimum Preservation Alternative, minor modifications would be made to the four facilities to stabilize their condition. An example of such a modification would be to install plastic or wooden covers over the windows to minimize environmental elements from entering the buildings.

This alternative would minimize operation and maintenance costs, but not eliminate them. CNRH would need to expend resources to maintain facilities that may not be utilized. Hazardous material associated with these facilities would remain in place. Future remediation of the former PCFA (not part of this EA) would presumably go forward. However, cleanup work would be hindered by the presence of Facilities 85 and 99 (i.e. work would need to be conducted around the facilities rather than having an open area to conduct soil remediation).

### **2.2.4 No Action Alternative**

Under the No Action Alternative, the four facilities would not be demolished and would remain in their present state. This alternative would not eliminate operation and maintenance costs, and hazardous materials associated with these facilities would remain in place. Future remediation of the former PCFA would presumably go forward. However, cleanup work would be hindered by the presence Facilities 85 and 99 (i.e. work would need to be conducted around the facilities rather than having an open area to conduct soil remediation).

## **2.3 Environmental Consequences of the Proposed Action and Alternatives**

Table 2-2 summarizes the anticipated environmental consequences resulting from implementing the Proposed Action and alternatives. A detailed discussion of environmental consequences is presented in Chapter 4 of this EA.

**Table 2-2  
Summary of Environmental Effects of the Proposed Action and Alternatives**

<b>Resource Category</b>	<b>Proposed Action</b>	<b>Renovation and Reuse Alternative</b>	<b>Minimum Preservation Alternative</b>	<b>No Action Alternative</b>
Cultural Resources	Demolition of one NRHP eligible facility at Pearl City Peninsula constitutes an “adverse effect” on historic properties.	Demolition of one NRHP eligible facility at Pearl City Peninsula constitutes an “adverse effect” on historic properties.	Minimum preservation of one NRHP eligible facility at Pearl City Peninsula constitutes “no adverse effect” to historic properties.	No impact.
Physical conditions, air, water quality, biological resources, traffic, infrastructure, socio-economic factors, land use compatibility	No significant impact. Short-term, temporary impacts are expected to air quality, noise, traffic, and employment during demolition work.	Similar to Proposed Action, but with shorter duration and lower intensity due to demolition of fewer facilities.	Similar to Proposed Action, but with significantly shorter duration and lower intensity due to no demolition and minimum repair work.	No impact.
Health and Safety	No significant impact. Handling, removal, and disposal of hazardous materials affected by demolition work would be performed in accordance with all applicable safety, health, and environmental regulations.	No significant impact. Handling, removal and disposal of hazardous materials affected by demolition and renovation work would be performed in accordance with all applicable safety, health, and environmental regulations.	Potential impacts resulting from the presence of hazardous building materials.	Potential impacts resulting from the presence of hazardous building materials.

## 3.0 AFFECTED ENVIRONMENT

This chapter describes the environmental setting and baseline conditions of the environmental resources within the areas of the Proposed Action, Adaptive Reuse, Minimum Preservation and No Action alternatives. Each resources area is organized to describe two sites: Beckoning Point and PCP. There would be no physical changes under the No Action Alternative.

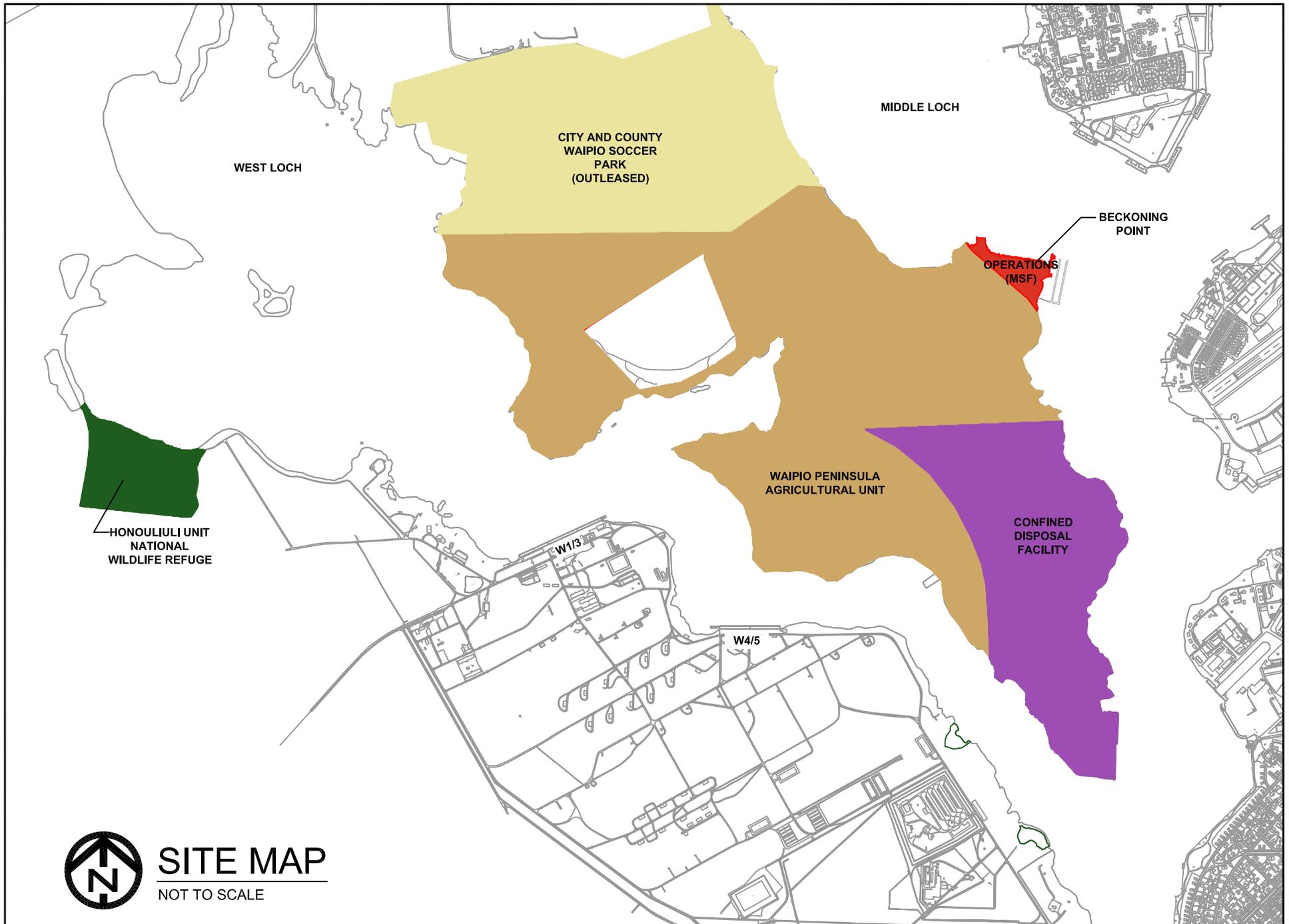
### 3.1 Overview

Pearl Harbor is located on the south central coastal plain of O'ahu, Hawai'i, between the Ko'olau and Wai'anae mountain ranges. The surrounding coastal plain is about 4 miles (mi) (6.4 kilometers (km) long and 3 mi (4.8 km) wide, with elevations from sea level to about 30 feet (ft) (9 meters (m)) at the bases of three surrounding volcanic craters (Makalapa, Āliamanu, and Āliapa'akai (Salt Lake)) to the east. Pearl Harbor is the largest estuary in Hawai'i, and encompasses about 8 square miles (mi<sup>2</sup>) (20.7 square kilometers (km<sup>2</sup>)) of surface water, an average depth of 28 ft (8.5 m), and includes approximately 36 mi (57.9 km) of shoreline. The harbor is divided by Waipi'o Peninsula and PCP into three main lochs: West Loch, Middle Loch and East Loch. JBPHH has been under almost continuous construction and redevelopment since the early 1900's to support its role in the nation's defense, and the entire harbor is under Navy control.

**Beckoning Point:** Beckoning Point is located on the eastern side of Waipi'o Peninsula across Middle Loch from PCP and Ford Island (see Figures 1 and 4). Most of Waipi'o Peninsula is Navy-owned. The northern most section of the peninsula contains the Ted Makalena golf course and a soccer complex operated by the City and County of Honolulu; the majority of the central section of the peninsula is an agricultural unit under Navy control and is largely undeveloped; and the southern end of the peninsula consists of a Navy Confined Disposal Facility (CDF) for the storage of dredged material. Facilities 62 and 63 are located in a Magnetic Silencing Facility (MSF) compound along the eastern shore of the peninsula. The MSF facilities are light industrial in nature, consisting of administrative, maintenance, storage, and waterfront facilities (i.e. deperming pier).

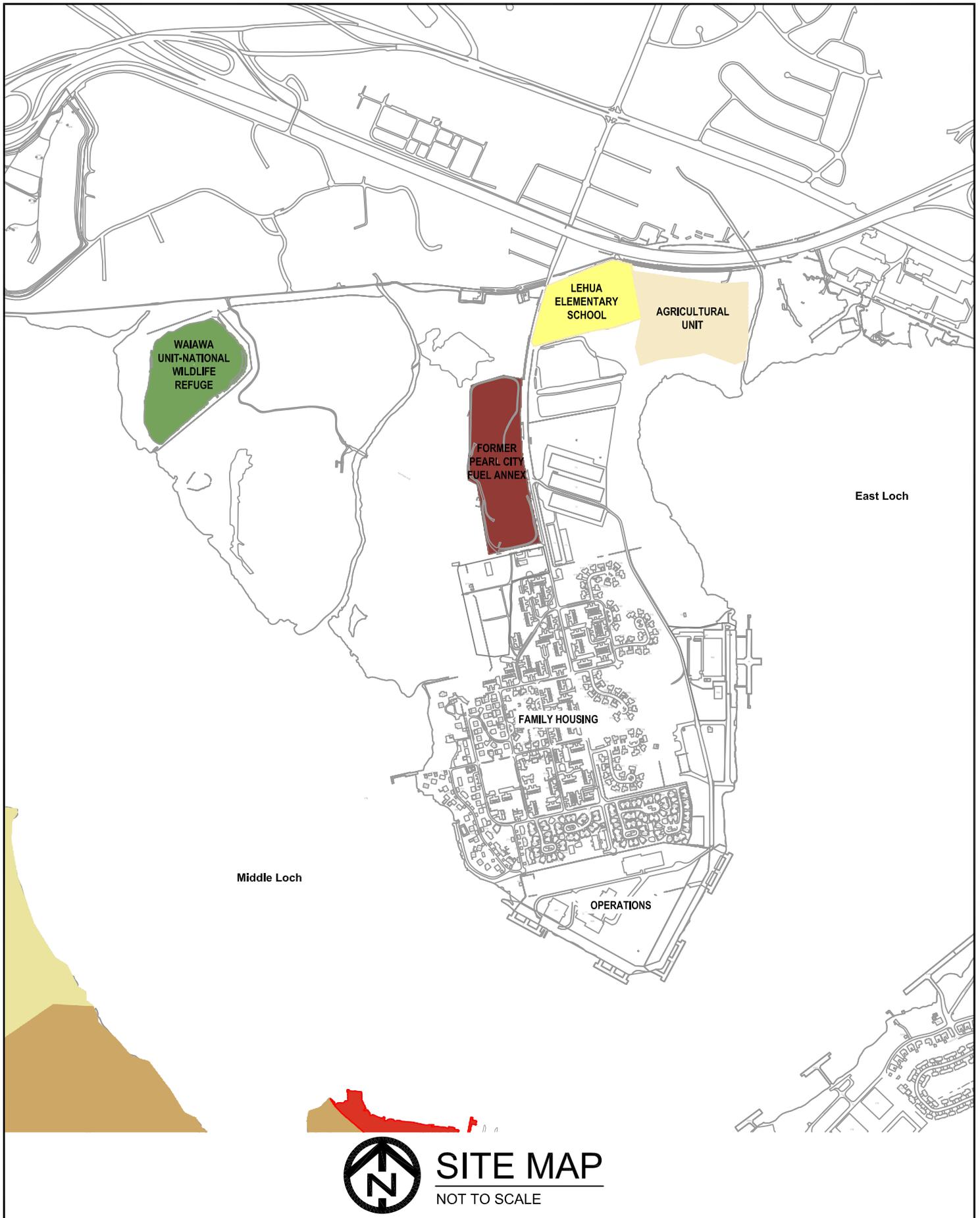
**Pearl City Peninsula (PCP):** PCP extends into Pearl Harbor separating Middle and East Lochs, and lies directly across the North Channel from Ford Island (see Figures 1 and 5). Most of the peninsula is Navy-owned with a number of military-related land uses. The only non-Navy use on PCP is Lehua Elementary School, which is located in the northeastern portion of the peninsula. The northwestern portion of the peninsula is largely undeveloped open space and contains the Waiawa National Wildlife Refuge Unit. The central section of PCP is occupied by the former PCFA, three warehouses operated by the U.S. Marine Corps (USMC), and a Navy housing area. The southern tip of the peninsula is occupied by a light industrial Navy compound.

Facilities 85 and 99 are located in the former PCFA, which was developed during World War II (WWII). In 1945 the PCFA consisted of two fuel tanks (S87 and S88), earthen containment berms, a pump house (Facility 85), POL (petroleum, oil, and lubricant) storage (Facility 99), piping, and other buildings. The fuel annex was closed in 1999 and most of the WWII era facilities there were previously demolished. For additional information on the former PCFA see Section 3.3 Cultural Resources.



Waipio Peninsula / Beckoning Point

Figure 4



Pearl City Peninsula

Figure 5

## 3.2 Physical Environment

### 3.2.1 Climate, Air Quality and Noise

**Climate:** The south central O'ahu plain is generally mild, with monthly temperatures averaging between 70 and 84 degrees Fahrenheit (°F) (21 to 28.9 degrees Celsius (°C)), with an extreme spread of 52 to 96 °F (11 to 35.6 °C). Northeast tradewinds predominate for most of the year, averaging 10 miles per hour (mph) (16 kilometers per hour (kph)), with occasional shifts to "kona" winds from the south, and with rare occurrences of high wind velocities to 40 mph (64 kph), especially in the winter season. Relative humidity averages are 56 to 72 percent for most of the year, with higher humidity during rainy or Kona wind periods. Average rainfall is slightly above 20 inches (in) (51 centimeters (cm)), as measured at Honolulu International Airport (DBEDT 2009).

**Air quality:** The State of Hawai'i is considered an attainment area under the Clean Air Act. Air quality criteria pollutant levels in the State of Hawai'i, including Pearl Harbor, are well below State and Federal ambient air quality standards. Air quality at both Beckoning Point and PCP is generally excellent, with no major nearby influences. 2009 air quality data for the Pearl City area indicates that particulate matter less than ten microns in diameter (PM<sub>10</sub>) falls in the range of 9 to 67 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ), with an annual arithmetic average of 20  $\mu\text{g}/\text{m}^3$  (well under the 150  $\mu\text{g}/\text{m}^3$  State and Federal Ambient Air Standard for 24-hr PM<sub>10</sub>) (DBEDT 2009, highest reading is indicated as "Probably due to New Year's fireworks").

**Noise:** Noise levels at Beckoning Point are generally low with the most significant contribution coming from infrequent operation of existing equipment at the MSF. The nearest off-site noise sources are from the light industrial Naval Special Warfare Undersea Enterprise (NSWUE) compound on the tip of PCP. Noise sources associated with industrial waterfront operations, including heavy and light equipment, machinery, and ongoing construction or maintenance operations may infrequently be evident from across the channel. The nearest offsite noise receptors are about 2,500 ft (750 m) to the north in the Navy housing area on the western shore of PCP. Other off-site noise sources such as aircraft associated with Honolulu International Airport operations, helicopter training operations within the PCP operational area, ships, watercraft, and other transits are minor, sporadic, and of short-duration.

Ambient noise levels at the PCP site are generally low. There are no active on-site noise generators. Off-site noise sources include motor vehicle traffic on Lehua Avenue, and light industrial noises (e.g. equipment, machinery, and ongoing construction or maintenance operations) from the three USMC operated warehouses across Lehua Avenue and the NSWUE compound on the tip of Pearl City Peninsula. Noise levels associated with the light industrial work are normally minor, sporadic, and of short-duration. Other off-site airport and harbor noise levels are similar to the Beckoning Point site. The Navy family housing area within the central portion of the peninsula (south of the former fuel annex) is the nearest off-site noise-sensitive area.

### 3.2.2 Topography, Soils and Flood Hazard

**Topography:** The Beckoning Point site is characterized by a flat topography and a gentle slope toward the shoreline. The harbor channels shoreline have been recontoured, dredged, and filled

to provide navigable waters and docking areas. However, the area near the Beckoning Point site is a predominantly natural shoreline. Terrestrial conditions have a natural appearance, with most of the inland development on the site obscured by mature vegetative growth. Ground elevations are roughly 6 ft (1.8 m) above mean sea level (MSL).

The PCP site is also characterized by a flat, man-made area with a gentle slope toward the shoreline. The PCP site was heavily recontoured when the Pearl City Fuel Annex was constructed. The PCP site was altered again (including removal of the oil containment berms) when the fuel facilities were demolished. Ground elevations are roughly 11 ft (3.4 m) above MSL.

**Soils:** The predominant soil type at Beckoning Point is classified by the U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS) as Mamala stony silty clay loam (MnC). MnC is largely located near the shoreline and built areas, with some Keaau clay (KmA) along the road area and non-MSF portion of the site (USDA 2006). These MnC soils were formed from an alluvial surface layer (a dark reddish-brown stony silty clay loam 8 or more inches (20 cm) thick over about 11 in. (28 cm) of dark reddish brown silty clay loam) deposited over older coral limestone and calcareous sands, and may contain coral rock fragments. This soil has moderate permeability, slow to medium runoff, and a slight to moderate erosion hazard. The KmA soils have thicker surface and subsoil layers of very dark grayish brown clay over reef limestone and calcareous sands, and have slow permeability and slow runoff, with slight erosion hazard. Both soils are alkaline. Much of the inland area of the Waipi'o Peninsula has been filled with dredged material over the last century, but the shoreline is predominantly natural. Some limited filling may have taken place within the Beckoning Point project site, so some underlying soils may be a mix of original shoreline soils and mixed fill from dredge operations.

The predominant soil type at the PCP site is a mixture of dredged fill material comprised of limestone, silty clay alluvial sediment, and other material dredged from the ocean or hauled/graded from nearby areas, and classified by the USDA NRCS as Mixed Fill Land (FL). Portions of Building 99 are over Pearl Harbor clay (Ph).

**Flood Hazard:** Facilities 62 and 63 at the Beckoning Point site are both identified as being within Zone D on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)(Community Panel No. 15003C0327G, revised January 19, 2011), indicating that flood hazards in the area are undetermined. Facility 85 at the PCP site is within Zone X on FIRM (Community Panel No. 15003C0239G, revised January 19, 2011), indicating an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood. Facility 99 at the PCP site is within Zone AH on FIRM (Community Panel No. 15003C0239G, revised January 19, 2011), indicating an area with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. Tsunami evacuation maps for the City and County of Honolulu indicate that both sites are outside the tsunami evacuation zone and located above the tsunami inundation zone (City and County of Honolulu Tsunami Map 20 Pearl Harbor (Inset 1) April 12, 2010).

### 3.2.3 Water Resources

**Groundwater / Surface Water:** Ground and surface waters from a watershed area of about 109 mi<sup>2</sup> (285 km<sup>2</sup>) – about 22 percent of O'ahu's land area – drain and discharge an estimated

50 to 161 million gallons per day (189.3 to 609.4 million liters per day) (dry and wet years, respectively) into Pearl Harbor via five perennial streams, three intermittent streams, and five springs. Groundwater in the Pearl Harbor region is found in a shallow, sedimentary caprock aquifer and a deeper, basaltic aquifer. The shallow groundwater over the caprock lies at about sea level, is high in salinity, and is not a source of drinking water. The Pearl Harbor basal aquifer is a major source of drinking water for O'ahu and has been designated a State of Hawai'i Groundwater Management Area, regulated by the State of Hawai'i Department of Land and Natural Resources. This basaltic aquifer lies between 50 and 750 ft (15 and 230 m) below the ground surface in the Waipahu sector of the Pearl Harbor system (including the Beckoning Point and PCP areas), and is confined by the caprock under artesian conditions. There are no potable water aquifers or perennial streams crossing potential areas of disturbance in the vicinity of the Beckoning Point or PCP sites. No surface impact on the aquifer has been documented in either area, and no groundwater is drawn from wells at Beckoning Point or PCP.

**Pearl Harbor Water Quality:** Surface water runoff and groundwater inputs have significant impact on Pearl Harbor water quality, carrying a significant load of sediment, nutrients, and agricultural and industrial chemicals. The implementation of the Federal Clean Water Act (CWA) in the 1970's precipitated a number of changes in watershed management practices and wastewater pollution controls that have resulted in a marked improvement in Pearl Harbor water quality.

The State of Hawai'i Department of Health (DoH) classifies the waters of Pearl Harbor as an inland estuary, Class 2 (Title 11, Chapter 54, Water Quality Standards, DoH Administrative Rules). "The objective of Class 2 waters is to protect their use for recreational purposes, the support and propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation" (§ 11-54-03(2) Hawai'i Administrative Rules). DoH has identified Pearl Harbor as one of a number of Water Quality-Limited Segments (WQLS) around the State. The EPA defines WQLS as any segment where it is known that water quality does not meet applicable water quality standards, and/or is not expected to meet applicable water quality standards, even after the application of the technology-based effluent limitations required by sections 301(b) and 306 of the CWA. Primary pollutants identified by DoH for Pearl Harbor include nutrients, suspended solids, polychlorinated biphenyls (PCBs), chlorophyll a algal growth (DoH January 11, 2008).

In 1998, the EPA and State of Hawaii suggested an advisory be issued stating that marine life from Pearl Harbor should not be eaten. The advisory remains in effect (ATSDR 2005).

#### 3.2.4 Biological Resources

There are no known threatened, endangered, or listed species inhabiting areas in the vicinity of the Beckoning Point or PCP Site. Both sites have been previously developed for military uses, and no known habitats for terrestrial fauna have been identified at either site.

**Terrestrial Plants:** Much of the inland area of Waipi'o Peninsula was used to grow sugarcane in the past, but these areas have been left fallow and are currently overgrown. The area around Facilities 62 and 63 primarily consists of mixed alien grasses and weeds. The surrounding area near Beckoning Point site is predominantly covered by dense shoreline growth of red mangrove (*Rhizophora mangle*), with koa haole (*Leucaena leucocephala*) inland and kiawe (*Prosopis pallida*) and coconut palm trees (*Cocos nucifera*) and mixed alien grasses (CNRH 2001).

Pickleweed (*Batis maritima*) and bulrush (*Scirpus validus*) are present in other coastal areas of the peninsula.

The PCP Site is comprised primarily of bare earth and mixed alien grasses and weeds. The northwestern and northeastern shores of PCP (north of the family housing area) are dominated by dense mangrove at the shoreline, with koa haole and weedy scrub found inland of the mangroves (CNRH 2001).

**Terrestrial Wildlife:** Shoreline areas around Pearl Harbor provide known habitats for four endemic and endangered wading birds and waterfowl: Hawaiian Black-necked Stilt (*Himantopus mexicanus knudseni*) or *ae'ō*; Common Moorhen (*Gallinula chloropus sandvicensis*) or *'alae 'ula*; Hawaiian Coot (*Fulica alai*) or *'alae ke'ō ke'ō*; and Hawaiian Duck (*Anas wyvilliana*) or *Koloa* (CNRH 2001). Two additional bird species listed by the State of Hawai'i but not the Federal government – the threatened white tern (*Gygis alba rothschildi*) or *manu o ku*, and the endangered Hawaiian short-eared owl (*Asio flammeus sandwichensis*) or *pueo* – are occasionally found in the Pearl Harbor area, although neither has been observed at the Beckoning Point or the PCP Site.

The Beckoning Point and PCP Sites do not include critical habitat areas, biologically sensitive areas, or jurisdictional wetlands (CNRH 2007). Primary protected wetland habitats for the threatened and endangered waterbirds are provided by two units of the Pearl Harbor National Wildlife Refuge (Figures 4 and 5), including the Honouliuli Unit located about 2.7 mi. (4.3 km) to the west-southwest of the Beckoning Point Site (on the west shore of West Loch), and the Waiawa Unit located about 0.5 mi. (0.8 km) northwest of the PCP Site (northwestern shore of PCP). Additional wetlands, commonly populated with dense thickets of red mangrove, are found along both the northeast and northwest shores of PCP (beginning about 0.5 mi. (0.8 km) northeast and northwest of the PCP Site), and provide limited waterbird habitat. Several watercress farms (some no longer in commercial production) are found north of PCP and are visited regularly by waterfowl. Also, multiple shoreline and wetland areas along Waipi'o and Pearl City peninsulas provide additional habitat (CNRH INRMP 2001, CNRH 2007).

Other common species found in the Pearl Harbor area that could potentially be found in and around the Beckoning Point and PCP Sites include dogs (*Canis familiaris*), cats (*Felis catus*), Mongooses (*Herpestes auropunctatus*) and rodents including the black rat (*Rattus rattus*), Norway rat (*Rattus norvegicus*), and house mouse (*Mus musculus*). Common reptiles including the green anole lizard (*Anolis carolinensis*), bullfrog (*Rana catesbeiana*), cane toad (*Bufo marinus*), house gecko (*Hemidactylus frenatus*), and garden skink (*Lampropholis guichenoti*) are also likely present in the project areas

### 3.2.5 Scenic and Visual Resources

Due to surrounding dense vegetation views of Facilities 62 and 63 are limited to areas within the MSF compound and select area on Ford Island and PCP. The area around Beckoning Point has a natural shoreline and relatively dense shoreline vegetation. This area can be seen across Middle Loch from the Navy housing area on the western shore of PCP, and from the northwest shore of Ford Island. Viewed from PCP, Beckoning Point is the only easily-observable development on Waipi'o Peninsula. There are no public (i.e., non-DoD) vantage points for Beckoning Point. Views from highways and publicly accessible places are sporadic and over 2 mi (3.4 km) distant. The dominant feature in the vicinity of Beckoning Point is the new "drive-in"

MSF pier constructed in 2010. The MSF pier is a concrete slip pier approximately 700-feet long with approximately 48-foot high overhead trusses. Existing power lines and poles are mostly below the existing tree canopy and not easily observed with the naked eye.

Views of Facilities 85 and 99 are generally limited to areas within the former PCFA. A chain link fence with black construction site screening, which surrounds the former PCFA, obscures views to and from the site. The PCFA is relatively flat and open, and without the perimeter fence would be visible from the surrounding area. The site is adjacent to Lehua Avenue, which is the primary access road for the peninsula. Primary views of the site are from Lehua Avenue, the USMC warehouses across Lehua Avenue, and from the Navy housing area to the south.

### 3.3 Cultural Resources

The National Historic Preservation Act (NHPA) defines historic properties as "...any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places" (NRHP) (16 USC § 470w). For the purposes of this EA, the terms "historic properties" and "cultural resources" are used synonymously. Under the authority of the Historic Sites Act of 1935 (16 USC §§ 461-467), the Secretary of the Interior in 1964 designated the U.S. Naval Base Pearl Harbor a National Historic Landmark (NHL), in recognition of its role in supporting the fleet and its related historic role in the expansion of the U.S. as a Pacific power. The PHNHL is listed in the NRHP.

**Beckoning Point (Facilities 62 and 63):** Facilities 62 and 63 are located within the PHNHL. However, they were built in 1996 and are not considered eligible for the NRHP. According to the *CNRH O'ahu Integrated Cultural Resources Management Plan (ICRMP)* (2008), Facilities 62 and 63 are in areas of low or no potential for archaeological resources. It is expected that previous ground disturbance associated with past construction make it unlikely that any intact archaeological deposits would be present in this area.

**Pearl City Peninsula (Facilities 85 and 99):** Facilities 85 and 99 were built in 1944 as part of the Pearl City Fuel Annex, which was part of a War Reserve Gasoline Storage System that interconnected Army and Navy gasoline storage areas. The Pearl City Fuel annex was developed during World War II and primarily served as a storage and dispensing system for aviation fuel. Facility 85 functioned as a gasoline pump house while Facility 99 was used for the storage of petroleum, oil, and lubricant (POL) samples. In 1945 the Pearl City Fuel Annex consisted of two fuel tanks (S87 and S88), earthen containment berms, a pump house (Facility 85), POL storage (Facility 99), piping, and other buildings. Fuel from the annex was sent to the carrier wharves (V1-V4) at the southern end of PCP.

With the exception of Facilities 85 and 99 the WWII era facilities at the former PCFA were previously demolished, including the fuel tanks and containment berms. According to the *CNRH Draft Pearl Harbor Naval Complex Cultural Landscape Report, April 2009*, "The Former Pearl City Fuel Annex character area retains a low level of integrity."

Facility 85 is identified in the ICRMP as a historic category III<sup>1</sup> building associated with the joint Army-Navy War Reserve Gasoline Storage System, and is of a distinctive type and period of construction. Consequently, Facility 85 is considered eligible for the NRHP based on criteria 'A ("association with events") and 'C ("distinctive characteristics/design").

Facility 99 is identified in the ICRMP as a category IV (non-historic) building. The ICRMP facility report states that Facility 99 is an "Isolated, minor building with minimal integrity in an altered context." Facility 99 is not considered eligible for the NRHP.

The former Pearl City Fuel Annex is located outside of the PHNHL and with the exception of Facility 85 contains no NRHP eligible facilities. According to the ICRMP, Facilities 85 and 99 are in areas of low or no potential for archaeological resources. It is expected that previous ground disturbance associated with past construction make it unlikely that any intact archaeological deposits would be present in this area.

### 3.4 Hazardous and Regulated Materials

Both the Beckoning Point and PCP Sites are within light industrial areas controlled by the Navy. Hazardous and regulated materials typically found in these environments include asbestos containing materials (ACM), lead-based paint (LBP), PCBs, creosote-treated wood, pesticides, and/or chemicals present in petroleum fuels.

**Beckoning Point:** Facilities 62 and 63 were used as sandblast/painting facilities for small boats. LBP as well as ACM are likely to be present in both facilities. However, there are no known environmental areas of concern or IR program sites at the Beckoning Point site.

**Pearl City Peninsula:** Prior use of the PCP Site included the storage and transmission of petroleum products, which required the installation of pipelines that commonly leave residual contamination. The former Pearl City Fuel Annex is an IR site that has surface and subsurface soil contamination, including the soil under Facilities 85 and 99; as well as groundwater contamination. To address the contamination, the Navy's Installation Restoration Program (IRP) is planning a future project to address the contaminated soil. As part of the future project a soil cap will likely be placed on top of the entire PCFA area to minimize human exposure to contaminated surface and subsurface soils. Land Use Controls will also likely be put in place for the surface/subsurface soils and restriction of the use of groundwater, which is also contaminated.

### 3.5 Land Use Compatibility

**General:** The *CNRH Regional Shore Infrastructure Plan (RSIP) Overview Plan (2002)* establishes the Navy's current land use policy for Navy-owned lands. The Beckoning Point area is planned for continued operational use and the former PCFA is planned for reuse or revenue

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<sup>1</sup> The ICRMP defines historic categories as follows: I = aspects of the built environment that possess major historic significance and are worthy of long-term preservation; II = possess sufficient historic significance to merit consideration for long-term preservation, but do not meet the criteria for assignment to Category I; III = possess sufficient historic significance to merit consideration in planning and consideration, but are not assignable to Category II; IV = applies to aspects of the built environment that are not eligible for listing on the NRHP.

enhancement opportunities, both uses are consistent with the Proposed Action. Demolition of Facilities 85 and 99 would clear the site making it available for reuse.

**Surrounding Uses:** JBPHH is an active military base and industrial site located on O‘ahu’s southern coast. O‘ahu, which is home to the city of Honolulu (the State’s capital), is characterized as the most populated and urbanized of the Hawaiian islands with an islandwide resident population of roughly 905,000 residents, or about 70 percent of the State’s 1.28 million residents. JBPHH is located within a densely-populated area of Honolulu’s urban core, and is surrounded by land uses that reflect the urban nature of the area. Residential communities in the vicinity of JBPHH include (east to west): Moanalua, ‘Aliamanu/Salt Lake, ‘Aiea, Pearl City (Waiau/Pacific Palisades), Waipahu and ‘Ewa Beach. Major business districts include the Pearlridge Regional Shopping Center and downtowns associated with Waipahu and ‘Aiea. Major industrial areas are located at Hālawā, Bougainville, the Honolulu International Airport and Māpunapuna. Major public recreational amenities in the area include shoreline parks in Pearl City and West Loch, the Pearl Harbor Bike Path, and Ke‘ehi Lagoon Park. JBPHH is about eight mi. (13 km) west of Honolulu’s financial district and abuts the Honolulu International Airport (Figure 1). Pearl City Peninsula, which is about five mi. (8 km) from Pearl Harbor’s main base, is about 13 mi. (21 km) west of Honolulu’s financial district. Socio-economic information for the communities surrounding Pearl Harbor is described in Section 3.8.

JBPHH has been developed around the Pearl Harbor shoreline, and the waters of Pearl Harbor are largely under the control of the U.S. Navy. The Navy’s heaviest industrial uses are in the Shipyard area of the main base, but there are multiple other supporting military uses surrounding the harbor. The Hickam area of JBPHH is mainly occupied and used by the U.S. Air Force.

**Beckoning Point:** Facilities 62 and 63 are located in a developed area of Waipi‘o Peninsula, which is comprised primarily of light industrial waterfront, storage, administrative, and support facilities for the MSF. The rest of the surrounding area is undeveloped with a mixture of plants and grasses. Other more distant uses on Waipi‘o Peninsula (shown on Figure 4) consist of:

- The Ted Makalena 18-hole golf course
- Waipi‘o Peninsula Soccer Complex consisting of 23 playing fields and a 4,000-seat stadium
- Navy agricultural unit
- Navy Confined Disposal Facility (CDF).

**Pearl City Peninsula:** Facilities 85 and 99 are located in the former Pearl City Fuel Annex (PCFA), which is largely vacant with most of the facilities having been previously demolished. Existing uses on PCP Site (shown in Figure 5) consist of:

- State of Hawai‘i Department of Education’s (DoE) Lehua Elementary School to the north
- USMC warehouses to the east across Lehua Avenue
- Navy family housing area managed by Forest City Military Communities Hawai‘i to the south; comprised of 630 homes, mostly two and three bedrooms, with both detached and attached units.

Other (more distant) uses on the peninsula include the City and County of Honolulu’s Lehua Community Park and the Navy Agricultural Unit located just east of Lehua Elementary School; the abandoned City and County of Honolulu Sewage Treatment Plant, former Navy landfill, and

the National Wildlife Refuge Waiawa Unit all located in the northwestern portion of the peninsula along Middle Loch; and other light industrial and waterfront Navy tenant commands and activities accessed via the FISC Access Road gate including the NSWUE compound and Wharves V-2 through V-5 (generally inactive). The Pearl City business district is located at and past the north end of the peninsula. Further north, across Kamehameha Highway is the Pearl City Shopping Center.

### 3.6 Roads and Traffic

**Beckoning Point Site:** Primary vehicular access to Facilities 62 and 63 is from Farrington Highway. The route follows Waipi'o Point Access Road (through a gate adjoining the soccer complex), turning east on Plantation Road, to a driveway running north along the coast for the last 1,850 ft (560 m) to the MSF area. The unpaved access route is surrounded by fallow agricultural land, and there is little traffic other than for MSF site access.

**PCP Site:** Primary vehicular access to Facilities 85 and 99 is from the intersection of Kamehameha Highway with Lehua Avenue and Waimano Home Road. The route follows Lehua Avenue south from Kamehameha Highway to just before the intersection with Victor Wharf Access Road.

At the Kamehameha Highway intersection, Lehua Avenue is a wide four-lane roadway with permitted curbside parking. It becomes a two-lane roadway with limited shoulder parking near Lehua Elementary School. An existing crosswalk provides an at-grade school crossing between the school campus and a footpath that runs along the western side of the roadway; the footpath provides pedestrian and bicycle access between the school and the PCP Navy family housing area. Traffic-generating uses on PCP include military activities, the family housing community (630 residential units), and Lehua Elementary School.

Lehua Elementary School has an average yearly enrollment of about 400 students. Classes start at 0745 (7:45 am) and end at 1400 (2:00 pm), except on Wednesdays when they end at 1225 (12:25 pm). A number of the students arrive early to take advantage of the breakfast served between 0715 and 0740 (7:15 and 7:40 am). The school bus brings in about 50 students and arrives about 0720 (7:20 am). The school hosts an after-school (student care) program until 1800 (6:00 pm). Parent drop off and pick up activities create temporary traffic congestion on Lehua Avenue fronting the school for roughly 20 minutes before and after the start and end of classes. Traffic congestion is exacerbated by student use of the crosswalk in front of the school – across Lehua Avenue. A school crossing guard is assigned to this crosswalk which improves safety and helps minimize traffic congestion.

Traffic counts to and from PCP and the PCP Site were conducted during the week of 20 October 2008, and are presented in a Traffic Impact Analysis Report (TIAR) (Ng 2008). Findings from the TIAR are summarized in this section and in Section 4.7.2.

The existing signalized intersection at Lehua Avenue and Kamehameha Highway currently operates at LOS E<sup>2</sup> conditions during the morning and afternoon peak hour periods, with peak traffic hours occurring between 0645-0745 and 1545-1645 (3:45 and 4:45 pm). The long delays (and therefore poor LOS) at the intersection are due to very long signal-cycle times, which are unavoidable due to pedestrian-controlled walk lights (with long delays for elementary school children crossing), and the characteristics of the intersection. The existing stop sign-controlled intersection at FISC Access Road and Lehua Avenue operates at LOS B. The highest entering traffic volume was recorded between 0615 and 0715 (6:15 and 7:15 am), which is 30 minutes earlier than Lehua Elementary School's start time of 0745 (7:45 am) and the peak hour at the Kamehameha Highway intersection. The highest exiting volume was recorded between 1530 and 1630 hours (3:30 and 4:30 pm) (about 1.5 hours after the elementary school students are dismissed).

### 3.7 Infrastructure

The Proposed Action and Reasonable Alternative would slightly increase traffic and demands on infrastructure and utilities systems during the demolition period, but not beyond the available capacity of existing systems. Operational period impacts would not be significant.

#### 3.7.1 Potable Water

On average, up to 80 percent of the potable water for the Navy's facilities within JBPHH comes from the Navy's Waiawa Pumping Station, which averages 10 to 17 million gallons per day (37.9 to 64.4 million liters per day) throughout the year. The remaining 20 percent is typically supplemented by the Navy's Red Hill Pumping Station.

The Waipi'o Peninsula, West Loch PCP, Ford Island, Shipyard and Hickam areas of JBPHH are served via two Navy-owned water mains of 24- and 30-in diameters (61- and 76-cm) running south through PCP along Lehua Avenue. The 30-inch (76-cm) main turns westward at the family housing area near Franklin Avenue, and continues to Waipi'o Peninsula and West Loch via a series of submarine lines. The 24-inch (61-cm) line, which is the primary feed servicing Ford Island, Shipyard and Hickam, continues south beyond Lehua Avenue and continues to the tip of the peninsula and then on to Ford Island via a 24-inch (61-cm) submarine line. A network of 6- and 12-inch (15- and 30-cm) lines provides local water distribution to PCP.

There are no potable water aquifers in the region of disturbance for the Proposed Action or alternatives. There are no groundwater wells reported on Navy lands on Waipi'o Peninsula.

#### 3.7.2 Wastewater

**Beckoning Point:** Wastewater at the Beckoning Point Site is handled by an on-site wastewater treatment package plant, which treats sewage from the site and discharges to an on-site leachfield.

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<sup>2</sup> Traffic Levels of Service (LOS) are graded on a range from "A" to "F", with LOS A, describing free flow with no congestion or delay, to LOS F describing congested conditions and excessive delays. LOS E describes near-capacity conditions with long delays and heavy traffic flow.

**Pearl City Peninsula:** Wastewater generated at the PCP Site is collected and conveyed in gravity sewers and a series of pump stations to a municipal sewer manhole on Lehua Avenue, where it is conveyed for treatment at the City and County of Honolulu Honouliuli Wastewater Treatment Plant. Under Contract No. N62742-75-C-9101, the Navy has an agreement with the City and County of Honolulu, Department of Environmental Services, to allow wastewater disposal of up to 300,000 gallons per day (1.1 million liters per day) from the entire PCP area into the municipal system.

### 3.7.3 Electrical Distribution

**Beckoning Point:** Existing electrical service at the Beckoning Point Site is supplied by Hawaiian Electric Company (HECO) via a 11.5 kilovolt (kV) overhead power distribution line installed along an existing 12,900 ft (3,930 m) electrical utility easement approximately paralleling the access road.

**Pearl City Peninsula:** Electrical power at the PCP Site is routed through a 14 mVA HECO transformer substation on Lehua Avenue, and transmitted via a Navy-owned 11.5 kilovolt (kV) overhead primary power distribution line which follows Lehua Avenue and supplies all customers at PCP. The load demand of existing uses at the PCP Site is approximately 3.6 mega volt-amperes (mVA), which is about 25 percent of the full load capacity of the HECO transformer.

### 3.7.4 Drainage

**Beckoning Point:** The Beckoning Point Site has dirt/gravel paved access roads and parking areas, and about 20 total buildings/structures, however, the majority of the site is bare earth and grass. Most stormwater percolates into the soil or sheetflows into harbor waters in extreme rainfall events.

**Pearl City Peninsula:** The PCP Site has small paved access and parking areas, but it primarily consists of unpaved dirt, grass and gravel. Most stormwater percolates into the soil.

## 3.8 Socio-Economic Environment

For the year 2000 (based on the U.S. Census) covering a land area of almost 600 m<sup>2</sup> (1,553 km<sup>2</sup>), O'ahu had a population density of 1460.8 residents per square mile, which is significantly greater than the State's population density of 188.6 residents per square mile. In general, the population of the communities surrounding Pearl Harbor comprised 22.4 percent (196,630 persons) of O'ahu's total population. Of the 196,630 persons residing in these communities, approximately 19.2 percent (37,847 persons) were in military areas. These communities accounted for a total of 107,168 jobs, or about 21.4 percent of the total jobs on O'ahu in 2000.

Between 2000 and 2007, O'ahu's resident population increased by six percent from 876,156 to 905,601, representing an annual average growth rate of 0.5 percent. In 2007, Hawai'i had an estimated resident population of 1,283,388 persons, of which 34,895 were military and 59,606 were military dependents (about 1.7 dependents per military resident), representing a military population of 94,495, or 7.4 percent of the State's total population. Of the military population, 10,322 were Navy and 16,129 were Navy dependents, totaling 26,451 for the Navy/dependent presence (28 percent of the State's total military population). Over 99 percent of the military

population is on O'ahu (where JBPHH is located), which has an estimated total population of about 905,000 residents, representing about 70 percent of the total state population.

## 4.0 ENVIRONMENTAL CONSEQUENCES

### 4.1 Overview

This chapter evaluates the probable direct, indirect, short-term, long-term, and cumulative impacts of the Proposed Action, and the Adaptive Reuse, Minimum Preservation, and No Action Alternatives on relevant environmental resources. None of the alternatives would result in significant long-term impacts on topography, soils, hydrology/groundwater, flood hazard, air quality, noise, traffic, marine and terrestrial flora and fauna, utilities, drainage, hazardous and regulated materials, socio-economic factors or land use compatibility. This chapter focuses on resource areas where there are potential impacts, or different impacts for each alternative.

Each resource area is organized to describe two sites: Beckoning Point (Facilities 62 and 73) and Pearl City Peninsula (PCP) (Facilities 85 and 99). Analysis of the various resource areas may be presented according to either the geographic location (Beckoning Point or PCP Site), the specific alternative (Proposed Action, Adaptive Reuse Alternative, Minimum Preservation Alternative, No Action), or the project phase (construction-related or post-construction period impacts), depending on the extent to which the potential impacts associated with each alternative differs.

### 4.2 Physical Environment

#### 4.2.1 Air Quality and Noise

**Demolition-Related Impacts to Air Quality:** Demolition-related air quality impacts due to exhaust emissions of heavy equipment and fugitive dust from site work would be anticipated for the Proposed Action, but these activities are short-term and limited to the demolition/renovation period.

The construction contractor would be required to control airborne dust according to the Best Management Practices (BMPs) incorporated into the construction documents, including but not limited to wetting of soils, dust screens, and cessation of dust-producing activities during periods when nuisance conditions would be created on downwind properties. The Proposed Action would not cause National / State Ambient Air Quality Standards to be exceeded or be subject to Prevention of Significant Deterioration / New Source Review Regulations, or New Source Performance Standards.

The Adaptive Reuse Alternative would have similar impacts to the Proposed Action, but with shorter durations due to the demolition of fewer facilities. The Minimum Preservation Alternative would not have any demolition related impacts, but would have repair work related impacts which would be lower than the Proposed Action or Adaptive Reuse Alternative. There would be no demolition/construction-related impacts under the No Action Alternative.

**Post-Demolition Period Impacts to Air Quality:** Any increase in post-construction period air quality impacts would be expected to be negligible for the Adaptive Reuse Alternative. Activities at Facilities 62 and 63 would consist of storage of material that is not considered a major source of emissions or pollutants. In the event that new sources of air emissions are introduced, the new sources would comply with air quality permit requirements.

The Proposed Action, Minimum Preservation and No Action Alternatives would not generate new sources of air emissions and would not affect air quality. No mitigation is required.

**Demolition-Related Noise Impacts:** Under the Proposed Action, demolition activities would be expected to create short-term noise impacts at both sites. The loudest demolition activities are likely to be the operation of heavy equipment (<95 dBA at 50 ft (15 m)), and operation of pneumatic tools (<110 dBA at 50 ft (15 m)).

The closest noise-sensitive land uses at the Beckoning Point and PCP Sites are the MSF and Navy family housing area respectively. The closest MSF facilities are approximately 60 ft (18.5 m) south of Facilities 62 and 63. The closest noise-sensitive land uses at Pearl City Peninsula are the homes in the Navy housing area. The closest homes are located approximately 0.2 mi (0.4 km) south of Facility 85. Demolition-period activities could produce short-term noise at nuisance levels at the MSF and nearest homes.

Demolition-related noise under both the Proposed Action would be controlled with BMPs, including properly-sized and maintained equipment, engine mufflers, engine intake silencers, and engine enclosures. The construction contractor would be required to confine work likely to produce nuisance level noise to hours when nearby residents would not normally be sleeping. Additional attenuation such as sound barriers could further reduce noise impacts, if needed.

The Adaptive Reuse Alternative would have similar impacts to the Proposed Action, but with shorter durations due to the demolition of fewer facilities. The Minimum Preservation Alternative would not have any demolition related impacts, but would have repair related noise which would be lower than the Proposed Action or Adaptive Reuse Alternative. There would be no demolition/construction-related impacts under the No Action Alternative.

**Post-Demolition Period Noise Impacts:** Post-demolition period noise impacts at both sites are expected to be minimal and would be of the same character and intensity of existing activities conducted at both sites.

The No Action Alternative would not introduce any new noise sources, and would not affect existing ambient noise levels.

#### 4.2.2 Topography, Soils and Flood Hazard

None of the alternatives (i.e., Proposed Action, Adaptive Reuse, Minimum Preservation, and No Action) would involve any significant impacts to the existing site topography, soil conditions, or flood hazard, and no mitigation would be required.

#### 4.2.3 Water Resources

**Demolition-Related Impacts to Water Resources:** None of the alternatives (i.e., Proposed Action, Adaptive Reuse and Minimum Preservation Alternatives, and No Action) involve any work or action expected to or likely to impact basal aquifers or groundwater within the Pearl Harbor Groundwater Management Area. Likewise, none of the alternatives include any in-water or over-water construction or demolition work which could potentially impact Pearl Harbor water quality.

The construction contractor would be responsible for ensuring that all construction activities comply with applicable regulations, including Hawai'i Administrative Rules, Title 11, Chapter 54, Water Quality Standards and Chapter 55, Water Pollution Control. All demolition debris would be contained and controlled, and BMPs would be employed to prevent pollutants from entering storm water and the harbor. With implementation of the BMPs, impacts to water resources from runoff would be negligible during ground disturbance.

**Post-demolition Period Impacts to Water Resources:** The Proposed Action, Minimum Preservation, and No Action Alternative would not involve any significant impacts to basal aquifers or groundwater resources. Potential impacts from the Adaptive Reuse Alternative, use of Facilities 62 and 63 would be negligible due to the storage nature of the proposed use. The SWPCP would be followed and BMPs would be employed to prevent runoff from flowing into Pearl Harbor. Any potential impacts would be alleviated through the use of temporary and/or permanent drainage management structures.

#### 4.2.4 Biological Resources

None of the alternatives (i.e., Proposed Action, Adaptive Reuse and Minimum Preservation Alternatives, and No Action) are expected to impact any biological resources protected by federal and state regulations. No federally or state listed threatened or endangered plant or animal species, or species of concern are known to exist at either site. Also, there is no remaining undisturbed land, natural areas, native plant communities, or natural habitat for any known threatened, endangered, proposed, candidate, or rare species at either site. Further, the project areas are not within any biologically sensitive areas, critical habitats, or wetlands. The SWPCP would be followed and BMPs would be employed to prevent runoff from flowing into Pearl Harbor. Any potential impacts would be alleviated through the use of temporary and/or permanent drainage management structures.

#### 4.2.5 Scenic and Visual Resources

Due to the limited visibility of the subject facilities the Proposed Action and Adaptive Reuse and Minimum Preservation Alternatives would have a minimal impact and not detract from the aesthetic or scenic visual character of either Beckoning Point or PCP or the surrounding landscape as viewed from Navy owned or nearby public vantage points.

The No Action Alternative would have no impact since existing scenic and visual resources would not be altered.

### 4.3 Cultural Resources

For the purposes of this analysis, significant cultural resources are those properties listed or eligible for listing in the NRHP. As defined in the implementing regulations for Section 106 of the NHPA, impacts of an undertaking on significant cultural resources are considered adverse if they "diminish the integrity of the property's location, design setting, materials, workmanship, feeling, or association" (36 CFR § 800.5(a)(1)). Examples of adverse effects include, but are not limited to, the following:

- Physical destruction, damage, or alteration of all or part of the property (36 CFR § 800.5(a)(2)(i) and (ii));
- Isolation of the property from, or alteration of the character of, the property's setting when that character contributes to the property's qualification for listing on the NRHP (36 CFR § 800.5(a)(2)(iii) and (iv));
- Introduction of visual, audible, or atmospheric elements that are out of character with the property, or alter its setting (36 CFR § 800.5(a)(2)(v));
- Neglect of a property resulting in its deterioration or destruction (36 CFR § 800.5(a)(2)(vi)); and
- Transfer, lease, or sale of the property (36 CFR § 800.5(a)(2)(v)).
- The area of potential effect has been determined to include Facilities 62, 63, 85 and 99 and the immediate area surrounding each facility.

**Proposed Action and Adaptive Reuse Alternative:** Both the Proposed Action and Adaptive Reuse Alternative would demolish a facility considered eligible for listing on the NRHP (Facility 99). Facilities 62, 63 and 85 are not considered eligible for listing on the NRHP. CNRH has consulted with the SHPO regarding the proposed demolition of all the facilities addressed in this EA. In accordance with 36 CFR § 800.6(c), the SHPO concurred with the Navy's determination that the Proposed Action would have an "adverse effect" on Facility 85. The parties have agreed on how the adverse effect will be resolved and a MOA has been executed between the CNRH and the SHPO. CNRH will proceed with the proposed demolition in accordance with the stipulations in the MOA. A summary of these mitigation measures is found in Section 4.14 Means of Mitigating Adverse Effects on Cultural Resources, and the full text of the NHPA MOA is contained in Appendix B.

No archaeological or traditional cultural properties are expected to be affected by the Proposed Action. There are no known archaeological resources eligible for the National NRHP within the areas of potential effect. In addition it is expected that previous ground disturbance associated with past construction make it unlikely that any intact archaeological deposits would be present in this area.

**Minimum Preservation Alternatives:** Under the Minimum Preservation Alternative all four facilities proposed for demolition would be retained. A facility considered eligible for listing on the NRHP (Facility 99) would remain with the possibility of future reuse.

**No Action Alternative:** Under the No Action Alternative cultural resources would remain unchanged in their existing condition.

#### 4.4 Hazardous and Regulated Materials

**Proposed Action and Adaptive Reuse and Minimum Preservation Alternatives:** None of the alternatives would directly or cumulatively introduce toxic or hazardous chemicals, organic substances, or solid wastes into bodies of water, into the air, onto land or into groundwater. None of the alternatives would introduce additional sources of environmental contamination. However, additional testing would be conducted on any areas identified as suspicious prior to

demolition. Any contamination would be identified during project planning and confirmed by field verification. Should hazardous and regulated materials be encountered, BMPs would be implemented and appropriate mitigative measures would be taken to control the material, minimize releases to the environment, and protect demolition personnel. Any demolition or deconstruction contract would require the handling, removal, and/or disposal of hazardous materials to be carried out by qualified personnel and would be packaged, labeled, marked, stored, transported, treated, and disposed of in accordance with applicable Federal, State and local laws and regulations. Removal of any material would result in a net decrease in the presence of hazardous and regulated materials.

There are no known environmental areas of concern or IR program sites at the Beckoning Point site. No mitigation is known to be required for any of the alternatives at this location. The PCP site is an IR program site. Disturbed soils surrounding the demolished facilities as well as any other demolition waste determined to be hazardous shall be removed, handled, and disposed of by qualified personnel in accordance with 40 CFR 260 through 270, 49 CFR 171 through 178, and all other applicable Federal, State and local laws and regulations.

**No Action Alternative:** The No Action Alternative would not generate any hazardous waste. Any hazardous or regulated materials would remain in place.

#### 4.5 Land Use Compatibility

**Proposed Action and Adaptive Reuse Alternative:** The Proposed Action and Adaptive Reuse Alternative are compatible with regional land use patterns and consistent with the *CNRH RSIP Overview Plan* recommendations, which include reuse of the former Pearl City fuel annex. Demolition of the remaining former fuel annex structures (Facilities 85 and 99) will clear the site making all of the area available for reuse. Each facility's footprint would be finished to conform to the surrounding area. Land use compatibility impacts are not anticipated.

**Minimum Preservation and No Action Alternatives:** Under the Minimum Preservation and No Action Alternatives Facilities 85 and 99 would remain in place, reducing the amount of usable land area that would be available for reuse at the PCP site. Land use compatibility impacts are not anticipated at the Beckoning Point Site.

#### 4.6 Roads and Traffic

**Proposed Action, Adaptive Reuse and Minimum Preservation Alternatives:** Demolition/construction-related traffic impacts for the Proposed Action, Adaptive Reuse and Minimum Preservation alternatives would include the arrival and departure of construction workers, and traffic associated with the hauling of materials and waste to and from the project sites. There would be a short-term increase in traffic during these activities. However, Contractor employee traffic would only be temporary and is not expected to be significant. Scheduling demolition waste removal during off-peak hours would help to minimize traffic impacts. Further reductions in traffic could result from limiting the number of vehicular entry permits, and requiring the contractor to have workers report at a baseyard or other off-site location and ride together to the worksite.

**No Action Alternative:** The No Action Alternative would not introduce new traffic to either site.

#### 4.7 Infrastructure (utilities, storm drainage, solid waste)

**Proposed Action and Adaptive Reuse Alternative:** There would be a short-term increase in utilities usage during demolition/construction activities associated with the Proposed Action and Adaptive Reuse Alternative. In the long-term, demand for utilities will not be significantly affected because fewer facilities would be connected to existing utility systems.

No construction-related water quality impacts are anticipated. No work is proposed in, over, or adjoining harbor waters, and there would be no increase in impermeable surface area to increase post-construction period impacts. No mitigation is required to address post-construction stormwater runoff resulting from either alternative. For all construction activities with a potential for stormwater runoff from the construction site, contractors would be required to implement appropriate construction BMPs to prevent potential stormwater soil erosion from unexpected storm events. Any potential runoff would be intercepted, collected, and either absorbed on site, or filtered or treated as appropriate, consistent with State and Federal regulations. BMPs would be documented in the construction documents.

Non-hazardous construction and demolition waste that cannot be recycled would be disposed of off-site at an approved construction and demolition sanitary landfill under both alternatives. Contractor(s) should strive to divert a significant percentage of construction waste from disposal (for both alternatives). Recycling and reuse measures, including salvaging of building elements for future use, would be encouraged to divert solid waste from the landfill and minimize waste generated by the project. Metals free of concrete, wood or hazardous materials would be recycled through the Navy's Recycling Center.

Any materials determined to be hazardous would be handled and disposed of accordingly (see Section 4.4 Hazardous and Regulated Materials).

**Minimum Preservation and No Action Alternatives:** The Minimum Preservation Alternative would have minimal impacts to utilities, drainage, and solid waste as only minor repairs would be made to the existing facilities. The No Action Alternative would not impact infrastructure conditions.

#### 4.8 Socio-Economic Environment

**Proposed Action and Renovation and Reuse Alternative:** Implementing the Proposed Action or the Adaptive Reuse Alternative would not result in significant impacts to the socio-economic environment. Construction and demolition work would have temporary positive impacts on the local economy in the form of construction jobs and the purchase of goods and supplies. However, given the limited project scope, these benefits would not significantly affect the state's overall economic status.

Due to the facilities' locations on Navy property with restricted access and because no significant impacts on environmental resources are expected, the Proposed Action and the Adaptive Reuse Alternative would not create environmental health and safety risks that would disproportionately affect children and minority or disadvantaged populations, and demolishing Facilities 85 and 99, would remove a potential source of ACM, LBP and PCBs from an area close to family housing.

**Minimum Preservation and No Action Alternatives:** The Minimum Preservation Alternative would have minimal impacts to Hawaii's economy as only minor repairs would be made to the existing facilities. The No Action Alternative would not impact socio-economic conditions.

## 4.9 Cumulative Impacts

**Overview:** Cumulative impacts on environmental resources result from the incremental effects of development and other actions, evaluated in conjunction with other government and private past, present, and reasonably foreseeable future actions. Cumulative impacts can result from actions which are individually minor, but collectively significant, and which take place over a period of time.

The analysis of cumulative impacts was conducted on a qualitative basis considering the objectives of the *ICRMP* (CNRH 2008) and the *CNRH Regional Shore Infrastructure Plan Overview* (CNRH 2002).

The Proposed Action and alternatives would not have a significant cumulative impact on land use compatibility. As components of areas within an active naval installation, land use compatibility in the affected areas is determined by the long-term process of base upgrades essential to maintaining efficient operations and force readiness. The Proposed Action is part of the ongoing process of modernization, reduction of shore infrastructure costs, and elimination of underutilized facilities.

The Proposed Action and the alternatives would not alter existing topography, impact potable water aquifers, or adversely affect biological resources. They would not result in a net increase in utility demand or traffic that has not already been contemplated. The Proposed Action would reduce long-term risks to human health and safety by reducing the presence of hazardous and regulated materials. Neither the Proposed Action nor the alternatives would impact long-term population and employment levels in the City and County of Honolulu or the State of Hawai'i. They would not disproportionately affect children, minorities, or disadvantaged populations.

With the exception of Cultural Resources (see section below) The Proposed Action and alternatives would not contribute to cumulative impacts on the resource areas described in Sections 4.1 through 4.8, at either the Beckoning Point or PCP Site and are not expected to contribute to cumulative impacts on those resource areas, when evaluated in conjunction with other past, present and foreseeable government and private actions described below.

**Past Actions:** Extensive modifications have been made to the Beckoning Point landscape during the last 100 years with shoreline alterations and the filling of wetland fields and Native Hawaiian fishponds. Although the central portion of Waipi'o Peninsula continues to be used for agriculture, other portions of the peninsula have been transformed for recreational, and light industrial Navy mission-oriented uses.

PCP has undergone dramatic change in the past 100 years, transforming from an agricultural settlement to a mix of modern suburban homes and light industrial military facilities. The Proposed Action and Adaptive Reuse Alternative will make additional land at PCP available for reuse, which is consistent with regional plans and compatible with existing uses (Section 4.5 Land Use Compatibility).

**Foreseeable Actions:** Foreseeable Actions on Waipi'o Peninsula include continued use of the MSF, CDF and Soccer Complex. The large central portion of the peninsula would likely remain an Agricultural Unit.

Foreseeable actions at PCP include the following:

- Recapitalization of Victor wharves V-1 through V-4
- Construction of a 400-stall MWR POV parking lot
- Expansion of the Navy family housing area
- Additional Navy facilities at the NSWUE compound.

Victor Wharf Recapitalization: The V-1 wharf and adjacent waterfront areas were recapitalized as part of the initial construction of the NSWUE Compound. The other PCP wharves (V-2, -3, and -4) are in poor condition and are no longer certified for use by Navy vessels. Due to the poor condition of the wharves, submersible vehicles are currently transported from the NSWUE Compound to Pearl Harbor's main base via public roads in order to load them aboard submarines. This transport constitutes a safety and security problem for these assets, as well as a significant expenditure of time and effort. If the V-2 wharf was recapitalized, or a new wharf in the general area was constructed and available and certified for Navy use, it would be possible to directly load and offload submersible vehicles at PCP. This activity would be episodic and at the present time, would not justify the expense of recapitalization or new construction. Nevertheless, it is at least foreseeable that the PCP industrial waterfront will undergo some level of recapitalization to support regional requirements in the coming years (the alternative being the continued gradual decline and deterioration of existing waterfront assets).

Recapitalization or new construction would revitalize the historic waterfront function of the peninsula, improving berthing flexibility within the harbor. Significant wharf improvements would most likely require re-evaluation of the existing wastewater system and other waterfront infrastructure systems. In addition, such improvements would likely involve significant in-water work and potentially adverse effects to historic properties that could trigger additional NEPA analysis and Section 106 consultation. Certain waterfront repair and renovation activities are covered under an existing Section 106 programmatic agreement and would likely be processed as categorical exclusions.

Construction of 400-Stall POV Parking Lot: The Navy's MWR Department is planning to construct a 400-stall, transient POV parking lot adjacent to the FISC Access Road, within an inactive waterfront area between the V-3 and V-4 wharves. Any use along this corridor would need to consider the security requirements of existing military activities at PCP. The introduction of a significant amount of POV traffic in close proximity to military activities would need to be carefully conceived to ensure adequate safety and security.

Expansion of Navy Family Housing Area: The *CNRH RSIP Overview Plan (2002)* suggests the possibility of expanding Navy family housing at PCP. Any expansion would result in increased infrastructure demands and potential traffic along Lehua Avenue, generating additional traffic congestion and utility demands. Such housing expansion would be compatible with the Proposed Action and Adaptive Reuse Alternative as long as the contamination from the former Pearl City Fuel Annex is remediated. To the extent possible, if new housing is constructed, it would be desirable to offer housing priority to military personnel assigned to PCP, as part of a

traffic mitigation strategy (although implementing this strategy is desirable even if no new housing is constructed).

**NSWUE Compound Improvements:** The Navy plans to consolidate CONUS based NSWUE units with the existing NSWUE unit at PCP. The consolidation will include the construction of new facilities and improvements to existing facilities at PCP over a five- to ten- year period starting in 2011 or 2012. The consolidation would result in increased infrastructure demands and traffic. However, a Traffic Impact Assessment, Wastewater System Assessment, and Environmental Assessment were prepared for the consolidation, and it was determined that the action would not have significant impacts on these resource areas or the quality of the human environment.

**Cultural Resources:** The Proposed Action and Adaptive Reuse Alternative would contribute to cumulative impacts on cultural resources. The demolition of Facility 85 would result in the loss of a NRHP-eligible historic property. However, the effects of the demolition of Facility 85 will be mitigated by measures outlined in a NHPA MOA (summarized in Section 4.14 Means of Mitigating Adverse Effects on Cultural Resources) (the full MOA is included as Appendix B).

With the exception of demolition required by Military Construction Program Projects or Navy Special Projects, or other emergent requirements, CNRH is considering future footprint reduction undertakings for each fiscal year as a whole, rather than on a case-by-case basis, and will initiate consultation sufficiently in advance whenever possible to allow for greater consideration of non-demolition alternatives.

The Minimum Preservation and No Action Alternatives would result in no adverse cumulative impacts to cultural resources.

## **4.10 Compliance with Executive Orders**

### **4.10.1 Executive Order 11988, Floodplain Management**

Executive Order (EO) 11988 (May 24, 1977, 42 FR 26951) requires each Federal agency to determine whether the Proposed Action would occur in a floodplain, to take action to reduce the risk of flood loss, minimize the impact of floods on human safety, health and welfare, and to restore and preserve the natural and beneficial values served by floodplains when (1) acquiring, managing, and disposing of Federal lands and facilities; (2) providing Federally undertaken, financed, or assisted construction and improvements; and (3) conducting Federal activities and programs affecting land use.

According to the FEMA Flood Insurance Rate Maps, Facilities 62 and 63 at Beckoning Point are in Zone D (an area with possible but undetermined flood hazards), Facility 85 at PCP site is within Zone X, indicating an area of minimal flood hazard, and Facility 99 at PCP site is within Zone AH, indicating an area with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. O'ahu Civil Defense information indicates that a tsunami event could result in a water level rise of 4 ft (1.2 m) within Pearl Harbor (Department of the Navy 2002). Ground elevations at the Beckoning Point and PCP Site lie above this elevation, at about 6 ft (1.8 m) at Beckoning Point and 11 ft (3.4 m) above MSL at PCP.

The Proposed Action and the alternatives will not have a negative effect on floodplain management. The Proposed Action and alternatives do not include the construction of new facilities. The Proposed Action and Adaptive Reuse Alternative would refinish the footprints of demolished facilities to match existing surrounding conditions. Project design and construction work under the Adaptive Reuse Alternative would be conducted in accordance with applicable floodplain development standards.

The Minimum Preservation and No Action Alternatives would retain the existing facilities in place.

#### **4.10.2 Executive Order 12898, Environmental Justice in Minority Populations and Low-Income Populations**

Executive Order 12898 (11 February 1994) and the Secretary of the Navy Notice 5090 (27 May 1994) require the Navy to identify and address the potential for disproportionately high and adverse human health and environmental effects of their actions on minority and low-income populations.

Neither the Proposed Action nor the Adaptive Reuse or Minimum Preservation Alternatives would adversely impact minority or low-income populations or housing, or raise environmental justice concerns. The No Action Alternative would have no impacts. The Beckoning Point and PCP Sites are located within JBPHH, an active military installation which will remain a working military base.

#### **4.10.3 Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks**

Executive Order 13045 (21 April 1997) requires Federal agencies to make it a high priority to identify and assess environmental health and safety risks that may disproportionately affect children; and ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health or safety risks.

Children unaccompanied by an adult do not frequent the Beckoning Point or PCP Site, which are both within secured military locations. None of the alternatives would be likely to directly or cumulatively introduce toxic or hazardous chemicals, organic substances, or solid wastes into bodies of water, into the air, onto land or into groundwater. Under the Proposed Action and Adaptive Reuse Alternative, removal and disposal of hazardous or regulated materials would be performed to minimize exposure or release to the environment in accordance with Federal and State requirements. Under the Minimum Preservation and No Action Alternatives, any hazardous materials present in the facility would not be disturbed.

#### **4.10.4 Executive Order 13423, Strengthening Federal Environmental, Energy, and Transportation Management**

Executive Order 13423 (24 January 2007) consolidates and strengthens a number of prior EO's (13101, 13123, 13134, 13148 and 13149) by establishing new and updated goals, practices, and reporting requirements for environmental, energy and transportation performance and accountability. In the area of sustainable design and high performance buildings, EO 13423 makes mandatory the five guiding principles of the "Federal Leadership in High Performance

and Sustainable Buildings Memorandum of Understanding.” The five guiding principles address:

- Employing integrated design
- Optimizing energy performance
- Protecting and conserving water
- Enhancing indoor environmental quality, and
- Reducing the environmental impact of materials.

The Proposed Action would eliminate underutilized CNRH facilities, resulting in a more energy efficient and sustainable building footprint, and also dispose of hazardous materials associated with the facilities. Construction and renovation activities under the Adaptive Reuse Alternative would be required to comply with the guiding principles, which will result in a more energy efficient and sustainable building footprint. The Adaptive Reuse, Minimum Preservation, and No Action Alternatives would require ongoing expenditure of energy and materials to maintain the retained facilities.

#### **4.10.5 Executive Order 13514, Federal Leadership in Environmental, Energy, and Economic Performance**

Executive Order 13514 (5 October 2009) builds on and expands the energy reduction and environmental requirements of EO 13423 by making reductions of greenhouse gas emissions a priority of the Federal government, and by requiring Federal agencies to develop sustainability plans focused on cost-effective projects and programs. Under this EO, agencies are required to measure, manage, and reduce greenhouse gas emissions toward agency-defined targets, and meet a number of energy, water, and waste reduction targets and sustainability requirements.

The Proposed Action and Adaptive Reuse Alternative would require energy to demolish the facilities and dispose of demolition debris. However, the demolition contractor will be required to consider the Navy Region Hawaii Recycling Center for the demolition waste. Recycled materials would reduce the amount of energy needed to manufacture and transport construction materials to their final reuse site. In the long-term, the demolition of obsolete and underutilized facilities would result in reducing the greenhouse gas emissions associated with maintaining the facilities.

Construction and renovation activities associated with the Adaptive Reuse Alternative would comply with current standards and directives to employ efficient and environmentally-sensitive sustainable design standards, minimizing energy use and water consumption during the lifetime of the facilities. The Adaptive Reuse, Minimum Preservation, and No Action Alternatives would require ongoing expenditure of energy and resources to use and maintain the retained facilities.

### **4.11 Consistency with the Objectives of Federal, State and County Land Use Policies, Plans and Controls**

#### **4.11.1 CNRH Regional Shore Infrastructure Plan**

The *CNRH RSIP Overview Plan* (2002) represents current Navy land use policy for installations in Hawai‘i, and is intended to direct future planning and management decisions. The Long

Range Land Use Plan and the accompanying sub-area development plans presented in the *RSIP Overview Plan* provide guidance for appropriate property use within a five- to ten-year time frame. The guiding principles of the plan emphasize:

- Protection of operational capabilities and mission readiness
- Reduction of shore infrastructure costs and the reuse, divestiture or demolition of underutilized facilities, and
- Optimized land use/facility locations.

The Proposed Action would demolish underutilized facilities and make the PCP site available for reuse, which is consistent with the guiding principles of the *RSIP Overview Plan*. The Adaptive Reuse Alternative would demolish and adaptively reuse underutilized facilities. This is consistent with the RSIP assuming a use could be found for the retained facilities. The Minimum Preservation and No Action Alternatives would retain underutilized facilities and restrict land use at the PCP site, and is therefore inconsistent with the guiding principles of the RSIP.

#### 4.11.2 Coastal Zone Management Act

By the exchange of letters dated June 1, 2009 and July 9, 2009, the Navy and the State of Hawai'i's Department of Business, Economic Development and Tourism, Office of Planning respectively proposed and concurred that those activities listed on the "Navy/Marine Corps De Minimis Activities under CZMA" (De Minimis Activity List) were not subject to further review by the Hawai'i CZM Program when such an activity was conducted in compliance with the corresponding "Project Mitigation/General Conditions."

The proposal to demolish four facilities at JBPHH falls within Item 11 on the De Minimis Activity List: "demolition and disposal involving buildings or structures when done in accordance with applicable regulations and within Navy/Marine Corps controlled properties." Compliance with the relevant mitigation/conditions will be accomplished as follows:

- all demolition activities will occur on Navy property
- all demolition activities will involve the appropriate use of silt containment devices and be limited during adverse tidal and weather conditions
- demolition activities will not involve work in, on or adjoining the water
- no project-related materials will be stockpiled in the water
- adjacent marine/aquatic environments will be protected from contamination by project-related activities
- fueling of project-related vehicles and equipment will take place away from the water, and demolition activities will include a contingency plan to control accidental petroleum releases during project construction
- all fill material will be protected from erosion as soon as practicable
- all exposed soil will be protected from erosion and stabilized as soon as practicable
- the Navy has determined that no species or habitats protected under ESA will be affected by the action
- consultation pursuant to Section 106 of the NHPA has been completed (MOA provided in Appendix B)
- this environmental assessment is being prepared in compliance with NEPA, and

- the State CZM office was advised on May 27, 2011 of usage of the De Minimis Activity List and the preparation of this environmental assessment.

#### **4.11.3 White House Office of the Press Secretary Memorandum for the Heads of Executive Departments and Agencies, June 10, 2010**

This memorandum directs federal government executive departments and agencies to accelerate efforts to identify and eliminate excess properties, and take steps to make better use of remaining real property assets. The goal is to eliminate wasteful spending of taxpayer dollars, save energy and water, and further reduce greenhouse gas pollution. Agency actions taken under this memorandum shall align with and support actions to measure and reduce resource use and greenhouse gas emissions in Federal facilities pursuant to EO 13514 (see Section 4.10.5 above).

Through the sale of assets, reduced operating expenses, space consolidations, and ending of leases agency efforts required by this memorandum should produce no less than \$3 billion in cost savings by the end of fiscal year 2012.

The Proposed Action would demolish underutilized facilities, which is consistent with the guiding principles of the memorandum. The Adaptive Reuse Alternative would demolish and adaptively reuse underutilized facilities. This is consistent with the memorandum assuming a use could be found for the retained facilities (preferably through space consolidation). The Minimum Preservation and No Action Alternatives would retain underutilized facilities, and is therefore inconsistent with the guiding principles of the memorandum.

#### **4.12 Relationship between Short-Term Use and Long-Term Productivity**

This section lists the trade-offs between short-term and long-term gains and losses due to the Proposed Action. "Short-term" refers to the construction period; "long-term" refers to the post-construction period.

##### Proposed Action

###### Short-term

- Temporary minor increases in noise levels from equipment operation.
- Short-term reduction in air quality due to fugitive dust and vehicle emissions during demolition.
- Short-term and temporary disruptions to localized traffic.
- Short-term economic gains associated with demolition-period employment and direct and indirect spending.

###### Long-term

- Loss of one (1) facility considered eligible for the NRHP.
- Reduced inventory of underutilized facilities.
- Eliminate health and safety concerns in demolished buildings containing hazardous materials, such as ACM, LBP, and PCBs.
- Eliminate operational, maintenance and renovation costs associated with obsolete and underutilized facilities.

### Adaptive Reuse Alternative

#### Short-term

- Temporary minor increases in noise levels from equipment operation.
- Short-term reduction in air quality due to fugitive dust and vehicle emissions during renovation/demolition.
- Short-term and temporary disruptions to localized traffic.
- Short-term community economic gains associated with renovation/demolition-period employment and direct and indirect spending.

#### Long-term

- Eliminate health and safety concerns in renovated buildings containing hazardous materials, such as ACM, LBP, and PCBs.
- Loss of one (1) facility considered eligible for the NRHP.
- Continued expenditure of personnel and financial resources to sustain obsolete and underutilized facilities.

### Minimum Preservation Alternative

#### Short-term

- Temporary minor increases in noise levels from equipment operation.
- Short-term reduction in air quality due to fugitive dust and vehicle emissions during repair work.
- Short-term and temporary disruptions to localized traffic.
- Short-term economic gains associated with repair-period employment and direct and indirect spending.

#### Long-term

- Continued health and safety concerns from hazardous building materials.
- Preservation of a facility considered eligible for the NRHP.
- Continued expenditure of personnel and financial resources to sustain obsolete and underutilized facilities.

### No Action Alternative

#### Short-term

- No gains or losses.

#### Long-term

- Continued health and safety concerns from hazardous building materials.
- Retention of a facility considered eligible for the NRHP.
- Continued expenditure of personnel and financial resources to sustain obsolete and underutilized facilities.

## **4.13 Irreversible and Irrecoverable Commitments of Resources**

Resources that are committed irreversibly or irretrievably are those that cannot be recovered if the proposed project is implemented.

Implementation of the Proposed Action, Adaptive Reuse, and Minimum Preservation Alternatives would irreversibly and irretrievably commit fiscal, energy and human resources. These actions would utilize fiscal resources, labor, construction equipment, and materials to implement the demolition or modification of the facilities. For instance, the use of raw materials for demolition or minimum preservation of the facilities and/or the use of fuels to power construction/demolition vehicles and equipment, represent the irreversible and irretrievable commitment of resources.

In addition, the Proposed Action would irretrievably and irreversibly affect (demolish) a historic property as well as three other facilities irreversibly and irretrievably losing the potential to reuse them.

No Action would avoid the immediate commitment of resources for demolition or renovation, but CNRH would continue to commit scarce financial and management resources for facilities with little or no potential for productive use. The No Action Alternative would not meet the purpose and need for action.

#### **4.14 Means of Mitigating Adverse Effects on Cultural Resources**

The following summarizes the mitigation measures to be implemented by CNRH to mitigate impacts on historic properties, as stipulated in the MOA (full text is in Appendix B).

- CNRH is currently preparing a Historical Context Report for the Pearl Harbor Naval Complex. Information on the historical significance of Facility 85 and the Pearl City Fuel Annex will be included in the context report.
- Prepare an informational pamphlet on the history and function of the Pearl City Fuel Annex. The pamphlet will provide information on the history of the fuel annex from World War II through the Cold War period. Available historical photographs and maps will also be included as appropriate.
- Prepare and install an informational exhibit on the history and function of the Pearl City Fuel Annex at Joint Base Pearl Harbor-Hickam (JBPHH). The exhibit may be a display similar to other informational “wayside exhibits” at JBPHH.

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## **5.0 AGENCIES AND ORGANIZATIONS CONSULTED**

- Advisory Council on Historic Preservation
- Department of Land and Natural Resources, State Historic Preservation Division
- Historic Hawai'i Foundation
- National Park Service
- National Trust for Historic Preservation
- Department of Business, Economic Development and Tourism, Office of Planning Coastal Zone Management Program

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## 6.0 LIST OF PREPARERS

This Environmental Assessment was prepared by Navy Facilities Engineering Command (NAVFAC) Hawaii.

### NAVFAC Hawaii

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NEPA Branch Head

Andrew Huang, P.E.  
B.S. Civil Engineering  
M.S. Environmental Engineering

Planner-in-Charge

James Furuhashi  
B.S. Business  
B.A. Architecture

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# **APPENDICES**

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## **APPENDIX A**

### **FACILITY PHOTOGRAPHS**

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**Facility 62, Beckoning Point**

**Figure A-1**



**Facility 63, Beckoning Point**

Navy Region Hawaii FY 2011 Demolition Plan  
Environmental Assessment  
JBPHH, O'ahu, Hawaii

**Figure A-2**



**Facility 85, Pearl City Peninsula**

**Figure A-3**



**Facility 85, Pearl City Peninsula**

Navy Region Hawaii FY 2011 Demolition Plan  
Environmental Assessment  
JBPHH, O'ahu, Hawaii

**Figure A-4**



**Facility 99, Pearl City Peninsula**

Navy Region Hawaii FY 2011 Demolition Plan  
Environmental Assessment  
JBPHH, O'ahu, Hawaii

**Figure A-5**

## **APPENDIX B**

### **NHPA SECTION 106 MEMORANDUM OF AGREEMENT**

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**MEMORANDUM OF AGREEMENT (MOA)  
AMONG  
THE COMMANDER NAVY REGION HAWAII,  
AND THE  
HAWAII STATE HISTORIC PRESERVATION OFFICER,  
REGARDING PROPOSED DEMOLITION FOR FISCAL YEAR 2011 AT  
JOINT BASE PEARL HARBOR-HICKAM, OAHU, HAWAII**

WHEREAS, Commander Navy Region (COMNAVREG) Hawaii, in order to use limited resources effectively and reduce infrastructure, proposes to demolish four (4) facilities as part of the Fiscal Year (FY) 2011 Footprint Reduction Program listed in Appendix A; and

WHEREAS, the four (4) facilities are located on Joint Base Pearl Harbor-Hickam (JBPHH) in two areas: Beckoning Point, and Pearl City Peninsula. Two (2) facilities are proposed for demolition at each location; and

WHEREAS, the demolition would remove the structures in their entirety including the foundations, removal and disposal of any hazardous materials associated with the demolition, termination of utilities, and site restoration. Site restoration will include backfill, compaction, and finish to match existing surrounding conditions; and

WHEREAS, COMNAVREG Hawaii has determined the proposed demolitions constitute an Undertaking subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 C.F.R. Part 800; and

WHEREAS, COMNAVREG Hawaii has established the Undertaking's area of potential effects (APE), as defined at 36 CFR § 800.16(d), to be limited to the immediate area surrounding each facility; as shown in the site maps in Appendix B; and

WHEREAS, pursuant to 36 CFR § 800.4(c)(2), COMNAVREG Hawaii has determined that one (1) of the facilities to be demolished (Facility 85) is considered eligible for listing on the National Register of Historic Places. The remaining three (3) facilities proposed for demolition (Facilities 62, 63, and 99) are not considered eligible for the National Register of Historic Places; and

WHEREAS, COMNAVREG Hawaii has determined that the Undertaking will have an adverse effect on the one (1) facility (Facility 85) considered eligible for the National Register of Historic Places; and

WHEREAS, there are no known archaeological resources eligible for the National Register of Historic Places within the areas of potential effect; and

WHEREAS, COMNAVREG Hawaii has consulted with the Hawaii State Historic Preservation Officer (SHPO) pursuant to 36 C.F.R. part 800; and

WHEREAS, pursuant to 36 CFR §800.6(a)(1), COMNAVREG Hawaii has notified the Advisory Council on Historic Preservation (ACHP) and the ACHP declined to participate in the consultation; and

WHEREAS, pursuant to 36 CFR § 800.10(c), COMNAVREG Hawaii has notified the Secretary of the Interior, through the National Park Service (NPS), and invited the NPS to sign this Memorandum of Agreement (MOA) as a concurring party; and

WHEREAS, pursuant to 36 CFR §800.6(c)(3), COMNAVREG Hawaii has invited Historic Hawaii Foundation (HHF) and the National Trust for Historic Preservation (NTHP) to participate in the consultation and to sign this MOA as a concurring party; and

NOW, THEREFORE, COMNAVREG Hawaii, and the Hawaii SHPO agree that upon COMNAVREG Hawaii's decision to proceed with the Undertaking, COMNAVREG Hawaii shall ensure that the following stipulations are implemented in order to take into account the effects of the Undertaking on historic properties.

### **Stipulations**

COMNAVREG Hawaii shall ensure that the following stipulations are implemented:

#### **I. STUDIES AND REPORTS**

- A. COMNAVREG Hawaii is currently preparing a Historic Context Report for the Pearl Harbor Naval Complex. Information on the historical significance of Facility 85 and the Pearl City Fuel Annex will be included in the context report.

#### **II. PUBLIC INTERPRETATION**

- A. COMNAVREG Hawaii will prepare an informational pamphlet on the history and function of the Pearl City Fuel Annex. The pamphlet will provide information on the history of the fuel annex from World War II through the Cold War period. Available historical photographs and maps will also be included as appropriate.
  - 1. The draft pamphlet will be provided to the SHPO for review and comment. The SHPO will have a 30 calendar day review period following receipt of the draft pamphlet to provide written comments. COMNAVREG Hawaii will take into account and provide written responses to all written comments received during the 30 day review period. If any SHPO comments are rejected by COMNAVREG Hawaii, the SHPO will have an additional 15 calendar day review period to provide written comments to COMNAVREG Hawaii's responses.

2. COMNAVREG Hawaii will proceed to finalize the draft pamphlet after acceptance of SHPO comments, or if no written response is received within the initial 30 day or additional 15 day review periods. If the SHPO objects to finalizing the draft pamphlet the objection will be resolved in accordance with Stipulation IV (RESOLVING OBJECTIONS).
  3. COMNAVREG Hawaii will produce approximately 500 copies of the pamphlet for distribution. Final copies of the pamphlet will be provided to the SHPO and any consulting party upon request. The pamphlet will also be offered to the Hawaii State Archives, University of Hawaii Hamilton Hawaiian Collection, Pacific Aviation Museum, Arizona Memorial, and Naval Facilities Engineering Command Public Affairs Office for their use/distribution.
- B. COMNAVREG Hawaii will use the information from the pamphlet described above to prepare an informational exhibit to be displayed at Joint Base Pearl Harbor-Hickam (JBPHH). The exhibit may be a display similar to other informational “wayside exhibits” at JBPHH. Currently the intent is to include the PCP Fuel Annex information as part of a wayside exhibit planned for the Subase area that describes the Red Hill fuel tanks and upper tank farm.
- C. If COMNAVREG Hawaii has not completed the pamphlet and installed the exhibit described above within five years from the date of execution of this MOA, COMNAVREG Hawaii shall consult with the signatories and concurring parties to develop an amendment in accordance with Stipulation V (AMENDMENTS) to establish new time frames for actions that are still required, or establish new replacement actions as necessary and agreed upon by all parties.

### III. PROJECT EXECUTION

- A. COMNAVREG Hawaii may demolish Facilities 62, 63, 85 and 99 after filing of this executed MOA with the ACHP.

### IV. DISCOVERIES

- A. If during the performance of the Undertaking, previously unidentified historic properties are discovered within the APE, or previously unanticipated effects occur to known historic properties within the APE, COMNAVREG Hawaii shall make reasonable efforts to avoid, minimize or mitigate adverse effects to such properties. COM shall determine actions that can be taken to resolve adverse effects, and notify the Hawaii SHPO and Native Hawaiian organizations as appropriate within 48 hours of the discovery by telephone, followed by notification to be sent by email. The notification shall include an assessment of National Register eligibility and proposed actions to resolve potential adverse effects. All access by representatives of these organizations

will be subject to reasonable requirements for identification, escorts (if necessary), safety, and other administrative and security procedures.

- B. COMNAVREG Hawaii will take into account recommendations regarding National Register eligibility and proposed actions, and then carry out appropriate actions. Should such actions include archaeological investigations, COMNAVREG Hawaii shall ensure these actions will be carried out by or under the direct supervision of a person or persons meeting, at the minimum, the Secretary of the Interior's Professional Qualification Standards (Federal Register, Vol. 62, No. 119, page 33712, June 20, 1997) for Archaeologists. Should such actions include historic structures, COMNAVREG Hawaii shall ensure these actions will be carried out by or under the direct supervision of a person or persons meeting, at the minimum, the Secretary of the Interior's Professional Qualification Standards (Federal Register, Vol. 62, No. 119, page 33712, June 20, 1997) for Historical Architects. COMNAVREG Hawaii shall provide the Hawaii SHPO and Native Hawaiian organizations as appropriate a report of the actions when they are completed.

#### V. RESOLVING OBJECTIONS

- A. Should any signatory or consulting party to this MOA object in writing to COMNAVREG Hawaii regarding how the proposed Undertaking is being carried out or the manner in which the terms of this MOA are being carried out, COMNAVREG Hawaii shall consult with the objecting party and the SHPO to resolve the objection. All other signatories should be notified in writing that one of signatories is objecting to a specific action in this MOA. The notification shall include the reasons for the objection and possible solutions. The objecting party shall do the notifications.
- B. If COMNAVREG Hawaii and the SHPO determine that the objection cannot be resolved, COMNAVREG Hawaii shall forward all documentation relevant to the dispute to the Advisory Council on Historic Preservation (ACHP), including COM's proposed response to the objection. Within 30 days after receipt of all pertinent documentation, the ACHP will:
1. Advise COMNAVREG Hawaii that it concurs with COMNAVREG Hawaii's proposed response, whereupon COMNAVREG Hawaii shall respond to the objection accordingly; or
  2. Provide COMNAVREG Hawaii with recommendations pursuant to 36 CFR § 800.2(b)(2) which COMNAVREG Hawaii shall take into account in reaching a final decision regarding the dispute; or
  3. Notify COMNAVREG Hawaii that it will comment pursuant to 36 CFR § 800.7(c) and proceed to comment on the subject in dispute.

- C. Should the ACHP not exercise one of the above options within 30 days after receipt of all pertinent documentation, COM may move forward with its proposed response.
- D. COMNAVREG Hawaii shall take into account the ACHP's recommendation or comment provided in accordance with this stipulation with reference only to the subject objection. COMNAVREG Hawaii's responsibility to carry out all actions under this MOA that are not the subject of the objection shall remain unchanged.

## VI. AMENDMENTS

- A. Any Signatory or Concurring Party that has signed this MOA may propose that this MOA be amended, whereupon the Signatories will consult to consider such amendment. A written notice must be sent to all signatories by the party that wishes to amend the MOA. The notice will include the proposed amendments and the reasons for proposing them.
- B. No amendment shall take effect until it has been agreed upon by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the Advisory Council on Historic Preservation (ACHP).

## VII. TERMINATION

- A. If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall consult with the other parties to attempt to develop an amendment per Stipulation V (AMENDMENTS), above. If within 60 days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate this MOA upon written notification to the other signatories. The written notice must explain in detail the reasons for the proposed termination.
- B. In the event of termination, for projects that are already under construction/demolition and are unrelated to the reasons for termination, and if all mitigation related to the construction/demolition work already underway has been contracted for or completed, that project may continue even if this agreement has been terminated.
- C. For elements of the undertaking not covered by Stipulation VI.B above, once the MOA is terminated, and prior to work continuing on the undertaking, COMNAVREG Hawaii must either (a) execute a new MOA pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. COMNAVREG Hawaii shall notify the signatories as to the course of action it will pursue.

## VIII. DURATION

- A. This MOA shall expire upon the completion of the Undertaking and the completion of all the mitigation measures as stipulated in the MOA, or if terminated pursuant to Stipulation VI (TERMINATION). COMNAVREG Hawaii shall immediately notify the consulting parties in writing if the MOA is terminated or expires.
- B. If COMNAVREG Hawaii has not obtained funding for any of the mitigation measures as stipulated in the MOA within five years from the date of execution of the MOA, COMNAVREG Hawaii shall consult with the signatories and Concurring Parties that have signed this MOA to develop an amendment in accordance with Stipulation V (AMENDMENTS) to establish new time frames for actions that are still required, or establish new replacement actions as necessary and agreed upon by all parties.

#### IX. ANTI-DEFICIENCY

- A. The Anti-Deficiency Act, 31 USC §1341, prohibits federal agencies from incurring an obligation of funds in advance of or in excess of available appropriations. Accordingly, COMNAVREG Hawaii's obligations under this MOA are subject to the availability of funds and the stipulations of this MOA are subject to the provisions of the Anti-Deficiency Act. COMNAVREG Hawaii will make reasonable and good faith efforts to secure the necessary funds to implement this MOA in its entirety. If compliance with the Anti-Deficiency Act alters or impairs COMNAVREG Hawaii's ability to implement the stipulations of this MOA, COMNAVREG Hawaii will consult with the Hawaii SHPO and the ACHP in accordance with the amendment and termination procedures outlined in Stipulations V and VI, respectively.

EXECUTION of this MOA together with its submission by COMNAVREG Hawaii to the Advisory Council on Historic Preservation pursuant to 36 CFR § 800.6(b)(1)(iv) and its implementation, evidences that COMNAVREG Hawaii has taken into account the effects of this undertaking on historic properties and afforded the Advisory Council on Historic Preservation a reasonable opportunity to comment on the undertaking.

SIGNATORIES:

COMMANDER, NAVY REGION HAWAII

By:  Date: 5/19/11

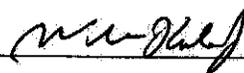
RDML Dixon R. Smith  
Commander, Navy Region Hawaii

COMPTROLLER, NAVY REGION HAWAII

By:  Date: 4/19/11

Lyle K. Tom  
Comptroller, Navy Region Hawaii

STATE HISTORIC PRESERVATION OFFICER

By:  Date: 8/16/11

Mr. William J. Aila Jr.  
State of Hawaii Historic Preservation Officer

CONCURRING PARTIES:

NATIONAL PARK SERVICE

By: \_\_\_\_\_ Date: \_\_\_\_\_

Mr. Jonathan Jarvis  
Director, Pacific West Region

NATIONAL TRUST FOR HISTORIC PRESERVATION

By: \_\_\_\_\_ Date: \_\_\_\_\_

Mr. Paul Edmondson  
Vice President and General Counsel

HISTORIC HAWAII FOUNDATION

By: Kiersten Faulkner Date: 9/9/11

Ms. Kiersten Faulkner  
Executive Director

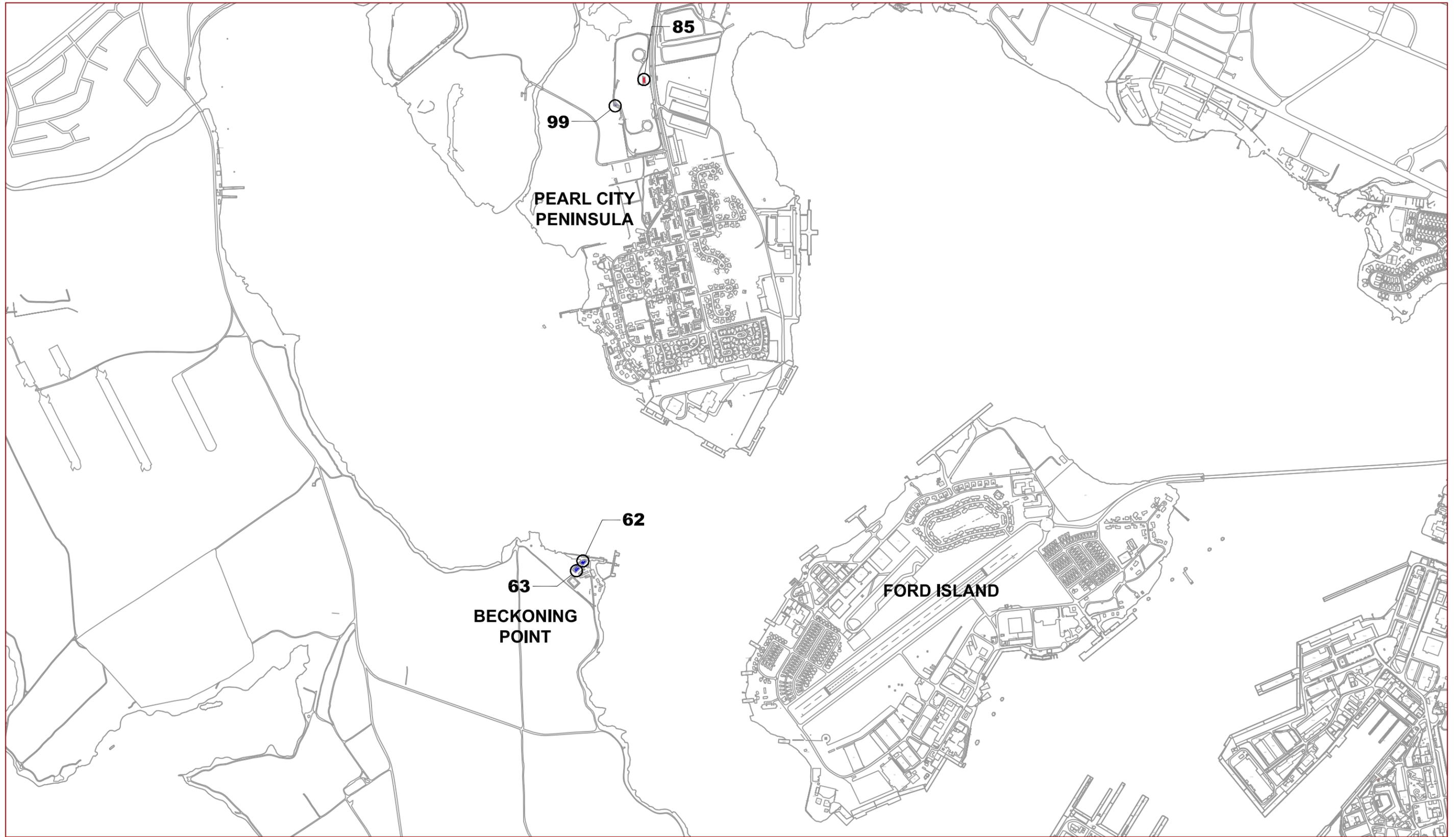
## APPENDIX A

COMNAVREG HAWAII FISCAL YEAR 2011 FOOTPRINT REDUCTION  
PROGRAM LISTFY11 Footprint Reduction List

	<b>Facility No.</b>	<b>Location</b>	<b>Facility Type</b>	<b>Year Built</b>	<b>National Register Eligibility</b>
1	62	Beckoning Point	Sandblast / Painting	1996	Not considered NR eligible
2	63	Beckoning Point	Sandblast / Painting	1996	Not considered NR eligible
3	85	Pearl City Peninsula	Gasoline pump house	1944	Considered NR eligible
4	99	Pearl City Peninsula	POL sample storage	1944	Not considered NR eligible

APPENDIX B

COMNAVREG HAWAII FISCAL YEAR 2011 FOOTPRINT REDUCTION  
SITE MAPS

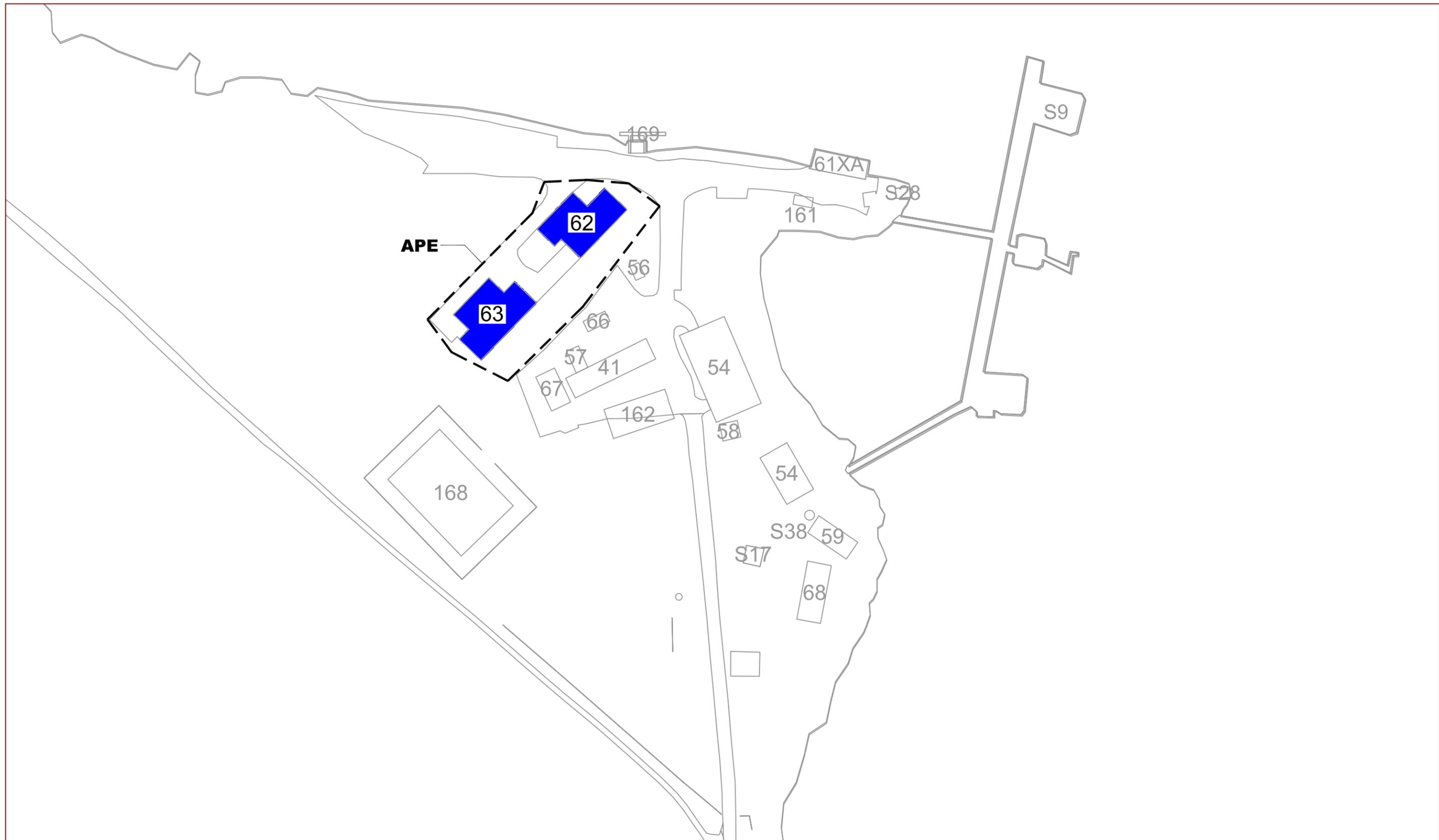


**LEGEND**

- HISTORIC BUILDINGS (1)
- NON-HISTORIC BUILDINGS (3)

**FY11 Footprint Reduction**

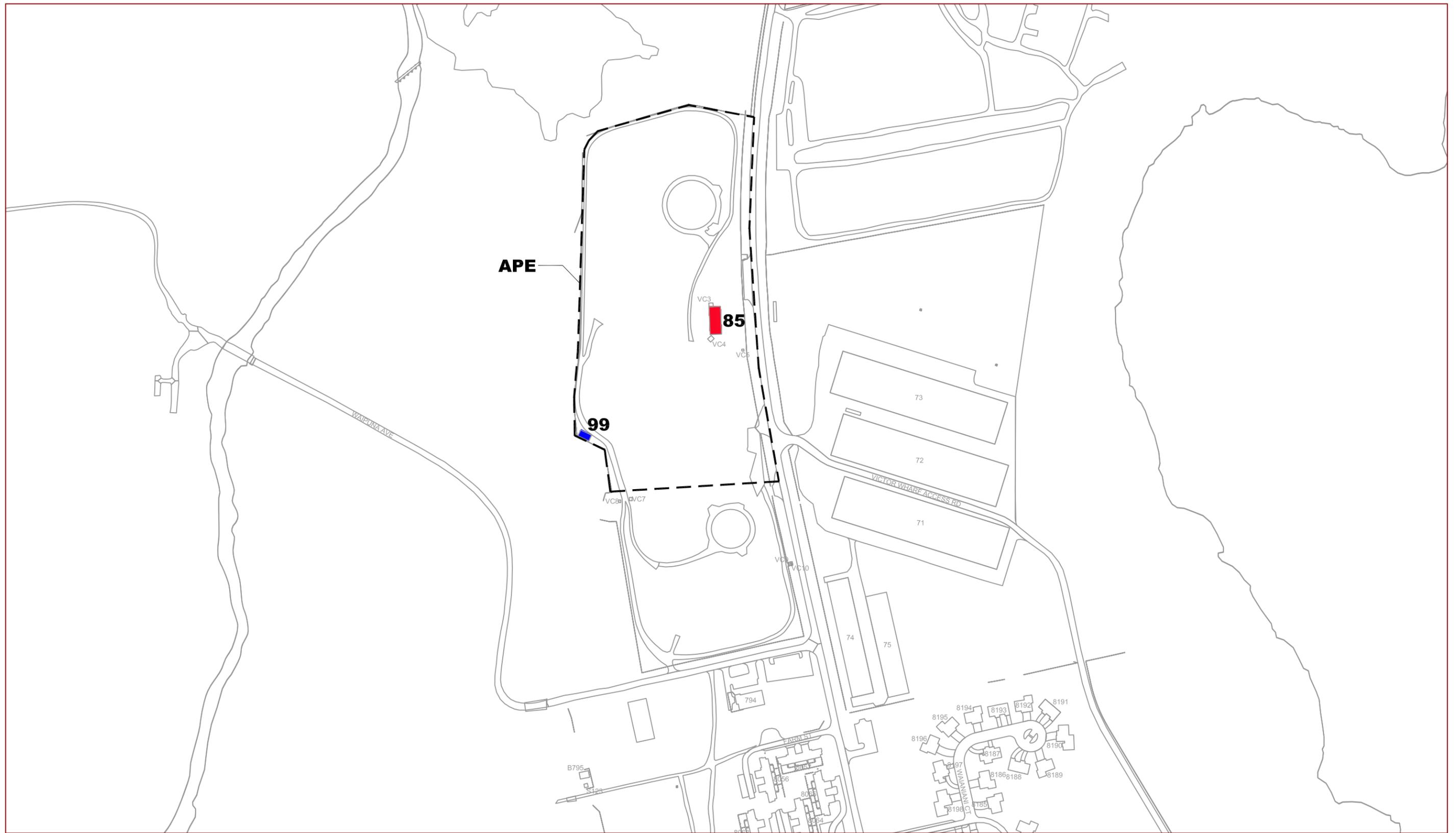
FY11-1



**LEGEND**

- HISTORIC BUILDINGS (0)
- NON-HISTORIC BUILDINGS (2)

**FY11 Footprint Reduction: BECKONING POINT**



**LEGEND**

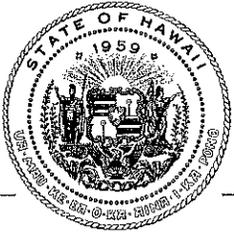
- HISTORIC BUILDINGS (1)
- NON-HISTORIC BUILDINGS (1)

**FY11 Footprint Reduction: PEARL CITY PENINSULA**

## **APPENDIX C**

### **NAVY DE MINIMIS ACTIVITIES UNDER THE COASTAL ZONE MANAGEMENT ACT**

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**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

LINDA LINGLE  
GOVERNOR  
THEODORE E. LIU  
DIRECTOR  
MARK K. ANDERSON  
DEPUTY DIRECTOR  
ABBEY SETH MAYER  
DIRECTOR  
OFFICE OF PLANNING

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824

Ref. No. P-12644

July 9, 2009

Lieutenant Commander E. J. D'Andrea  
Assistant Regional Engineer  
Department of the Navy  
Commander  
Navy Region Hawaii  
850 Ticonderoga Street, Suite 110  
Pearl Harbor, Hawaii 96860-5101

Attention: Mr. Brian Yamada

Dear Lt. Commander D'Andrea:

**Subject: Hawaii Coastal Zone Management (CZM) Program Federal Consistency  
Concurrence with Modifications to the Department of the Navy De Minimis  
Activities in Hawaii under the Coastal Zone Management Act (CZMA)**

The Hawaii CZM Program has completed the federal consistency review of the proposed modifications to the list of Department of the Navy de minimis activities under the CZMA, including changes to various activity categories, adding new activity categories, and expanding the coverage to Marine Corps Base Hawaii Kaneohe Bay and Camp Smith. The CZM Program conducted a thorough review of the request and a public notice of the CZM review was published in the State of Hawaii Office of Environmental Quality Control's publication, *The Environmental Notice*, on June 23, 2009. The public was provided an opportunity to participate in the review through July 7, 2009. There were no public comments received.

We concur that the activities identified on the modified list entitled, "Navy/Marine Corps De Minimis Activities Under CZMA" are expected to have insignificant direct or indirect (cumulative and secondary) coastal effects, and should not be subject to further review by the Hawaii CZM Program on the basis and condition that the listed activities are subject to and bound by full compliance with the corresponding "Project Mitigation / General Conditions."

The Hawaii CZM Program reserves the right to review, amend, suspend, and/or revoke the "Navy/Marine Corps De Minimis Activities Under CZMA" list whenever it finds that a listed activity or activities will have reasonably foreseeable coastal effects. CZM consistency

Lieutenant Commander E. J. D'Andrea  
Page 2  
July 9, 2009

concurrence does not convey approval with any other regulations administered by any State or County agency.

Modifying and expanding the list of Navy de minimis activities under the CZMA was a cooperative effort between our Office and Mr. Brian Yamada from the Department of the Navy, who interned with the Hawaii CZM Program in September 2008. We appreciate the efforts of Mr. Yamada in working with our CZM staff. The de minimis activities list will result in more efficient compliance with CZMA federal consistency requirements for both the Navy and the Hawaii CZM Program.

If you have any questions, please call John Nakagawa of our CZM Program at 587-2878.

Sincerely,

A handwritten signature in black ink, appearing to read "Abbey Seth Mayer", with a long horizontal flourish extending to the right.

Abbey Seth Mayer  
Director

c: U.S. Army Corps of Engineers, Regulatory Branch (w/ copy of de minimis list)  
Ms. Rebecca Hommon, Region Counsel, Navy Region Hawaii



DEPARTMENT OF THE NAVY

COMMANDER  
NAVY REGION HAWAII  
850 TICONDEROGA ST STE 110  
PEARL HARBOR, HAWAII 96860-5101

5090  
Ser N4/ 04163

01 JUN 2009

CERTIFIED MAIL NO. 7007 2560 0002 0326 9580

Mr. Abbey Mayer  
Office of Planning  
Department of Business, Economic  
Development and Tourism  
P. O. Box 2359  
Honolulu HI 96804

Dear Mr. Mayer:

SUBJECT: REQUEST FOR CONCURRENCE WITH MODIFICATIONS TO THE DEPARTMENT  
OF THE NAVY DE MINIMIS ACTIVITIES UNDER THE COASTAL ZONE  
MANAGEMENT ACT (CZMA)

This letter is to request your concurrence with the attached list of Navy/Marine Corps de minimis activities under the CZMA. The attached de minimis list will amend the current de minimis list which was established on April 2, 2007. The new de minimis list will include the Marine Corps, and will cover areas in the Pearl Harbor Naval complex, Naval Magazine Lualualei, Naval Communications and Telecommunications Area Master Station Pacific, Pacific Missile Range Facility on Kauai, Kaneohe Marine Corps Base Hawaii, Camp Smith and all associated installations/facilities/equipment located outside of those Navy/Marine Corps properties.

The Navy and Marine Corps have determined that the listed Proposed Actions have insignificant direct or indirect (cumulative and secondary) coastal effects and should therefore be categorized as de minimis in accordance with the Department of Commerce, National Oceanic and Atmospheric Administration, CZMA Federal Consistency Regulations 15 CFR part 930.33 (3). With the corresponding mitigation and conditions applied, these actions would be exempt from a negative determination or a consistency determination from the State of Hawaii.

Should you have any questions, please contact Mr. Brian Yamada at 472-1449, by facsimile transmission at 474-5419, or by email at [brian.yamada@navy.mil](mailto:brian.yamada@navy.mil).

Sincerely,

E. J. D'ANDREA  
Lieutenant Commander, CEC, U. S. Navy  
Assistant Regional Engineer  
By direction of the  
Commander

Enclosure: 1.Navy De minimis Activities Under CZMA

**Navy/Marine Corps De Minimis Activities Under CZMA**

\*covering areas in Pearl Harbor Naval Complex, Naval Magazine Lualualei, Naval Communications and Telecommunications Area Master Station (NCTAMS) Pacific, Pacific Missile Range Facility (PMRF), Kaneohe Marine Corps Base Hawaii, Camp Smith, and all associated installations/facilities/equipment located outside of these Navy/Marine Corps properties

No.	Proposed Action	Description	Mitigation / Conditions
1	New Construction	Construction of new facilities and structures wholly within Navy/Marine Corps controlled areas (including land and water) that is similar to present use and, when completed, the use or operation of which complies with existing regulatory requirements.	1, 3, 6, 8, 9, 10, 11, 13, 14, 16
2	Utility Line Activities	Acquisition, installation, operation, construction, maintenance, or repair of utility or communication systems that use rights of way, easements, distribution systems, or facilities on Navy/Marine Corps controlled property. This also includes the associated excavation, backfill, or bedding for the utility lines, provided there is no change in preconstruction contours.	1, 10, 11, 12, 14, 16
3	Repair and Maintenance	Routine repair and maintenance of buildings, ancillary facilities, piers, wharves, dry docks, vessels, or equipment associated with existing operations and activities.	12, 14, 16
4	Aids to Navigation	Includes buoys, beacons, signs, etc. placed within Navy/Marine Corps controlled coasts and navigable waters as guides to mark safe water.	2, 5, 14, 16
5	Structures in Fleeting and Anchorage Areas	The installation of structures, buoys, floats and other devices placed within anchorage or fleeting areas to facilitate moorage of vessels within Navy/Marine Corps controlled property.	2, 5, 14, 16
6	Oil Spill and Hazardous Waste Cleanup	Activities required for the containment, stabilization, removal and cleanup of oil and hazardous or toxic waste materials on Navy/Marine Corps controlled property.	1, 8, 14, 16
7	Maintenance Dredging	Excavation and removal of accumulated sediment for maintenance to previously authorized depths.	2, 3, 4, 5, 7, 8, 9, 13, 14, 16
8	New Dredging	Excavation and removal of material from the ocean floor not to exceed 100 cubic yards below the plane of the ordinary high water mark or the mean high water mark from navigable waters of the US and; excavation and removal of material from the ocean floor within Navy/Marine Corps controlled property. This does not include dredging or degradation through coral reefs.	2, 3, 4, 5, 7, 8, 9, 13, 14, 16
9	Scientific Measuring Devices	The installation of devices which record scientific data (staff gages, tide gages, water recording devices, water quality testing and improvement devices and similar structures) on Navy/Marine Corps controlled property. Devices must not transmit acoustics (certain frequencies) that will adversely affect marine life.	1, 2, 14, 16
10	Studies and Data Collection and Survey Activities	Studies, data and information-gathering, and surveys that involve no permanent physical change to the environment. Includes topographic surveys, wetlands mapping, surveys for evaluating environmental damage, engineering efforts to support environmental analyses, core sampling, soil survey sampling, and historic resources surveys.	2, 3, 6, 8, 9, 11, 12, 13, 14, 16
11	Demolition	Demolition and disposal involving buildings or structures when done in accordance with applicable regulations and within Navy/Marine Corps controlled properties.	1, 11, 12, 14, 16
12	Military Testing and Training	Routine testing and evaluation of military equipment on or over military, or an established range, restricted area or operating area or training conducted on or over military land or water areas in which the impact is not significant.	9, 13, 14, 15, 16
13	Real Estate/Property Transfer	Real estate acquisitions or outleases of land involving new ingrats/outgrants and/or 50 acres or more where existing land use will change.	14, 16

14	Mission Changes	Mission changes, base closures/relocations/consolidations, and deployments that would cause long term population increases or decreases in affected areas.	14, 16
15	Limitation of Access to Property	Permanent closure or limitation of access to any areas that were open previously to public use, such as roads or recreational purposes (provided the access is not required by established agreements with State of Hawaii, private industry, etc.)	14, 16
16	Environmental Management Activities	Environmental management activities within Navy/Marine Corps controlled areas including, but not limited to, activities such as vegetation and mangrove removal, ditch clearing, sediment removal, invasive species removal, construction related to protecting endangered species and wildlife, and actions prescribed by the Integrated Natural Resources Management Plan (INRMP)	2, 13, 14, 16
17	Towers	Installation, operation, and maintenance of towers (such as communication towers, cellular phone antennas, wind-energy towers) within Navy/Marine Corps controlled areas.	1, 2, 6, 8, 9, 12, 13, 14, 16
18	Alternative Energy Research	Installation, operation, replacement, and removal of alternative energy research structures/equipment taking place within Navy/Marine Corps controlled areas.	1, 2, 3, 5, 6, 12, 13, 14, 16
19	Army Corps Nation Wide Permits	Work subject to an Army Corps of Engineers Nationwide permit (which are applicable to Hawaii)	16

**Project Mitigation / General Conditions**

- 1) Navy/Marine Corps controlled property refers to land areas, rights of way, easements, roads, safety zones, danger zones, ocean and naval defensive sea areas under active Navy/Marine Corps control.
- 2) If any listed species enters the area during conduct of construction activities, all activities should cease until the animal(s) voluntarily depart the area.
- 3) Turbidity and siltation from project related work shall be minimized and contained to within the vicinity of the site through appropriate use of effective silt containment devices and the curtailment of work during adverse tidal and weather conditions.
- 4) Dredging/filling in the marine/aquatic environment shall be scheduled to avoid coral spawning and recruitment periods.
- 5) All project-related materials and equipment (dredges, barges, backhoes, etc.) to be placed in the water shall be cleaned of pollutants prior to use.
- 6) No project-related materials (fill, revetment rock, pipe, etc.) should be stockpiled in the water (intertidal zones, reef flats, stream channels, wetlands, etc.).
- 7) All debris removed from the marine/aquatic environment shall be disposed of at an upland site or EPA approved ocean disposal site, and Best Management Practices shall be followed.
- 8) No contamination (trash or debris disposal, alien species introductions, etc.) of adjacent marine/aquatic environments (reef flats, channels, open ocean, stream channels, wetlands, etc.) shall result from project-related activities.
- 9) Fueling of project-related vehicles and equipment should take place away from the water and a contingency plan to control petroleum products accidentally spilled during the project shall be developed. Absorbent pads and containment booms shall be stored on-site, if appropriate, to facilitate clean-up of accidental petroleum releases.
- 10) Any under-layer fills used in the project shall be protected from erosion with stones (or core-loc units) as soon after placement as practicable.
- 11) Any soil exposed near water as part of the project shall be protected from erosion (with plastic sheeting, filter fabric, etc.) after exposure and stabilized as soon as practicable (with vegetation matting, hydroseeding, etc.).
- 12) Section 106, of the National Historic Preservation Act (NHPA), consultation requirements must be met. Also, follow guidelines in the area-specific Integrated Cultural Resources Management Plan (ICRMP) if applicable.
- 13) Navy/Marine Corps shall evaluate the possible impact of the action on species and habitats protected under the Endangered Species Act (ESA). If the Navy/Marine Corps determines that no such species or habitats will be affected by the action, neither U.S. Fish and Wildlife (FWS) Service nor National Oceanic and Atmospheric Administration (NOAA) concurrence is required. Should it be determined by the Navy/Marine Corps, FWS, or NOAA that the action may affect any such species or habitat, informal or formal consultation will be initiated by the Navy/Marine Corps as required by section 7 (Interagency Cooperation) of the ESA.
- 14) The National Environmental Policy Act (NEPA) review process will be completed.
- 15) The training, testing and evaluation will be conducted in accordance with applicable standard operating procedures protective of the environment.
- 16) Navy or Marine Corps staff shall notify State CZM of de minimis list usage for projects which require an Environmental Assessment (EA). Notification can be sent via email: to JNakegaw@dbedt.hawaii.gov