

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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**OFFICE OF ENVIRONMENTAL
QUALITY CONTROL**

PETER B. CARLISLE
MAYOR



DAVID K. TANOUÉ
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/ED-15(MS)

January 6, 2012

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

Dear Mr. Hooser:

Subject: Special Management Area (SMA) Ordinance
Chapter 25, Revised Ordinances of Honolulu
Draft Environmental Assessment

Project: New 7-Eleven Kahalu'u Store
Landowner: Getty HI Leasing, Inc.
Applicant: 7-Eleven Hawaii Inc.
Agent: Gerald Park Urban Planner (Gerald Park)
Location: 47-515 Kamehameha Highway – Kahaluu
Tax Map Keys: 4-7-11: 6
Proposal: Special Management Area (SMA) Permit to allow the construction of a new single-story 2,400-square-foot structure (convenience store).

We respectfully request publication of the project summary of the Draft Environmental Assessment (DEA) in the next edition of The Environmental Notice on January 23, 2012. Enclosed is a copy of the DEA document in PDF format on a compact disk and the Publication Form. The Publication Form, including project summary, was also sent via electronic mail to your office.

If you have any questions, please contact Malynne Simeon of our staff at 768-8023.

Very truly yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue".

for David K. Tanoue, Director
Department of Planning and Permitting

DKT:rk

Attachments

ED/2011ED-15 OEQC Transmittal.doc

OEQC Publication Form The Environmental Notice

Instructions to Applicant or Agency:

1. Fill out this Publication Form and email to: oeqc@doh.hawaii.gov
2. Send a pdf copy of the EA / EIS to OEQC. Mahalo.

Name of Project: New 7-Eleven Store
Applicable Law: Chapter 25, Revised Ordinances of Honolulu
Type of Document: Draft Environmental Assessment
Island: O'ahu
District: Ko'olaupoko
TMK: 4-7-011: 006
Permits Required: Special Management Area (SMA) Permit-Major; Grubbing, Grading, and Stockpiling; Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition, Variance from Pollution Controls

Name of Applicant or

Proposing Agency: 7-Eleven Hawaii Inc.
Address 1755 Nuuanu Avenue
City, State, Zip Honolulu, Hawaii 96817
Contact and Phone Mr. Chuck Jones T: 447-7216
Approving Agency: Department of Planning and Permitting
Address City and County of Honolulu
City, State, Zip 650 South King Street
Contact and Phone Honolulu, Hawaii 96813
Malyne Simeon T: 768-8023

Consultant Gerald Park Urban Planner
Address 95-595 Kanamee Street #324
City, State, Zip Mililani, Hawaii 96789
Contact and Phone T: 625-9626

Project Summary: 7-Eleven Hawaii Inc. proposes to demolish an existing 7-Eleven convenience store in Kahaluu and build a new store in its place. A 2,400-square-foot structure will replace the existing store. The one-story building will be 16 feet in height. No change in the number of driveways (two) and their location is proposed. Eleven standard and two van accessible Americans with Disabilities Act (ADA) parking stalls will be provided. 7-Eleven is not proposing to relocate or replace the existing fuel dispensers, canopies, and underground fuel tanks.

The cost of the proposed improvements is estimated at \$0.920 million and will be funded by the Applicant. Construction will commence after all approvals and permits are received. A four month construction period is projected including demolition.

The improvements are not anticipated to adversely affect special management area resources in the short-term (during construction). The proposed improvements require the approval of a Major SMA Use Permit by the Honolulu City Council.

Potential impacts on air quality, noise, and erosion during construction can be mitigated by adhering to existing public health regulations and Best Management Practices associated with site work. The project is not proposed near the shoreline; thus, there should be no impact on shoreline access, recreational resources, beach protection, and marine resources. There are no historical resources, coastal ecosystems, and scenic and open space resources to be affected. The site is located outside the 500 year flood plain and not prone to flooding.

DRAFT ENVIRONMENTAL ASSESSMENT

New 7-ELEVEN KAHALU'U STORE

Kahalu'u, District of Ko'olaupoko, Hawai'i

Prepared in Partial Fulfillment of the Requirements of Chapter 25,
Special Management Area, Revised Ordinances of Honolulu, 1990

Prepared For:

7-Eleven Hawaii Inc.
1755 Nu'uuanu Avenue
Honolulu, Hawai'i 96817

Prepared by

Gerald Park Urban Planner
95-595 Kanamee Street #324
Mililani, Hawai'i 96789

and

KYA Design Group
934 Pumehana Street
Honolulu, Hawai'i 96826

October 2011

PROJECT PROFILE

Project Title: New 7-Eleven Kahalu'u Store
47-515 Kamehameha Highway
Kahalu'u, Hawai'i 96744

Applicant: 7-Eleven Hawaii, Inc.
1755 Nu'uaniu Avenue
Honolulu, Hawai'i 96817

Approving Agency: Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawai'i 96813

Tax Map Key: 4-7-011: 006
Landowner: Getty HI Leasing Inc.
c/o Getty Realty Corporation
125 Jericho Turnpike, Ste 103
Jericho, NY 11753

Land Area: 23,726 square feet

Existing Use: Convenience Store and Fuel Dispensing
State Land Use Designation: Urban
Sustainable Communities Plan: Ko'olaupoko
Land Use Map: Rural Commercial Center
Public Facilities Map: Bike Lane, Bike Route, Sewer Service Area
Zoning: B-1 Neighborhood Business
Special Management Area: Within Special Management Area

Need for Environmental Assessment: §25-3.3 (a)(1) Proposed development within
the special management area requiring a
special management area use permit

Contact Person: Gerald Park Urban Planner
95-595 Kanamee Street #324
Mililani, Hawai'i 96789

Telephone: 625-9626

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7-Eleven Hawai'i, Inc. proposes to redevelop an existing 7-Eleven convenience store located at Kahalu'u, District of Ko'olaupoko, City and County of Honolulu, Hawai'i. More specifically, the project site is located on the *makai* side of Kamehameha Highway on the north side of its intersection with Kahelkili Highway.

The trapezoid-shaped lot is bounded by Kamehameha Highway on the south and west, a vacant lot with a two-story commercial building (the building appears to be unused) and paved parking area on the north, and a City and County of Honolulu Wastewater Pump Station on the east. The property bears TMK: 4-7-011: 006 with an area of 23,756 square feet. A Location Map and Tax Map are shown in Figures 1 and 2.

A. Purpose of the Project

The purpose of the project is to redevelop the site to accommodate a larger convenience store. The existing 7-Eleven store, which was built for a previous tenant, is too small and does not offer the range of convenience, food, sundry, and beverage items available at larger 7-Eleven stores.

B. Technical Characteristics

1. Convenience Store

Applicant proposes to demolish the existing convenience store and replace it with a structure of approximately 2,400 square feet (37.5' X 64'). The 1-story building will be 16 feet in height. A preliminary site plan, floor plan, exterior elevations, and sections are shown on Sheets A-1 to A-5.

The building will be erected on a poured in place concrete foundation and framed with metal stud exterior walls covered with an Exterior Insulation Finishing System (EFS). A metal and glass storefront system will complete the exterior. Wood or metal trusses will support the roof structure. A built up roof with metal roofing around a parapet is typical for 7-Eleven stores.

Grading will disturb approximately 0.19 acres (8,276 square feet) at the rear of the new store. Approximately 35 cubic yards of engineered fill will be placed at the rear of the store to adjust existing grade level for on-site parking. A Grading Plan is shown on Sheet C-1.

2. Access and Off-street Parking

Two existing driveways access and egress onto Kamehameha Highway at two different locations on the property. The two driveways will remain in place.

Eleven (11) standard parking stalls, two (2) van accessible ADA stalls, and a loading zone will be provided. Eight stalls and the ADA stalls will be located on the *makai* side of the lot and three stalls on the *mauka* side. A loading zone will be located at the front of the store.

3. Gasoline Islands

The fuel dispensers, canopies, and fuel tanks are owned by Aloha Petroleum, Inc. 7-Eleven Hawaii is not proposing to relocate or replace the fuel dispensers, canopies, and underground fuel tanks.

4. Infrastructure

Water service will be drawn from an existing 1" service lateral.

Wastewater is presently discharged into a septic tank and cesspool at the rear of the store. Applicant is seeking a connection to the municipal system at a sewer manhole fronting the wastewater pump station. If a sewer connection is not allowed a new on-site individual wastewater system will be constructed.

No new drainage structures are proposed. Runoff from the driveway and parking area at rear of the store flows through a change in pavement gradient and discharges into a drain inlet at the edge of the property. The inlet connects to an 18-inch drain line in Kamehameha Highway.

Runoff from the front of the store flows into a drain inlet and discharges through a 24-inch line into the municipal storm drain system along Kamehameha Highway.

5. Landscaping

New plant material to include groundcover, hedges, and shade trees will replace perimeter landscaping that has died. Landscaped areas will be irrigated with a low-volume drip irrigation system. A preliminary Landscape Plan is shown on Sheet L-1.

C. Economic Characteristics

The cost of the proposed improvements is estimated at \$932,000.00 and will be funded by the applicant. Demolition and construction will commence after all permits are received. A four (4) month construction period is projected including demolition.

The property is owned by Getty Hawaii Leasing Inc. and leased to Aloha Petroleum Ltd. Aloha Petroleum operates the gasoline station on the premises and leases space for the convenience store to 7-Eleven Hawai'i, Inc.

D. Social Characteristics

The Kahalu'u 7-Eleven employs twelve (12) workers who will be displaced temporarily during construction. All will be offered the opportunity to be assigned to other 7-Eleven locations.



Source: USGS National Map Viewer & C&C of Honolulu Website

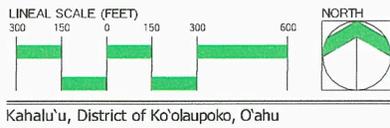
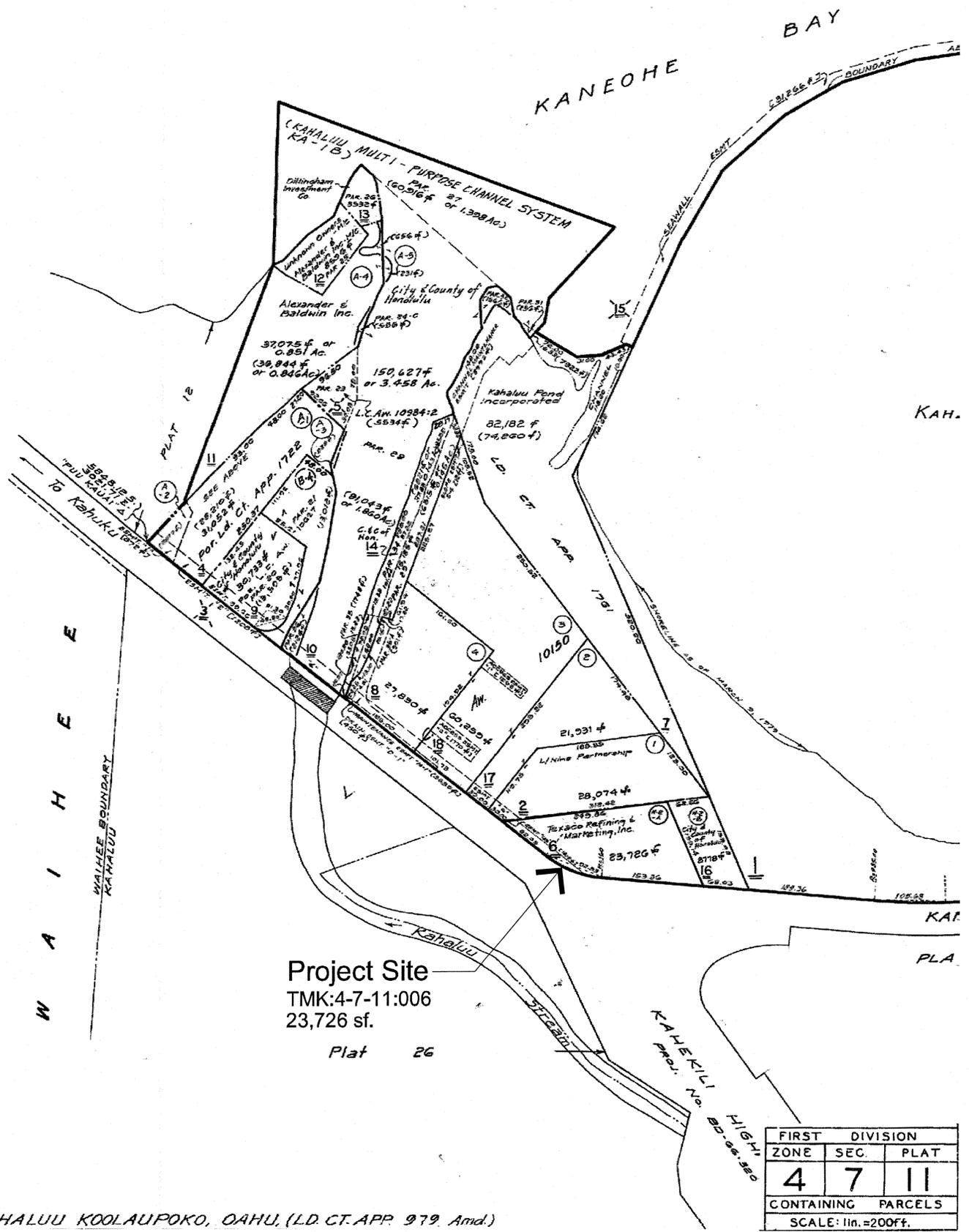


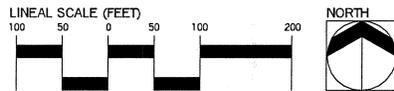
Figure 1
Vicinity Map
New 7-Eleven Kahalu'u Store

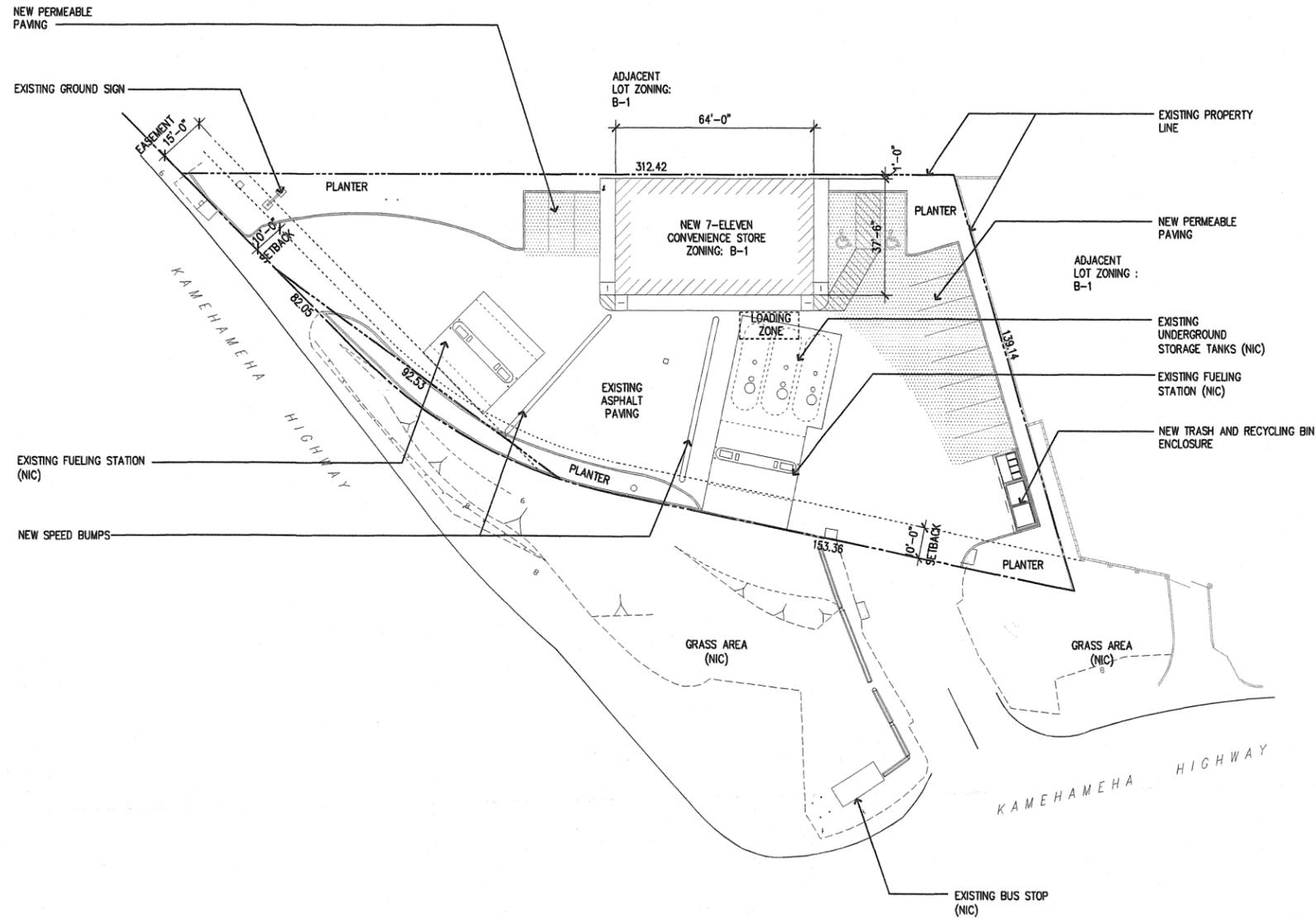


Por. of KAHALUU KOOLAUPOKO, OAHU, (LD. CT. APP. 979. Amrd.)

FIRST DIVISION		
ZONE	SEC.	PLAT
4	7	11
CONTAINING PARCELS		
SCALE: 1 in. = 200 ft.		

Source: C&C of Honolulu Website





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LICENSE EXPIRATION DATE: 04/30/12

PROJECT

**NEW 7-ELEVEN
 KAHALUU STORE
 FOR
 7-ELEVEN
 (HAWAII), INC.**

47-515 Kamehameha Hwy.
 Kaneohe, Hawaii 96744

REVISIONS

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SHEET TITLE

SITE PLAN

SHEET

4 OF 8

PROJECT NO.

210008.00

SHEET

A-1

1 SITE PLAN
 SCALE: 1"=20'-0"

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PROJECT

**NEW 7-ELEVEN
KAHALUU STORE
FOR
7-ELEVEN
(HAWAII), INC.**

47-515 Kamehameha Hwy.
Kaneohe, Hawaii 96744

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FLOOR PLAN

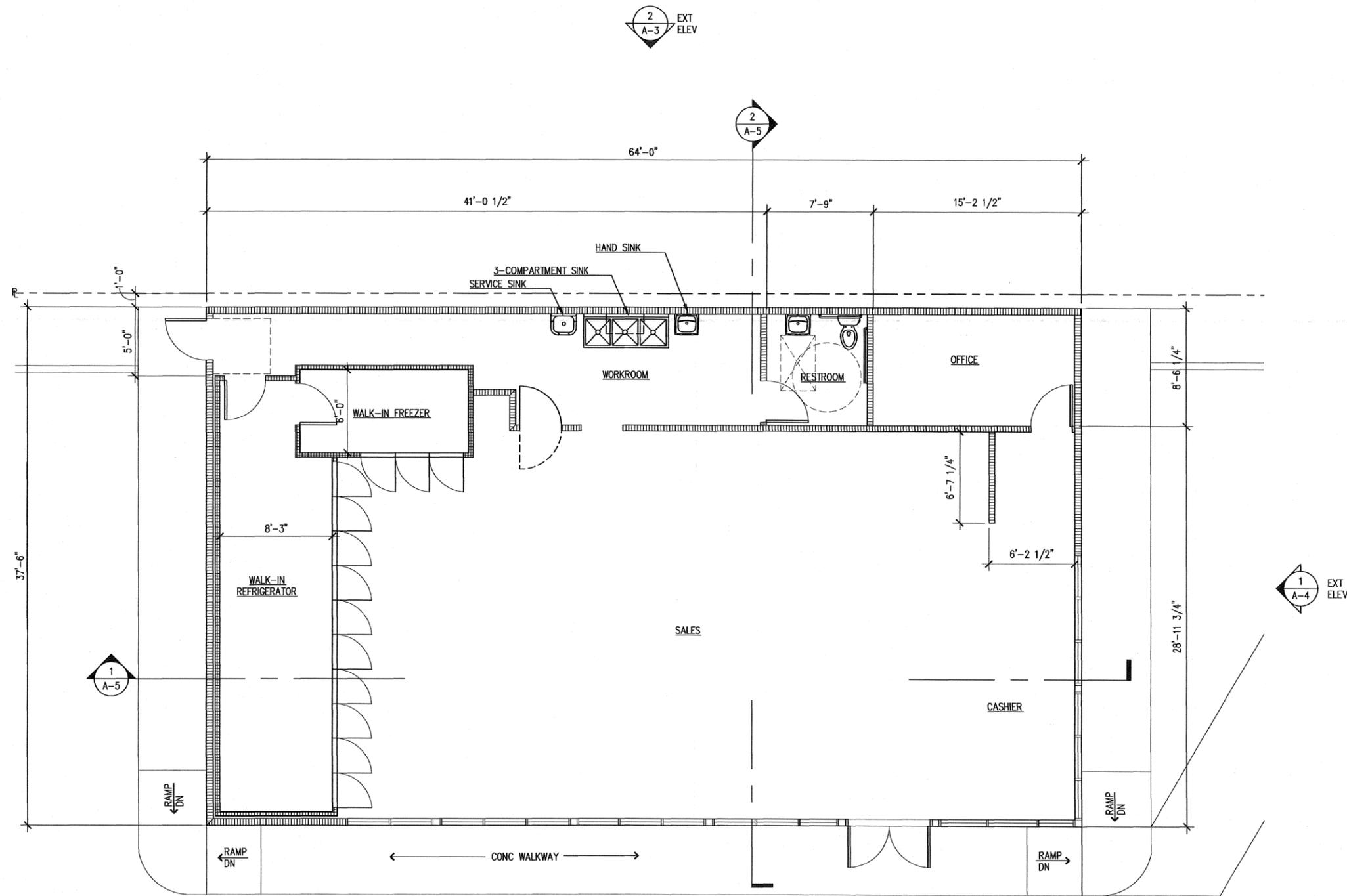
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5 OF 8

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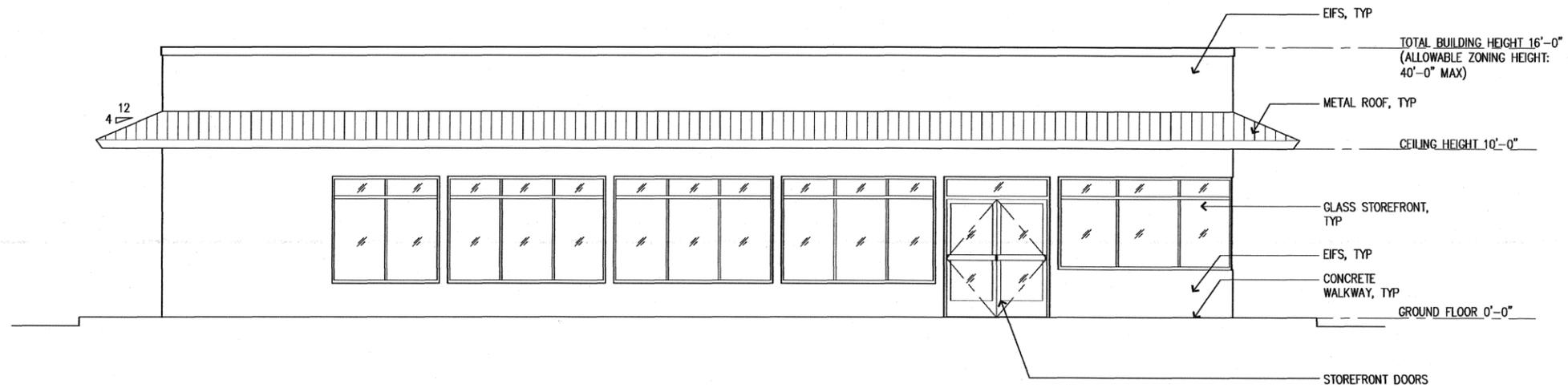
A-2



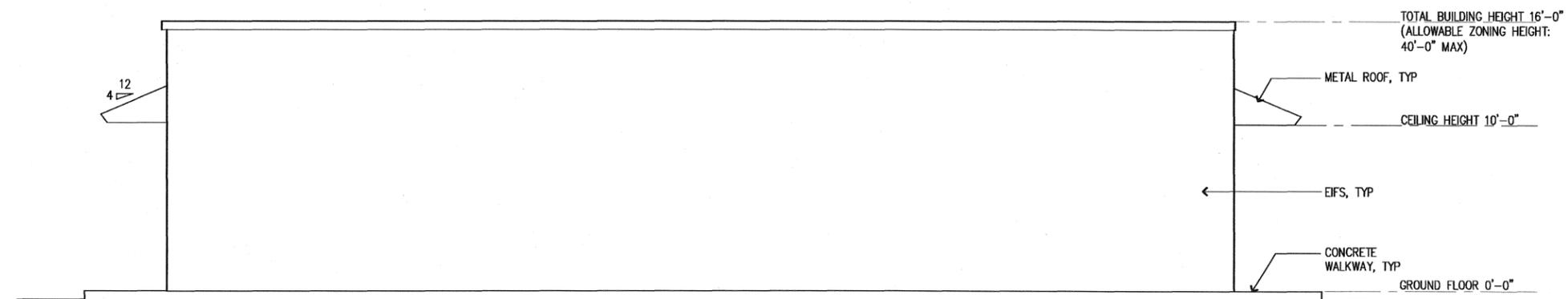
LEGEND

- NEW INTERIOR/EXTERIOR STUD WALL
- NEW REFRIGERATOR WALL

1 FLOOR PLAN
SCALE: 1/4"=1'-0"



1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

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PROJECT

**NEW 7-ELEVEN
KAHALUU STORE
FOR
7-ELEVEN
(HAWAII), INC.**

47-515 Kamehameha Hwy.
Kaneohe, Hawaii 96744

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET
6 OF 8

SHEET
A-3

PROJECT NO.
210008.00

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PROJECT

**NEW 7-ELEVEN
KAHALUU STORE
FOR
7-ELEVEN
(HAWAII), INC.**

47-515 Kamehameha Hwy.
Kaneohe, Hawaii 96744

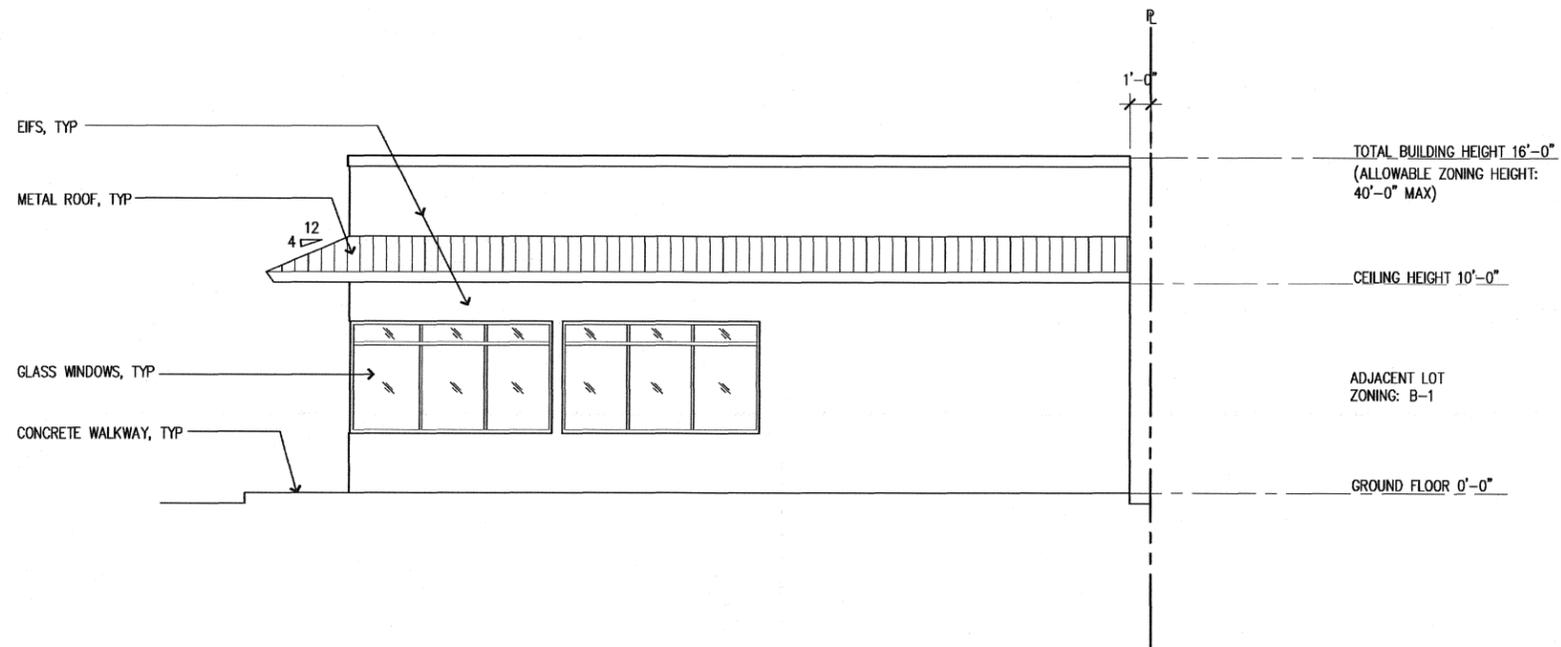
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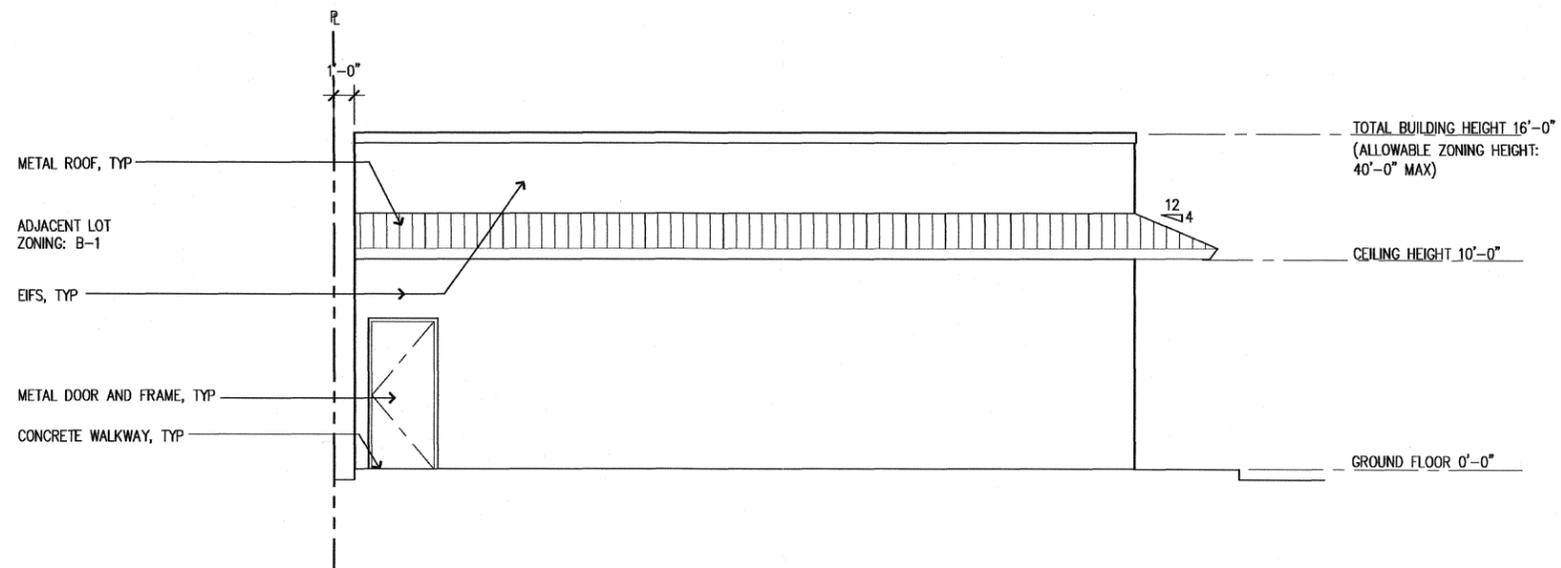
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EXTERIOR ELEVATIONS

SHEET 7 OF 8	SHEET A-4
PROJECT NO. 210008.00	



1 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

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LICENSE EXPIRATION DATE: 04/30/12

PROJECT

**NEW 7-ELEVEN
KAHALUU STORE
FOR
7-ELEVEN
(HAWAII), INC.**

47-515 Kamehameha Hwy.
Kaneohe, Hawaii 96744

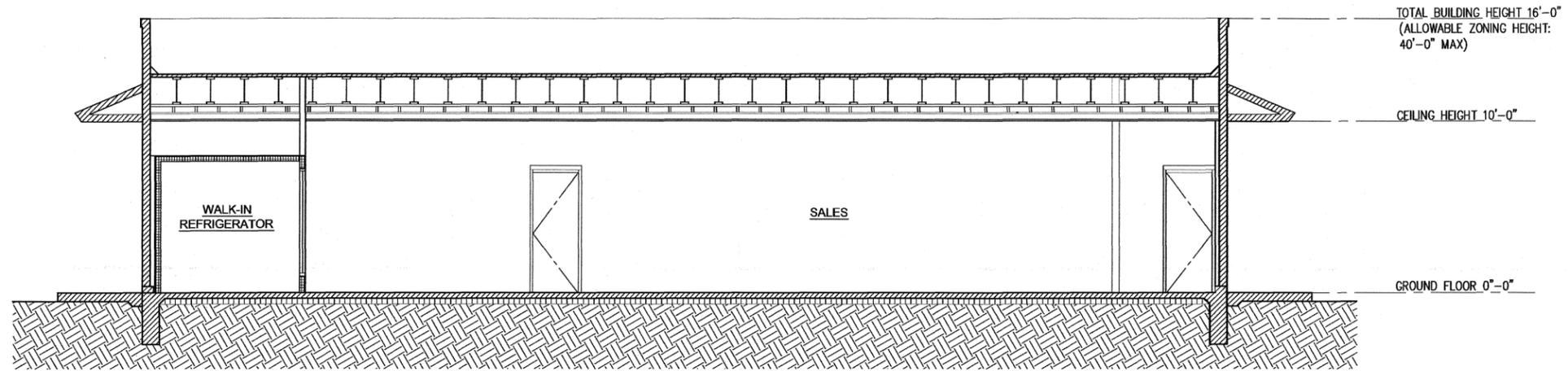
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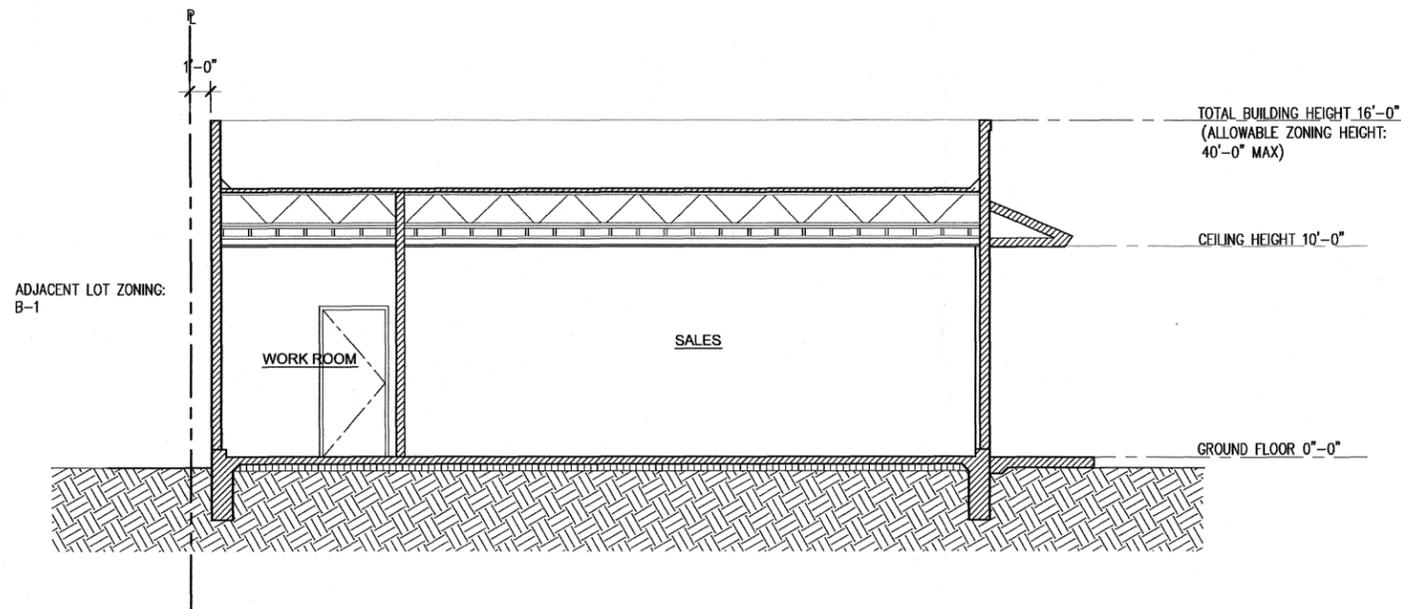
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BUILDING SECTIONS

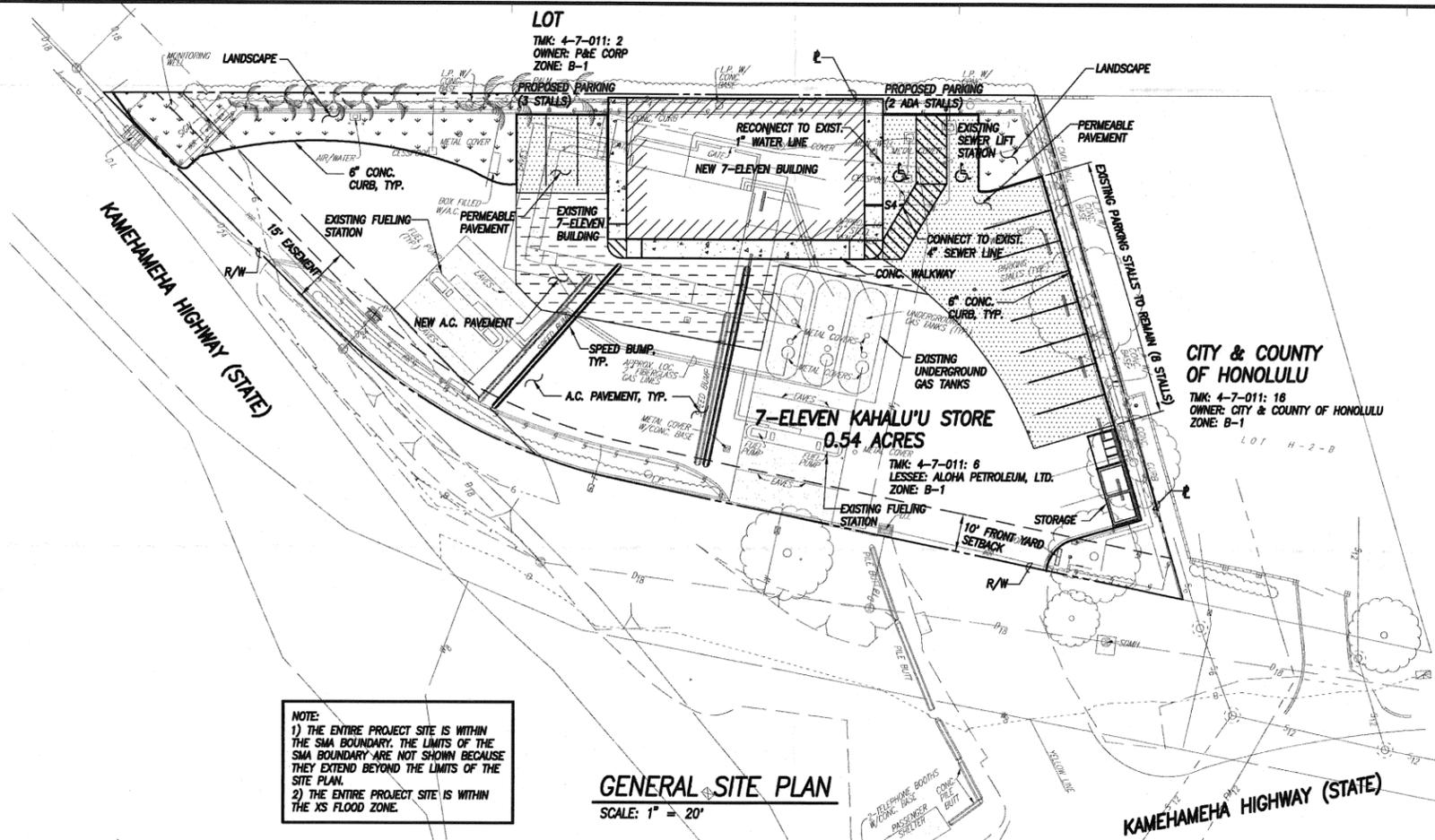
SHEET 8 OF 8	SHEET A-5
PROJECT NO. 210008.00	



1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

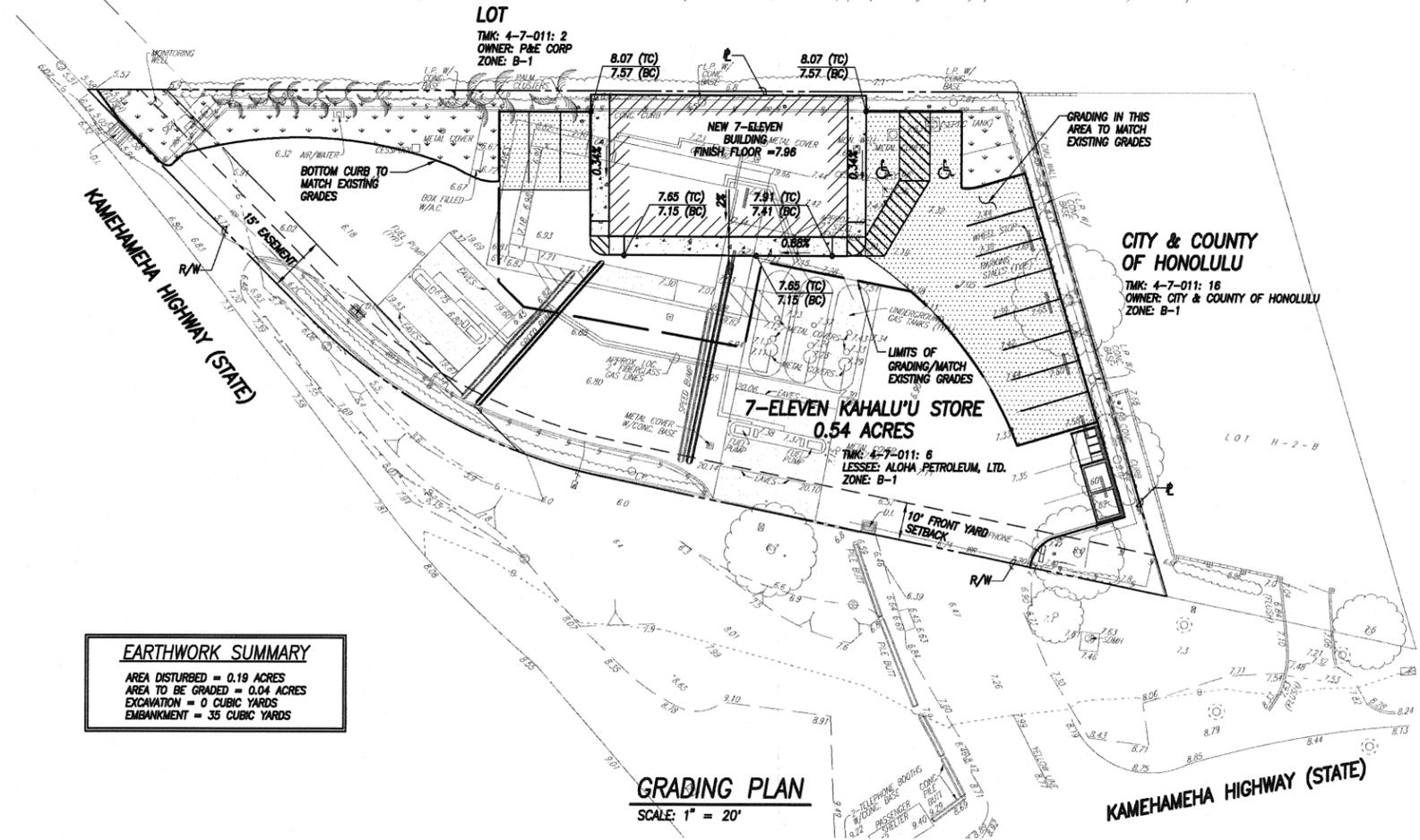


2 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



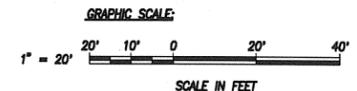
NOTE:
 1) THE ENTIRE PROJECT SITE IS WITHIN THE SMA BOUNDARY. THE LIMITS OF THE SMA BOUNDARY ARE NOT SHOWN BECAUSE THEY EXTEND BEYOND THE LIMITS OF THE SITE PLAN.
 2) THE ENTIRE PROJECT SITE IS WITHIN THE XS FLOOD ZONE.

GENERAL SITE PLAN
 SCALE: 1" = 20'



EARTHWORK SUMMARY
 AREA DISTURBED = 0.19 ACRES
 AREA TO BE GRADED = 0.04 ACRES
 EXCAVATION = 0 CUBIC YARDS
 EMBANKMENT = 35 CUBIC YARDS

GRADING PLAN
 SCALE: 1" = 20'



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LICENSE EXPIRATION DATE: 4/30/12

PROJECT

**NEW 7-ELEVEN
 KAHALU'U STORE FOR
 7-ELEVEN
 (HAWAII), INC.**

47-515 Kamehameha Hwy.
 Kaneohe, Hawaii 96744

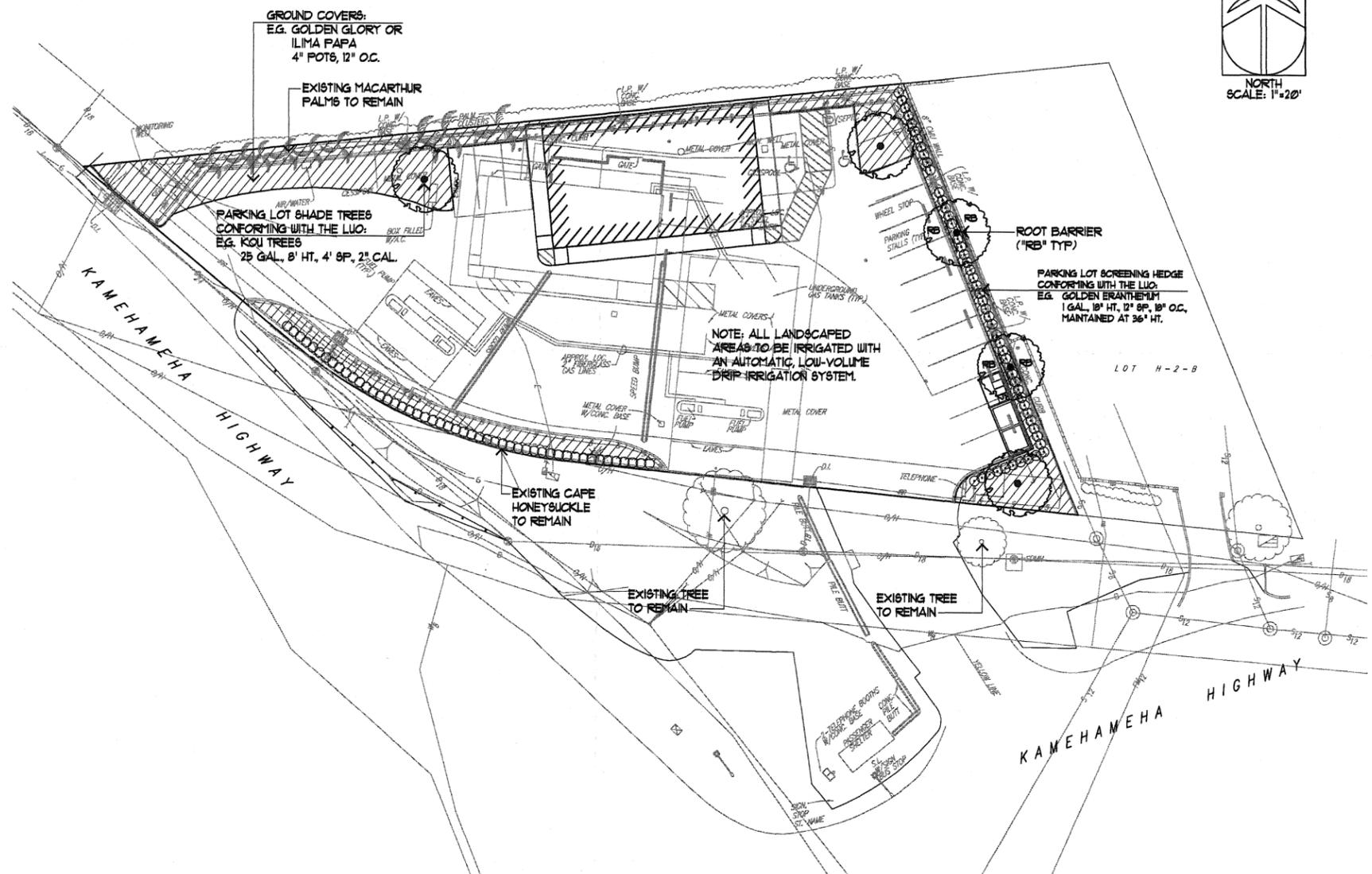
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SHEET TITLE
GENERAL SITE AND GRADING PLAN

SHEET	2 OF 8	SHEET	C-1
PROJECT NO.	210008.00		



LANDSCAPE PLANTING PLAN
SCALE: 1"=20'

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PROJECT

**NEW 7-ELEVEN
KAHALU'U STORE
FOR
7-ELEVEN
(HAWAII), INC.**

47-515 Kamehameha Hwy.
Kaneohe, Hawaii 96744

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LANDSCAPE PLANTING PLAN

SHEET

3 OF 3

SHEET

L-1

PROJECT NO. 210008.00

A. Existing Use

A convenience store was built at this location sometime in 1991 by Circle K Hawaii, Inc., the previous owner and operator. In 1988, Circle K received a Special Management Area Permit to construct and operate a convenience store and a gasoline pump area (Resolution No. 88-155). A minor modification to the approved SMA Permit was approved in 1991 to construct a 6'0" fence around air conditioning equipment at the rear of the building.

The existing convenience store is approximately 1,400 square in area and one-story in height. Two detached islands with gasoline dispensers are located away from the convenience store *per se* along the street frontage.

Two, two-way driveways provide access and egress from two entries on Kamehameha Highway. Off street parking for 16 vehicles (including 1 accessible stall) and a loading zone is provided.

7-Eleven Hawaii acquired the lease to the existing convenience store in 2001. The pump islands and gasoline pumps are owned and maintained by Aloha Petroleum, Inc.

B. Climate

Average temperature in the Kahalu'u area ranges from 72^o to 79^o Fahrenheit. The extreme temperatures range from 62^o to 83^o Fahrenheit during the coolest and warmest months respectively. Average annual precipitation of the area is approximately 40 inches of rain (R.M. Towill, 2000).

C. Topography

The project site is relatively flat having been previously graded and paved with asphalt concrete. Ground elevation falls from a high of approximately 8 feet above mean sea level along the east property line to about 7 feet at Kahekili Highway on the south and 6 feet at Kamehameha Highway on the west.

D. Soils

The Soil Conservation Service (1972) maps one soil type---Fill Land, Mixed (FL) ---over the entire property. This soil type is comprised of material dredged from the ocean or hauled from nearby areas and can include garbage and general material from other sources.

Because of the existing improvements, more than likely soil material was imported and placed over property to support the buildings and asphalt paving.

E. Flood Hazard

The Flood Insurance Rate Map (Federal Emergency Management Agency, 2011) indicates the project site is located in Flood Zone X (Grey) which is defined as "areas determined to be



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5

Aerial: USGS National Map Viewer
Photographs: Gerald Park

- Photograph 1 North View From Across Kamehameha Highway.
- Photograph 2 *Makai* View Towards Kahalu'u Pond.
- Photograph 3 View Towards Kahalu'u Pond Along North Property Line.
- Photograph 4 Southeast View From Vacant Lot on the North.
- Photograph 5 View Towards Kahekili Highway/Kamehameha Highway Intersection From Parking Lot Behind Store.



Photo Key Map



Gerald Park
Urban Planner
November 2010
Kahalu'u, District of Ko'olaupoko, O'ahu

Site Photographs
New 7-Eleven Kahalu'u Store

7-11 Hawaii, Inc.

outside the 0.2% Annual Chance Floodplain” (See Figure 3).

The property is within a “tsunami” evacuation zone as depicted on Public Safety maps prepared for the Island of O’ahu (Department of Planning and Permitting, 2011).

F. Water Resources/Water Quality

A. Surface Water

There are no wetlands, lakes, or ponds on the project site.

Kahalu’u Stream, one of the major perennial freshwater streams on O’ahu, flows to the north of the project site and outlets into Kāne’ohe Bay. The stream channel is approximately 300 feet north of the project site where it crosses under Kamehameha Highway. Kahalu’u Stream is classified Class 2 waters by the State Department of Health, 1987, 2009). The objective of Class 2 waters is to “protect their use for recreational purposes, propagation of fish and aquatic life, and agricultural and industrial water supplies, shipping, navigation and propagation of shellfish (Ibid)”.

Kahalu’u Pond, one of the remaining fishponds on O’ahu, is located to the east of the project site. Two shoreline parcels (TMK 4-7-011: 002 and 016) and possibly a third (TMK 4-7-011: 007) separate the project site from the Pond.

Kahalu’u Pond and Kane’ohe Bay are classified Class AA marine waters by the State Department of Health (Ibid). The objective of Class AA waters is that these waters “remain in their natural pristine condition as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions (State Department of Health, 2009)”.

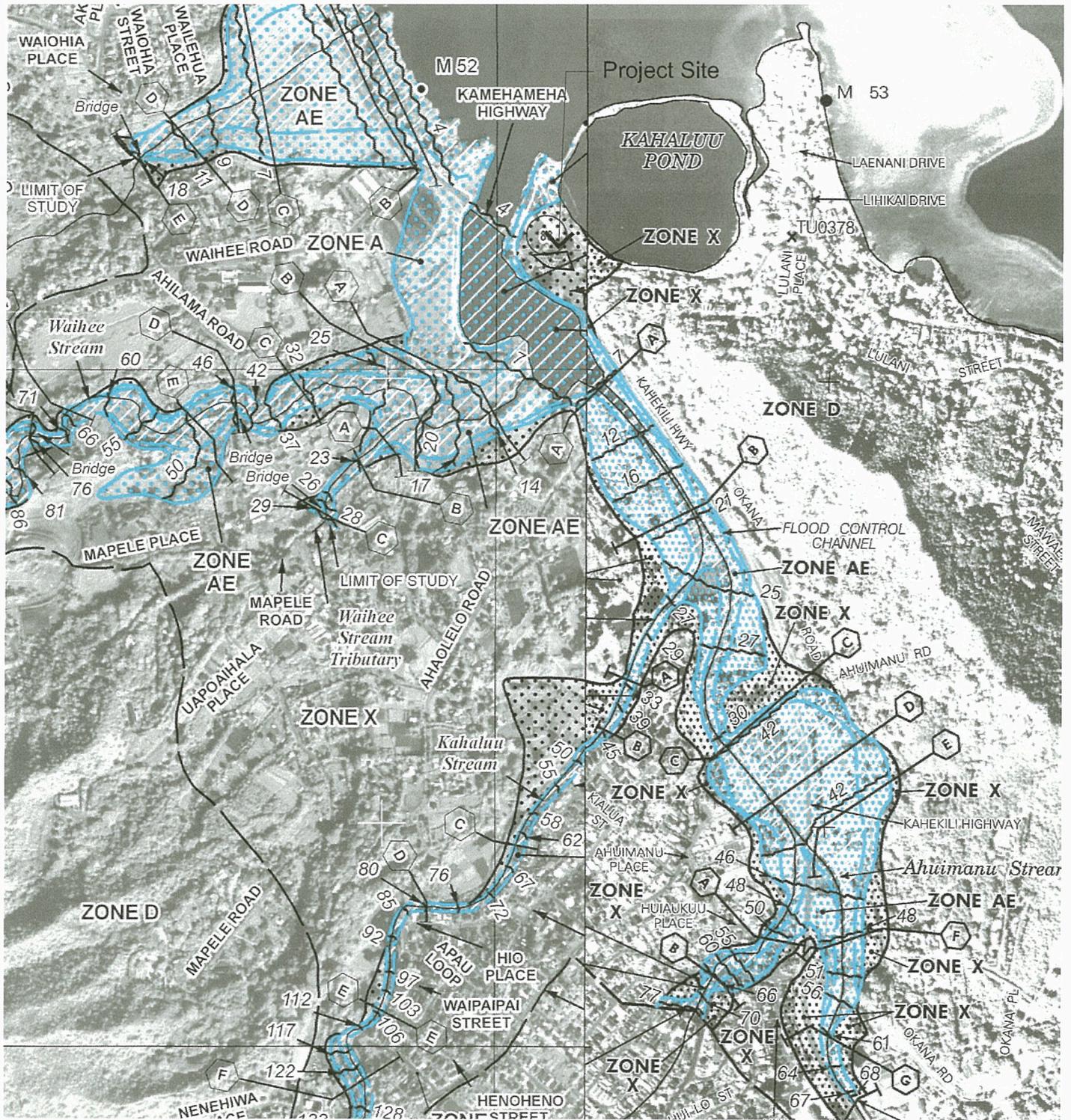
The Pond (Site No. 80-10-0319) is listed on the Hawai’i and National Registers of Historic Places.

B. Groundwater

Mink and Lau (1990) have developed an aquifer classification program for all islands. They separate Oahu into six aquifer sectors which are then separated by aquifer systems and aquifer types within the respective system. Based on this classification, the project site appears to be in the Windward aquifer sector and above a section of the Koolaupoko aquifer. The Koolaupoko aquifer consists of two aquifers one atop the other. Both aquifers are currently used as with the underlying aquifer used a drinking water source because of its fresh water content.

G. Flora and Fauna

The improved property is sparsely vegetated. Flora consists of hibiscus, McArthur palms, and a papaya tree planted around the north and east perimeter of the lot and a planting hedge of cape honeysuckle between the gasoline pump islands and the street frontage. Several tree trunk remnants indicate that trees that were at one time were spot planted around the perimeter have been removed.

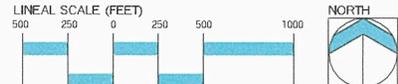


Legend

-  Special Flood Hazard Zone Subject to Inundated by the 1% Annual Chance Flood
-  Zone A No Base Flood Elevation Determined.
-  Zone AE Base Flood Elevation Determined.
-  Zone VE Coastal Flood Zone with Velocity Hazard (Wave Action); Base Flood Elevations Determined.
-  Zone X Areas of 0.2% Annual Chance Flood with Average Depths of Less than 1 foot or with Drainage Areas less than 1 Square Mile.
-  Zone X Areas Determined to be Outside the 0.2% Annual Chance Floodplain.

Source: Federal Emergency Management Agency
 Flood Insurance Rate Map
 Map Number 15003C0255G, Date: Jan. 19, 2011.
 Map Number 15003C0260F, Date: Sept. 30, 2004.

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Kahalu'u, District of Ko'olaupoko, O'ahu

Figure 3
 Flood Insurance Rate Map
 New 7-Eleven Kahalu'u Store

There were no fauna observed on the property but feral chicken were seen browsing an adjacent lot.

H. Archaeological and Cultural Resources

There are no recorded archaeological and cultural features associated with the property. The entire lot has been extensively graded and improved with structures, walls, utility lines, and pavement.

I. Land Use Controls

The Ko'olaupoko *Sustainable Communities Plan* Land Use Map designates the project site Rural Commercial Center. Rural Commercial Centers are small-scale service and commercial clusters that serve the communities in which they are located and are dispersed along highway frontages (Department of Planning and Permitting, 2000). The existing and proposed convenience store is consistent with the commercial designation.

The County zoning designation for the project site is B-1 Neighborhood Business. Convenience stores are a permitted use in the zoning district.

The property is located within the County delineated Special Management Area (SMA) and is subject to Chapter 25, ROH SMA Rules and Regulations of the City and County of Honolulu. A section of the SMA Map is shown in Figure 4. A SMA Permit (Resolution 88-155) for a convenience store and gasoline pump area on this site was approved in 1988.

J. Visual Resources

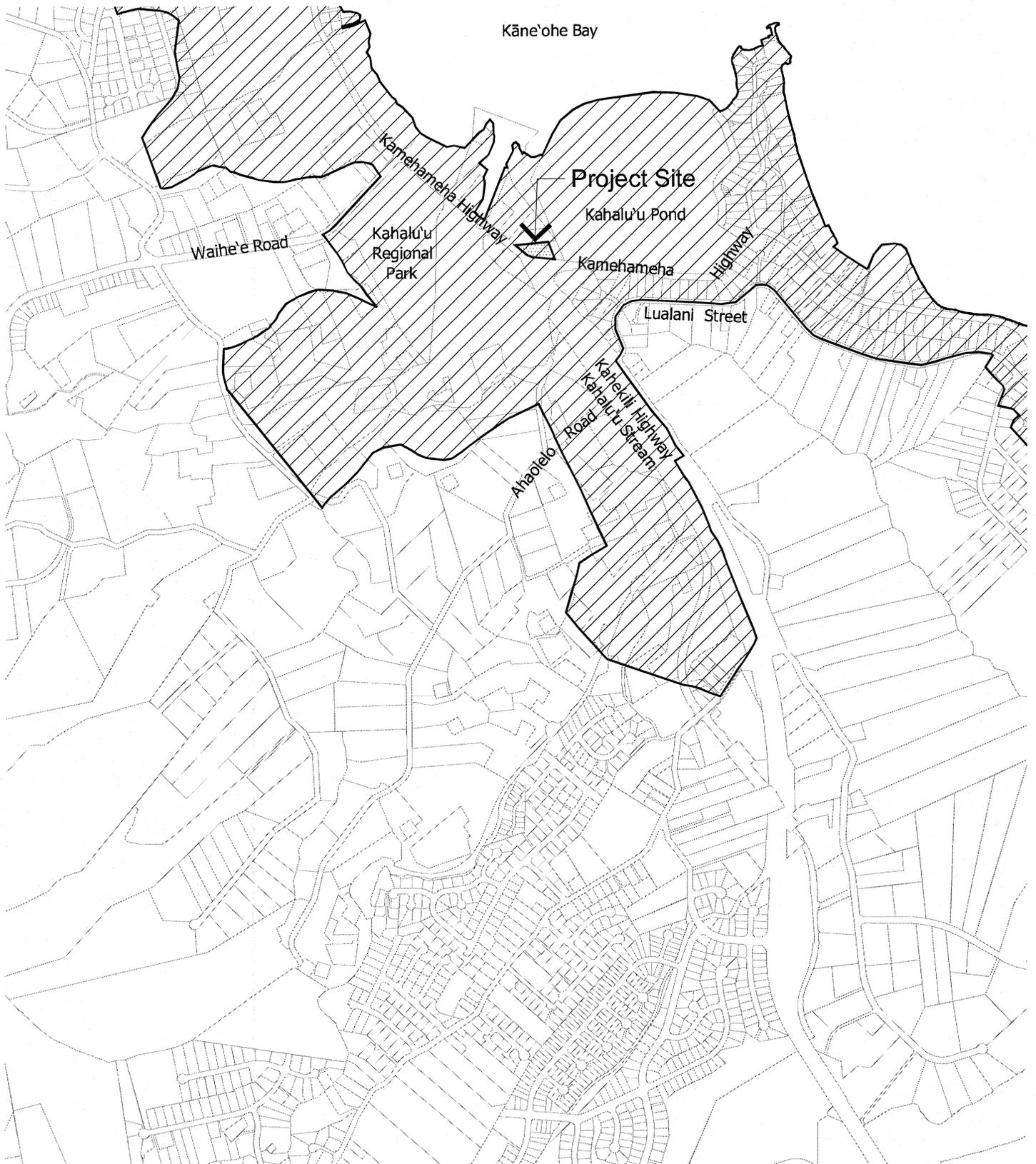
The Coastal View Study (Chu and Jones, 1987) places the project within the Kahaluu Section of the Kaneohe Bay Viewshed. This Section spatially reaches from Kualoa on the north to Kahaluu Pond on the south a distance of approximately 5.0 miles. Ko'olau Mountain at Kualoa and finger ridges extending into coastal areas at Wai'āhole-Wāikane are identified as important coastal land form(s). Views towards the ocean from Kamehameha Highway, which is identified as a coastal roadway, are intermittent. The immediate roadway environs along this stretch of the highway are more urban in characteristics and lack a recognition of the rural setting which prevails throughout the area. Few significant stationary views are identified in the Kahaluu Section although a stationary viewing site is identified to the north of Kahalu'u Stream.

Although the convenience store is located on the *makai* side of Kamehameha Highway, existing structures and vegetation between the store and the ocean "conceal" views toward Kāne'ohe Bay and Kahalu'u Pond from the roadway.

K. Public Facilities and Services

Water is provided from a Board of Water Supply 8' line in Kamehameha Highway and supplied to the store through a 1" line and meter.

Wastewater is discharged into an on-site individual wastewater treatment system at the rear of the store.



Source: Hawaii Statewide GIS Program, <http://hawaii.gov/dbedt/gis/download.htm>

Legend

 Special Mangement Area


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LINEAL SCALE (FEET)
 500 250 0 250 500 1000
 Kahalu'u, District of Ko'olaupoko, O'ahu



Figure 4
 Special Mangement Area Map
 New 7-Eleven Kahalu'u Store

Runoff from the improved site flows into two drain inlets along the south side of the property and discharges into an 18-inch drain line and into two drain inlets on the west side of the property. The 18-inch drain line and drain inlets on the west discharge into a 24-inch drain under Kamehameha Highway.

Electrical service is drawn from overhead lines on Kamehameha Highway.

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS ON SPECIAL MANAGEMENT AREA RESOURCES AND MEASURES TO MITIGATE ADVERSE EFFECTS

3

A. Assessment Process

The scope of the project was discussed with the consulting architect and client. State and County agencies were contacted for information relative to the agency's jurisdiction, expertise, and areas of concern. Time was spent in the field noting site conditions and conditions in areas adjoining the project site. From the discussions and field investigations, existing conditions and features that could be affected by or affect the project were identified. These conditions, which also form the basis of this assessment, include:

- The property is not a shoreline lot;
- The property is not used for public shoreline recreation;
- There is no public access to the shoreline across the property;
- The property is not located in a flood hazard zone;
- There are no recorded historical features on the property;
- There are no known rare, threatened, or endangered flora or fauna or habitat occurring on the property;
- There are no fresh and marine water resources associated with the property;
- Existing water, power, wastewater, and drainage systems are adequate to accommodate the proposed improvements.

B. Short-term Impacts

1. Air Quality

Construction will temporarily affect ambient air quality. Demolition and site work activities will raise fugitive dust that can settle in adjoining areas. Grading will be limited to the area where the new structure is to be placed and this should aid in controlling dust. The general contractor will employ on and off-site dust control measures to prevent demolition, work site, and construction equipment and activities from becoming significant dust generators. Control measures shall comply with Chapter 60.1, Air Pollution Control, Title 11, State Department of Health (and revisions thereto).

Most construction equipment and vehicles are diesel powered and emit exhaust emissions typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State nitrogen dioxide standard ---100mg/m³ per annum---which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that generated by automobile traffic on adjoining streets. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

2. Noise

Like fugitive dust, construction noise cannot be avoided. The building site is located in an open area that is relatively free of structures. Because of this "openness" construction noise will be audible in adjoining residential and commercial environs. Exposure to noise will vary

by construction phase, the duration of each phase, and the type of equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source would be generated by heavy machinery during demolition and site work. After site work is completed, reductions in sound levels, frequency, and duration can be expected as the structure is framed and sided. Noise from interior improvements will then be confined to inside the structure.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the commercial zoning for the site, the project is classified as a Class B zoning district for noise control purposes. The maximum permissible daytime (7 a.m. to 10 p.m.) sound level in the district is 60 dBA and 50 dBA during nighttime hours (Chapter 46, Community Noise Control, 1996).

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty-minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed. The contractor will be responsible for obtaining and complying with conditions attached to the permit.

Work will be scheduled between the hours of 7:00 AM to 3:30 PM Mondays through Fridays and the projected construction period will limit construction noise to a short period of time. The contractor will also ensure that construction equipment with motors is properly equipped with mufflers in good operating condition.

Construction noise will be audible over the entire development period. All construction activities will comply with Chapter 46 Noise Control for Oahu, Administrative Rules, Department of Health, State of Hawaii.

3. Erosion

Site work, although limited in area, will expose soil thus creating opportunities for erosion (fugitive dust and suspended sediment in construction related runoff). Grubbing, grading, and stockpiling excavated or imported material will be performed in accordance with Chapter 14, Article 14 of the Revised Ordinances of Honolulu, 1990, as amended. Furthermore the work shall be done in accordance with the Rules Relating to Soil Erosion Standards and Guidelines.

Best Management Practices (BMPS) for erosion and drainage control during construction will be incorporated into grading plans. BMPs will include erecting silt fences around the work site to coincide with the limits of grading, grassing all exposed graded areas after grading work is completed, and constructing a stabilized construction access pad at the entrances to the construction site to protect roads and driveways from mud, dirt, and rocks. The contractor may implement other BMPs based on field conditions and their experience in working with similar work sites.

Site work will not exceed one acre thus a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will not be required from the State Department of Health.

Best Management Practices also will be implemented pursuant to City and County of Honolulu Rules Relating to Storm Drainage Standards, Section II, Storm Water Quality.

4. Archaeological Features

Should excavation unearth subsurface archaeological sites, artifacts, or cultural deposits, work in the immediate area will cease and the proper authorities notified for disposition of the finds. If the burials appear to be less than 50 years old, the Honolulu Police Department will be notified. If the burials appear to be more than 50 years old, then the State Historic Preservation Officer will be notified. As a matter of protocol, both agencies will probably be notified for inspection and disposition of the finds.

5. Flora

Perimeter landscaping to be retained or demolished will be identified in a landscape plan. Existing plant materials are commonly found in urban areas and are common to Oahu. None of the materials are listed as rare, threatened or endangered species.

6. Solid Waste

Construction debris will be hauled off-site to an approved disposal site. Trucks hauling debris will be covered to minimize dust and flying debris. Refuse generated by convenience store is (and will continue to be) collected and disposed of by a private hauler.

7. Traffic

Construction vehicles hauling workers and material will contribute to traffic on Kahelkili and Kamehameha Highway. Material deliveries will be scheduled to minimize impacts on local vehicle traffic. Material unloading will occur on-site so as not to interfere with traffic circulation on Kamehameha Highway and its intersection with Kahekili Highway.

C. Long-term Impacts

Long-term impacts are discussed in relationship to Special Management Area objectives and policies (See Table 1).

Table 1. Relationship to Special Management Area Objectives and Policies

	SMA Objectives and Policies	Statement of Consistency
1	<p>Recreation Resources</p> <p>Objective</p> <p>(A) Provide coastal recreational opportunities accessible to the public.</p> <p>Policies</p> <p>(A) Improve coordination and funding of coastal recreational planning and management; and</p> <p>(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:</p> <ul style="list-style-type: none"> (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas; (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidable damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable; (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value; (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation; (v) Ensuring public recreational use of county, state, and 	<p>There is no shoreline access over or coastal related recreation activities associated with the premises. The proposed project will neither affect shoreline access nor affect shoreline recreational resources.</p>

	<p>federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;</p> <p>(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;</p> <p>(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and</p> <p>viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of section 46-6.</p>	
2	<p>Historic Resources</p> <p>Objective</p> <p>(A) Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.</p> <p>Policies</p> <p>(A) Identify and analyze significant archaeological resources;</p> <p>(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and</p> <p>(C) Support state goals for protection, restoration,</p>	<p>Surface archaeological features are not found on the property.</p>

	interpretation, and display of historic resources.	
<p>3</p> <p>Scenic and Open Space Resources</p> <p>Objective</p> <p>(A) Protect, preserve, and, where desirable restore or improve the quality of coastal scenic and open space resources.</p> <p>Policies</p> <p>(A) Identify valued scenic resources in the coastal zone management area;</p> <p>(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;</p> <p>(C) Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources; and</p> <p>(D) Encourage those developments which are not coastal dependent to locate in inland areas.</p>		<p>Coastal views from Kamehameha Highway fronting the project towards Kāneʻohe Bay and Kahaluʻu Pond will not be obstructed. Coastal views are already blocked by buildings and vegetation on lots between the store and the ocean.</p> <p>There are no significant stationary views at this location to be affected by the project.</p>
<p>4</p> <p>Coastal Ecosystems</p> <p>Objective</p> <p>(A) Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal resources.</p>		<p>There are no coastal ecosystems associated with the project site.</p>

	<p>Policies</p> <ul style="list-style-type: none"> (A) Improve the technical basis for natural resource management; (B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance; (C) Minimize disruption or degradation of coastal water ecosystems by efficient regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and (D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards. 	
<p>5</p>	<p>Economic Uses</p> <p>Objective</p> <ul style="list-style-type: none"> (A) Provide public or private facilities and improvements important to the State's economy in suitable locations. <p>Policies</p> <ul style="list-style-type: none"> (A) Concentrate coastal dependent development in appropriate areas; (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and (C) Direct the location and expansion of coastal dependent 	<p>The proposed redevelopment project is not a coastal dependent development. The new store will continue to serve the Kahalu'u community and derive business from vehicle traffic on Kamehameha Highway.</p>

	<p>developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:</p> <ul style="list-style-type: none"> (i) Use of presently designated locations is not feasible; (ii) Adverse environmental effects are minimized; and (iii) The development is important to the State's economy. 	
<p>6</p> <p>Coastal Hazards</p> <p>Objective</p> <p>(A) Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.</p> <p>Policies</p> <ul style="list-style-type: none"> (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards; (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards; (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; (D) Prevent coastal flooding from inland projects; and (E) Develop a coastal point and nonpoint source pollution control program. 	<p>The project site is located in Flood Zone "X (Grey)" which are areas determined to be outside the 0.2% annual chance floodplain (FEMA, 20011)" or the 500-year floodplain.</p> <p>The project site is within a "tsunami" evacuation zone as depicted on Public Safety maps prepared for the Island of O'ahu (Department of Planning and Permitting, 2011).</p>	

<p>7</p> <p>Managing Development</p> <p>Objective</p> <p>(A) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.</p> <p>Policies</p> <p>(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;</p> <p>(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and</p> <p>(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.</p>	<p>See Public Participation Below.</p>
<p>8</p> <p>Public Participation</p> <p>Objective</p> <p>(A) Stimulate public awareness, education, and participation in coastal management.</p> <p>Policies</p> <p>(A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;</p> <p>(B) Disseminate information on coastal management issues</p>	<p>A Major Special Management Area ("SMA") Permit is required for the project. The Department of Planning and Permitting ("DPP") will schedule a public hearing as part of the SMA review process. Notice of the public hearing will be published in a local daily newspaper. Adjoining property owners and lessees will be notified by mail as to the time and place of the hearing.</p> <p>The Honolulu City Council approves SMA permits by resolution. The application for SMA Permit and DPP recommendation will be presented to the City Council Zoning Committee and the City Council. The Zoning Committee can also schedule a public</p>

<p>by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and</p> <p>(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.</p>	<p>hearing if warranted. Honolulu City Council hearing procedures provide ample opportunity for the public to comment on the SMA Permit application.</p>
<p>9</p> <p>Beach Protection</p> <p>Objective</p> <p>(A) Protect beaches for public use and recreation.</p> <p>Policies</p> <p>(A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;</p> <p>(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and</p> <p>(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.</p>	<p>The proposed improvements are not located on a beach or next to the ocean.</p>
<p>10</p> <p>Marine Resources</p> <p>Objective</p> <p>(A) Implement the State's ocean resources management plan.</p>	<p>The project does not propose the use of marine resources and will not affect marine resources found in nearby inland and marine waters including Kahaulu'u Stream, Kahalu'u Pond, and Kāne'ohe Bay.</p>

Policies

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interest of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate and impact upon ocean and coastal resources; and
- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

A. No Action

A “No Action” alternative would preclude the occurrence of all impacts, short and long term, beneficial and adverse described in this Assessment. The No Action alternative would forego redevelopment of an existing convenience store and maintain the status quo.

B. Alternative Site Plan

Alternative locations for placing the store on the property were considered by the consulting architect and 7-Eleven Hawai'i, Inc. In consideration of the triangular shape of the property, the location of the fueling stations, two separate ingress and egress driveways, and the need to provide adequate off-street parking, it was decided to erect the new building on the same location as the existing building but with a larger building footprint. The proposed layout provides an efficient and safe circulation pattern for motorists and pedestrians who stop for convenience goods and fuel.

An alternative site plan would not result in environmental impacts on the SMA that are substantially different from what is disclosed in this assessment.

AGENCIES AND ORGANIZATIONS TO BE CONSULTED IN THE ENVIRONMENTAL ASSESSMENT PROCESS

5

City and County of Honolulu

Board of Water Supply
Department of Planning and Permitting
Department of Environmental Services
Department of Transportation Services

State of Hawaii

Department of Health
Department of Land and Natural Resources
 Historic Sites Division
Department of Transportation
 Highways Division

Organizations

Hawaiian Electric Company
Kahalu'u Neighborhood Board No. 29
Kāne'ohe Public Library (Placement)

Permits and approvals required for the project and approving authorities are listed below. Additional permits and approvals may be required pending final construction plans.

City and County of Honolulu

City Council

Special Management Area Permit

Department of Planning and Permitting

Grubbing, Grading, and Stockpiling Permit

Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work

State of Hawaii

Department of Health

Variance from Pollution Controls (Noise Permit)

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

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

There are no natural or cultural resources associated with the property thus the proposed improvements will not result in the loss or destruction of any natural or cultural resource.

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

The proposed improvements will not curtail the beneficial uses of the environment. The uses of the property are already established by commercial zoning and the existing convenience store. In conjunction with the convenience store, the site has been altered by the gasoline pump islands, underground fuel tanks, impervious pavements, and landscaping.

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

The proposed improvements will not conflict with the state's long term environmental goals and policies.

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

The proposed improvements will not substantially affect the economic or social welfare of the community or State.

5) Substantially affects public health;

Public health will not be adversely affected by the proposed improvements.

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

The proposed improvements will not initiate population changes or significant effects on public facilities in the Kahalu'u community.

7) Involves a substantial degradation of environmental quality;

Environmental quality will not be substantially degraded.

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

The improvements are not the precursor for a larger action.

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

Rare, threatened or endangered flora or fauna were not observed on the site.

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

Fugitive dust and combustion emissions will temporarily affect ambient air quality but can be controlled by measures stipulated in this Assessment. Construction noise will be audible during site work but should diminish as the structure is erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The site is not located in or near coastal waters, erosion prone area, geologically hazardous land, flood hazard zone, and tsunami evacuation zone..

12) Substantially affects scenic vistas and view planes identified in county or state plans or studies, or

The proposed improvements will not affect scenic vistas and view planes identified in county or state plans.

13) Requires substantial energy consumption.

Energy consumption is not anticipated to substantially increase.

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