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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

July 26, 2005

To: Genevieve Salmonson, Director
Office of Environmental Quality Control

From: Micah A. Kane, Chairman 
Hawaiian Homes Commission

Subject: Final Environmental Assessment (FEA) for D. Otani
Produce, Inc., Tax Map Key No. (1) 1-5-03:09, 16 &
19, island of Oahu

The Department of Hawaiian Home Lands, State of Hawaii has reviewed the comments received during the 30-day public comment period which began on June 8, 2005. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next available OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Mrs. Linda Chinn, Administrator of our Land Management Division at 808-587-6434.

Enc.

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

15 JUL 28 09:19

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2005-08-08-0A-FONSI D. OTANI PRODUCE WAREHOUSE

AUG 8 2005
FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT
D. OTANI PRODUCE WAREHOUSE
Kapalama, Honolulu, Hawaii

RECEIVED

05 JUL 28 A9:20

UFC OF ENVIRONMENT/
QUALITY CONTROL

Prepared for

D. Otani Produce, Inc.
320-D Waiakamilo Road
Honolulu, Hawaii 96817

July 2005

FINAL ENVIRONMENTAL ASSESSMENT

D. OTANI PRODUCE WAREHOUSE
Kapalama, Honolulu, Hawaii

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes and
Title 11, Chapter 200, Hawaii Administrative Rules,
Department of Health, State of Hawaii

Prepared for

D. Otani Produce, Inc.
320-D Waiakamilo Road
Honolulu, Hawaii 96817

Prepared by

Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

July 2005

PROJECT PROFILE

Proposed Action: D. Otani Produce Warehouse

Applicant: D. Otani Produce, Inc.
320-D Waiakamilo Road
Honolulu, Hawaii 96817

Accepting Authority: Department of Hawaiian Home Lands
For Governor, State of Hawaii

Need for Assessment: Hawaii Administrative Rules
Title 11, Chapter 200
§11-200-5(c) Propose the use of state land

Location: Kalihi-Kai, Honolulu, Hawaii

Tax Map Key: 1-5-033: 009, 016, 019
Land Area: 1.573 acres
Landowner: Department of Hawaiian Home Lands

Existing Use: Vacant

State Land Use Designation: Urban
Development Plan: Primary Urban Center
Land Use Map: Industrial
Zoning: IMX-1 Mixed Use Industrial Commercial
Special Management Area: Outside Special Management Area

[Anticipated] Determination: Finding of No Significant Impact

Contact Person: Linda Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
State of Hawaii
1099 Alakea Street, Suite 230
Honolulu, Hawaii 96813

Telephone: 587-6434

Note: Substantive revisions to the text of the Draft Environmental Assessment are shown in ***bold italic*** type. Deleted text is shaded by [brackets].

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DESCRIPTION OF THE PROPOSED ACTION

D. Otani Produce, Inc. proposes to construct a new warehouse for its produce distribution operations in the 1300 block of Hart Street, Kapalama, City and County of Honolulu. The site of the warehouse is bounded by the Kalihi Kai Fire Station on the northwest, a repair facility on the southeast, Hart Street on the northeast, and Nimitz Highway on the southwest. The project is proposed on three lots identified as TMK: 1-5-033: 009, 016, and 019 encompassing an area of 1.573 acres. A Location Map and Tax Map are shown in Figures 1 and 2.

[Note: the three lots have been consolidated into one lot but a new parcel number is not yet shown on real property tax maps. This assessment recognizes the three tax map parcels]

A. Purpose and Need for the Project

D. Otani Produce, Inc. has operated its produce distribution business at its present location at 320-D Waiakamilo Road since 1995. The business has gradually expanded and there is a need for a larger warehouse from which to operate efficiently. Applicant is also seeking a better lease with terms to help justify their substantial investment in the planned project.

B. Technical Characteristics

1. Warehouse

The site plan places the warehouse on the northern side of the rectangular shaped lot and loading docks and vehicle parking on the southern side (See Figure 3). The building is dimensioned at 265 feet along Hart Street, 272 feet along Nimitz Highway, 194 feet at the Kalihi Kai Fire Station, and 148 feet on the south.

The structure will be erected on a poured in place concrete floor with spread footings 2 to 4 deep. The depth of the footings will be above the water table (see discussion on soils in Section 2) thus construction dewatering is not required. Building grade beams will support pre-cast concrete panels forming the exterior walls. The concrete pre-cast panels will support a "double T" pre-cast roof. The pre-cast roof will be paved with a concrete topping and used for parking.

A single-story structure of approximately 45,400 square feet of ground floor space is proposed with about 85% of the space reserved for produce storage. An accounting office and space for employee accommodations are located on a mezzanine floor of approximately 2,800 square feet. Inside space is allocated for the following functions:

Ground Floor:		45,400 sf
Refrigerated Space		
Open storage	23,850 sf	
Coolers	12,000 sf	
Banana Room	1,550 sf	
Will Call	<u>1,000 sf</u>	
	38,400 sf	

Ground Floor Office	2,900 sf
Garbage Area, Forklift Area and Loading Dock (2)	<u>4,100 sf</u> 7,000 sf

Mezzanine Floor :	2,800 sf
Accounting, File Room, Lunch Room, Weight Room	1,860 sf
M&W Restrooms/Lockers	<u>940 sf</u> 2,800 sf

D. Otani Produce proposes to construct and sub-lease warehouse bays on the roof. The 2nd floor warehouses will be constructed out of steel and metal siding and topped with a metal roof. Approximately 20,000 square feet of space comprising nine (9) bays (about 2,000+ square feet apiece) will be made available. In general, the bays would be sub-leased to contractors, wholesalers and distributors, and non-retail businesses.

Measured from grade to the parking level, the building height is 26 feet; measured to the top of the rooftop warehouses, the height is 45 feet. The structure will not exceed the 150-foot height limit for the zoning district.

Produce deliveries will be received at any of the planned eleven loading docks (9 on the south side of the building) and two facing Hart Street). Produce and other products will be loaded onto D. Otani Produce refrigerated trucks at the south side loading docks. All loading docks will be secured with roll up metal doors.

2. Access and Parking

A ramp on the north side of the building will access the roof from Hart Street. The concrete driveway (25'8" wide) will be supported on steel girders and can accommodate two-way traffic. The ramp slope varies between 10 to 22% over its 165-foot length.

Parking for 51 vehicles will be located on the roof. Ten to fifteen stalls are set aside for D. Otani Produce employees. The remaining stalls will be for customer parking and warehouse lessees.

Fourteen tandem stalls are located at ground level on the far south end of the site. This parking arrangement will accommodate twenty-eight vehicles plus a single-stall at the end of the tandem stalls for 29 at-grade parking stalls. The at-grade parking area and loading dock share the same 30-foot wide driveway from Hart Street. Access onto Nimitz Highway from the site is not permitted. The ramp to the 2nd floor and driveway to the at-grade loading area will be secured during non-working hours.

The nine loading docks are oriented north to south on the south end of the warehouse. The docks and parking area would be accessed from Hart Street through a 30-foot wide driveway. All maneuvering to gain the loading docks will take place on-site.

Two loading docks are oriented east to west on the northeast side of the building facing Hart Street. These docks will be used for picking up waste and spoiled produce. D. Otani Produce pays farmers for this service.

3. Ancillary Improvements

Refrigeration chillers and condensers will be located on the roof. Intake and discharge louvers would receive and vent exhaust air vertically. The stationary equipment will be located inside a walled enclosure to conceal the equipment from public view and help in noise attenuation. The air conditioning system for the warehouse will operate 24 hours a day. The system will not supply air conditioning to the roof top bays.

Yard space along Nimitz Highway (approximately 10 feet), the south end of the property, and the front yard on Hart Street (5 feet) will be landscaped. Landscaping is not planned on the boundary with the Kalihi Kai Fire Station.

Exterior lighting and wall mounted motion detectors will be provided for security purposes.

An existing fire hydrant on Hart Street fronting the site will be relocated about 30 feet to the east of its present location. No road improvements are planned but the property will be upgraded and transitioned to the road edge.

C. Economic Characteristics

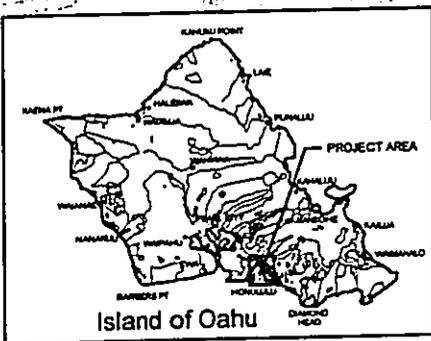
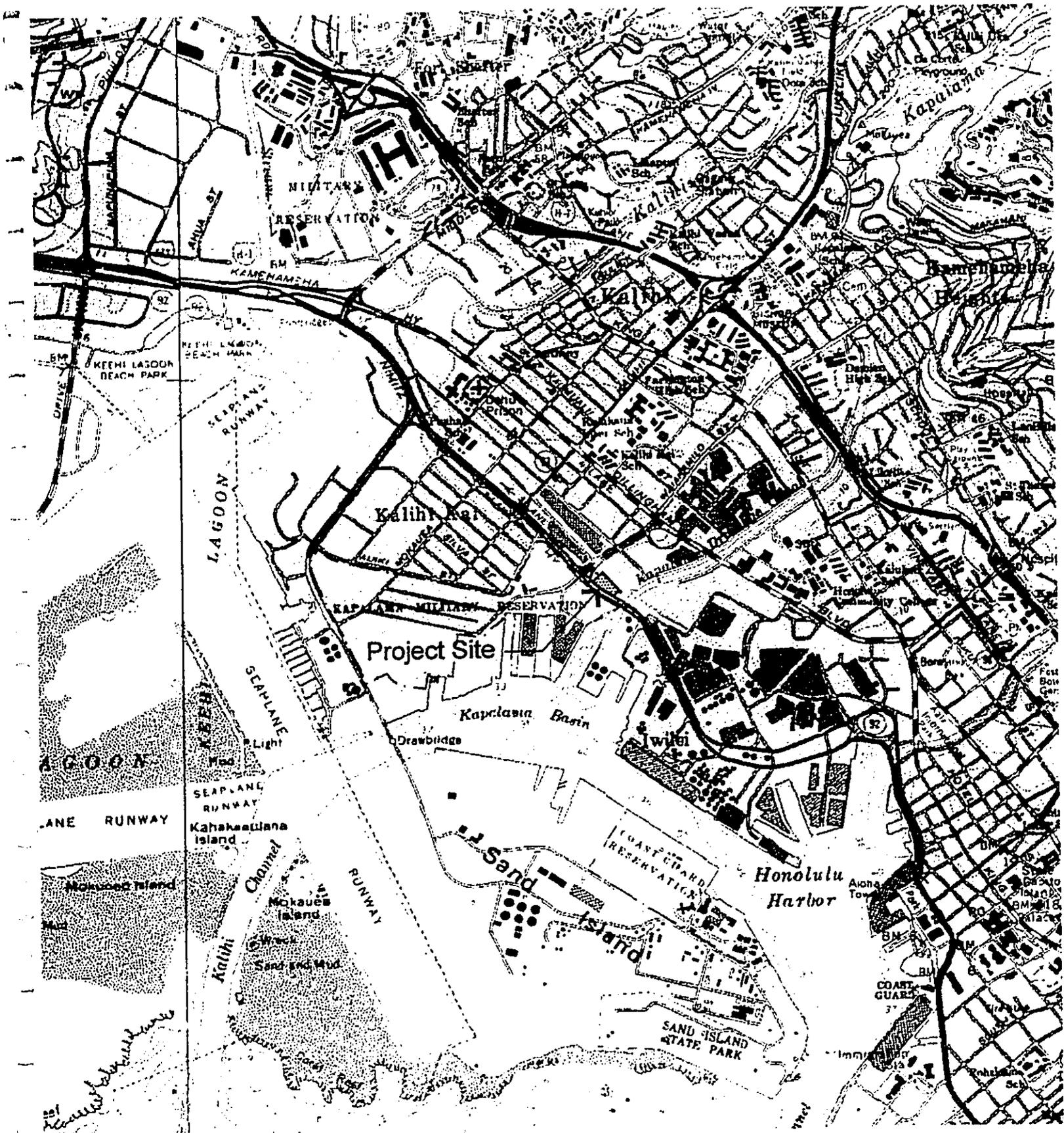
Construction will commence after all necessary permits and approvals are received. Construction is projected to take approximately 12 months and should be completed in one building phase.

The estimated construction cost is \$8.5 million will be paid by D. Otani Produce, Inc. with financing from American Savings Bank and the Hawaii Economic Development Corporation.

The Department of Hawaiian Home Lands, State of Hawaii is the property owner. The Department has entered into a 65-year lease with D. Otani Produce, Inc. The annual base rent for the first 25 years has been agreed upon. The annual base rental shall be reopened and re-determined at 10-year intervals after the expiration of the twenty-fifth lease year. Rent for each ensuing 10-year period through the termination of the lease, shall be an amount equal to the then fair market rental value of the premises.

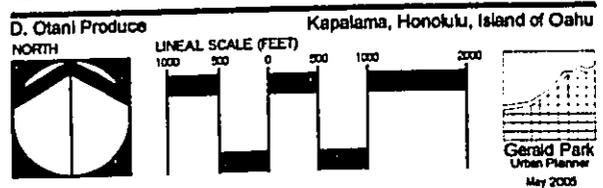
D. Social Characteristics

The project site has been vacant since 2004. No business establishment, industrial use, or residential activity will be displaced due to the proposed action.

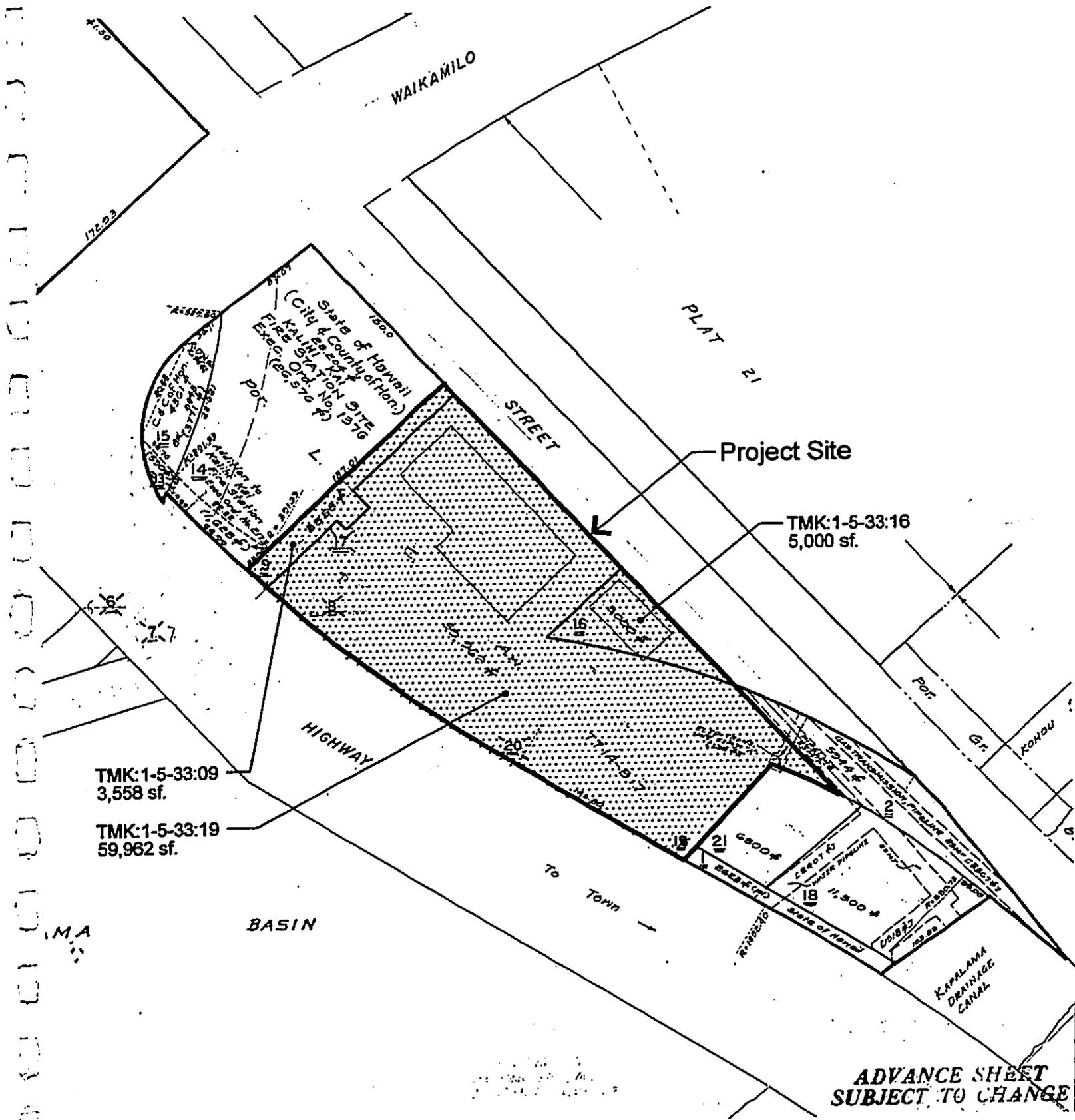


Source: USGS, Waipahu & Honolulu Quadrangles

Figure 1
Location Map
D. Otani Produce Warehouse



Gerald Park
Urban Planner
May 2003

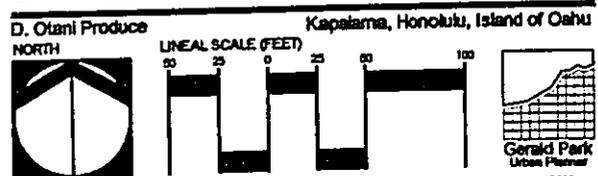


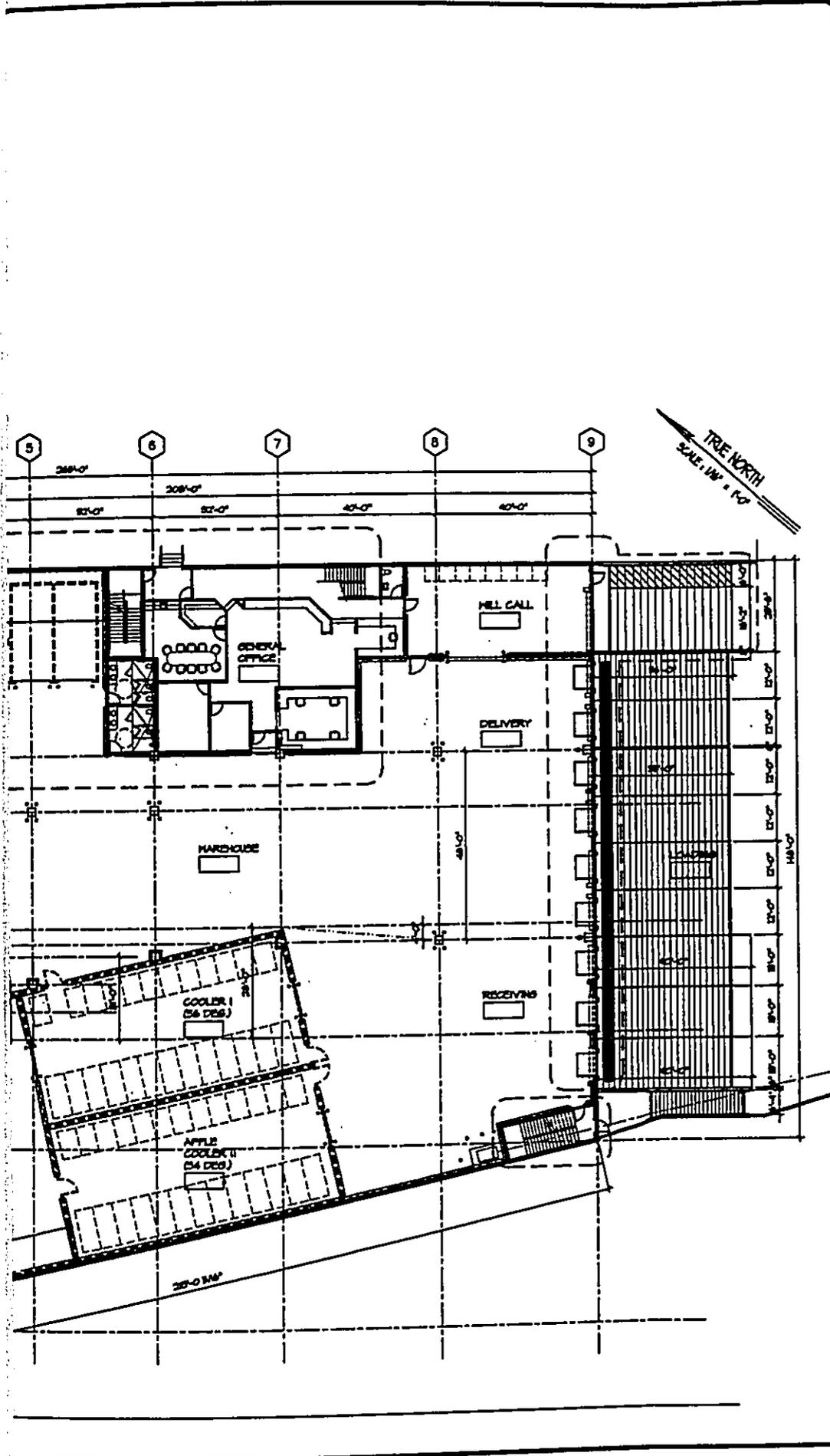
ADVANCE SHEET
SUBJECT TO CHANGE

Figure 2
Tax Map Key
D. Otani Produce Warehouse

FIRST DIVISION		
ZONE	SEC.	PLAT
1	5	33
CONTAINING PARCELS		
Scale: 1 in. = 100 ft.		

Source: Department of Taxation, Taxation Maps Bureau





SUEDA & ASSOCIATES, INC.

ARCHITECTURE PLANNING INTERIORS
 905 MAKAHOU WAY, MAUKA SUITE
 HONOLULU, HAWAII 96826 • (808) 949-6644



LICENSE EXPIRES: 30 APRIL 2004

THE WORK WAS PROVIDED BY ME OR UNDER MY SUPERVISION AND CONTROL AND I AM AWARE OF THE CONTENTS AND I AM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND ANY OTHER DOCUMENTS PREPARED BY ME OR UNDER MY SUPERVISION.

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND THE SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR REVISIONS.

CONFORMANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF JUSTICE OR THE FIRE HOLDING ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SHALL BE EQUIVALENT TO MEETING THE ACCESSIBILITY REQUIREMENTS OF THIS CODE.

FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH ARTICLE 67 OF THE 1997 UNIFORM FIRE CODE.

REVISION MARK • DATE • DESCRIPTION

PROJECT

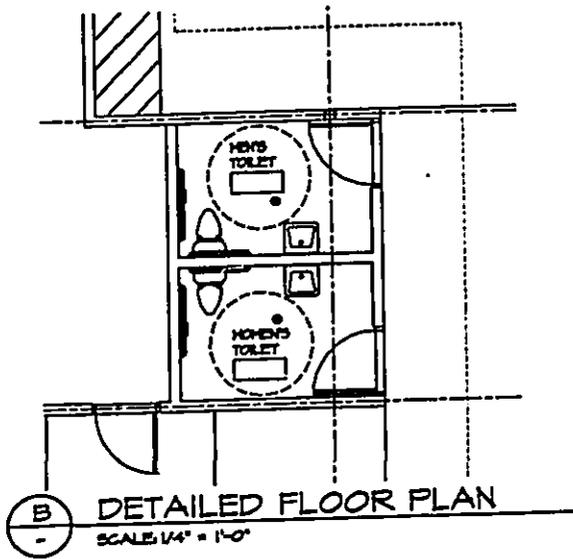
PROPOSED
 NEW PRODUCE
 WAREHOUSE
 FOR
 D. OTANI
 PRODUCE

521 HART STREET
 HONOLULU, OAHU, HAWAII
 T.M.K. 1-4-023, 004, 016, 018

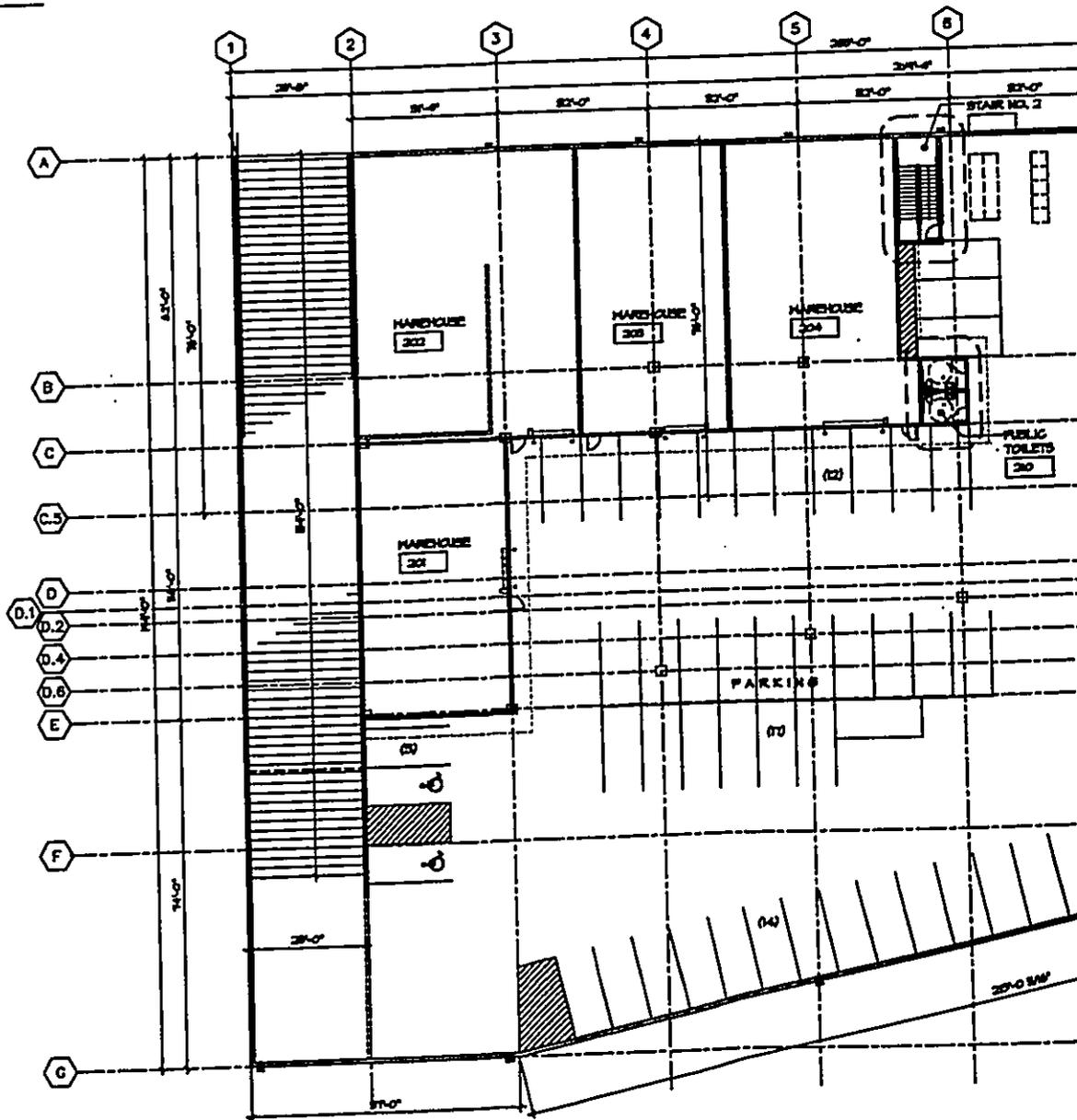
SHEET TITLE

FIRST FLOOR PLAN

JOB NO. 04065-0000 DRAWING NO.
 DRAWN: FPH
 CHECKED: LTS **A-2.0**
 DATE: MAR. 2005 SHEET OF

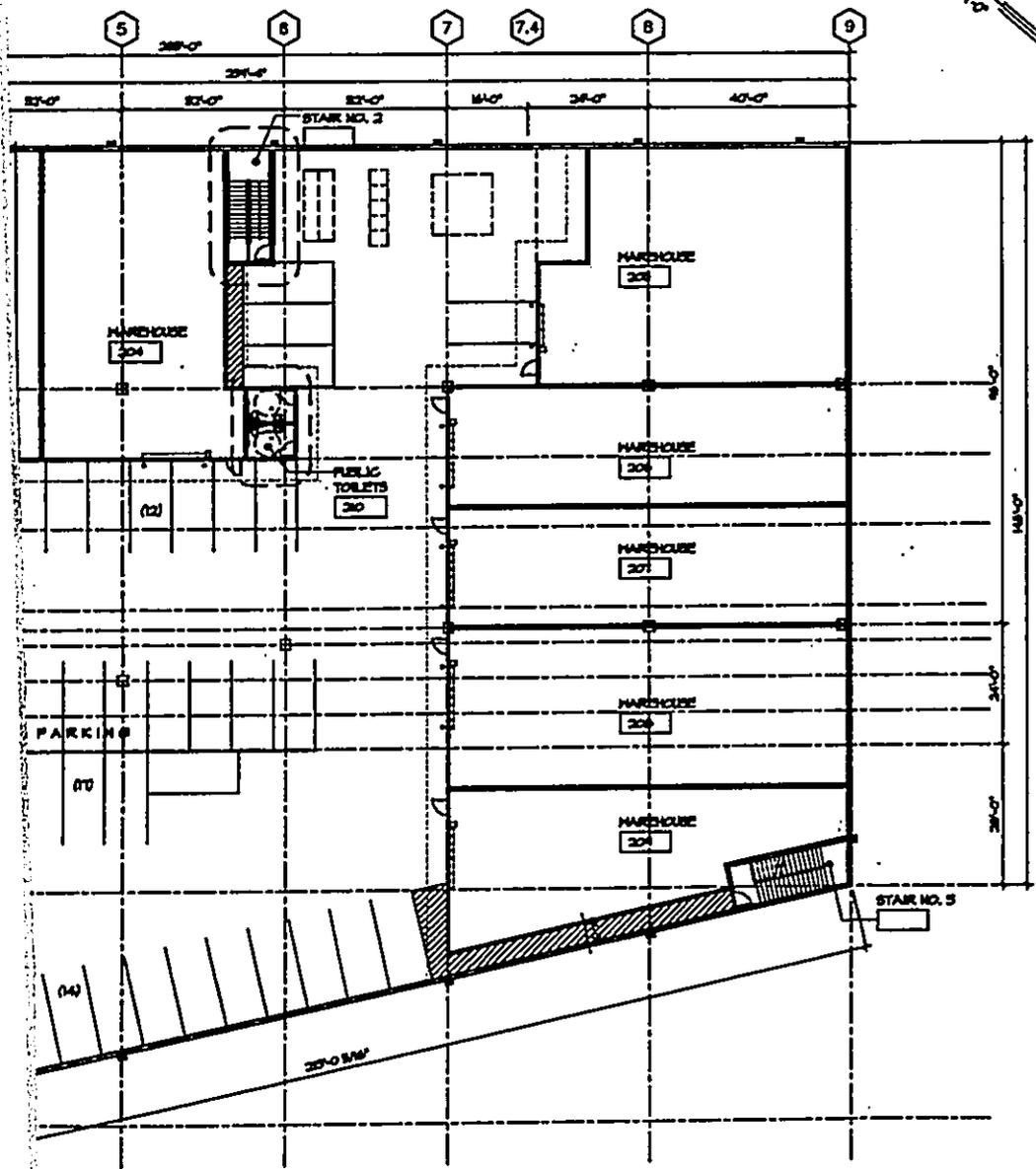


B
-
DETAILED FLOOR PLAN
SCALE: 1/4" = 1'-0"



A
-
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

WITH 1/16" = 1'-0" SCALE: 1/16" = 1'-0"



SUEDA & ASSOCIATES, INC.

ARCHITECTURE PLANNING INTERIORS
 905 MAKAHOU WAY, MAUKA SUITE
 HONOLULU, HAWAII 96828 • (808) 948-6644



LICENSE EXPIRES: 30 APRIL 2008

THIS SEAL IS PREPARED BY ME OR UNDER MY SUPERVISION AND
 CONFORMANCE WITH THE DESIGN AND CONSTRUCTION
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 ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE
 DEPARTMENT OF JUSTICE OR THE FAIR HOUSING ACT
 ACCESSIBILITY GUIDELINES ADMINISTERED BY THE
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SHALL BE EQUIVALENT TO MEETING THE
 ACCESSIBILITY REQUIREMENTS OF THIS CODE.

GENERAL NOTES

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 REQUIREMENTS OF THE ARCHITECT'S SEAL REGULATES
 ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE
 DEPARTMENT OF JUSTICE OR THE FAIR HOUSING ACT
 ACCESSIBILITY GUIDELINES ADMINISTERED BY THE
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SHALL BE EQUIVALENT TO MEETING THE
 ACCESSIBILITY REQUIREMENTS OF THIS CODE.

FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR
 DEMOLITION SHALL COMPLY WITH ARTICLE 87 OF THE
 1987 UNIFORM FIRE CODE.

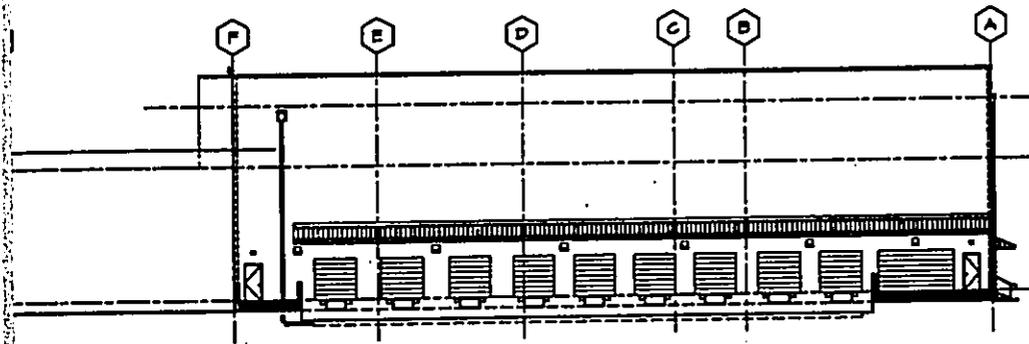
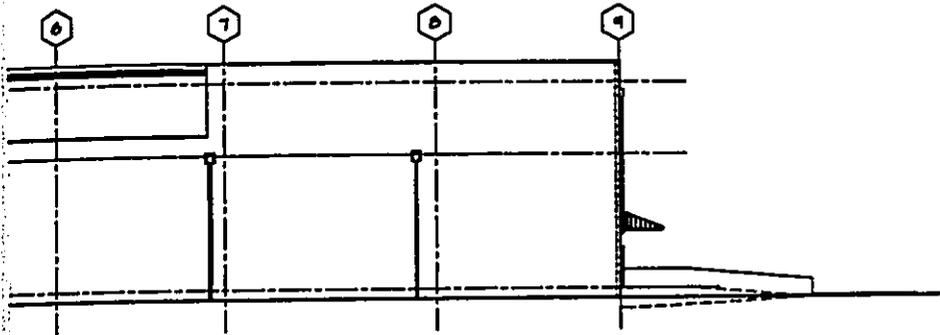
REVISION MARK • DATE • DESCRIPTION

PROJECT
 PROPOSED
 NEW PRODUCE
 WAREHOUSE
 FOR
 D. OTANI
 PRODUCE

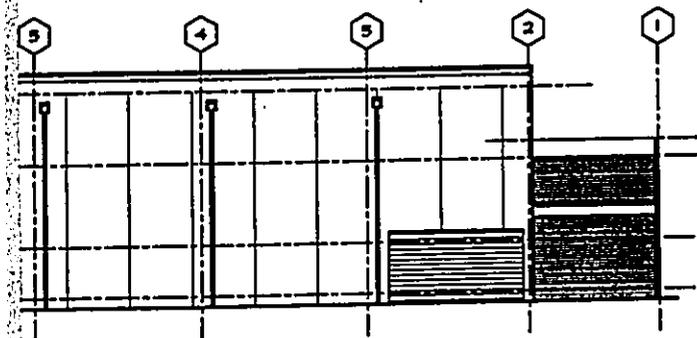
1521 HART STREET
 HONOLULU, OAHU, HAWAII
 TMK. 1-4-055. 001, 016, 011

SHEET TITLE
 SECOND FLOOR PLAN

JOB NO. 04065-0000 DRAWING NO.
 DRAWN RYH
 CHECKED LTS **A-2.1**
 DATE MAR. 2005 SHEET OF



EAST ELEVATION



SUEDA & ASSOCIATES, INC.

ARCHITECTURE PLANNING INTERIORS
905 MAKAHIO WAY, MAUKA SUITE
HONOLULU, HAWAII 96828 • (808) 949-6644



LICENSE EXPIRES: 30 APRIL 2004

THIS SEAL AND FIGURES OF ME OR NAME OF EMPLOYER AND CONTINUATION OF THE PROJECT SHALL BE KEPT BY EMPLOYER AND RETURNED TO ME UPON COMPLETION OF THE PROJECT OR UPON 90-DAY OF THE NEXT ANNUAL RENEWAL PERIOD. DEPARTMENT OF COMMERCE AND INDUSTRY, HONOLULU, HAWAII.

GENERAL NOTES

REVISIONS SHALL BE MADE AS NECESSARY AND APPROVED BY THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURAL AND MECHANICAL WORK.

CONFORMANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF JUSTICE OR THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SHALL BE ESSENTIAL TO MEETING THE ACCESSIBILITY REQUIREMENTS OF THIS CODE.

FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH ARTICLE 87 OF THE 1987 UNIFORM FIRE CODE.

REVISION MARK • DATE • DESCRIPTION

PROJECT

PROPOSED
NEW PRODUCE
WAREHOUSE
FOR
D. OTANI
PRODUCE

1521 HART STREET
HONOLULU, OAHU, HAWAII
T.M.K. 1-4-023. 009, 016, 018

SHEET TITLE

EXTERIOR ELEVATIONS

JOB NO. 04065-0000 DRAWING NO.
DRAWN RMB
CHECKED LTS
DATE MAR, 2005 SHEET 4 OF 4

A. Existing Conditions

The rectangular shaped lot is located on the makai side of Hart Street between the Kalihi Kai Fire Station and a service repair facility at the end of the street. The vacant site is overgrown by weeds and assorted grasses. There are no structures on the premises. Remnants of concrete slabs were observed on the ground surface in various locations but primarily in the southern half of the site; asphalt concrete pavement was also noted primarily on the eastern end of the site (See Images 1 and 2). The concrete slabs and asphalt concrete pavement suggest a previous use as building foundation and flooring and driveways and parking areas, respectively.

A 5-foot high chain link fence on three sides secures the property; the Kalihi Kai Fire Station borders the fourth side. Along Hart Street, concrete piles placed along the fence line preclude vehicles from entering onto the property. The fence appears to prevent illegal dumping as evidenced by the general absence of large rubbish piles but it traps cans, bottles, paper, and other man-made debris.

A wood utility pole with an antenna mounted at its top is located near the northwest section of the lot. The cabling off the antenna has been disabled and the pole abandoned. The antenna belonged to a defunct taxi company and was used for relaying dispatch signals.

Vehicles park diagonally to the concrete piles. The vehicles do not appear to be abandoned (See Image 3) but seem to be awaiting service or repair.

A one-story metal building is directly opposite the project site on Hart Street. Based on posted business names, several automotive specialty services and a building contractor occupy the structure. An unknown type of repair yard (Paul's Service and Repair) is located at the end of Hart Street adjoining the project site.

A 12-foot setback separates the property from the outbound travel lanes of Nimitz Highway. The setback is landscaped with pink hibiscus shrubs and grass. A well-trodden footpath has been worn into the grass. A makeshift shelter for a homeless individual was observed behind some of the hibiscus. Creeping vines growing on the chain link fence and the row of pink hibiscus generally obscures ground level views of the property from the highway (See Image 4).

B. Environmental Conditions

The entire lot appears to be relatively flat with no significant undulations or grade changes. Ground elevation is about 5 feet above mean sea level along the makai side of the lot and perhaps slightly less than 6 feet on the mauka side.

The Soil Conservation Service (1972) soil map for the area identifies one soil type— Fill Land (FL)—covering the entire lot. This land type covers a large land area around Honolulu Harbor as much of the port facilities were built on land reclaimed from the sea. This land type occurs mostly near Pearl Harbor and in Honolulu adjacent to the ocean. The soil



Image 1. South facing view of property. Note concrete slab in background on the left and asphalt concrete pavement on the right.

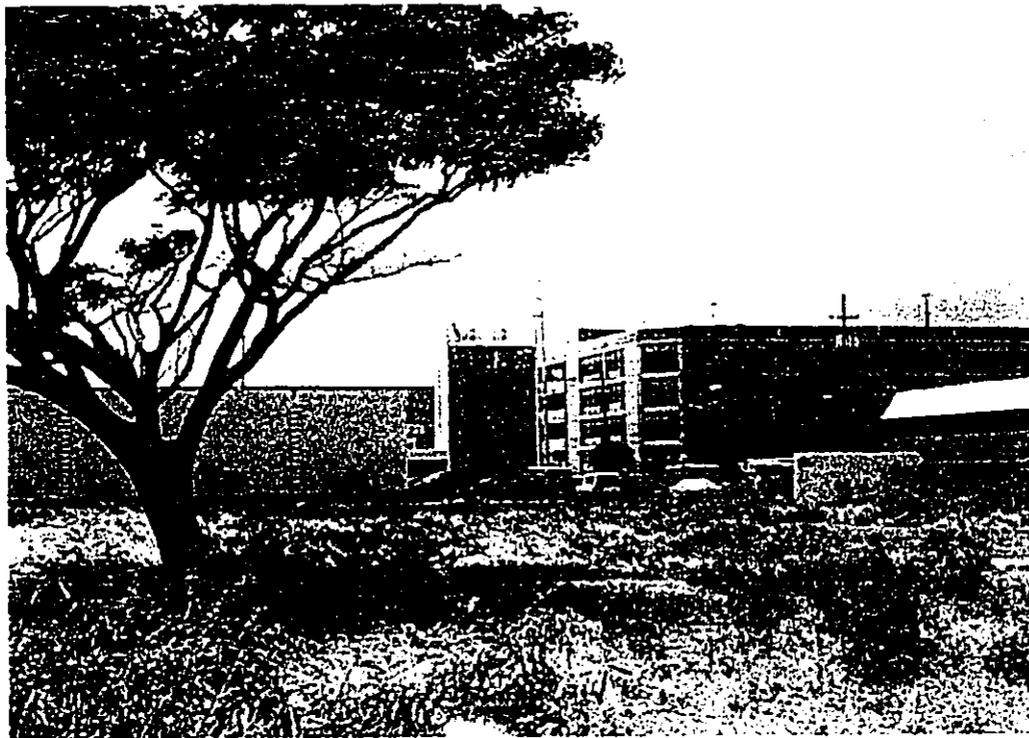


Image 2. North facing view of property from fence along Nimitz Highway. Kalihi-Kai Fire Station in left background. Note asphalt concrete pavement in right background.



Image 3. View of Hart Street facing Kapalama Canal. Subject property is to the right.

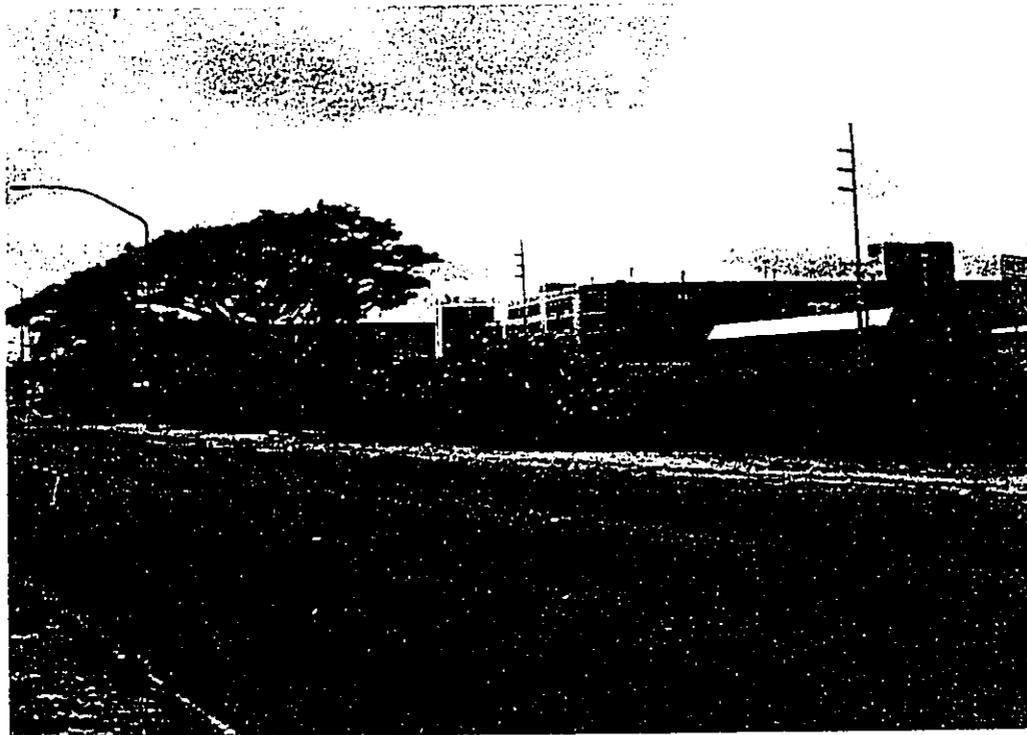


Image 4. North view of property from Nimitz Highway.

consists primarily of dredged form the ocean or hauled from nearby areas, garbage, and other general material.

A soils report for the project indicated that subsurface soils within the building area consists of a layer of dense silty gravel, moderately dense silty sand, and silt to depths of 2 to 4.5 feet atop dense coral (Shinsato, 2004). Groundwater was encountered in the borings at depths of about 6 to 7.4 feet below grade.

The **Flood Insurance Rate Map** (Figure 6) places the entire site in Flood Zone "X" which is defined as "areas determined to be outside 500-year flood plain (Federal Emergency Management Agency, 2000)".

There are no streams, ponds or wetlands within the project limits. Kapalama Stream, which discharges into Kapalama Basin about 0.1 miles to the south, is the nearest surface water body to the project site.

Based on aquifer maps (Mink and Lau, 1990), all of Kalihi-Kai and most of Kapalama overlie the Kalihi aquifer of the Honolulu Sector. The Kalihi aquifer is characterized by an unconfined basal aquifer composed of sedimentary geological deposits above a flank-confined aquifer. The sedimentary aquifer is classified as currently used but not ecologically important. Salinity is moderate (1,000 to 5,000 mg/l Cl⁻) and the aquifer is considered replaceable and highly vulnerable to contamination. The flank-confined aquifer is used for drinking because of low salinity (<250 parts mg/l Cl⁻). The aquifer is considered irreplaceable with a low vulnerability to contamination (Mink and Lau, Ibid).

The project site is located below the **Underground Injection Control** line delineated by the State Department of Health. The UIC line was established to protect groundwater resources. Land makai of the UIC is generally not considered a source of drinking water and injection wells may be permitted; land mauka of the line is considered a drinking water source and injection wells are not permitted.

On-site vegetation consists of assorted weeds and a few common trees such as a monkey pod tree, brassaia, and kiawe, and the ubiquitous koa haole. Pink hibiscus grows in the setback along Nimitz Highway.

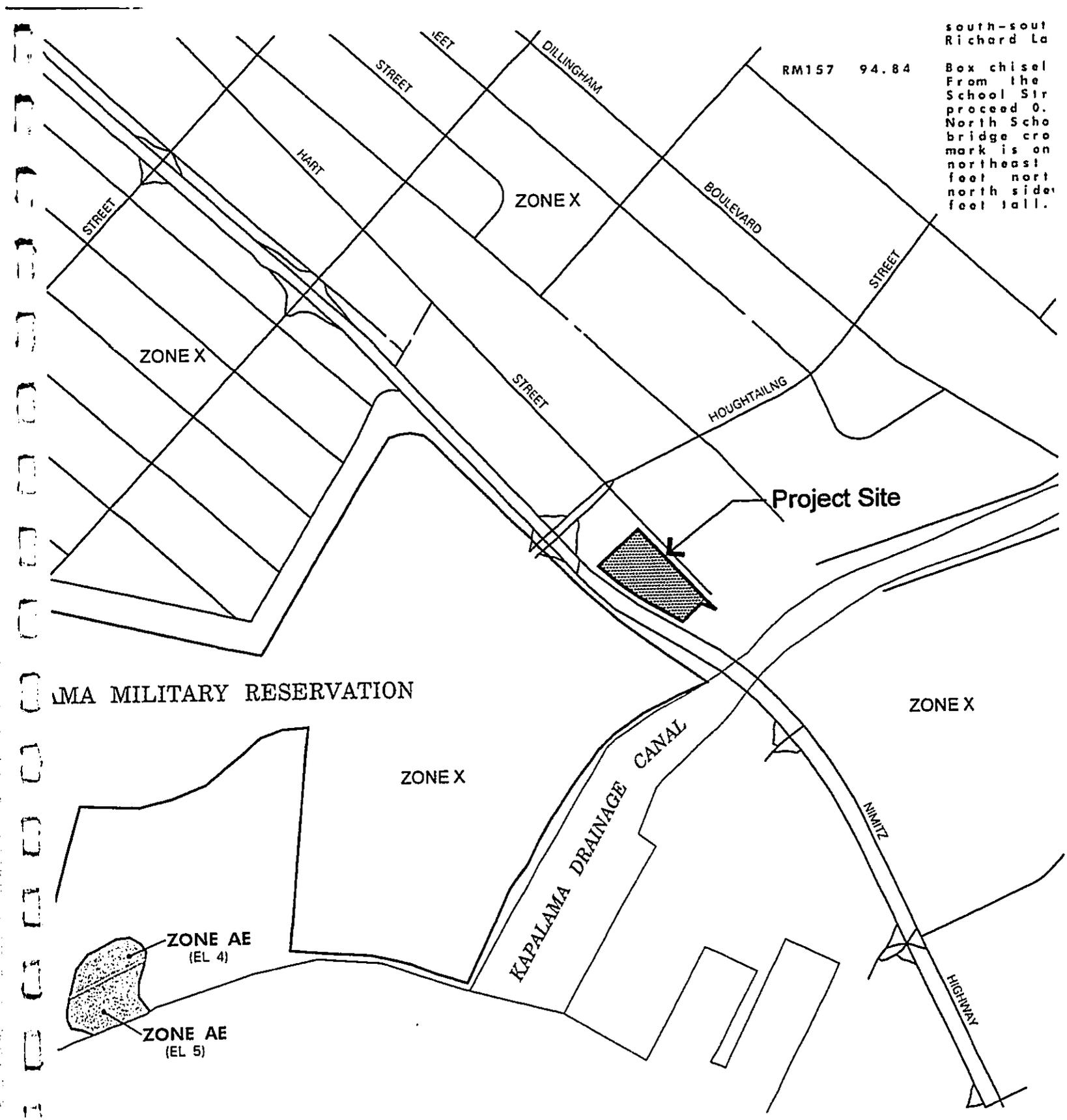
Wildlife and birds were not observed during a field survey. Owing to the availability of water (at Kapalama Canal) and food sources such as rubbish bins and containers, it is likely that feral dogs, cats, and rodents frequent the property or inhabit nearby areas.

No evidence of **archaeological or cultural features** was observed on the ground surface. Grading and subsequent improvements on the site have removed surface features if they previously occurred in the area.

A 40-foot right-of-way in favor of the old OR&L Railroad parallels the length of Hart Street on its *mauka* side. There is no visible evidence of previous railroad use on the ground surface.

Muranaka Environmental Consultants, Inc. ("MEC") conducted a Phase I Environmental Site Assessment ("ESA") of the property in March of this year. MEC findings were summarized thusly:

- The Site was used for light industrial and commercial purposes in the past with various businesses.



south-south
Richard La
Box chisel
From the
School Str
proceed 0.
North Scho
bridge cro
mark is on
northeast
foot north
north side
feet tall.

KAPALAMA MILITARY RESERVATION

ZONE AE
(EL 4)
ZONE AE
(EL 5)

- Legend**
-  Special Flood Hazard Zone Inundated by 100-Year Flood
 -  Zone AE Base Flood Elevation Determined.
 -  Zone X Areas Determined to be Outside 500-Year Floodplain.

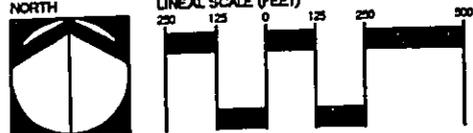
Source: Federal Emergency Management Agency
Flood Insurance Rate Map
Map Number 15003C0353E
Date: November 2000.

Figure 7
Flood Insurance Rate Map
D. Otani Produce Warehouse

D. Otani Produce Kapalama, Honolulu, Island of Oahu

NORTH

LINEAL SCALE (FEET)
250 125 0 125 250




Gerald Park
Urban Planner
May 2005

- The property was found to be vacant land with no structures at the time of the inspection.
- The onsite inspection identified various debris and trash along the Hart Street side of the property in addition to a automobile battery along the chain link fence. The battery should be removed as soon as possible before it develops into a lead contamination problem.
- There were no visible signs of underground fuel storage tanks (UST) nor associated equipment on the site.
- A survey of the surrounding properties indicated there were no visible signs of adverse environmental impacts to the assessed property by their business activities.

MEC also noted that others conducted a Phase I/ II ESA in 2002. The ESA included soil sampling and analysis of petroleum hydrocarbons, volatile organic carbons, PCBs, and lead. Ground water sampling included the analysis of petroleum hydrocarbons, volatile organic carbons, PCBs, lead, chromium, and cadmium. Concentrations of PCBs and lead were detected in the soil samples and concentrations of cadmium and chromium were detected in the groundwater samples. Detected contaminants in the soil and groundwater were below the Hawaii Department of Health ground water action levels. Vinyl chloride and lead were detected in concentrations above the Department of Health ground water action levels.

In a follow up report, the consultant corrected the Phase I/II ESA report to say that the chemical in the water was actually chloromethane and not vinyl chloride. In response to the correction, the Department of Health indicated that no further monitoring for vinyl chloride or chloromethane was required but recommended further soil and water sampling for lead.

Soil samples for lead were collected and in two instances lead was detected above the Department of Health action levels. [Soils in the area that tested positive for lead were subsequently removed.] Lead was detected in groundwater samples but below the Department of Health groundwater action level.

In December 2004, the Department of Health determined that no further investigation of contamination at the site was required.

MEC summarized its Phase I ESA as follows: "In view of the above, and based on available information, it may be concluded that there were no recognized environmental conditions. Therefore, no further environmental investigations are considered necessary at this time."

C. Land Use Controls

The State Land Use District boundary map for this section of Honolulu designates land within the project area **Urban**. The Draft Primary Urban Center ("PUC") Development Plan Land Use Map-PUC Central (Department of General Planning, 2002) designates the property **Industrial**. In addition to industrial districts, this designation includes the major transportation facilities—Honolulu Harbor and Honolulu International Airport—in the PUC.

The DP policy applicable to the proposed project and its location is:

Support industrial uses in Kalihi-Palama industrial districts. Commercial uses along the Nimitz, Dillingham, King, Kalihi, and Waiakamilo corridors should be recognized and encouraged. (Land Use and Transportation, Section 3.4.2.4)

Other policies could influence adjacent areas, facilities, and how they are currently used. For example, there is a policy applicable to Kapalama Stream:

Develop stream greenbelts. Develop and maintain greenbelts and pathways along streams, especially those running from the mountains to the sea through the central Honolulu, as visual and physical linkages between *mauka* and *makai* open spaces (Land Use and Transportation, Section 3.1.2)

A supporting guideline seeks to:

Develop streamside pathways to improve access to recreation sites and natural areas. Considered for priority action: Kapalama Stream: segment *makai* of Kuakini Street

A more significant policy affecting street transportation is proposed along Nimitz Highway:

Redevelop the Downtown/Iwilei waterfront. Reroute through traffic to a new Sand Island Parkway and harbor tunnel thoroughfare and replace the makai portion of Nimitz Highway with a new shoreline pedestrian promenade and mixed use commercial/recreational/residential complexes.

The intent of the two proposed transportation improvements is to divert Airport to Waikiki traffic and other through traffic not destined for the Iwilei/Downtown area away from this unsightly industrial section and significantly reduce the traffic demand on Nimitz Highway through town. The outbound lanes of Nimitz Highway can then be converted to serve local transportation needs and the inbound lanes would support shoreline and waterfront activity areas.

The property is zoned IMX-1 Industrial-commercial mixed use (See Figure 8). The proposed activity whether defined as "warehousing" or "wholesaling and distribution" is a permitted use in the zoning district.

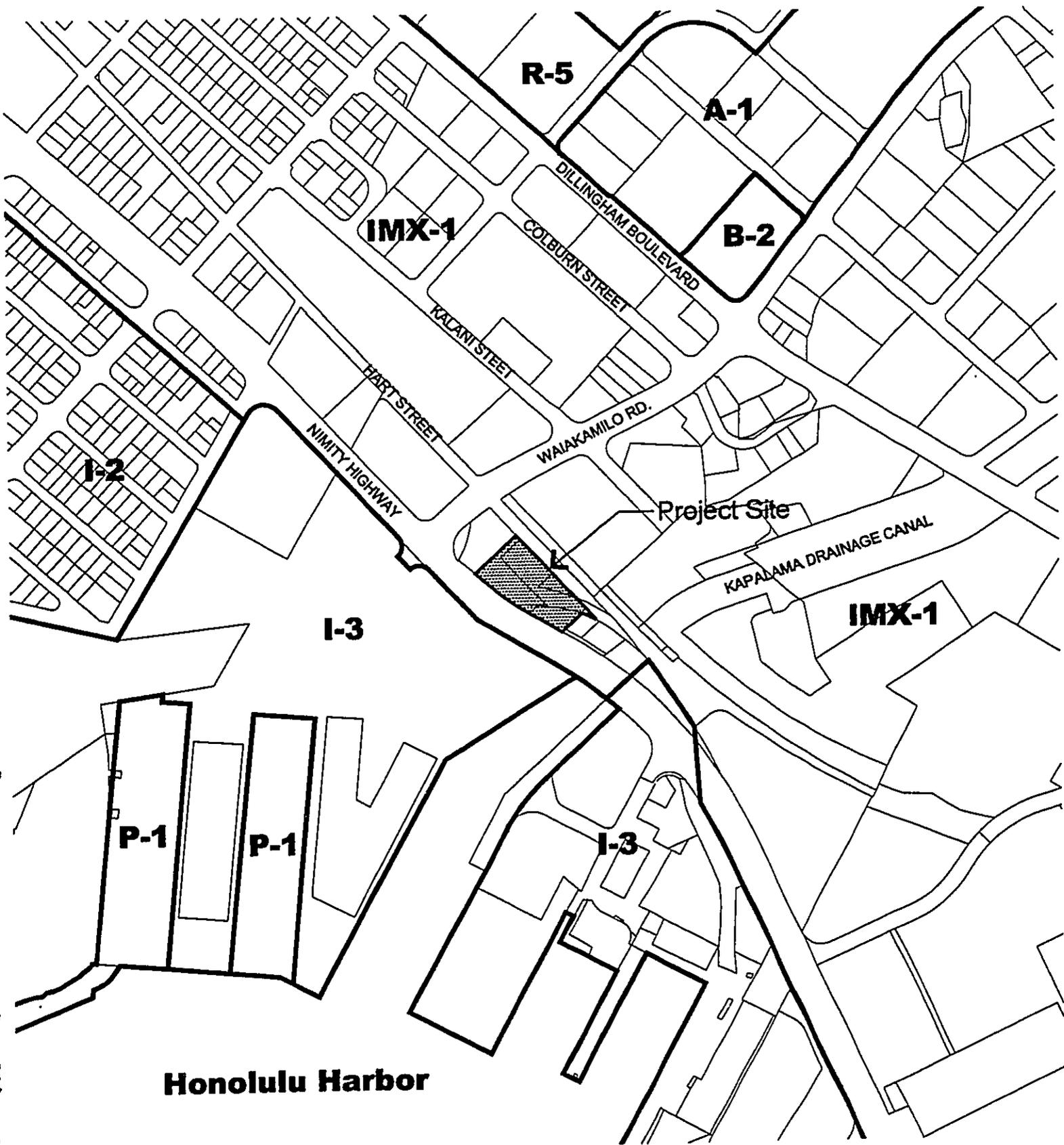
The property is neither located in the County delineated Special Management Area nor a Special District established by the City and County of Honolulu.

The Coastal View Study (Chu, 1987) does not identify significant stationary views to and from the ocean or the mountains in the vicinity of Kapalama Basin. No significant views on Nimitz Highway between the Keehi Interchange on the west and Nuuanu Stream on the east are identified.

D. Public Facilities and Utilities

Between Waiakamilo Road and its terminus at the last parcel before Kapalama Canal, **Hart Street** is about 600 feet in length. It is a two-lane, two way undivided road within a 48-foot right-of-way. The paved travel lanes are about 20 feet wide and there are no curbs, gutters, and sidewalks. Access to Waiakamilo Road is controlled by a STOP sign.

Cars park diagonally to the road fronting the project site and perpendicular to the road on the opposite side fronting a low-rise industrial building. The posted speed limit is 25 mph.

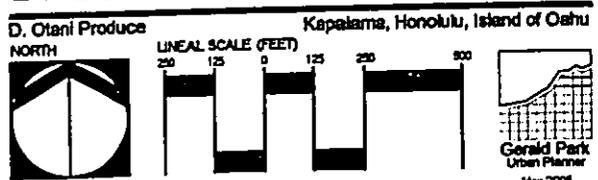


Legend

- R-5 SINGLE FAMILY RESIDENTIAL
- A-1 APARTMENTS
- B-2 COMMUNITY BUSINESS
- I-2 INDUSTRIAL (INTENSIVE)
- I-3 INDUSTRIAL (WATERFRONT)
- IMX-1 INDUSTRIAL MIXED USE
- P-1 PRESERVATION (RESTRICTED)

Source: City & County of Honolulu Online GIS Database

Figure 8
Zoning
D. Otani Produce Warehouse



Gerald Park
 Urban Planner
 May 2005

Traffic counts are not available for this short road segment. Approximately 6 businesses have a Hart Street address. Four companies occupy a building directly across the project site and a fifth is located on a lot at the end of Hart Street adjoining the project site. A sixth company occupies a stand-alone building opposite the fire station. There are no residences. It is this consultant's observation that these business activities are not significant traffic generators and there is not much street traffic during the day.

A Board of Water Supply ("BWS") 16" water transmission main is located under Hart Street. BWS records also show a 3/4" meter to lot 09 and a 3/4" meter to lot 16. There is no water meter to lot 19.

Wastewater maps depict a 6" private sewer line connecting to a manhole near the northwest corner and on the property line with the Kalihi-Kai Fire Station. An 8" sewer lateral from the manhole discharges into a 54-inch line under Nimitz Highway.

The 1300 block of Hart Street lacks a drainage system. Currently site generated runoff, which is estimated at 5.70 cfs collects in low spots on-site until it percolates into the ground or evaporates. The nearest drainage system is under Nimitz Highway. A catch basin along the mauka travel lanes (fronting parcel 019) receives runoff from the road through a 24-inch line. The drain line appears to discharge into Kapalama Canal.

Electrical and telephone services are provided by overhead lines on poles on the mauka side of Hart Street. An electrical transmission line easement in favor of Hawaiian Electric Company is located in the eastern corner of the subject property. The easement is approximately 135 square feet in area.

Sandwich Islands Communications, Inc. has an exclusive license to provide telecommunication services to all DHHL projects and properties and will do so for this project.

Protective services originate from the Kalihi Police Station on Kamehameha IV Road about 2.0 miles away and the Kalihi Kai Fire Station on the adjoining lot. A police substation is located at Kalani and Kohou Streets one block mauka of the project site.

3

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The scope of the project was discussed with the client, members of the design team, and staff of the Department of Hawaiian Home Lands. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the project site. The sum total of the consultations and field investigations helped to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- There are no rare, threatened, or endangered flora or fauna or habitat on the premises;
- There are no streams, ponds, or wetlands on the premises;
- There are no recorded archaeological resources on the property;
- The property is not located in a flood hazard zone;
- Vehicle traffic on Hart Street is considered light because of the few businesses in the immediate area;
- Water and sewer services are available and adequate to accommodate the proposed use.

A. Short-term Impacts

Site work is a persistent source of fugitive dust. Site contractors are aware that dust is a nuisance to both workers and people living or working near to work sites and it is imperative for them to maintain stringent dust controls. Frequent water sprinkling is probably the most effective dust control measure given the size of the site and the type and scale of proposed improvements. The Contractor, however, may choose to implement other measures based on their experience with similar projects and job sites. Air pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

The Contractor will perform general housekeeping of the site and keep adjacent areas free of mud, sediment, and construction litter and debris

Like fugitive dust, construction noise cannot be avoided. The right-of-way is bounded by industrial-type activities such as petroleum storage, car lots, container storage facilities, warehousing, and other waterfront-related activities. None of these are noise sensitive uses. 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 and pneumatic impact equipment during the site work phase. After site work is completed, reductions in sound levels, frequency, and duration can be expected during actual installation, backfilling, and restoration operations.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the industrial zoning of the area, the project is located in the Class C zoning district for noise control

purposes. The maximum permissible daytime sound level in the Class C zoning district is 70 dBA all day (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 variance (or noise permit) from the State Department of Health. Although the variance does not attenuate noise per se it regulates the hours during which excessive noise is allowed.

The general contractor will be responsible for obtaining and complying with conditions attached to the variance. Work will be scheduled between the hours of 8:00 AM to 3:00 PM Mondays through Fridays. The contractor will also ensure that construction equipment with motors is properly equipped with mufflers in good operating condition.

Trenching, grading, and stockpiling of soil will be performed in accordance with erosion control standards of the City and County of Honolulu and approved grading plans and permits. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared for review and approval by the Department of Planning and Permitting. Effective and appropriate methods for planning and maintaining pollution control measures during construction will be applied as recommended in the Best Management Practices Manual for Construction Sites in Honolulu (May 1999).

Construction work will exceed one acre. A NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will be required from the State Department of Health.

If contaminated soil is unearthed or hazardous substances uncovered, excavation will stop and the State Department of Health Hazard Evaluation and Emergency Response office notified of the finds. Disposition of the contaminated soil and hazardous substances will follow established Department of Health protocols.

On site vegetation will be grubbed during site work. All observed species are common to the Island of Oahu and State of Hawaii. None are considered rare, threatened, or endangered or proposed for such status.

The warehouse is proposed on a lot that has been significantly altered by prior construction of building foundations, parking areas, and driveways. 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 *iwi* are uncovered and 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.

Construction will have some effect on traffic circulation on Hart Street since it is the only connecting road to Waiakamilo Road. There will be times when one travel lane will have to be temporarily closed for construction within or close to the edge of the road and for material deliveries.

Work in Hart Street will be required to relocate an existing fire hydrant and to make a connection to the existing municipal water system. This phase of work should take less than one week for mobilization and installation. The disturbed pavement sections will be restored to pre-construction condition or better.

If required, a Traffic Control Plan will be submitted to the Traffic Review Branch, Department of Planning and Permitting for review and approval prior to construction. DPP approval is also required for work in the highway right-of-way. Measures to be prescribed in the plan to mitigate impacts on traffic would include but are not limited to:

- Posting warning signs on both sides of the work area to alert drivers of road work and to slow traffic speed;
- Positioning traffic cones or other directional devices in the roadway to divert vehicles around work areas;
- Posting flagmen to assist in traffic control;
- Maintaining egress and ingress at driveway crossings and providing alternative access if driveway closings cannot be avoided;
- Placing traffic plates over exposed trenches during non-working hours and posting warning lights alongside the trench;
- Installing temporary barriers to separate workers from passing traffic;
- Limiting roadwork to between 8:00 AM and 3:00 PM, Monday through Friday.

Work will also be required for connecting to the catch basin within the Nimitz Highway right-of-way. A drainage connection permit application will be submitted to the State Department of Transportation, Highways Division. If required, a Traffic Control Plan will be submitted to the State Department of Transportation for review and approval prior to construction.

Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic. All deliveries will be from Hart Street. Flagmen will be posted for traffic control during material loading and off-loading.

Utility poles within the right-of-way should not be affected during construction. Construction plans will be submitted to the respective utility companies and government agency for review and approval prior to construction.

In the event of accidental breakage of underground infrastructure or utility lines, emergency crews will be summoned immediately to repair the break and affected users notified of the disruption. If extensive repair work is required, the contractor will make reasonable effort to provide service to the customers affected by the breakage.

B. Long-term Impacts

In the absence of significant flora (both native species and those proposed for protection or already protected), historical features, cultural resources, and surface water features occurring on the subject property, there should be no impact on these resources.

Long-term impacts on air quality are not anticipated. No stationary covered or uncovered sources of air pollution are known to be associated with this project. Odors may emanate from waste and spoiled produce but farmers picking up these items for animal feed will help to mitigate this impact.

The concrete exterior walls will aid in attenuating most warehouse related noises. The prevalent source of interior noise will be forklifts used for transporting produce to locations within the warehouse. Noise will escape the building through the open loading dock and will call areas but should not be loud enough to annoy adjoining businesses.

The air conditioning unit for the warehouse will operate 24 hours a day. Although there are no residential areas nearby, the Kalihi Kai Fire Station, the nearest inhabited facility, is manned 24 hours a day. Air conditioning equipment will be placed within an enclosed area on the south end of the building. The walled enclosure and location away from the fire station will aid in noise attenuation and should minimize noise impacts of fire personnel.

The proposed development will help to implement and sustain the City and County of Honolulu's Primary Urban Center Development Plan industrial use pattern and planning policies for this section of Kapalama.

The proposed use is a permitted use under the current industrial commercial mixed-use zoning for the site. The building is designed to comply with, and in some instances exceed, the development standards for the IMX-1 zoning district as shown in Table 1.

Table 1. Relationship to Development Standards of the IMX-1 Zoning District

Standard	Required	Proposed
Minimum Lot Area (square feet)	5,000	68,250
Min. Lot Width and Depth (feet)	50	440 (W)
	—	101 (D)
Yards: Front (feet)	5	5
Side and Rear (feet)	0	10
Maximum Building Area (%):	80	66
Maximum Density (FAR)	1.5-2.5	1.0
Maximum Height (feet)	150	45

Source: Land Use Ordinance, City and County of Honolulu, Table 21-3.5

An assessment of potential traffic impacts is based on existing travel patterns at D. Otani Produce's existing warehouse. It is anticipated that the same patterns will continue at the new warehouse. The major contributors to traffic at their existing warehouse are delivery trucks, arriving containers, and will call pick-ups.

D. Otani Produce operates a fleet of 14 refrigerated delivery trucks. Drivers begin their deliveries at 6:00 AM following established routes. Generally, drivers complete their routes and return between 12:00 and 2:00 PM. Some drivers deliver a second route returning to the warehouse by mid- to late afternoon.

Produce shipped in sea containers are picked up by a tractor-trailer at Honolulu Harbor and produce arriving by air is picked up by flatbed truck at Honolulu International Airport. Typically, 5 sea containers and 3 air containers arrive at the warehouse where they are unloaded and stored for delivery. Peak arrivals occur between 6:00 AM and 8:00 AM.

Depending on unloading and delivery schedules, the empty containers will remain on the premises for 1 or 2 days then returned to their point of origin.

End users also pick up produce at the warehouse. Will call averages 20 pick-ups per day. Based on these patterns, trip generation rates are estimated at between 80 to 90 trips per day. Each trip consists an arrival and a departure. Trip generation rates for delivery vehicles are estimated at 38 trips per day (14 delivery trucks X 2 trips and second deliveries by 5 delivery trucks X 2 trips), will call at 40 trips per day (20 picks X 2), and sea and air container trips at 8 per day. Actual trip rates fluctuate from day to day thus a range is presented. This range of trip generation is not considered significant for this type of warehousing and transportation activity.

The project will be the largest traffic generator on this section of Hart Street. Peak traffic will be experienced between 6:00 AM to 8:00 PM when delivery vehicles are departing and produce-laden containers are arriving. Typically, the delivery vehicles leave the premises first then the produce containers begin to arrive. If the delivery vehicles comprise part of the peak hour morning traffic on adjacent roads, then there should be no new significant contribution to peak hour traffic resulting from this project. As the business expands, a gradual contribution to the peak hour can be expected.

D. Otani Produce, Inc. has a staff of 43 employees. Starting hours vary for different jobs, for example some warehouse staff work a night shift beginning at 8:00 PM. Day shift workers start work at different times beginning at 4:00 AM, 5:00 AM, 6:00 AM, and 7:00 AM. Worker generated traffic is not considered a significant source of traffic because of the staggered working hours and because not all workers drive to work.

The amount of traffic to be generated by renters of the roof top bays cannot be estimated without information as to the type of business and number of employees. The tenants would probably have work times different from D. Otani Produce.

Water will be drawn from the Board of Water Supply 16" line under Hart Street. Average daily demand (including irrigation) is estimated at 3,400 gallons per day. Water will be metered through a 2 1/2" meter.

Wastewater flow is estimated at 2,800 gallons per day and will be discharged into a new 6" lateral. This estimate includes waster from washing produce and facility washdown that will be performed daily. The lateral will connect to an existing 6" lateral that discharges into a sewer manhole on the property line with the Kalihi Kai Fire Station. An 8" lateral conveys flow from the manhole to a 54-inch transmission main under Nimitz Highway.

Storm runoff from the site improvements is estimated at 8.48 cfs, an increase of 2.78 cfs over existing conditions. Runoff will be collected on site and discharged through a 24" drain to the catch basin in Nimitz Highway. A permit to discharge into the State drainage system will be requested from the State Department of Transportation. Discharging into the drainage system should minimize flooding of the site and adjoining roads and property. In spite of the proposed drainage improvements, it is anticipated that some runoff from the site will contribute to water ponding on Hart Street. This cannot be avoided as there is no drainage system to drain the road.

On-street parking on Hart Street in front of the project site will be removed. Persons who now park their vehicles there will have to find on-street parking elsewhere.

Persons who see, work near, or pass by the vacant lot on a daily basis lot will be the first to notice its change in appearance and use. Site work will alert passers-by of impending construction and the erection of the building will alert them of the change in use. Following the initial change in physical appearance of the lot, the height and appearance of the building should resemble the function, height, and scale of similar buildings on Nimitz Highway and Waiakamilo Road (e.g. the Waiakamilo Business Center). No significant views have been identified for this part of Honolulu thus the building should neither obstruct long-range views of the Koolau Mountains when viewed from Nimitz Highway and Kapalama Basin nor views of Kapalama Basin from mauka areas.

A. No Action

A no action alternative would maintain the status quo thus precluding the occurrence of all environmental impacts, short and long-term, beneficial and adverse described in this Assessment.

Permits required to construct the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

City and County of Honolulu

Board of Water Supply

Water and Water Systems Requirement for Developments

Department of Planning and Permitting

Grubbing, Grading, and Stockpiling Permit
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work
Sewer Connection Permit
Permit to Excavate Public Right-of-Way (Trenching)
Certificate of Occupancy

Department of Transportation Services

Street Usage Permit

State of Hawaii

Department of Hawaiian Home Lands

Final Environmental Assessment, Finding of No Significant Impact
(Chapter 343 HRS Compliance)

Department of Health

NPDES Permit (Stormwater Runoff Due to Construction Activities)
Variance From Pollution Controls (Noise Permit)

Department of Transportation

Application for a Private Storm Drainage Connection and/or Discharge Permit to the
State of Hawaii Highways Division Storm Drainage System
Permit to Perform Work within a State Highway Right-of-Way

*The Draft Environmental Assessment for the D. Otani Produce Warehouse was published in the Office of Environmental Quality Control Environmental Notice of June 8, 2005 and June 23, 2005. Publication initiated a 30-day public review period ending on July 8, 2005. The Draft Environmental Assessment was mailed to the agencies and organizations identified below. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.*

State of Hawaii

- Department of Business, Economic Development and Tourism
 - *Office of Planning
- Department of Land and Natural Resources
 - Historic Sites Division
 - *Land Division
- Department of Health
 - *Environmental Planning Office
 - *Office of Environmental Quality Control**
- Department of Transportation
 - Highways Division
 - *Office of Hawaiian Affairs
- University of Hawaii Environmental Center

City and County of Honolulu

- *Board of Water Supply
- Department of Planning and Permitting
- Department of Transportation Services
- *Fire Department
- *Police Department

Others

- Hawaiian Electric Company, Inc.
- Sandwich Isles Communications, Inc.
- Kalihi-Palama Neighborhood Board No. 15
- Kalihi-Palama Public Library (Placement)

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;

No natural, archaeological, and cultural resources are known to be present within the project limits.

Should subsurface artifacts be unearthed, construction in the immediate area will cease, and historic authorities notified for proper disposition of the finds. If *iwi* are uncovered and 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.

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

The project does not curtail the beneficial uses of the environment. The vacant land will be put a use consistent with land use controls for the area with economic benefits deriving to the land owner.

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 project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

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

The project will not substantially affect the economic or social welfare of the State.

5) Substantially affects public health;

Public health will not be adversely affected. Short-term environmental impacts in the form of fugitive dust, noise from construction equipment, and minor erosion can be expected. These impacts can and will be mitigated by existing public health practices described in this Assessment and measures, such as Best Management Practices for erosion control, to be written into construction plans and specifications.

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

Substantial secondary impacts are not anticipated.

7) Involves a substantial degradation of environmental quality;

The quality of the affected environment will be improved rather than degraded by the proposed project. There are no significant environmental resources on the premises and measures are proposed for the proper disposition of hazardous materials and archaeological features if uncovered.

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

The proposed project will not result in significant adverse short and long-term environmental impacts or involve a commitment for a larger action.

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

No rare, threatened, or endangered species or habitat is found within the project limits.

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

Ambient air quality will be affected by fugitive dust and combustion emissions during construction but can be controlled by measures stipulated in this Assessment. Construction noise may be pronounced during site preparation work but should diminish once the structural improvements are completed. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

Erosion control measures will be prescribed in grading plans and best management practices prepared for the project.

In the long term, most activities associated with the business will take place inside the warehouse. The walls and roof of the structure will also aid in noise attenuation. Noise from the loading dock can be expected during morning hours but there are no noise sensitive uses nearby to be affected.

Air conditioning equipment is located in a walled enclosure on the rooftop. The enclosure is located away from the Kalihi Kai Fire Station to minimize noise impacts to firefighters who man the station all day.

11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The proposed project is not located in an environmentally sensitive area.

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

The completed warehouse structure will not affect scenic vistas or view planes.

13) Requires substantial energy consumption.

Energy will be required for lighting, office and warehouse needs, heating water, and operating the air conditioning system. Consumption can be offset by the use of energy efficient light fixtures and a variable intake air conditioning system.

REFERENCES

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APPENDIX A

COMMENT LETTERS AND RESPONSES



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

OFFICE OF PLANNING
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96904

LINDA LINGOLE
CONSUMER
DIRECTOR
MARK Z. ANDERSON
DEPUTY DIRECTOR
LAURA H. THIELSEN
DEPUTY DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2948
Fax: (808) 587-2924

Ref. No. P-10970

June 9, 2005

Mr. Gerald Park
Gerald Park Urban Planner
1121 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: D. Oiani Produce Warehouse
TMK: 1-005-033: 009, 016, 019
Kapalama, Honolulu, Oahu, Hawaii

Thank you for the opportunity to comment on the Draft Environmental Assessment (EA) for the subject project for D. Oiani Produce, Inc., and to participate in the environmental review process.

We have reviewed the Draft EA and have no comments at this time.

If you have any questions, please contact Rachael Edinger of our Coastal Zone Management Program at 587-2831.

Sincerely,

Laura H. Thielsen
Director

c: Ms. Linda Chinn, DHHL



BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

June 8, 2005

Mr. Gerald Park
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Your letter of June 1, 2005 on the Draft Environmental Assessment for the Proposed D. Oiani Produce Warehouse. TMK: 1-5-33:9, 16, 19

Thank you for the opportunity to comment on the subject document.

The existing water system is presently adequate to accommodate the proposed warehouse.

The availability of water will be confirmed when the building permit is approved.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

The proposed development is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to the issuance of the Building Permit.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,


KEITH S. SHIDA
Principal Executive
Customer Care Division

Water for Life... Ka Wai Ola



MAFI HANEMANI, Mayor
EODE FLORES, JR., Chairman
HERBERT K. KAOPIUA, SR.,
DAROLYN LEINO
KANGALLI Y. S. CHUNG
SAMUEL T. HATA
RODNEY K. HARAGA, Esq.,
LAWYER, MCA, Esq.,
CLIFFORD S. JAZULE
Manager and Chief Engineer
DONNA FAY K. KOTOSAKI
Deputy Manager and Chief Engineer

CITY AND COUNTY OF HONOLULU
FIRE DEPARTMENT
3275 KONAUA STREET, SUITE 1423 • HONOLULU, HAWAII 96819-1949
TELEPHONE: (808) 831-7781 • FAX: (808) 831-7750 • INTERNET: www.honolulu.gov

PUPI HARRINGTON
SALES



ATTILIO K. LEONARDI
FIRE CHIEF
JOHN CLARK
DEPUTY FIRE CHIEF

Mr. Gerald Park
Page 2
June 15, 2005

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778.

received
6/20/05

June 15, 2005

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA)
Project: D. Olani Produce Warehouse
Location: Kapalama, Oahu, Hawaii
Tax Map Key: 1-5-033: 009, 016, and 019

We received your letter dated June 1, 2005, requesting our comments on the DEA for the above-mentioned project.

The Honolulu Fire Department (HFD) requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of the 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2 as amended)

Sincerely,

ATTILIO K. LEONARDI
Fire Chief

AKL/SK:bb



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 521
HONOLULU, HAWAII 96809

June 21, 2005

received
6-24-05

Mr. Gerald Park
Gerald Park
Urban Planner
1221 Kapiolani Blvd., Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Comments, Draft Environmental Assessment, Construction of D. Olani
Produce Warehouse, Kapalama, Honolulu, Hawaii, Tax Map Keys: 1-5-
33:009,016,019.

Thank you for the opportunity to review the draft environmental assessment for
the construction of the D. Olani Produce Warehouse. The site was formerly under the
management of the Department of Land and Natural Resources. Fifteen years ago this
area was under a monthly permit to Aloha Tax.

There were many drums on the site and the ground was covered with some kind
of petroleum product. We have no information if the drums contained anything or what
could have been inside of them. We realize this information is not specific but could be
of some use in the assessment process. Should you have any questions, please call us
at 587-0433.

Yours Truly
Cecil Santos
Cecil Santos
Oahu District Land Agent

cc: Land Board Member
Central Files
District Files

July 14, 2005

GERALD PARK
Urban Planner

Cecil Santos
Oahu District Land Agent
Land Division
Department of Land and Natural Resources
State of Hawaii
PO Box 621
Honolulu, Hawaii 96809

Dear Mr. Santos:

Subject: D. Olani Produce Warehouse
TMK: 1-5-033: 009, 016, 019
Kapalama, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject
project and for the information about a previous tenant.

Several Phase I Environmental Site Assessments ("ESA") have been prepared for the
property (Dawson Group, Inc. 2002; Muranaka Environmental Consultants, 2005).
Dawson also performed a limited Phase II ESA. Following the Phase II ESA, the State
Department of Health determined that no further action was required in regards to the
investigation of contamination of the site (Muranaka, 2005).

In your letter you mentioned the presence of many drums on the site and the ground
was covered with some kind of petroleum product. We are unsure how long ago this
was observed but based on the Muranaka ESA, there were no drums found on the site
except one 55-gallon drum that contained trash. Muranaka also noted that "there were
no signs of stressed vegetation nor indicators of hazardous materials on the premises;
therefore, the onsite inspection did not identify any direct evidence of environmental
conditions."

We thank the Land Division for participating in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park
Gerald Park

cc: L. Chinn, DHHL
D. Olani, DOPJ

CITY AND COUNTY OF HONOLULU

POLICE DEPARTMENT
801 SOUTH BERTANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111
http://www.honolulu.gov



BOISSE P. CORREA
CHIEF
GLENN A. SAITAMA
PAUL D. PETERLU
DEPUTY CHIEFS

LIKA LUMBLE
COMMISSIONER OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96811-3378

CHRISTINE L. FURUKA, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
EPO-05-054

OUR REFERENCE BS-KP

June 22, 2005

received
6.24.05

June 30, 2005

received
7.7.05

Mr. Gerald Park
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the D. Otani Produce Warehouse project in Kapalama.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Susan Ballard of District 5 at 529-3156 or Mr. Brandon Stone of the Executive Bureau at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By *Paul Godsey*
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

SUBJECT: Draft Environmental Assessment
D. Otani Produce Warehouse
Kapalama, Honolulu, Hawaii
TMK: 1-5-033: 009, 016, 019, 1.573 acres

Thank you for allowing us to review and comment on the subject document. We have no comment at this time. Please refer to our website for the Standard Comments (<http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html>). If there are any questions about these standard comments please contact Jascai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

June F. Harrigan-Lum
JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

cc: EPO

PHONE (808) 594-1868

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813



June 30, 2005

Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Blvd.
Suite 211
Honolulu, HI 96814

RE: Environmental Assessment of the D. Otani Produce Warehouse, Kapalama, O'ahu, TMK:
1-005-033: 009, 016, 019.

Dear Mr. Park,

The Office of Hawaiian Affairs (OHA) is in receipt of your June 1, 2005 request for comment on the above listed proposed project, TMK: 1-005-033: 009, 016, 019. OHA offers the following comments:

OHA recognizes that the parcel in question lies on land reclaimed from the sea and created by imported fill materials. Therefore, the possibility of encountering pre-contact historic properties or iwi during construction of the proposed warehouse is minimal, unless they are secondary deposits inadvertently imported with the fill matrix.

OHA recommends that native vegetation be incorporated into future landscaping plans. Due to the industrial nature of the Kapalama area, the introduction of native flora would be a positive change.

OHA further requests your assurances that if the project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse York at (808) 594-0239 or jessy@oha.org.

'O wau iho nō,

Clyde W. Nāmu'o
Administrator

July 14, 2005

Clyde Nāmu'o, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Dear Mr. Nāmu'o:

Subject: D. Otani Produce Warehouse
TMK: 1-5-033: 009, 016, 019
Kapalama, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses are provided in the order your comments were presented.

Native Vegetation

Your suggestion for incorporating native vegetation into the landscaping has been forwarded to the design-build contractor for consideration.

Unearthed Burials

Should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted for disposition of the finds. This mitigating measure was stated in the environmental assessment (Section 3, page 20, next to last paragraph).

We thank the Office of Hawaiian Affairs for participating in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: L. Chinn, DHHL
D. Otani, DOP

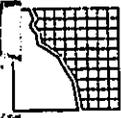
LINDA LINGLE
DEPUTY DIRECTOR OF HAWAII



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96814
PHONE: (808) 596-7185
FACSIMILE: (808) 596-7485
E-MAIL: OEQ@STATE.HI.GOV

GENEVIEVE SALMONSON
DIRECTOR

received
7-7-05
PM 7:18



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1721 Kapiolani Blvd.
Suite 211
Honolulu, Hawaii
96814

Telephone:
(808) 596-7184
Facsimile:
(808) 596-7485
e-mail:
geraldpark@aol.com

July 14, 2005

Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson

Subject: D. Otani Produce Warehouse
TMK: 1-5-033: 009, 016, 019
Kapalama, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses are provided in the order your comments were presented.

1. Consultation:

Adjacent businesses will be apprised of the project.

2. Gas Containment:

Environmental site assessments ("ESA") prepared for the property at different times by the Dawson Group (2002) and Muranaka Environmental Consultants (2005) found no evidence of widespread soil contamination. Both ESAs, however, were not prepared to ascertain the presence of gas in the soil.

There are no underground storage tanks on the site and no signs of stressed vegetation to indicate petroleum hydrocarbon residue (a source of methane gas) in the soil. Muranaka cites Dawson as having prepared a limited Phase II ESA that included soil and water sampling for petroleum hydrocarbons and other constituents. The results of the petroleum hydrocarbon testing were not reported in Muranaka. It is presumed the test results were below Department of Health soil and ground water action levels.

In December 2004, the Department of Health Hazard Evaluation and Emergency Response Office determined that no further action was required in regards to the investigation of contamination at the site.

3. Existing D.Otani Warehouse:

D. Otani Produce leases the warehouse at 320-D Waialakamilo Road. When the lease expires or when D.Otani Produce relocates, the warehouse will revert to its owner.

We thank the Office of Environmental Quality Control for participating in the environmental assessment process.

July 7, 2005

Mr. Micah Kane, Director
Department of Hawaiian Homelands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Kane:

Subject: Draft Environmental Assessment for the D. Otani Produce Warehouse, O'ahu

Thank you for the opportunity to review the subject document. We have the following comment.

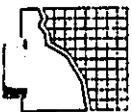
1. Please consult with the adjacent businesses.
2. What precautions will be taken to ensure that the poured in place concrete floor will not trap any gases that may be released from the contaminated soils?
3. What will happen to the existing D. Otani warehouse at 320-D Waialakamilo Road?

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

Genevieve Salmonson
Genevieve Salmonson
Director

c: Gerald Park
D. Otani



Genevieve Salmonson
Page 2
July 14, 2005

Sincerely,

GERALD PARK URBAN PLANNER
Gerald Park
Gerald Park

c: L. Chinn, DHRL
D. Otani, DOPI

