

## **DRAFT ENVIRONMENTAL ASSESSMENT**

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Prepared in Accordance with Requirements of Chapter 25, Revised Ordinances of Honolulu

### **Kalaelo Storage and Building Facilities Kalaelo, Island of O‘ahu**

TMK 9-1-074: 037 & 038 and 9-1-014: 024 (por.)

February 2008

**Owner:**

State of Hawaii  
Department of Transportation – Harbors Division  
Hale Awa Ku Moku Building  
79 South Nimitz Highway  
Honolulu, HI 96813-4898

**Applicant:**

Sause Bros., Inc.  
705 N. Nimitz Highway, 2<sup>nd</sup> Floor  
Honolulu, HI 96817

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February 2008

**PREPARED FOR:**

Sause Bros., Inc.  
705 N. Nimitz Highway, 2<sup>nd</sup> Floor  
Honolulu, HI 96817

**PREPARED BY:**

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Honolulu, Hawai'i 96819  
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## PROJECT SUMMARY

<b>Project:</b>	<b>Kalaeloa Storage and Building Facilities</b>
<b>Proposed Action:</b>	<b>Construction of a storage yard facility</b>
<b>Applicant and Proposing Agency:</b>	<b>State of Hawaii, Department of Transportation - Harbors Division (Owner)/Sause Bros., Inc. (Applicant)</b>
<b>Determination Agency:</b>	<b>State of Hawaii, Department of Transportation - Harbors Division</b>
<b>Agent:</b>	<b>R.M. Towill Corporation 2024 North King Street, Suite 200 Honolulu, Hawaii 96819 Contact: Mr. Brian Takeda, Phone: 842-1133</b>
<b>Project Cost:</b>	<b>\$1.0 million</b>
<b>Project Location:</b>	<b>Malakole Street, Kalaeloa, HI</b>
<b>Recorded Fee Owner:</b>	<b>State of Hawaii, Dept. of Transportation, Harbors Division</b>
<b>Tax Map Key:</b>	<b>9-1-074:037, 038 and 9-1-014:024 (por.)</b>
<b>Land Area:</b>	<b>298,383.70 square feet/6.85 acres</b>
<b>Present Use:</b>	<b>Unimproved Storage Yard</b>
<b>State Land Use District:</b>	<b>Urban</b>
<b>Zoning:</b>	<b>I-3, Intensive Waterfront Industrial</b>
<b>Ewa Development Plan Land Use Designation:</b>	<b>Industrial</b>
<b>Special Management Area:</b>	<b>Yes</b>
<b>Permits Required:</b>	<b>Special Management Area Permit, Building Permit, Grading Permit, NPDES NOI-C Permit</b>
<b>Anticipated Determination:</b>	<b>Finding of No Significant Impact (FONSI)</b>

# SECTION 1

## INTRODUCTION

### 1.1 INTRODUCTION

Sause Bros., Inc. is proposing to construct a storage yard facility at the Kalaeloa Barbers Point Harbor area in Kalaeloa, Oahu. **See Figure 1, Project Location.** The proposed facility will be used to temporarily store shipped cargo. The cargo will be inspected and transported by ground to Oahu customers.

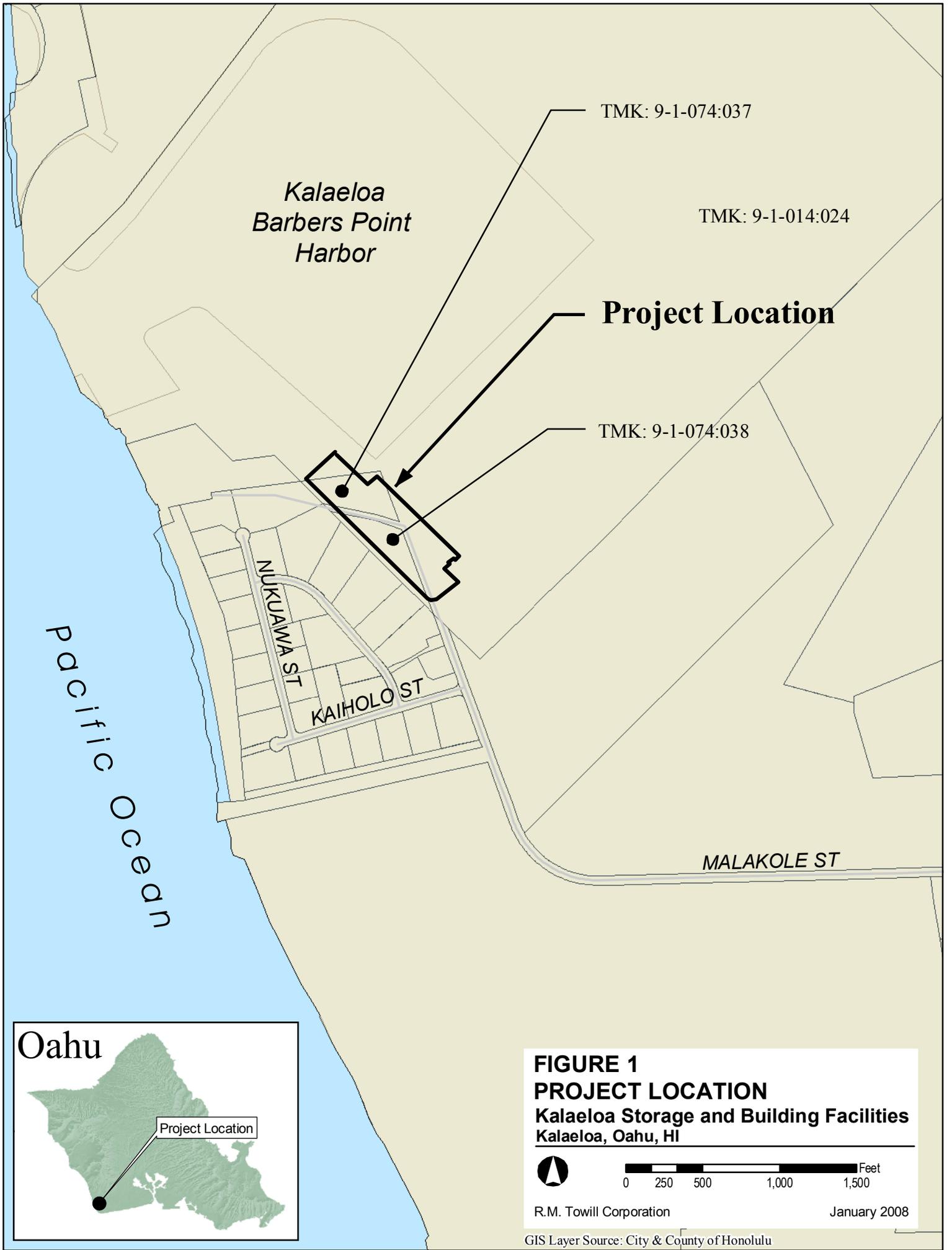
Facility improvements proposed include site grading of approximately 6.85 acres. The entire project site will be graded and overlain with crushed basalt gravel. A 976 square-foot office building will also be constructed along with an individual wastewater treatment system. **See Figure 2, General Plan.**

The applicant proposes to commence construction upon approval of all required land use and environmental entitlements, with construction lasting approximately 1 month at a cost of approximately \$1.0 million.

The project site is entirely within the Special Management Area (SMA) as defined in Chapter 205A of the Hawaii Revised Statutes (HRS) and Chapter 25 of the Revised Ordinances of Honolulu (ROH). **See Figure 3, SMA Boundary Map.** The zoning designation for the project site and surrounding area is I-3, Intensive Waterfront Industrial District. **See Figure 4, Zoning.**

### 1.2 PROJECT LOCATION

The proposed project is located in Kalaeloa, adjacent to the Kalaeloa Barbers Point Harbor, on the Island of Oahu. The project site is located towards the western end of Malakole Street. **See Figure 1, Project Location.** The proposed project site is currently a storage yard for marine equipment and encompasses two industrial lots, identified by Tax Map Keys 9-1-074: Parcel 037 (114,458 s.f.), and Parcel 038 (118,246 s.f.), and a portion of 9-1-014: Parcel 024. The subject lots are owned by the State of Hawaii, Department of Transportation – Harbors Division (DOT-H).



*Kalaeloa  
Barbers Point  
Harbor*

TMK: 9-1-074:037

TMK: 9-1-014:024

**Project Location**

TMK: 9-1-074:038

Pacific Ocean

NUKUAWA ST

KAIHOLO ST

MALAKOLE ST

Oahu

Project Location

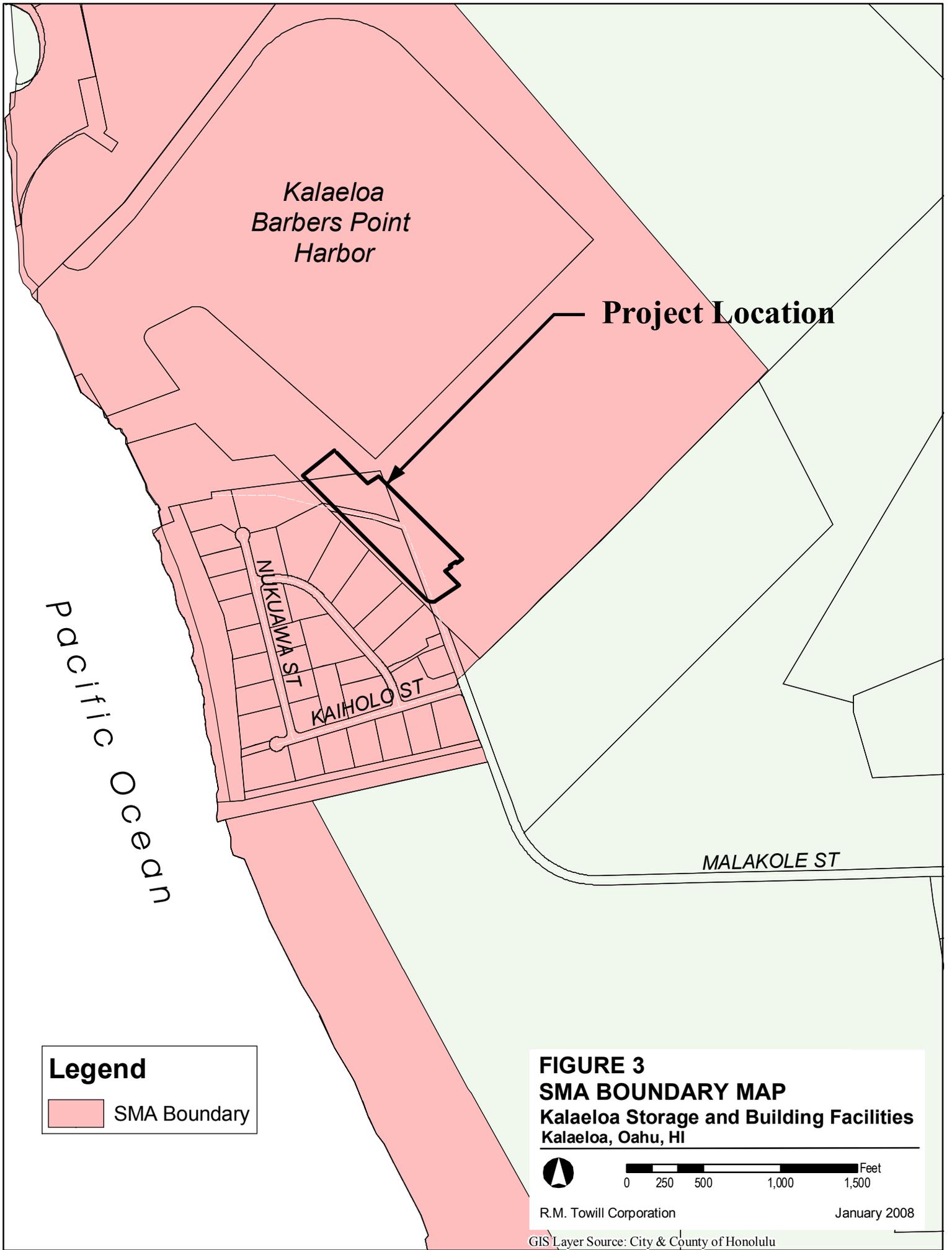
**FIGURE 1  
PROJECT LOCATION  
Kalaeloa Storage and Building Facilities  
Kalaeloa, Oahu, HI**



R.M. Towill Corporation January 2008

GIS Layer Source: City & County of Honolulu





*Kalaeloa  
Barbers Point  
Harbor*

**Project Location**

*Pacific Ocean*

*NIKUAWA ST*

*KAIHOLO ST*

*MALAKOLE ST*

**Legend**

 SMA Boundary

**FIGURE 3**  
**SMA BOUNDARY MAP**  
**Kalaeloa Storage and Building Facilities**  
**Kalaeloa, Oahu, HI**

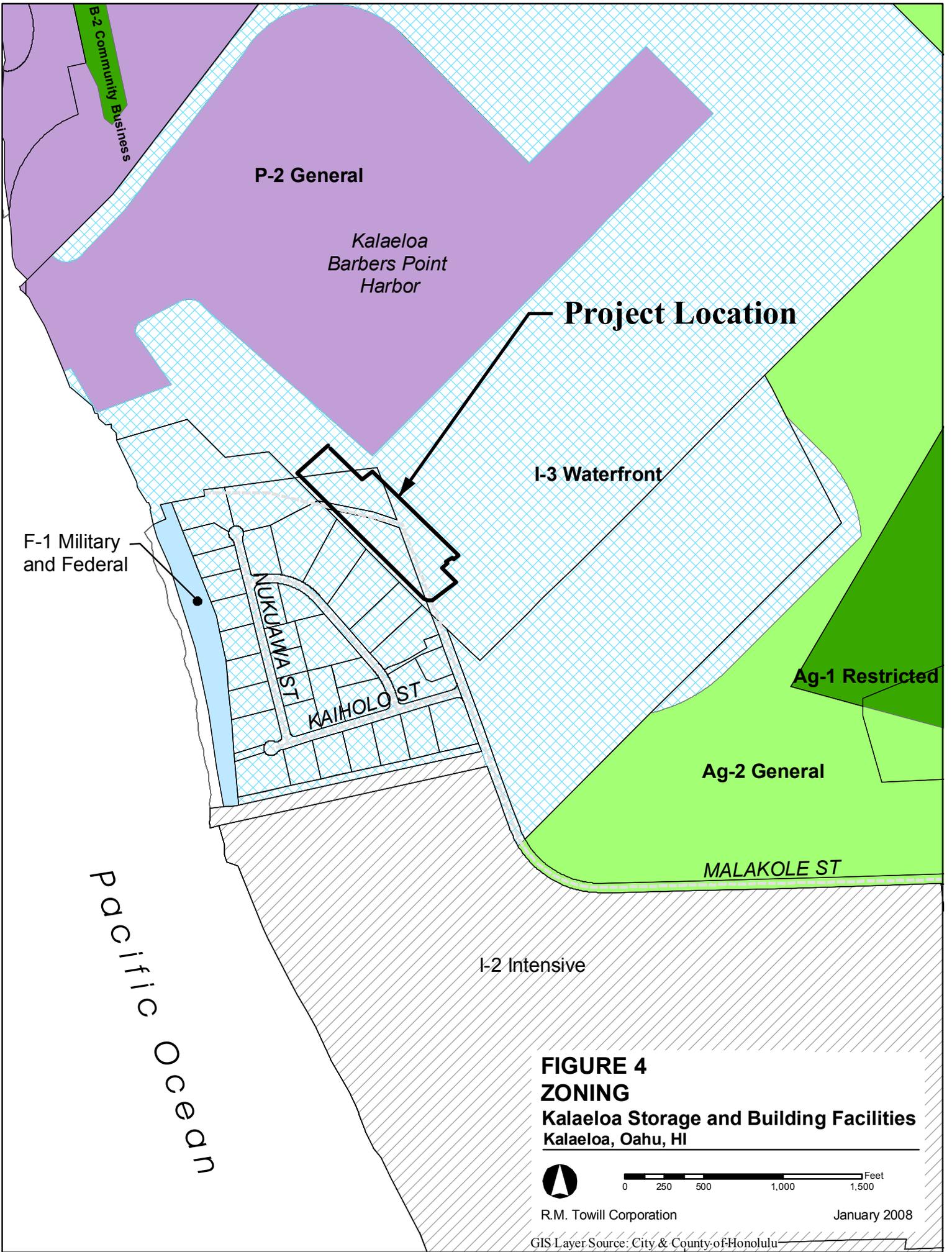


0 250 500 1,000 1,500 Feet

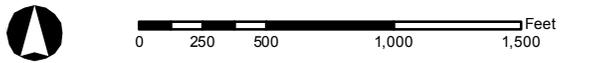
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January 2008

GIS Layer Source: City & County of Honolulu



**FIGURE 4**  
**ZONING**  
 Kalaeloa Storage and Building Facilities  
 Kalaeloa, Oahu, HI



R.M. Towill Corporation January 2008

GIS Layer Source: City & County of Honolulu

### **1.3 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT**

The purpose of this Draft Environmental Assessment (DEA) is to inform interested parties of the proposed project and to seek public comment on subject areas that should be addressed prior to the acceptance of the Final Environmental Assessment (FEA). This DEA describes existing conditions at the site and addresses the potential for adverse environmental impacts as a result of the proposed action.

This DEA complies with Chapter 343, Section 343-5-1, HRS, which states an environmental assessment shall be required for actions which, “[P]ropose the use of state or county lands or the use of state or county funds, other than funds to be used for feasibility or planning studies for possible future programs or projects which the agency has not approved, adopted, or funded, or funds to be used for the acquisition of unimproved real property; provided that the agency shall consider environmental factors and available alternatives in its feasibility or planning studies”.

The proposed project is located on land under ownership of the State DOT-H.

This DEA complies with Chapter 25, Sec. 25-3.3(c)(1), ROH, which states that “[A]ny proposed development within the special management area requiring a special management area use permit shall be subject to an assessment by the agency in accordance with the procedural steps set forth in HRS Chapter 343...”

The proposed project is located in its entirety also within the SMA necessitating the preparation of this EA.

## SECTION 2

### PROJECT DESCRIPTION

#### 2.1 PROPOSED ACTIVITIES

The applicant proposes to construct a storage yard facility adjacent to the Kalaeloa Barbers Point Harbor area in Kalaeloa.

Facility improvements proposed include site grading of approximately 6.85 acres. The entire project site will be graded and overlain with basalt gravel. An office building with a floor space of 976 square feet will also be constructed. An individual wastewater treatment system will be installed to support wastewater treatment requirements. **See Figure 2, General Plan.** The wastewater treatment system will consist of a septic tank and a below-ground leach field.

The storage yard facility will be used to store lumber, related building supplies and materials, and other products serving the construction industry.

The applicant operates barges ranging in size between 240' x 60' and 438' x 105'. Barges carrying an assortment of materials and supplies (including lumber) arrive from the U.S. mainland every three weeks. The lumber will be off-loaded and temporarily stored at the proposed facility for later distribution to customers.

#### 2.2 EXISTING SITE CONDITIONS

The proposed project site currently serves as an unimproved storage yard within an industrial area adjacent to the Kalaeloa Barbers Point Harbor (see **Photo 1 and 2**). The topography of the site is flat with the ground consisting of coralline sand, coralline gravel, and hard coralline limestone. Vegetation is sparse consisting of weeds and scrub vegetation. There is no residential housing in the immediate vicinity. The closest residential development is the Ko Olina Fairways residential development within the Ko Olina Resort, which is across the Harbor, approximately 4,000 feet to the north. Surrounding land in the area is zoned for waterfront industrial use and is mostly undeveloped. See **Figure 5, Aerial View**.

Adjacent land uses include the Kenai and Campbell Industrial Parks, coral mining and stockpiling operations, the Ko Olina Resort, and agricultural lands. The nearby agricultural lands are currently not in active use.



Photo 1: View from Eastern Corner of Site Facing West



Photo 2: View from Western Corner of Site Facing Southeast



*Kalaeloa Barbers Point Harbor*

*Project Site*

FIGURE 5  
AERIAL VIEW  
Kalaeloa Storage and Building Facilities  
Honolulu, Oahu, Hawaii



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© 2007 Europa  
Technologies  
R. M. TOWILL CORPORATION

December 2008

Photo Source: Google Earth, 2007

## **SECTION 3**

### **ALTERNATIVES**

#### **3.1 ALTERNATIVES TO THE PROPOSED ACTION**

Other than the No Action Alternative, there are no alternatives to the proposed action being considered.

#### **3.2 NO ACTION ALTERNATIVE**

The No Action Alternative involves no further action to upgrade the existing storage yard to include gravel overlay and an office building. No action would involve no further planning and engineering and result in the existing site remaining unimproved. The unimproved condition of the site would constrain the State DOT-H from realizing the improvement of the property and the generation of revenues from a more attractive site.

It is the State's intention to expand the Kalaeloa Barbers Point Harbor to meet the future operational requirements of Oahu's commercial harbor users. The Oahu Commercial Harbors 2020 Master Plan provides recommendations for Kalaeloa Barbers Point Harbor that include the expansion of the harbor with additional piers and yards to accommodate expanded cargo capabilities. The No Action Alternative would fail to meet this objective of providing a developed storage yard facility to enable temporary storage of lumber and building supplies. For this reason the No Action Alternative is rejected from further consideration.

#### **3.4 PREFERRED ALTERNATIVE**

The preferred alternative will involve grading and overlay of basalt gravel of approximately 6.85 acres for a storage yard facility. **See Section 2.1 Proposed Activities** for a more detailed description of the proposed project.

The preferred alternative meets the intended purpose of the proposed project, which is to provide an improved storage yard facility to support the shipping and storage of lumber and other building materials at the Kalaeloa Barbers Point Harbor. The project also meets the intention of

the State to expand and improve its harbor facilities (see also **Section 5.3 – Oahu Commercial Harbors 2020 Master Plan**).

**SECTION 4**  
**DESCRIPTION OF THE AFFECTED ENVIRONMENT,**  
**IMPACTS AND MITIGATION**

**4.1 PHYSICAL ENVIRONMENT**

**4.1.1 CLIMATE**

Leeward Oahu has a mild semitropical climate which is characterized by abundant sunshine, persistent northeast trade winds, relatively constant temperatures and moderate humidity. Rainfall is light, with an average annual precipitation of about 20 inches.

Temperature in Hawaii varies with elevation, distance inland and exposure to the trade winds. Average temperatures at locations near sea level are in general warmer than those at higher elevations. Areas exposed to trade winds tend to have the least temperature variation, while inland and leeward areas often have the most. The average daily temperature in the area of the proposed project ranges between 66° F and 84° F.

The proposed project will not adversely affect the climate of the area therefore no mitigation measures are proposed.

**4.1.2 TOPOGRAPHY AND SOILS**

The project area is located on the 'Ewa plain, an emergent ancient coral-algae calcareous reef formed during the Pleistocene Period. Information on soil type is obtained from the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, as prepared by the U.S. Department of Agriculture, 1972. According to the Soil Survey, the soil association at the project location is classified as "coral outcrop" (CR) which consists of coral or cemented calcareous sand.

The project site is fairly level with elevations ranging from 7 feet to 12 feet above mean sea level. Earthwork will consist of grading and installation of crushed basalt gravel over majority of the project site.

The proposed activity is not expected to significantly affect topography and soils at the site, therefore no mitigation measures are anticipated.

### **4.1.3 SURFACE WATER**

The closest surface water is in the harbor approximately 25 feet to the north of the project site's northwestern boundary. The closest natural shoreline is located approximately 1,000 feet west of the site. No streams exist at or near the project site.

Activities associated with the grading and construction of the storage yard have the potential to affect the waters in the Harbor. Sediment and construction debris could be washed into the Harbor via storm water runoff.

In accordance with an existing Notice of General Permit Coverage (NGPC) for an NPDES General Permit Coverage Authorizing Discharge of Storm Water Associated with Construction Activities (NOI – Form C), silt fences, silt curtains and other necessary erosion control measures will also be utilized during construction to prevent any untreated construction storm water runoff from entering State waters. All construction activities will adhere to the regulatory standards of ROH, Chapter 14 (Public Works Infrastructure Requirements Including Fees and Services) and HAR, Chapter 11-55 (Water Pollution Control).

During construction, if groundwater needs to be removed, a National Pollutant Discharge Elimination System (NPDES) dewatering permit (Notice of Intent - Form G) will be filed with the State Department of Health, Clean Water Branch (DOH-CWB), to address proper treatment of dewatering effluent in accordance with State water quality standards.

The ongoing operation of the storage yard will be covered under an NPDES General Permit Coverage Authorizing Discharges of Storm Water Associated with Industrial Activities (NOI-B).

The proposed activity is not expected to adversely affect nearby surface waters, therefore no further mitigation measures are anticipated.

### **4.1.4 FLORA/FAUNA**

The project site has been extensively disturbed through prior agricultural activities and more recently, activities related to the expansion of the Kalaeloa Barbers Point Harbor. This section references site observations and previous biological studies conducted for the Basin Expansion and Tug Pier at Barbers Point Harbor and Future Pier and Storage Yard Improvements at Barbers Point Harbor projects (PBQD, 1995).

Majority of the project site is devoid of vegetation (see **Figure 5**). The only vegetation found at the site is limited to scrub vegetation and weedy species.

The only native bird that has been observed in the area is the Pacific Golden Plover (*Pluvialis fulva*). This common migrant can be found on lawns, open fields and shoreline areas. Other bird species that could be encountered at the site include the following:

- Barn Owl (*Tyto alba*)
- Cattle Egret (*Bubulcus ibis*)
- Chestnut Mannikin (*Lonchura malacca*)
- Common Myna (*Acridotheres tristis*)
- Common Waxbill (*Estrilda astrild*)
- House Finch (*Carpodacus mexicanus*)
- House Sparrow (*Passer domesticus*)
- Japanese Bush-warbler (*Cettia diphone*)
- Japanese White-eye (*Zosterops japonicus*)
- Java Sparrow (*Padda oryzivora*)
- Northern Cardinal (*Cardinalis cardinalis*)
- Northern Mockingbird (*Mimus polyglottos*)
- Nutmeg Mannikin (*Lonchura punctulata*)
- Red Avadavat (*Amandava amandava*)
- Red-vented Bulbul (*Pycnonotus cafer*)
- Ruddy Turnstone (*Arenaria interpres*)
- Short-eared Owl or Pueo (*Asio flammeus sandwichensis*)\*
- Spotted Dove (*Streptopelia chinensis*)
- White-rumped Shama (*Copsychus malabaricus*)
- Zebra Dove (*Geopelia striata*)
- Skylark (*Alauda arvensis*)

\* Endemic & Endangered

Feral mammals that will most likely be encountered in the area would be the Indian Mongoose (*Herpestes aurpunctatus*) and cats.

The project site may serve as a habitat or forage area for the Pacific Golden Plovers as well as introduced species. Although there may be the loss of some forage area it is noted that the Pacific Golden Plover can be readily accommodated by other locations throughout Oahu that serve as forage and shelter areas.

The proposed project is not expected to have significant negative impacts on flora and fauna. The project site has been extensively disturbed with majority of the area barren (see Site Photos 1 & 2, on Page 11). No mitigation measures are proposed.

#### **4.1.5 SCENIC AND VISUAL RESOURCES**

The project site is in an area zoned for waterfront industrial use and is adjacent to properties with similar industrial activities. The proposed site improvements are consistent with these surrounding industrial land uses. Construction of the proposed storage yard may obstruct views of the shoreline however, the value of these viewplanes would be limited and impaired by the existing surrounding land uses. Because of the existing industrial facilities surrounding the site, the proposed project will not substantially interfere or detract from existing views.

The Coastal View Study, done for City and County of Honolulu in 1987, indicates no significant views near the project site. The closest state roadway is Interstate highway H-1 located approximately 1.74 miles mauka of the project site. The Study indicates that this section of highway only has intermittent coastal views.

Considering the scope of the project and its intended use within an intensive industrial district, the proposed project should not significantly impact or degrade the existing coastal views as identified by the City. No mitigation measures are proposed in regards to scenic and visual resources.

#### **4.1.6 HISTORIC/ARCHAEOLOGICAL RESOURCES**

The proposed construction is within an existing industrialized area subject to extensive earthwork and on land that is composed of crushed coral material. It is unlikely that significant historic or archaeological resources are present at the project site. However, in the unlikely event that unidentified deposits are uncovered during construction, work will cease in the immediate area and the State Historic Preservation Division (SHPD) office will be contacted. As appropriate, mitigative measures will be proposed and coordinated with SHPD.

No impacts to cultural practices are anticipated from the proposed project. The project site does not serve as a fishing spot because it is too far from the shoreline. The project site is mostly barren, and any vegetation is dominated by introduced scrub/weedy plant species not identified with traditional gathering practices. Project activities will not diminish the availability of any plant type for use in cultural practices. The proposed project will not interrupt access to coastal areas.

No adverse impacts to historic resources associated with construction of the proposed storage yard are expected, therefore no further mitigation measures are proposed.

#### **4.1.7 BEACH EROSION AND SAND TRANSPORT**

The proposed storage yard facility will be constructed well inland of the shoreline setback. The nearest beach area is located approximately 1,000 feet west of the site. Because the location of the site does not involve the use or modification of an area that would affect the beach or shoreline processes no adverse effects are anticipated or expected. No mitigation is proposed or required.

#### **4.1.8 NOISE**

Noise will be generated from short-term construction activity. Construction noise from machines and vehicles may impact nearby existing industrial operations, but will be confined to daylight working hours only. Construction activities will comply with Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control." No construction work shall be done on Saturdays, Sundays and holidays at any time without prior notice to the Department Health, provided that such grading work is also in conformance with HAR, Chapter 11-46.

Once construction is completed, it is anticipated that the proposed improvements will not have an adverse impact upon existing noise characteristics. The proposed project is located in an area zoned for intensive industrial activities, therefore long-term noise impacts resulting from the normal operation of the storage yard are not expected to out of character with the surrounding land uses.

Surrounding industrial users are not expected to be significantly affected by the construction-generated noise because: (1) work is short-term; (2) all equipment will be muffled to attenuate noise as required by State law; and (3) the industrial setting of the area is less sensitive to noise generation.

The proposed project is not expected to cause significant noise impacts. No long-term mitigation is proposed.

#### **4.1.9 AIR QUALITY**

Air quality in the project area is relatively good. The prevailing trade winds from the northeast contribute to the good air quality in the area.

Air quality impacts attributed to the proposed action will be temporary and will include exhaust emissions of construction vehicles and dust generated by short-term, construction-related activities. Site grading and construction of the office building will generate airborne particulates. Dust control measures such as watering will be implemented as needed to minimize wind-blown emissions.

Construction-related exhaust emissions will be mitigated by ensuring the project contractor maintains internal combustion engines in proper working order and immediately repair or replace faulty equipment. The contractor, at his own expense, will keep the project area and surrounding area free from dust nuisance. The work will be in conformance with the air pollution control standards contained in HAR, Title 11, Chapters 59, “Ambient Air Quality Standards,” and Chapter 60, “Air Pollution Control.” As required, dust screens and regular wetting of soil will be employed to mitigate for fugitive dust.

Long-term air quality impacts resulting from operation of the storage yard and related vehicle traffic are not expected to cause significant increases in air pollution over existing levels. No long-term mitigation is needed.

#### **4.1.10 WATER QUALITY**

Kalaeloa Barbers Point Harbor lies along the northwestern boundary of the project site. Waters of the Harbor is designated as a Class A Marine Embayment by the State Department of Health.

The proposed project will not require work within the Harbor. Runoff from construction areas will be regulated under NPDES permit conditions. All grading operations shall be performed in conformance with the applicable provisions of the water pollution control and water quality standards contained in HAR, Chapter 11-55, “Water Pollution Control” and Chapter 11-54, “Water Quality Standards.”

Best Management Practices (BMPs) will be employed to prevent soil loss and sediment discharges from work sites. A site-specific plan to prevent runoff and discharge of other

pollutants into State waters, including removal procedures for the construction site BMPs, will be prepared by the project contractor as part of the project construction plan. The construction plan will be submitted to the DOH-Clean Water Branch for review.

A site-specific BMPs plan will be prepared by the project contractor as part of the project construction plan. The BMPs will include guidelines and mitigation measures to prevent runoff, discharge pollution, and other detrimental impacts related to construction activities.

A Department of the Army permit will not be required for this project as waters of the U.S. are not affected.

#### **4.1.11 NATURAL HAZARDS**

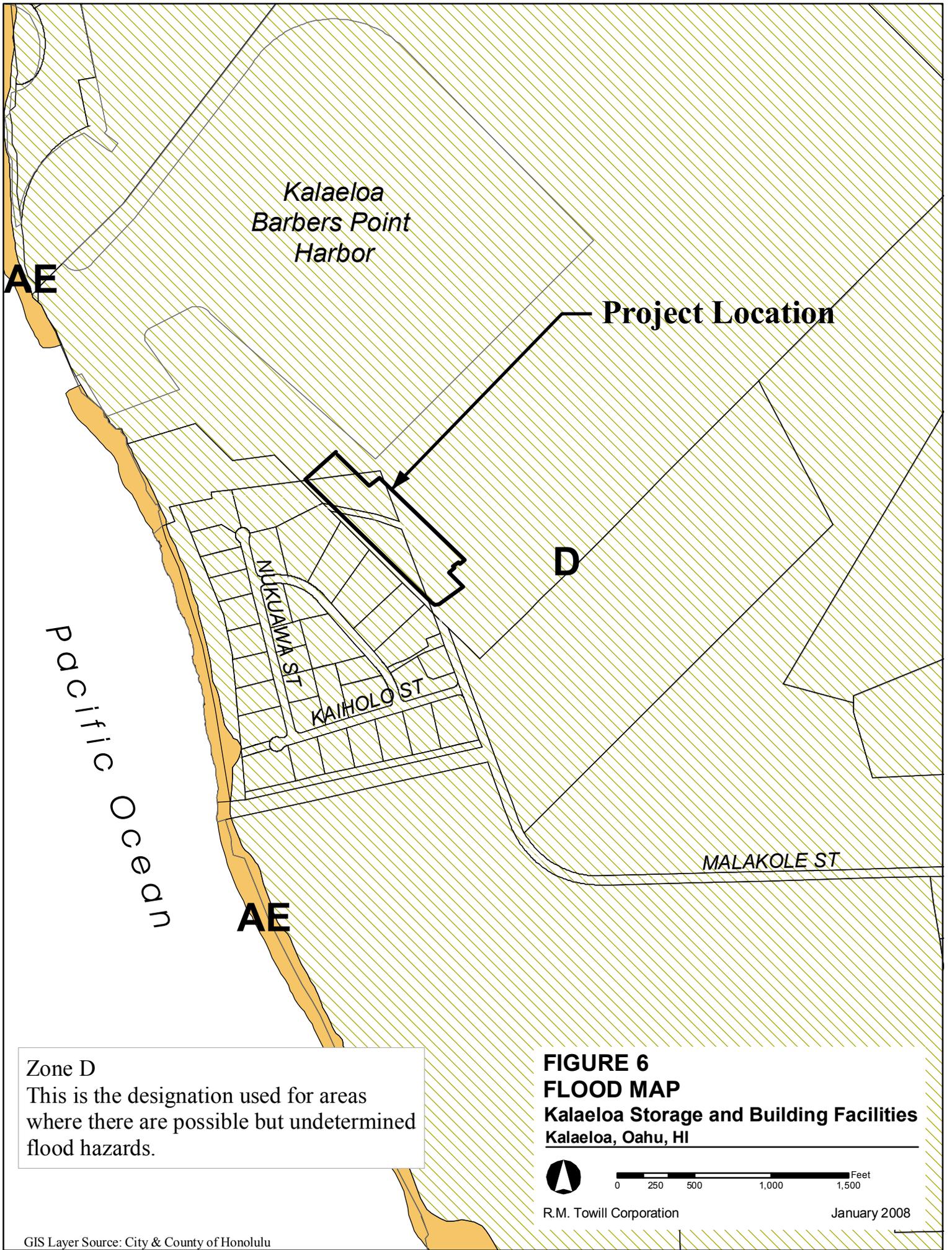
##### **4.1.11.1 FLOOD**

The subject property is located adjacent to the Kalaeloa Barbers Point Harbor. The project site is in an area designated as Zone D. Zone D refers to areas with undetermined flood hazards. **See Figure 6, Flood Map.**

Because of the nature of the on-site soil conditions, it is anticipated that there will be no significant increase in storm water flows between the existing and the proposed condition. The soil type at the project site is comprised mainly of compacted crushed coral material resulting in very low permeability. The project site is also in an essentially flat area. The proposed drainage pattern has been designed to handle runoff similar to the existing conditions with the exception that the planned improvement of the storage yard will improve the control of erosion. The proposed project therefore will not result in a significant increase in erosion or coastal flooding events.

The development of the project will be in compliance with the requirements of the Federal Flood Insurance Program, the City and County of Honolulu Drainage, Grading and Development standards for Flood Hazard Districts, and Land Use Ordinance, Section 21-9.10, Flood Hazard Districts.

The proposed project is not expected to result in significant impacts in regards to flooding. No long-term mitigation is proposed.



Kalaeloa  
Barbers Point  
Harbor

**Project Location**

Pacific Ocean

**AE**

**D**

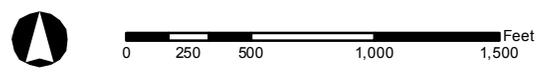
NIKUIWA ST

KAIHOLO ST

MALAKOLE ST

Zone D  
This is the designation used for areas where there are possible but undetermined flood hazards.

**FIGURE 6  
FLOOD MAP  
Kalaeloa Storage and Building Facilities  
Kalaeloa, Oahu, HI**



R.M. Towill Corporation

January 2008

#### **4.1.11.2 EARTHQUAKES**

The Uniform Building Code (UBC) provides minimum design criteria to address potential for damages due to seismic disturbances. The UBC scale is rated from Seismic Zone 0 through 4, with 0 being the lowest level for potential seismic induced ground movement. The island of Oahu has been designated within Seismic Zone 2A. To mitigate the potential hazard from earthquakes, structural elements in this project will be built, at a minimum, in compliance with standards for UBC Seismic Zone 2A.

No further mitigation is proposed.

#### **4.1.11.3 HURRICANES**

The Hawaiian Islands are seasonally affected by Pacific hurricanes during the late summer to early winter months. Oahu's Ewa Coastal Plain is infrequently hit by severe storm events. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur. The primary impacts of hurricanes on the project site will be possible inundation from storm surge and high waves. In the event of a hurricane, materials stored at the site will either be moved to a safe location or strapped down to prevent them from blowing away. The rest of the site will be secured before the storm hits. No further mitigation measures in regards to hurricanes are proposed.

#### **4.1.11.4 TSUNAMIS**

A tsunami involves the generation of a series of destructive ocean waves that can affect all shorelines. The generation of these waves can occur at any time with limited or no warning. Persons in shoreline or beach areas are advised to go to higher ground immediately.

According to the Oahu Civil Defense Agency, parts of the project site are located within the evacuation zone (see **Figure 7, Tsunami Evacuation Zone**). In the event of an imminent tsunami, the facility will be secured and all personnel will be evacuated to the nearest Tsunami Public Center/Refuge Area in accordance with the Oahu Civil Defense evacuation procedures. The nearest Tsunami Public Center/Refuge Area is Makakilo Elementary School located

approximately 2.6 miles away. Additional measures would include removal of vehicles, containers and other cargo from the site.

The proposed location of the storage yard facility adjacent to the Harbor is necessary as the facility provides an essential supporting role in the shipping industry. The storage yard will allow for efficient storage and transfer of shipped materials from the Harbor to other locations on Oahu as well as the rest of the State. The proposed project will not entail any reduction or increase in the height of the shoreline, therefore the extent of overland flooding will not be affected. The building proposed as part of this facility will be used for business operations and is not intended to be used as a residential dwelling.

No further mitigation measures in regards to tsunami hazards are proposed.

*Kalaeloa  
Barbers Point  
Harbor*

**Project Location**

*Pacific Ocean*

*NIKUAWA ST*

*KAIHOLO ST*

*MALAKOLE ST*

**Legend**

Evacuation Zone

**FIGURE 7**  
**TSUNAMI EVACUATION ZONE**  
**Kalaeloa Storage and Building Facilities**  
**Kalaeloa, Oahu, HI**



0 250 500 1,000 1,500 Feet

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## **4.2 PUBLIC FACILITIES**

### **4.2.1 ACCESS**

The proposed project is not anticipated to affect the public's ability to access the shoreline.

Existing shoreline access is provided by Malakole Street (see **Figure 5**). Construction activities will take place entirely within the project site and lateral access along the shoreline will not be affected.

Because the proposed development will be limited to work within the subject property, no impacts to public access are anticipated and therefore no mitigation measures are proposed.

### **4.2.2 TRAFFIC AND ROADWAYS**

Vehicular access to the project site is via Malakole Street. Access to Malakole Street and the project site is via Kalaeloa Boulevard, a major thoroughfare that is the only roadway that connects the Harbor (and the Campbell Industrial Park) to the H-1 Freeway, Farrington Highway, and Kapolei Parkway

Weekday commuter peak traffic typically occurs between 6:00 and 8:00 a.m., and 3:00 and 5:00 p.m. Delivery truck traffic to and from the Harbor varies throughout the day.

The proposed action is not expected to significantly alter the total volume of traffic on surrounding roadways. On a short-term basis, construction-related work on the proposed project may temporarily affect traffic flow on Malakole Street and Kalaeloa Boulevard. As required, a flagman will be provided to direct traffic to minimize possible delays.

It is anticipated that approximately 15 truck trips in a 12-hour period five days a week will be generated by hauling/delivery activities at the proposed storage yard facility. However, the majority of the hauling activities will be done outside the peak morning and afternoon commuting periods.

The number of personal vehicles associated with employees at the proposed storage facility is anticipated to be between 5 and a maximum of 10 vehicles.

The majority of shipped cargo to Oahu, including building materials, is presently offloaded and processed at Honolulu Harbor. The cargo is then distributed by truck to various locations around

Oahu. The 'Ewa region is continuing to experience major growth and development, including the construction of housing, commercial, industrial, and retail facilities. In general, the construction and operation of the storage yard facility for building lumber and construction related materials in 'Ewa would serve to relieve some of the traffic presently generated from Honolulu.

No significant short or long-term effects from the proposed project relating to increased traffic are anticipated and no further mitigation measures are proposed.

**SECTION 5**  
**RELATIONSHIP TO STATE AND COUNTY LAND USE**  
**PLANS AND POLICIES**

**5.1 STATE LAND USE DISTRICT**

The State Land Use Commission classifies all lands in the State of Hawaii into one of four land use designations: Urban, Rural, Agricultural or Conservation. The project site is located in the Urban (land use) District. Land uses in the State Urban District are regulated by the City and County of Honolulu through its zoning regulations as contained in the Land Use Ordinance.

The proposed project is in compliance with the designated State land use designation of Urban for the area. See **Figure 8, State Land Use Map**.

**5.2 HAWAII STATE PLAN**

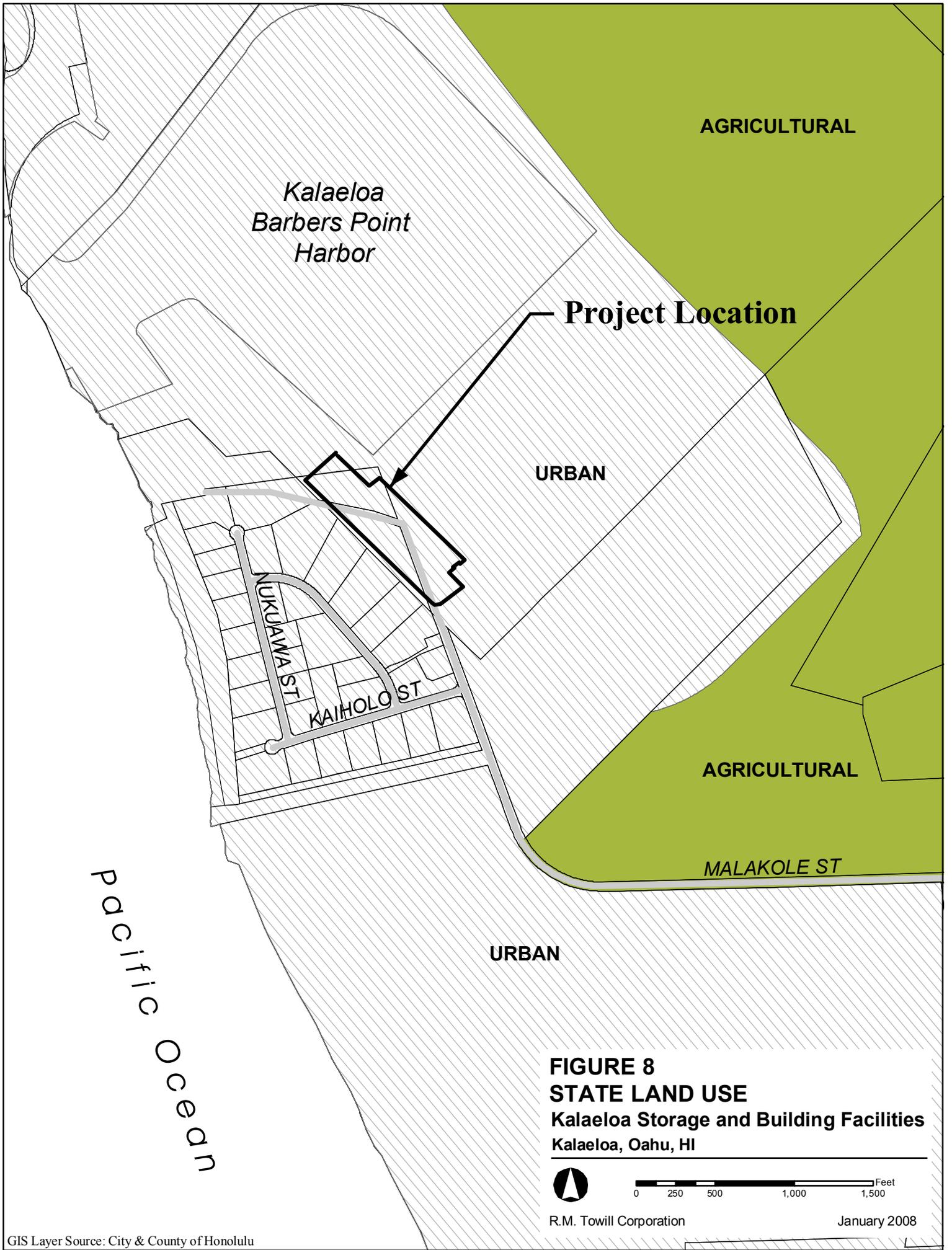
The purpose of the Hawaii State Plan (Chapter 226, HRS) is to “set forth the Hawaii state plan that shall serve as a guide for the future long-range development of the State; identify the goals, objectives, policies, and priorities for the State; provide a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improve coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and to establish a system for plan formulation and program coordination to provide for an integration of all major state, and county activities.”

The proposed project is consistent with Subsection 226-17 - Objectives and Policies for Facility Systems – Transportation, which states:

*(b) To achieve the transportation objectives, it shall be the policy of this State to:*

*(4) Provide for improved accessibility to shipping, docking, and storage facilities;*

The proposed project is consistent with the State Plan’s objective to improve storage facilities to support the transportation needs of the State.



*Kalaeloa  
Barbers Point  
Harbor*

AGRICULTURAL

**Project Location**

URBAN

NUKUAWA ST

KAIHOLO ST

AGRICULTURAL

MALAKOLE ST

URBAN

Pacific Ocean

**FIGURE 8**  
**STATE LAND USE**  
**Kalaeloa Storage and Building Facilities**  
**Kalaeloa, Oahu, HI**



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### 5.3 OAHU COMMERCIAL HARBORS 2020 MASTER PLAN

The Oahu Commercial Harbors 2020 Master Plan (2020 Plan) serves as a long-range planning guide for the development of safe, efficient and commercially viable harbor facilities. Major objectives of the 2020 Plan include:

- The proper development of Oahu's commercial harbors to facilitate the maritime shipments of essential goods and materials required by the State and its residents.
- Optimal utilization of land and water resources committed to marine cargo, passenger and fishing operations in an economically-responsible manner.
- Provision of and access to terminal, and other harbor facilities in locations along the Honolulu waterfront, at Kalaeloa Barbers Point and other locations in a manner that best relates to and serves Hawaii's port system in an efficient, safe and secure manner.
- Minimization of impacts on environmental quality and recreational opportunities contiguous with port facilities.

*(From Final EIS for the Oahu Commercial Harbors 2020 Master Plan-Immediate Phase, 1999)*

The proposed project will facilitate the use of space within the Kalaeloa Barbers Point Harbor thereby reducing the demand for space at Honolulu Harbor. This redirection of maritime development to the 'Ewa region will contribute to the provision of a storage yard facility in an appropriate location where growth is anticipated to continue into the near term future. In so doing, the proposed project maintains consistency with the 2020 Plan in providing a maritime facility in one of two named harbors, Honolulu Harbor and the Kalaeloa Barbers Point Harbor.

The potential for adverse environmental impacts will be addressed with the preparation of the subject Environmental Assessment that will document the environmental conditions of the site, the possibility of adverse effects associated with development, and propose mitigation measures to either minimize or avert the potential for significant impacts.

## **5.4 GENERAL PLAN**

The proposed storage yard facility is consistent with the following objectives and policies of the City and County of Honolulu's General Plan:

### **5.4.1 ECONOMIC ACTIVITY**

The objectives and policies for economic activity as stated in the General Plan "attempt to address the needs for an adequate standard of living for residents and future generations. Issues of employment opportunities, viability of major industries, diversification of the economic base, and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people."

Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

Policy 2: Encourage the development of small businesses and larger industries which will contribute to the economic well-being of Oahu residents.

The proposed project will contribute to the creation of several new jobs in the 'Ewa area. The storage yard facility will provide building materials in an area that is experiencing rapid growth.

### **5.4.2 TRANSPORTATION & UTILITIES**

Objective A: To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.

Policy 13: Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.

The proposed project is part of the development of the Kalaeloa Barbers Point Harbor. The project by virtue of its location will serve to otherwise relieve the demand for a similar facility in Honolulu.

### **5.4.3 PHYSICAL DEVELOPMENT AND URBAN DESIGN**

Objective A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 7: Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.

The proposed project is a storage yard facility that will be located adjacent to the Kalaeloa Barbers Point Harbor and in the 'Ewa region which is anticipated to continue to grow over the next several years in accordance with the 'Ewa Development Plan. The lumber and other building materials to be stored there will be closer to the market which it is intended to serve.

Objective C: To develop a secondary urban center in ‘Ewa with its nucleus in the Kapolei area.

Policy 3: Encourage the continuing development of Barbers Point as a major industrial center.

Policy 5: Cooperate with the State and Federal governments in the development of a deep water harbor at Barbers Point.

The proposed project is a storage yard facility that will be located in an area zoned for waterfront industrial use adjacent to the Kalaeloa Barbers Point Harbor. The property is owned by the DOT-H and will be leased by the applicant.

## **5.5 ‘EWA DEVELOPMENT PLAN**

The project site is designated for industrial use in the ‘Ewa Development Plan Urban Land Use Map (August 1997). The proposed project is consistent with the general policies, planning principles and guidelines for development of industrial centers and industrial uses in the ‘Ewa Development Plan. The location of the proposed project is within the area intended for industrial use in the Development Plan.

## **5.6 ZONING**

The project site is designated I-3, Waterfront Industrial District. See **Figure 4, Zoning**. The intent of the I-3 waterfront industrial district is to set apart and protect areas considered vital to the performance of port functions and to their efficient operation. This zoning designation is intended to permit a full range of facilities necessary for successful and efficient performance of port functions. It is intended to exclude uses which are not only inappropriate but which could locate elsewhere (Revised Ordinances of Honolulu, Chapter 21 - Land Use Ordinance, Section 21-3.130(f)).

The proposed use of the site is consistent with the I-3 zoning designation.

## 5.7 SPECIAL MANAGEMENT AREA

The City and County of Honolulu has designated the shoreline and certain inland areas of Oahu as being within the Special Management Area (SMA). SMA areas are designated sensitive environments that should be protected in accordance with the State's Coastal Zone Management policies, as set forth in Chapter 25, Shoreline Management, ROH, and Section 205A, Coastal Zone Management, HRS.

As shown in **Figure 3**, the entire project site is within the SMA.

### 5.7.1 SPECIAL MANAGEMENT, SECTION 25, ROH

The potential effects of the proposed project were evaluated based on the review guidelines in Section 25 of the Revised Ordinance of Honolulu (ROH). The following is a discussion of the applicability of the guidelines to the proposed storage yard facility at Kalaeloa, Oahu:

*(a) All development in the Special Management Area shall be subject to reasonable terms and conditions set by the Council to ensure that:*

*(a.1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles;*

The proposed project involves grading and placement of gravel on a vacant area adjacent to the Kalaeloa Barbers Point Harbor. The proposed facility will be entirely within the subject property which is located at the western terminus of Malakole Street. The northern edge of the project site is adjacent to the Harbor. The Harbor handles large volumes of commercial and private boat traffic and does not support recreational activities. The project site is bounded to the west, south and east by other industrial lots (see **Figure 1**). The shoreline is approximately 1,000 feet to the west of the project site.

The project will not affect access to publicly owned or used beaches, recreational areas or nature reserves.

*(a.2) Adequate and properly located public recreation areas and wildlife preserves are reserved;*

The project site is owned by the State DOT – Harbors Division and is intended to support harbor operations. The project site is located in an area designated for Intensive Waterfront Industrial

use (I-3). The applicant is proposing to construct a storage yard at this location. The closest beach park is the Ko Olina Beach Park, located approximately 2,500 feet to the northwest of the project site.

The project site is within an urbanized industrial area at the Kalaeloa Barbers Point Harbor area. The area has been used for industrial activities for many decades and does not feature or support recreational activities or wildlife reserves. The property is a secured area because of its industrial use and not readily accessible to the public due to safety and security concerns.

The proposed project is not anticipated to have adverse effects on wildlife habitats.

***(a.3) Provisions are made for solid and liquid waste treatment disposition and management which will minimize adverse effects upon Special Management Area resources;***

*Solid waste.* Solid waste from the proposed project will be disposed of at an approved refuse facility. Materials to be disposed of include construction-related debris and expended materials.

The impact to solid waste collection services will be from debris associated with construction. Disposal of construction and demolition debris will be at an approved facility. No further mitigation measures are anticipated. During operation of the facility a private waste collection service is planned to be used.

*Liquid waste.* The proposed project includes construction of a 976 square-foot office building. The area is currently not served by the City and County's municipal waste water facility. To support the administrative staff, an individual waste water treatment system will be built on-site in accordance with DOH regulations.

Construction activities will result in a temporary increase in wastewater generation. Portable toilets will be used during construction and will be discharged off-site in compliance with State and County regulations.

*(a.4) Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of an earthquake.*

The project lies on a relatively flat area with elevations averaging 10 feet above MSL. The proposed facility will involve the alteration of existing land forms via minor grading and installation of a basalt gravel surface on the entire site. A grading permit and required approvals will be obtained prior to construction. The height of the proposed office building will be approximately 16 feet. Modifications to existing land forms that will result from this project is not anticipated to create conditions that would adversely affect water resources, scenic resources, or recreational amenities.

The area surrounding the project site is also zoned for waterfront industrial purposes and contains other industrial lots (see **Figure 4, Zoning**). No adverse impacts to water resources are anticipated from construction of this project. In the short-term, runoff from construction areas will be regulated under NPDES permit conditions. BMPs will be employed to prevent soil loss and sediment discharges from work sites. Project activities will comply with DOH regulations as set forth in Hawaii Administrative Rules (HAR), Title 11 Chapter 54, Water Quality Standards, and Chapter 55, Water Pollution Control.

Because of the nature of the on-site soil conditions, it is anticipated that there will be no significant increase in storm water flows between the existing and the proposed condition. The soil type at the project site is comprised mainly of compacted crushed coral material resulting in very low permeability. The project site is also in a flat area. The proposed drainage pattern has been designed to remain similar to the existing conditions. The proposed project therefore will not result in a significant increase in erosion, siltation, landslides or flood hazards.

The Uniform Building Code (UBC) provides minimum design criteria to address the potential for damage due to seismic disturbances. The UBC scale is rated from Seismic Zone 0 through 4, with 0 being the lowest level for potential seismic induced ground movement. The island of Oahu has been designated within Seismic Zone 2A. To mitigate the potential hazard from earthquakes, structural elements in this project will be built, at a minimum, to comply with the standards for UBC Seismic Zone 2A.

**(b) No development shall be approved unless the Council has first found that:**

**(b.1) The development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options;**

The proposed project is not anticipated to involve a substantial degradation of environmental quality. The area is situated within an urban area zoned for waterfront industrial use (I-3). The proposed action will maintain the intended use of the area. The proposed project is anticipated to have minimal impact on environmental or ecological resources.

**(b.2) The development is consistent with the objectives and policies set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26;**

The project is in compliance with the objectives and policies set forth in HRS 205A-2, and the Special Management Area guidelines contained in HRS Section 205A-26. This application is prepared to summarize the proposed Kalaeloa Storage and Building Facilities' impacts in relation to the Special Management Area guidelines in HRS Section 205A-26 and ROH Section 25. The project area is not within the Shoreline Setback Area.

The State of Hawaii designates the Coastal Zone Management Program (CZMP) to manage the intent, purpose and provisions of Chapter 205(A)-2 of the HRS, as amended, and federal regulations for the areas from the shoreline to the seaward limit of the State's jurisdiction, and any other area which a lead agency may designate for the purpose of administering the Coastal Zone Management Program.

The following is an assessment of the project with respect to the CZMP objectives and policies set forth in Section 205(A)-2.

**1. Recreational resources**

***Objective: Provide coastal recreational opportunities accessible to the public.***

***Policies:***

***A) Improve coordination and funding of coastal recreational planning and management; and***

***B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:***

***(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 unavoidably 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 uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;***

***(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;***

***(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and***

***(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, and county authorities; and crediting such dedication against the requirements of section 46-6.***

Discussion:

The project is being developed with private funds. No recreational facilities are present which would be affected by construction. Water quality will be protected during construction through the application of BMPs in accordance with NPDES permit regulations. The proposed facility will take place within an area zoned for intensive waterfront industrial use associated with the Kalaeloa Barbers Point Harbor. The project will not alter existing shoreline areas.

## 2. *Historic resources*

***Objective: 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.***

***Policies:***

***(A) Identify and analyze significant archaeological resources;***

***(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and***

***(C) Support state goals for protection, restoration, interpretation, and display of historic resources.***

Discussion:

No adverse impacts to historic resources associated with construction of the proposed storage yard are expected.

The proposed construction is within an existing industrialized area and on land that is composed of crushed coral material. It is unlikely that significant historic or archaeological resources are present at the project site. However, in the unlikely event that unidentified deposits be uncovered during construction, work will cease in the immediate area and the State Historic Preservation Office will be contacted. As appropriate, mitigative measures will be proposed and coordinated with SHPD.

No impacts to cultural practices are anticipated from the proposed project. The project site is mostly barren, and any vegetation present is dominated by introduced scrub plant species not identified with traditional gathering practices. Project activities will not diminish the availability of any plant type for use in cultural practices. The proposed project will not interrupt access to coastal shoreline resources.

## 3. *Scenic and open space resources*

***Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.***

***Policies:***

***(A) Identify valued scenic resources in the coastal zone management area;***

***(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;***

***(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and***

***(D) Encourage those developments that are not coastal dependent to locate in inland areas.***

Discussion:

The proposed facility conforms to the Coastal Zone Management Program Objective 3, Scenic and Open Space, which encourages the protection, preservation and, where desirable, restoration or improvement of the quality of coastal scenic and open space resources.

The project site is in an area zoned for waterfront industrial use and is adjacent to properties with similar industrial activities. The proposed site improvements are consistent with the surrounding industrial land uses. Construction of the proposed storage yard may obstruct present views of the shoreline; however, because of the existing industrial facilities surrounding the site, the proposed project will not substantially interfere or detract from existing views.

The Coastal View Study, done for City and County of Honolulu in 1987, indicates no significant views near the project site. The closest state roadway is Interstate highway H-1 located approximately 1.74 miles mauka of the project site. The Study indicates that this section of highway only has intermittent coastal views.

Considering the scope of the project and its intended use within an intensive industrial district, the proposed project should not significantly impact or degrade the existing coastal views as identified by the City.

#### **4. Coastal ecosystems**

***Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.***

***Policies:***

***(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;***

***(B) Improve the technical basis for natural resource management;***

***(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;***

***(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and***

***(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.***

Discussion:

The proposed project is not expected to have any adverse effects on marine resources. Project activities do not involve alterations to stream channels or other water bodies or water sources. Improvements will not affect the marine and coastal resources of Kalaeloa Barbers Point Harbor.

During construction, site BMPs will be employed in compliance with NPDES permit requirements to prevent pollutant discharge in storm water runoff. Discharge pollution prevention measures will be installed for each project action as required by project activities. Measures to prevent sediment discharge in storm water runoff during construction will be in place and functional before project activities begin and will be maintained throughout the construction period. Runoff and discharge pollution prevention measures will be incorporated into a site-specific construction BMPs plan by the project contractor in accordance with State laws and regulations.

**5. *Economic uses***

***Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.***

***Policies:***

***(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 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:***

***(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.***

Discussion:

The project is being developed with private funds. Furthermore, the facility will provide storage capacity for lumber and other building materials being imported from outside Oahu via the Kalaeloa Barbers Point Harbor.

The County zoning designation for the project site is Waterfront Industrial (I-3). The proposed facility is in compliance with Land Use Ordinance requirements for the I-3 zoning district. The Urban Land Use Map in the Ewa Development Plan designates the area for industrial use.

**6. Coastal hazards**

***Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.***

***Policies:***

***(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; and***

***(D) Prevent coastal flooding from inland projects.***

**Discussion:**

The subject property is adjacent to the Kalaeloa Barbers Point Harbor. The project site is in an area designated as Zone D. The Zone D designation refers to areas with undetermined flood hazards. **See Figure 5 Flood Map.**

Because of the nature of the on-site soil conditions, it is anticipated that there will be no significant increase in storm water flows between the existing and the proposed condition. Any storm flows that are generated will be handled by on-site drainage controls. The soil type at the project site is comprised mainly of compacted crushed coral material resulting in very low permeability. The project site is also in an essentially flat area. The proposed drainage pattern has been designed to remain similar to the existing conditions. The proposed project therefore will not result in a significant increase in erosion or coastal flooding events.

The development of the project will be in compliance with the requirements of the Federal Flood Insurance Program, the City and County of Honolulu Drainage, Grading and Development standards for Flood Hazard Districts, and Land Use Ordinance, Section 21-9.10, Flood Hazard Districts.

7. ***Managing development***

***Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.***

***Policies:***

***(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;***

***(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and***

***(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.***

Discussion:

The project site lies within the state land use category "urban". Land uses within this designation are subject to regulation by the City and County of Honolulu. The City and County of Honolulu zoning designation is I-3, Intensive Waterfront Industrial, which is consistent with the planned use of the site.

All improvement activities will be conducted in compliance with state and county environmental rules and regulations. All construction work and subsequent operational activities associated with this project will be done in a manner that will minimize potential environmental impacts.

The proposed project is in conformance with the industrial zoning designation for the area.

8. ***Public participation;***

***Objective: Stimulate public awareness, education, and participation in coastal management.***

***Policies:***

***(A) Promote public involvement in coastal zone management processes;***

***(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and***

***(C) Organize workshops, policy dialogues, and site-specific mitigation to respond to coastal issues and conflicts.***

Discussion:

Public notice of the proposed action will be provided in the OEQC's Environmental Notice bulletin and the subsequent public comment period. Additionally, public involvement in the

project will consist of public hearings before the Department of Planning and Permitting and the City Council that will be conducted as part of the SMA permit approval process. Mitigation measures will be developed where appropriate to address issues and concerns raised during public review of the project.

**9. Beach protection;**

***Objective: Protect beaches for public use and recreation.***

***Policies:***

***(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;***

***(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***

***(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.***

Discussion:

The proposed storage yard facility will be constructed outside of the shoreline setback. Additionally, the project will not involve construction of erosion-protection structures seaward of the shoreline. The proposed facility will be within the property boundaries and will not interfere with any existing recreational or shoreline access or activities.

**10. Marine resources**

***Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.***

***Policies:***

***(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;***

***(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;***

***(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;***

***(D) 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 to and impact upon ocean and coastal resources; and***

***(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.***

Discussion:

The project will not impact marine resources and does not involve research, education, or technological development related to the coastal and marine environments.

***(b.3) The development is consistent with the County General Plan, Development Plans and Zoning.***

Please refer to Sections **5.4 – General Plan**, **5.5 – Ewa Development Plan** and **5.6 - Zoning** for discussions on the proposed project’s relationship to the City and County’s land use plans and policies.

***(c) The Council shall seek to minimize where reasonable:***

***(c.1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;***

The project will not involve dredging, filling or alteration of the shoreline configuration.

***(c.2) Any development which would reduce the size of any beach or other area usable for public recreation;***

No beaches along the coastal shoreline will be affected, reduced in size, or obstructed from use by the proposed project.

***(c.3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area and the mean high tide line where there is no beach;***

The project will not reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area. The proposed project will take place well-above the mean high tide line, does not involve submerged lands, and will not block access along the shoreline. Public access to shoreline areas will not be affected by the project.

***(c.4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast;***

The proposed storage yard facility is approximately 1.74 miles makai of the closest state highway nearest the coast (Interstate Highway - H-1). The 1987 Coastal View Study indicates only “intermittent Coastal Views” from the section of highway mauka of the project site. The proposed project will involve construction of a 976 square-foot building with a height of approximately 16 feet. The operation of the storage facility may involve the storage of shipping

containers and other items that may reach up to 26 feet in height. The primary use would involve shipping containers stacked 3 high with a height of 25'6" (8'6" container height x 3). The proposed project's operational activities will be similar in nature to other surrounding industrial properties. The proposed project will not significantly impact or degrade the existing "Intermittent Coastal Views" as identified by the City.

***(c.5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.***

The proposed storage yard facility will not result in changes to the existing land use. No effects are anticipated to water quality, open water, fisheries or fishing grounds, wildlife habitats, or potential or existing agricultural uses of land. As previously described, no adverse effects to water quality are expected to result from construction activities, or use of the facility following project completion.

**SECTION 6**  
**PERMITS AND APPROVALS THAT WILL BE REQUIRED**

**6.1 CITY AND COUNTY OF HONOLULU**

- Special Management Area Permit
- Building Permit
- Grading Permit

**6.2 STATE OF HAWAII**

- NPDES NOI-C Permit
- NPDES NOI-B Permit
- Individual Waster Water System Permit

**6.3 FEDERAL**

- No federal permit anticipated

## SECTION 7

### CULTURAL IMPACT ASSESSMENT

#### 7.1 IMPACTS TO TRADITIONAL/CULTURAL RESOURCES

The following provides a summary of findings from previous assessments and existing conditions on which to gauge the potential for impacts to traditional/cultural resources:

Previous studies identified numerous archaeological sites in a 900-acre area encompassing the present Kalaehoa Barbers Point Harbor (PBQD, 1995). The studies noted physical evidence of extensive prehistoric utilization of the area including site complexes, modified natural features, discreet structural forms, remnant features and numerous sinkholes. The majority of these archaeological properties were destroyed during the development and expansion of the Harbor. There are no known existing archaeological properties in the proposed project site.

The land comprising the project site has been extensively modified as a result of harbor development activities.

There are no plants on the property that are of significant importance for traditional or cultural use. Plant cover in the project area is limited to grasses and other weedy species that are either common or introduced varieties. These conditions and barren nature of the majority of the site (see **Section 4.1.4**) suggest no anticipated adverse impacts to flora and faunal resources associated with traditional or contemporary cultural practices.

The potential for adverse impacts as a result of the proposed project to near shore resources and fishing access is not expected. The project site will not prevent access to the shoreline. Access to the shoreline is available via Malakole Street. The proposed project is located adjacent to the existing Kalaehoa Barbers Point Harbor which is a commercial harbor. Fishing, of any kind, from the piers is generally prohibited to maintain public safety.

**SECTION 8**  
**AGENCIES AND ORGANIZATIONS CONSULTED**

The following agencies, organizations, and individuals were/will be contacted regarding the preparation of the Draft and Final EA for this project.

**8.1 CITY AND COUNTY OF HONOLULU**

Department of Planning and Permitting  
Department of Environmental Services  
Department of Design and Construction  
Fire Department  
Police Department

**8.2 STATE OF HAWAII**

Department of Health - Clean Water Branch  
Department of Land and Natural Resources –  
    Division of Boating and Ocean Recreation  
    Land Division  
    State Historic Preservation Division  
Department of Transportation - Harbors Division

**8.3 FEDERAL GOVERNMENT**

U.S. Army Corps of Engineers  
U.S. Coast Guard  
U.S. Fish and Wildlife Service  
National Marine Fisheries Service

## **8.4 ORGANIZATIONS AND INDIVIDUALS**

Aina Nui Corporation/ James Campbell Company (Kapolei West Development)

Makakilo/Kapolei Neighborhood Board No. 34

Honolulu City Council

## **SECTION 9**

### **SUMMARY OF IMPACTS AND SIGNIFICANCE DETERMINATION**

#### **9.1 SHORT TERM IMPACTS**

Short term impacts associated with the proposed project are expected to be minimal. During construction, noise will be generated from construction and related mobilization of equipment.

Construction equipment is expected to include, but not be limited to, a compactor, concrete mixers, dump trucks, delivery trucks and powered hand tools. All equipment will be muffled in accordance with standard engine operating practices. The work will be limited to weekday daylight hours and engine exhausts will be governed in accordance with applicable state and county regulations. Upon construction completion, noise levels will return to pre-construction levels.

Fugitive dust will be controlled with the use of dust screens and/or regular wetting of the soil by the contractor.

Construction activity will temporarily disturb soil on the property. To minimize soil erosion and sediment suspension, silt fences and other applicable erosion control devices will be utilized to prevent construction-related soil and silt from leaving the active work area. If required, exposed soils in stockpiles will be covered with PVC sheet plastic or similar material to prevent inadvertent contact and mixing with storm water.

All necessary environmental permit applications and building permit approvals will be secured prior to initiation of construction activities.

## 9.2 LONG TERM IMPACTS

No long term adverse impacts are anticipated. The construction and operation of the storage yard will allow for more efficient movement of lumber and other building materials to the 'Ewa and other regions of Oahu.

Upon completion, all construction equipment used on-site will be demobilized and all debris and waste materials will be disposed of at an approved refuse facility.

## 9.3 SIGNIFICANCE CRITERIA

Based on the significance criteria set forth in HAR, Title 11, Chapter 200, Environmental Impact Statement Rules, the proposed project is not anticipated to result in significant environmental impacts. The recommended preliminary determination for the proposed project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are summarized as follows:

1. *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource*

The proposed project will not result in the adverse loss of natural or cultural resources. There are no threatened or endangered species of plants or wildlife that inhabit the project site. Given the historical use of the area, and the composition of the underlying soils, historic or archaeological sites are not known to be present at the site. However, in the unlikely event of a discovery of significant historic or archaeological resources, the SHPD will be immediately notified for appropriate action and treatment. As required, work will be temporarily halted as instructed by SHPD.

2. *Curtails the range of beneficial uses of the environment*

The subject property is zoned for waterfront industrial use and is currently vacant. The proposed use is consistent with the industrial designation of the site and will be contained entirely within the property. The proposed action does not curtail beneficial uses of the environment.

3. *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 343, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders*

The proposed project is consistent with the environmental policies, goals and guidelines expressed in HRS, Chapter 343. Potential sources of adverse impacts have been identified and appropriate measures have been developed to either mitigate or minimize potential impacts to negligible levels.

4. *Substantially affects the economic and social welfare of the community or state*

The operation of the facility will be regulated in accordance with County, State and Federal regulations. The proposed project is expected to maintain the social and economic environment of Oahu by aiding in the development of the Kalaeloa Barbers Point Harbor, and at the same time, provide an essential product (building materials) to the location where it is most needed.

5. *Substantially affects public health*

Factors affecting public health, including air quality, water quality, and noise levels, are expected to be only minimally affected, or unaffected, by the proposed project. The proposed project will result in an upgraded storage yard facility that will support the development and expansion of the Kalaeloa Barbers Point Harbor.

6. *Involves substantial secondary impact, such as population changes or effects on public facilities*

The proposed activity is expected to have little to no substantial secondary or indirect impacts such as population changes or effects on public facilities based on the limited scope and scale of the project. The proposed project will however provide an essential service to a region that is experiencing rapid development. The new storage yard facility will reduce the amount of traffic that would otherwise be traveling between Sand Island and the Ewa region.

The proposed project is supports the stated objectives of the Oahu Commercial Harbors 2020 Master Plan and the General Plan to develop and improve the facilities at Kalaeloa Barbers Point Harbor to meet the future operational requirements of Oahu's commercial harbor users.

7. *Involves a substantial degradation of environmental quality*

Impacts to air and water quality, noise levels, natural resources, and land use associated with the planned facility are anticipated to be minimal. Mitigation measures will be employed as practicable to minimize potentially negative effects to the environment. The proposed project does not involve substantial degradation of environmental quality.

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

The proposed improvements are not expected to cause adverse cumulative impacts to the environment, nor does the proposed project involve a commitment for larger actions in that all work required will be limited to use of the project site. The proposed project is in accordance with the land use plans and policies of the State and City and County of Honolulu.

9. *Substantially affects a rare, threatened or endangered species*

There are no rare, threatened or endangered plant or animal species on the subject property.

10. *Detrimentially affects air or water quality or ambient noise levels*

On a short-term basis, ambient air and noise conditions may be affected by construction activities related to the proposed facility improvements, but these are short-term potential impacts and can be controlled by mitigation measures as described in this EA. Once the project is completed, air and noise in the project vicinity will be allowed to return to conditions consistent with the surrounding land uses. Erosion control measures and other BMPs will be employed to prevent untreated storm water runoff from construction activities entering State waters.

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

The project area is located within an area within the tsunami evacuation zone. Mitigation measures, including evacuation procedures will be in place to ensure personnel safety in the

event of a tsunami. The building proposed as part of this facility will be used for business operations and is not intended to be used as a residential dwelling. The proposed action is not expected to have a significant impact on flood conditions. The proposed project will not entail any reduction or increase in shoreline levels, therefore significant impacts on the extent of overland flooding is not anticipated.

*12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies*

The proposed project will not obstruct any significant scenic features and viewplanes due to its elevation and existing similar industrial activities in close proximity to the project site. The site improvements will not substantially affect any existing views from surrounding areas.

*13. Requires substantial energy consumption*

Construction and daily activities associated with the proposed site improvements will not require substantial amounts of energy.

## **SECTION 10**

### **FINDINGS**

In accordance with the provisions set forth in HRS, Chapter 343, and the significance criteria in HAR, Section 11-200-12 of Title 11, Chapter 200, it is anticipated that the proposed project will have no significant adverse impacts to water quality, air quality, existing utilities, noise levels, social welfare, archaeological sites, or wildlife habitat. All anticipated impacts are expected to be temporary in duration and will not adversely impact the environmental quality of the area. It is expected that an Environmental Impact Statement (EIS) will not be required, and that a Finding of No Significant Impact (FONSI) will be issued for this project.

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