

DEPARTMENT OF LAND UTILIZATION
90/SMA-10(RF)
April 5, 1990

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 33, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/Applicant : Chevron U.S.A., Inc.
Agent : Mark Lively, AIA
Location : 91-480 Malakole Road, Campbell Industrial
Park, Ewa
Tax Map Key : 9-1-14: 10
Request : Construct workshop addition
Determination : Environmental Impact Statement (EIS)
Not Required

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED

Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization
City and County of Honolulu
State of Hawaii

DAC:s1
0316N/8

OFC. OF ENVIRONMENTAL
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FILE COPY

ENVIRONMENTAL ASSESSMENT

for a

SPECIAL MANAGEMENT AREA USE PERMIT

** Chevron USA*

REPAIR SHOP ADDITION AND OFFICE RENOVATION *

Chevron U.S.A., Inc.
91-480 Malakole Road
Campbell Industrial Park
Ewa Beach, Oahu, HI 96707

Tax Map Key: 9-1-14: 10

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OFFICE OF ENVIRONMENTAL QUALITY

Consultant:
LIVELY ARCHITECTS
1121 Nuuanu Avenue, Suite 206
Honolulu, HI 96817

Phone: 523-0707

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OFFICE OF ENVIRONMENTAL QUALITY

February 1990

SECTION 1

NAME OF APPLICANT:

The applicant for the Special Management Area Permit (SMP) is Chevron U.S.A., Inc. whose mailing address is:

P.O. Box 29789
Honolulu, HI 96820-2189.

SECTION 2

DESCRIPTION OF PROPOSED ACTION & STATEMENT OF OBJECTIVES:

Applicant proposes to build an addition to its existing workshop and, also, renovate and convert a portion of the interior of the existing building to provide more office space. FIGURE 1 shows the general location of the project site. The project is located within the Campbell Industrial Park and situated at:

91-480 Malakole Street
Ewa Beach, Oahu, HI 96707

The project site is the Chevron Hawaiian Refinery and covers 248.034 acres being Lot 3001 of the Campbell Industrial Park and identified as:

TMK: 9-1-14: 10

Chevron U.S.A., Inc., operates one of the two petroleum refineries on Oahu. FIGURE 2 shows the general layout of the refinery. The Chevron Refinery products include:

gasoline
jet fuel
LPG for use in gas stoves and hot water heaters
kerosene
diesel fuels
industrial fuels for ships, boilers & elec. power generation
asphalt

The proposed workshop addition and renovation for office space is to support the refinery and does not introduce any new activity into the area. The present workshop cannot accommodate the repair and maintenance work emanating from the refinery. Since it began operations in 1960, the refinery has increased in recent years entailing more maintenance work for its work force. Some of the repairs and maintenance work are performed outdoors.

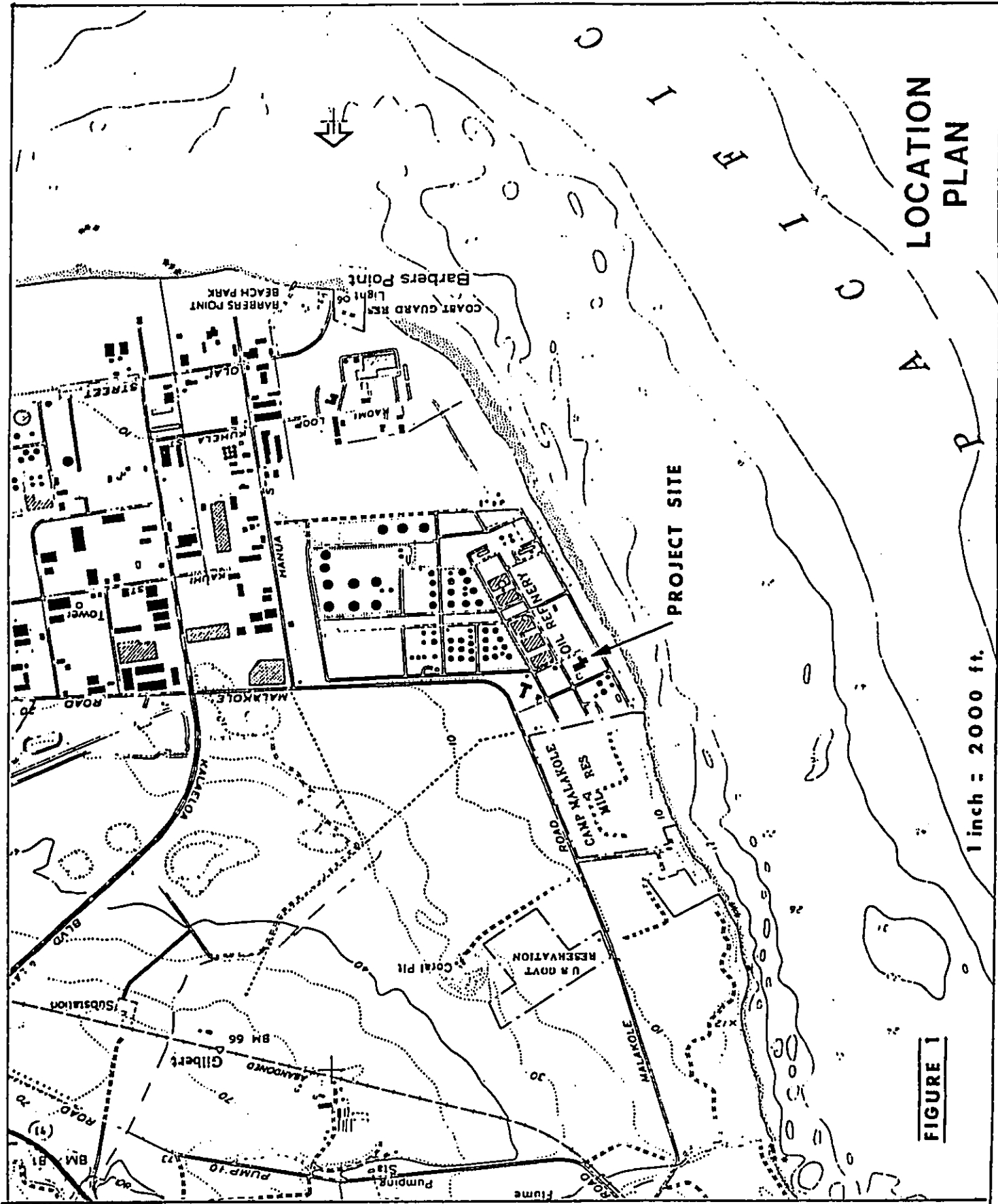


FIGURE 1

1 inch = 2000 ft.

LOCATION PLAN

HAWAIIAN REFINERY
PLOT PLAN

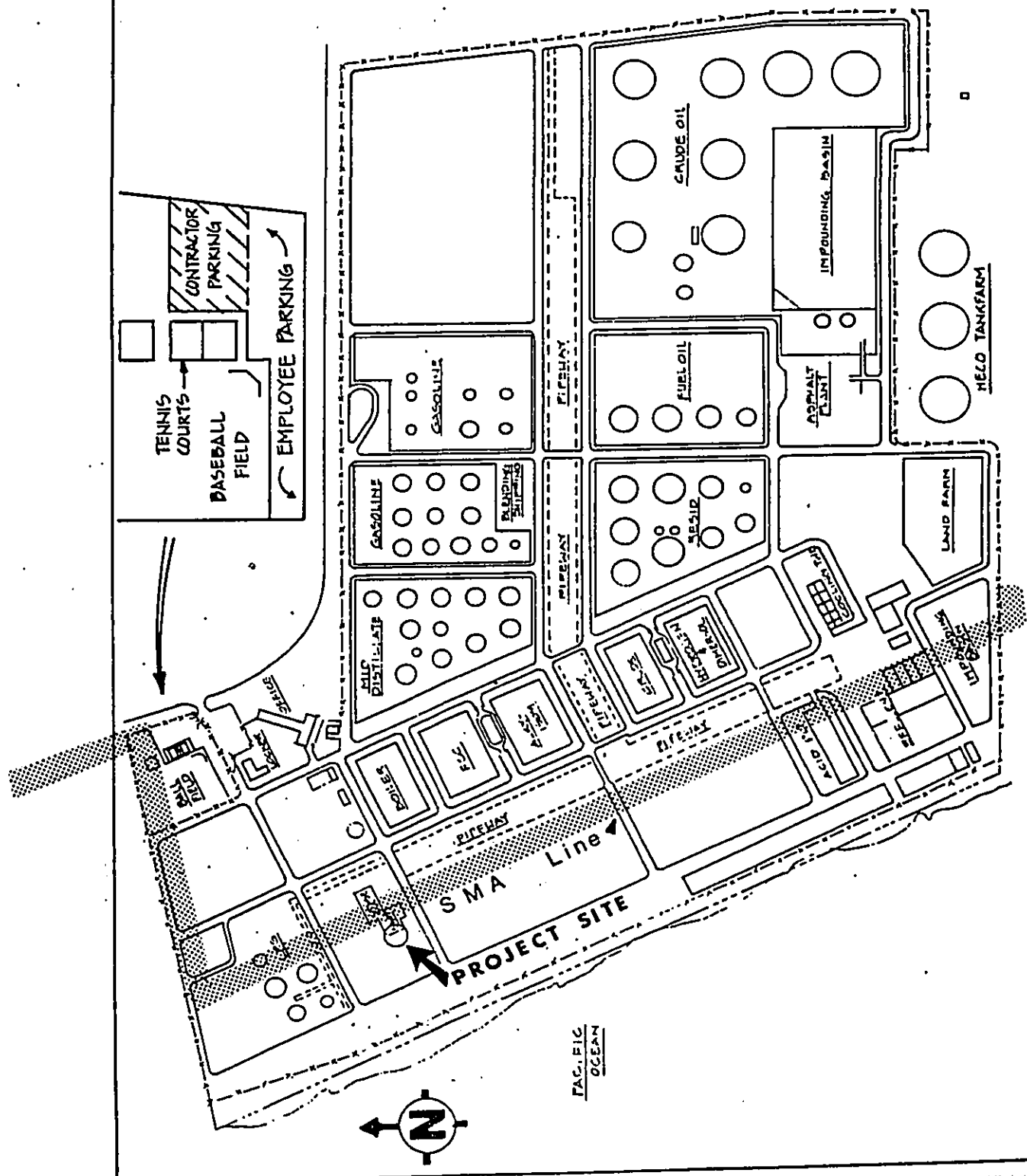


FIGURE 2

It is desirable to conduct such work under cover and not be affected by rains or the hot sun. FIGURE 3 shows the proposed workshop addition and location of the renovation for added office space.

The work that will be performed in the new addition will be primarily welding and fabrication maintenance work associated with a refinery operation.

The existing steel building is 24,362 square feet in size, and contains 1,296 square feet of office space. The new workshop addition, 75 feet by 137.25 feet, will add 10,294 square feet to the existing building. The interior renovation will provide 462 square feet of additional office space. The final building size will be:

workshop space:	32,898 sq. ft.	
office space:	1,758 sq. ft.	
Total size:	<u>34,656</u>	sq. ft.

The cost is estimated at \$500,000.00.

The improvements, workshop addition and renovated office space, will not materially affect the work force as the improvements are to take care of existing personnel. The improvements will not generate new jobs.

The work will start after all permits have been issued. Completion will be within a year after work is started.

SECTION 3

AFFECTED ENVIRONMENT:

The project is located in the Campbell Industrial Park, the largest industrial area on Oahu, which covers 1,314 acres. The Chevron U.S.A., Inc., Hawaiian Refinery lot is 248 acres in size and is completely surrounded by a security fence. Further, entry into the refinery is guarded with entry only by authorized persons.

The north boundary of the refinery borders on Malakole Street and the Cook Inlet Region, Inc., lot, TMK: 9-1-14: 4. Beyond this is the newly created State of Hawaii Barbers Point Harbor. The east boundary borders a row of 2.4 to 4.8-acre lots sold or leased to private firms by Campbell Estate. The south boundary lies next to the Hawaiian Electric Company lot and Campbell Estate lots leased to Brewer Chemical Corp and Hawaii

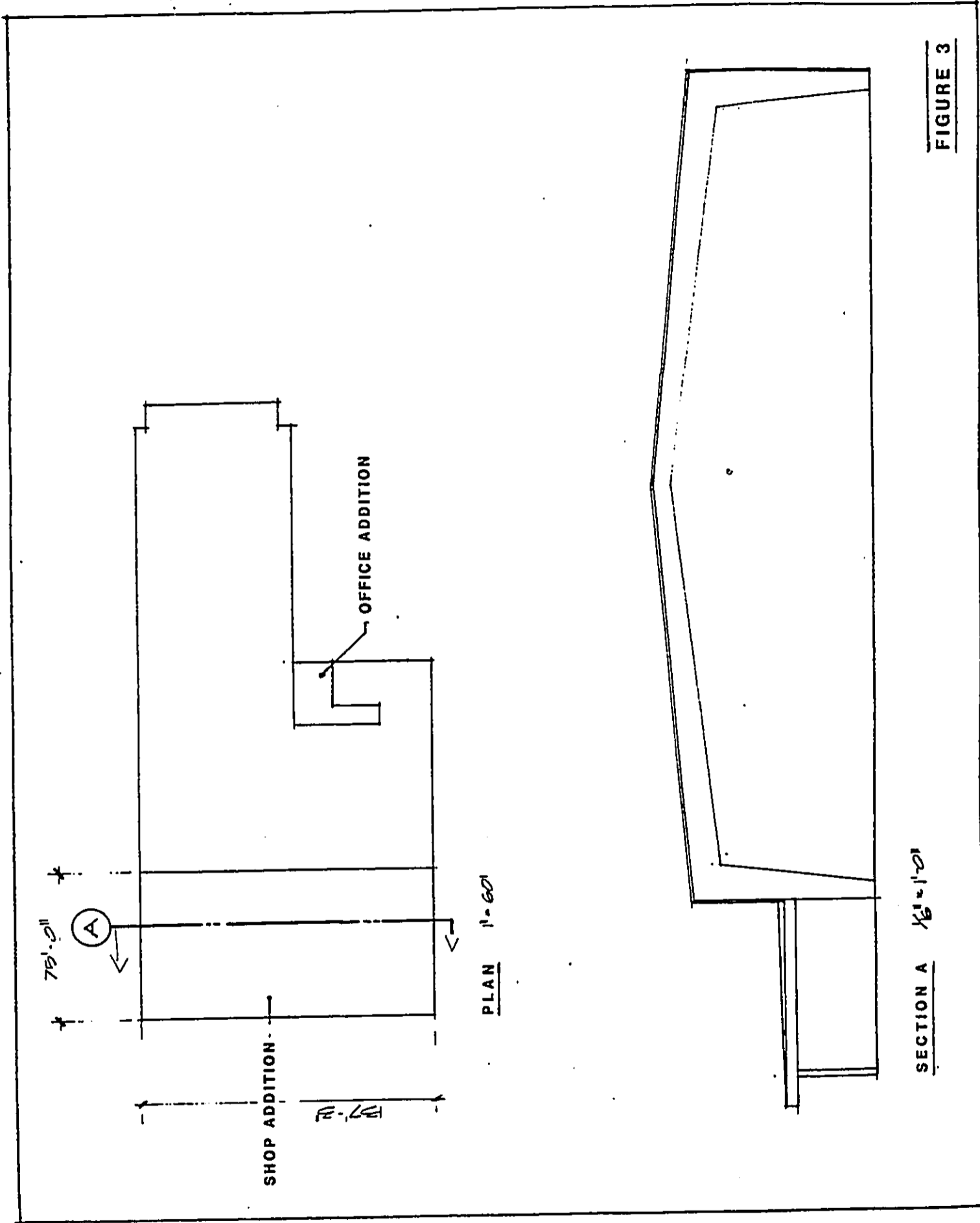


FIGURE 3

Project Management, Inc. The west boundary is adjacent to the shoreline and the fence is located approximately 50 to over 100 feet from the water's edge. FIGURE 4 is a site map which shows the location of the Chevron Hawaiian Refinery and the neighboring lot owners.

SECTION 4

GENERAL DESCRIPTION:

TECHNICAL: There are no technical problems associated with this project. The addition to the existing workshop building is to keep this type of activity in one area for efficient operation. Further, there is ample room for expansion of the building. The improvement is to accommodate work that has "overflowed", so to speak, its present quarters. The proposed building addition will be approximately 340 feet from the shoreline boundary fence and located in the Special Management Area necessitating a Special Management Area Use Permit (SMP) from the City and County.

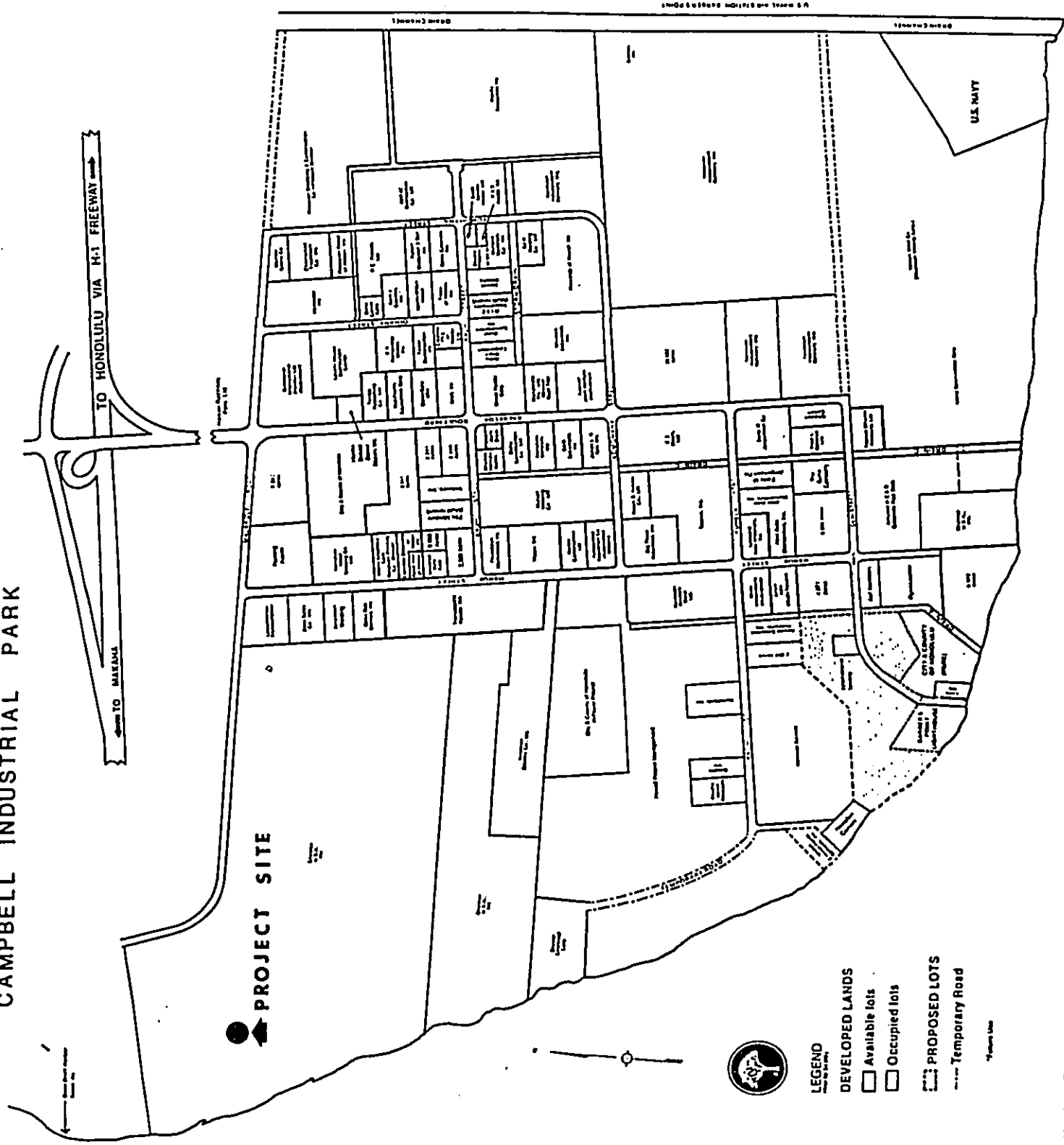
SOCIO-ECONOMIC: The Hawaiian Refinery production capacity is 55,000 barrels a day and makes more than 20 products. Its work force of 200 persons, more or less, involve blue collar, white collar, scientists, professional engineers and technicians. For tax purposes, assessed value of the property for 1988 was \$26.5 million for the land and \$21.5 million for the buildings. The Chevron Hawaiian Refinery serves the industrial, military, commercial and residential customers in Hawaii.

The proposed improvements will have little or no impact, on the socio-economic aspects of the community as the improvements are merely supportive of the refinery activities and will not generate any new activity not already existing within the confines of the refinery.

ENVIRONMENTAL: The project site was graded and cleared during initial construction of the refinery and is devoid of vegetation. In this respect, the expansion of the existing building will not effect any native flora. The refinery is heavily industrialized and no native fauna has been found to inhabit this site.

Air quality for the refinery is already regulated by Federal and State air regulations and standards. The improvement, which will provide shelter for repair and maintenance work, will not contribute to any deterioration of air quality as such work is already in progress. Further, being in a building, such repair and maintenance work will decrease any potential dust problem which may be generated by work done out in the open and subjected to the hot sun and wind.

CAMPBELL INDUSTRIAL PARK



- LEGEND**
- DEVELOPED LANDS**
- Available lots
 - Occupied lots
- PROPOSED LOTS**
- Temporary Road

FIGURE 4

Visually, the improvement will screen work now carried out in the open and will be more in keeping with the beautification program instituted for the entire Campbell Industrial Park as contained in the "James Campbell Industrial Park Architectural, Landscaping and Sign Guidelines," and the State goals of the SMA and CZM.

There are no historical features located on the project site. Excavation will be very minimal for the floor; however, should any sub-surface artifact or historical item be unearthed, the work will cease and the State Historical Preservation Office notified. Work will resume only with the permission from the State Historical Preservation Office.

The Campbell Industrial Park infrastructure of streets, water mains, utilities, etc., are adequate and no additional demand on any of the infrastructure is expected.

The project will not generate any new level of noise. It is expected that since the present work now carried out in the open will be done indoors, some noise reduction will result. However, existing noise levels are within the Oahu regulations of the Department of Health and City & County and are expected to continue to comply with such regulations.

SECTION 5

CONFORMITY WITH GOVERNMENT PLANS & POLICIES:

The project site is within the State Land Use Commission Urban District.

The City and County Development Plan designates the Hawaiian Refinery site as Industrial. Under the Land Use Ordinance, the site is zoned I-2, General Industrial. Petroleum processing is permitted under a Conditional Use, Type 1, under the Land Use Ordinance.

The refinery, which has been in operation for 30 years, is in conformity with applicable provisions of the General Plan of the City and County. However, present project does not detract from the over-all importance or character of the refinery as it is more of "house-keeping" measure, that is, repair and maintenance work to ensure proper operation of the refinery and its equipment.

The location of the refinery site, adjacent to the shoreline, places a portion of the property within the Special Management Area (SMA). FIGURE 2 shows the approximate location of the SMA relative to the proposed improvement. In this regard, the proposed improvement necessitates a Special Management Area Use Permit (SMP) to comply with Ordinance 84-4 of the City & County to meet the objectives and policies of the State Coastal Zone Program and the review guidelines of the City & County.

A review of the objectives of The State Coastal Zone Program (Section 205A-2, HRS) is as follows:

1. Recreational Resources:
 - a. Provide coastal recreational opportunities accessible to the public.

Response: The refinery site is fenced and the fence is located approximately 50 to over 100 feet from the water's edge. The shoreline is open for the general public to traverse the coastal area for fishing, hiking, etc.

2. Historic Resources:
 - a. Protect, preserve and, where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Response: The project site is within a heavy industrial site that has already been cleared and graded. No historic remains have been found or thought to exist in the project area.

3. Scenic and open space resources:
 - a. Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.

Response: The area is designated urban by the State Land Use Commission and zoned general industrial by the City & County; as such the area has been used for petroleum processing for 30 years as part of the Campbell Industrial Park. All development within the industrial park is covered by provisions contained in the "James Campbell Industrial Park Architectural, Landscaping and Sign Guidelines" to create an attractive and pleasant environment. The size of the refinery site will remain unchanged; no new land area is required by the proposed project. No increase in building height is planned with the project.

4. Coastal Ecosystems:
 - a. Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.

Response: Chevron adheres to the strictest environmental standards due to the nature of its refinery operations. The proposed improvement will not generate any adverse impact caused by water or air pollution.

5. Economic Uses:

- a. Provide public or private facilities and improvements important to the State's economy in suitable locations.

Response: The 30 years of operation of the Chevron Hawaiian Refinery at Campbell Industrial Park has proven to be of great economic benefit to the State. The refinery operation will continue to provide jobs and tax revenues for our local community while meeting our transportation and utility needs.

6. Coastal hazards:

- a. Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion and subsidence.

Response: The project site is beyond the flood plain zoning line as shown on City maps for the area. As such, no adverse impact is expected from possible tsunami inundation. Further, there are no major water courses in the area to cause flooding or erosion of the site. Past records do not show any such coastal hazard associated with the project site.

7. Managing development:

- a. Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Response: Existing laws and regulations provide for this aspect of Coastal Zone Management program. The proposed project is relatively minor in relation to the existing refinery and its related network of equipment and machinery, and does not detract from the broad CZM program goals.

A review of the policies of the State Coastal Zone Program (Section 205A-2, HRS) is as follows:

1. Recreational Resources

Response: Since the area is classified urban and zoned for industrial use, no recreational resources for public use are available within this sensitive refinery area where a security fence prevents unauthorized entry for safety reasons. The area has been in constant use for the past 30 years and no land use change is anticipated or requested.

2. Historic Resources

Response: No historic resources have been found or thought to exist on the property; no preservation or protection measures are required.

3. Scenic and open space resources

Response: The proposed project is part of an existing industrial facility and no new land area is required. The project itself is minor in relation to the existing structures on the site creating no impact to the scenic and open space aspects of the general area.

4. Coastal ecosystem

Response: Sufficient environmental controls exist governing the operation of the refinery. The proposed project will not affect the coastal ecosystem as no new activity other than what is now performed will be introduced.

5. Economic uses

Response: The present industrial use of the site is in conformity with existing State and County laws and regulations. The refinery operation is expected to continue adding to the economic benefit of the State and County.

6. Coastal hazards

Response: No coastal hazards are associated with the project site; nor does this project create any such hazard.

7. Managing Development

Response: This project complies with applicable State and County laws and regulations.

A review of the City and County Guidelines as contained in Ordinance 84-4 is as follows:

1. All development in the special management area shall be subject to reasonable terms and conditions set by the Council to insure that:

a. 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.

Response: The industrial park is an established development of long standing. For security and public safety, the area is fenced. Access to the shoreline area is available from Barbers Point Beach Park and the State Barbers Point Harbor.

b. Adequate and properly located public recreation areas and wildlife preserves are reserved.

Response: The proposed project is within a established industrial area and does not involve any new lands nor affect any recreation or wildlife areas.

c. Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources.

Response: Solid and liquid waste disposal systems for the Chevron Hawaiian Refinery are in place and conform to applicable Federal, State and County regulations.

d. 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 earthquake.

Response: No alterations to existing topography is proposed as the area was graded in the past as part of the refinery development and can accommodate the workshop addition. No increase in building is planned. The addition to the existing building will have no effect on water resources and scenic and recreational amenities; nor cause any hazard from floods, landslides, etc.

2. No development shall be approved unless the Council has first found that:

a. 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 individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.

Response: The workshop building expansion is an adjunct to the existing refinery and will not have any adverse environmental or ecological effect as the building will house repair and maintenance work now performed outdoors.

b. The development is consistent with the objectives and policies as set forth in Section 3 (of Ordinance 84-4) and area guidelines contained in Section 205A-26, HRS.

Response: The proposed work is consistent with the objectives and policies as set forth in Section 3 of Ordinance 84-4 as described in the preceding sections. The proposed work also conforms to the State guidelines as set forth in Section 205A-26, HRS.

c. The development is consistent with the County General Plan, development plans, zoning and subdivision codes and other applicable Ordinances.

Response: The proposed project is in conformity with all City and County plans, ordinances and regulations.

3. The Council shall seek to minimize, where reasonable:
- a. Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough, or lagoon.

Response: The proposed project does not alter the topography nor does it affect any marine or aquatic resource.

- b. Any development which would reduce the size of any beach or other area usable for public recreation.

Response: The proposed work is within an established industrial facility and does not encroach upon any public recreation area.

- c. 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 not beach.

Response: The proposed work will be located within the confines of the refinery lot and does not infringe on any existing public access to tidal lands or beach front.

- d. Any development which would substantially interfere with or detract from the line of sight toward the sea from the State Highway nearest the coast.

Response: The proposed workshop addition is located within the largest industrial complex on Oahu. As such the project, of minor size in comparison with other nearby structures, will have no effect on visual aspects from the nearest State Highway, Interstate Highway H-1, which is at least 2 miles distant.

- e. 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 the land.

Response: The proposed work will be located in an industrially zoned area and will not impact upon the items mentioned.

SECTION 6

PROPOSED FINDINGS AND DETERMINATION:

The proposed workshop addition and interior renovation for additional office space will be within an industrially zoned area. The project is a permitted use for the I-2 industrial district. The workshop is to support the refinery operations and does not by itself create any environmental impact that is not minimized or controlled by existing facilities.

The workshop addition is to accommodate work that is now performed outdoors. No new activity will be generated by the project, the project merely expands suitable and safe working conditions for the workers.

Inasmuch as the project: 1) is considered minor in scale as it is merely an expansion of one of the structures of the existing refinery complex; 2) does not create any significant adverse ecological or environmental impact; and 3) is primarily to accommodate work currently performed outdoors - a negative declaration is deemed applicable for this project.