

JOHN WAIHEE  
GOVERNOR OF HAWAII



WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

STATE OF HAWAII RECEIVED  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

'90 MAY 16 11:02

CO:RNF:dc

May 14, 1990 OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Dr. Marvin Miura, Director  
Office of Environmental Quality Control  
465 South King Street, #104  
Honolulu, HI 96813

Dear Dr. Miura:

Subject: Negative Declaration and Environmental Assessment  
for Sand Island Public Works Improvements

We respectfully submit four(4) copies of the subject document for publication in the next OEQC Bulletin as a Negative Declaration. The Department has determined that the proposed project will not have any significant environmental impacts and therefore an Environmental Impact Statement is not warranted. A list of reasons supporting this determination is included in Section VI of the subject Environmental Assessment.

If you have any questions, please contact the preparer of the document, Environmental Communications, Inc. at 521-8391.

Very truly yours,

Handwritten signature of Russell N. Fukumoto.  
Russell N. Fukumoto

Attachments

cc: Environmental Communications, Inc.

1990-05-23- OA-FA

ENVIRONMENTAL ASSESSMENT

FOR

FILE COPY

PROPOSED ~~S~~INFRASTRUCTURE IMPROVEMENTS

SAND ISLAND BUSINESS ASSOCIATION~~\*~~

SAND ISLAND, OAHU, HAWAII

MAY, 1990

PREPARED BY

ENVIRONMENTAL COMMUNICATIONS, INC.

P.O. BOX 536

HONOLULU, HI 96809

**L SUMMARY**

**Chapter 343, HRS  
Environmental Assessment EA**

**Type of Action:** Agency Action  
Sand Island Business Association

**Accepting Authority:** Department of Land and Natural Resources  
State of Hawaii

**Project Name:** Sand Island Infrastructure Improvements

**Request:** The proposed project lies within the Special Management Area (SMA) identified in Ordinance No. 84-4, City & County of Honolulu. An SMA permit application must be submitted to the Department of Land Utilization, City & County of Honolulu.

**Project Location:** The project area is located on Sand Island in Honolulu Harbor and consists of two parcels separated by the existing Sand Island Parkway Road. The parcels are about 68 and 3.5 acres respectively.

**Proposed Action:** The two parcels are to be subdivided into light industrial lots in accordance with the City & County of Honolulu standards. Accordingly, the existing infrastructure must be brought up to City & County standards for roads, drainage, sewerage, and water.

**Tax Map Key:** 1-5-41

**State Land Use Designation:** Urban

**Development Plan:** Industrial

**Zoning:** I-3 (waterfront industrial district)

**Acreage:** 68 and 3.5 acres

**Present Use:** Presently occupied and being used by tenants

**Environmental Consultants:** Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, HI 96809

## II. PROJECT DESCRIPTION

### A. Project Background

The Sand Island Business Association (SIBA) consists of 116 small businesses, such as contractors and warehouses that currently operate in the 73 acre district mauka of Sand Island State Park. All tenants are on a month-to-month lease agreement with the landowner, the State of Hawaii. SIBA has negotiated an agreement with the State to privately finance the necessary improvements to bring the subject parcel up to County standards in return for a 55- year lease. This agreement would pay for improvements to the storm drainage system, underground utilities, paved streets, sewerage, and water systems. No public funds will be used for the proposed improvements.

The majority of the tenants use their respective lots for open and closed storage and warehousing, and limited office space. Most of the buildings are temporary wooden structures.

The site is relatively low and is subject to periodic ponding due to the fact that there is no storm drainage system. Current elevations range from 4.5 to 10 feet above mean sea level.

Existing roadways are narrow and provide access to the onsite lots. Sand Island Parkway Road provides access to the majority of the lots which front that road.

### B. Technical Characteristics

SIBA will subdivide the larger parcel of 68 acres into light industrial lots in accordance with City & County standards. Commensurately, all existing infrastructure must also be brought up to applicable County standards. The smaller parcel of 3.5 acres will be developed by the landowner for limited commercial use. The adjacent portions of Sand Island Parkway Road will be improved by the State of Hawaii in conjunction with SIBA. These improvements to the road must be coordinated with the SIBA industrial park construction to assure continued access for the tenants. This will also apply to the construction of the major storm drains and major sewer main connections.

#### 1. Project Grading

The project site is relatively low with elevations of about 4.5 feet to 10 feet above mean sea level. Due to the low elevations and lack of drainage facilities, localized ponding occurs on roads and

individual lots during and after rainstorms. To mitigate this localized ponding problem, it is proposed that new drainage systems consisting of catchbasins, grated inlets, and underground conduit systems will be built in the proposed street system and extended into the lots that will be subdivided. For certain lots that are larger in size, localized grading will be necessary to drain portions of their area to the new streets and on-site grated inlets.

2. Project Streets

a. Existing Conditions

Presently, access is provided from Nimitz Highway to the industrial area by Sand Island Access Road, the Bascule Bridge, and Sand Island Parkway Road. There are two traffic lanes in each direction on both roadways to the Sand Island Wastewater Treatment Plant; beyond the treatment plant, the road pinches down to a two lane facility with 20-foot wide pavement width. Within the industrial park area, roads consist of narrow rights-of-way, 20 to 30 feet wide and travelways of about 18 to 20 feet. Some of the major access streets have asphaltic concrete pavement, while many of the minor streets have compacted coral surfaces. Most streets are in disrepair with ruts and potholes and no storm drain facilities.

b. Proposed Improvements

The State of Hawaii proposes to improve the roadway from the sewage treatment plant to the State Recreational park boundary with a 60 feet wide right-of-way and sufficient pavement width for two lanes in each direction, or one through lane with left-turn lanes. The parkway road will probably be constructed to State standards, and therefore, remain under State ownership and maintenance.

The interior roadway system will have 56 foot wide rights-of-way and will be built to City & County standards. These interior streets will consist of 36 foot wide asphaltic concrete pavement and 2 foot wide concrete gutters, concrete curb and 8-foot wide concrete sidewalks on each side of the streets. Openings will be provided in the sidewalks for street trees.

3. Project Storm Drainage System

a. Existing Conditions

The only storm drainage facility on the subject parcel is an unlined earth ditch adjacent to Adams Street. It has a 48 inch outlet pipe and existing grated inlet drains in the State Recreational Park. This ditch is the remains of a moat built in the early 1940s around a prisoner detention camp and is inadequate as a storm drainage facility. During storm periods, the project site is inundated with localized ponding and some areas become inaccessible and unusable at times of severe storms.

b. Proposed Improvements

It is proposed that the storm runoff from the project site will be collected in the street catch basins and grated inlets located in lots and conveyed by underground drain conduits to two proposed major drain outlet facilities planned by the State for construction within the Sand Island Park Roadway. The northern major drain outlet facilities are located across the sewage treatment plant and are planned to discharge into Honolulu Harbor at the Coast Guard Station-Matson container yard boundary. The southern major drain outlet facility is planned along the boundary of the fisheries station-State recreational park. These proposed drainage systems will be designed and built to City & County standards. Systems within the on-site streets will also be designed and built to City & County standards and will be dedicated for operation and maintenance. Those drainage systems on the individual lots will remain private and will be maintained by the respective tenants.

4. Sanitary Sewer System

a. Existing Conditions

Most of the tenants within the project site use cesspools for disposal of onsite sewage. A limited number of lots have no sanitary facilities and some lots along the major Parkway Road may be connected to the municipal system. There are existing sewer line easements traversing the southwestern portion of the project site that convey wastewater from the City's Ala Moana Pump station to

the treatment plant. These pipelines are under high pressures and therefore, cannot be used for servicing the industrial park area.

b. Proposed Improvements

It is estimated that approximately 29 acres of the northwestern portion of the site and 8 acres of lots fronting the parkway road can be sewered by gravity flow to the existing and proposed municipal sewer system in the parkway road. The remaining southeastern area of about 29 acres must be serviced by a booster pump station since the existing ground is too low in this area to gravity flow to the pump station, and then be boosted by force main to the sewer trunk main in the parkway road. Sewer laterals will be extended in streets to property boundaries and capped for future connections by tenants.

Based on City & County standards, the estimated sewage flow generated by the industrial lots with net area of about 58 acres will be approximately 0.46 MGD. The sanitary sewer system, including pump station, will be designed and built to City & County standards and dedicated for City operation and maintenance.

5. Project Water System

a. Existing Conditions

The area is presently serviced by a municipal water main located in the existing Sand Island parkway road. The existing main consists of a new 16-inch pipe line connected near Hookahi Street intersection to an existing 12-inch water line which continues on to the State Recreation Park. The existing 12-inch line is old and leaks badly. Some tenants in the industrial area have connections and water meters issued by the Board of Water Supply. The other tenants are either sharing water from the BWS meters or have no water at all. This system can provide water service to the tenants, but would not meet fire flow requirements of 4,000 gallons per minute for three hours.

b. Proposed Improvements

The planned improvements in the Sand Island Parkway Road by the State includes construction of a new 16 and 12 inch water main to replace the old 12-inch line. On-site improvements include 12- and 8-inch water mains, fire hydrants at minimum 250-foot intervals, 6-inch laterals at lot boundaries for future fire line use, and 2- and 1-1/2-inch service laterals with meter boxes. Based on BWS standards, the estimated water demand for the industrial lots with net area of about 58 acres is 0.23 MGD. The system will be designed and built to BWS dedicable standards for BWS operations and maintenance.

6. Project Electrical and Telephone Service

a. Existing Conditions

These utilities are provided by the Hawaiian Electric Company and Hawaiian Telephone Company and are placed underground in the improved portion of the roadway. Beyond this point and within the industrial area, the telephone cables are on joint poles with the electric lines.

b. Proposed Improvements

The planned improvements to Sand Island Parkway Road will include the underground installation of the main electric and telephone cables in underground ducts within the road right-of-way. Likewise, the on-site electric and telephone cables will be installed in underground conduits with required transformers placed above ground in landscaped easements. Underground service laterals will be extended to the lot property boundary for future underground extension to buildings. All improvements will be designed to the respective utility company's standards, and upon completion, dedicated to them for operation and maintenance.



C. Socio-Economic Characteristics

Currently, there are 116 tenants occupying 135 lots. The breakdown of the lots are as follows.

Less than 7,500 Sq. Ft.	34
7,501 - 15,000	44
15,001 - 25,000	31
25,001 - 50,000	16
50,001 and over	10

Historically, most of the existing tenants were relocated from the current site of Matson Container Yard in 1977 when that major facility was developed and completed. At the time of relocation, the site was being used illegally as a refuse dump. The tenants, at their own expense, hauled away the tons of debris, graded the land, installed the roadways and waterlines (minimum standard) and repaired and maintained the roadways, all at no cost to the State or the City Government.

Through these years, the tenants have been paying their fair share of rent and taxes. The revenue to the State on the rent alone will exceed \$3.5 million this year. And when the revenues from property tax, excise tax and income tax are counted, the month-to-month revocable permits on Sand Island have provided an excellent economic benefit to the City and the State. In order to perpetuate and promote greater economic development on Sand Island, the Industrial Park Law (Section 171-131 Hawaii Revised Statutes) was passed in 1988. This statute has provided the enabling legislation to permit these improvements to be designed and constructed, bringing the site into conformance with applicable City and State dedicable standards.

D. Environmental Characteristics

The proposed project will generate temporary construction related impacts which will result from the grading of the improvements on the site and also for the improved street system. A phased schedule of construction is planned so that there will be a minimum disruption to the tenants and also to reduce the potential air, noise, and runoff impacts. Plans for the drainage outlets have been designed for discharge into Honolulu Harbor rather than the offshore coastal zone. There are no adjacent conflicting urban land uses that would be impacted by the temporary construction phase or the completed operational phase.

E. Funding and Phasing

The SIBA will fund the proposed improvements to the lands under lease from the State of Hawaii. Improvements to the roadway from the sewage treatment plant to the State Recreational Park boundary will be funded by the State of Hawaii while interior street systems and all other improvements will be funded by the SIBA. The engineering generated approximate cost for the proposed improvements are listed below.

Interior Roadways	\$1,500,000
Storm Drainage System	2,770,000
Sanitary Sewer System	1,815,000
Water System	1,055,000
Electrical and Telephone	2,230,000

### III. THE AFFECTED ENVIRONMENT

#### A. Geographical Characteristics

The proposed site consists of mixed fill (FL) land and soils associated with the Jaucas Series. Soil productivity rating is E 76. The climate is temperate with prevailing trade winds ranging typically from 10-20 miles per hour from the East-Northeast. Annual rainfall is moderate averaging 20-25 inches annually with periodic winter storms exceeding these values. The proposed improvements are not expected to have adverse impacts on the top soil or underlying coral of the site.

#### B. Hydrological Characteristics

Sand Island is designated as lying within Flood Zones A and X, indicating base flood elevations have not been determined and that inland portions are determined to be outside the 500-year flood plain. Additionally, the State of Hawaii has identified a portion of the island lying within the tsunami inundation zone which extends 1,500 feet from the shoreline adjoining the entrance channel of Honolulu Harbor. Historical data reveals that the area has not been subject to severe tsunami damage and the most recent tsunamis have caused little or no damage to the island.

#### C. Biological Characteristics:

Flora found on Sand Island is generally sparse and consists of introduced or exotic species. Common trees located within the proximity of the industrial site include the keawe (Prosopis pallida), opiuma (Pithecellubium dulce), ironwood (Casuarina equisetifolia), and haole koa (Leucocephala leucaena).

Fauna within the project vicinity consists mainly of species that have established themselves on Sand Island. Migratory birds found within the vicinity of the project site include two endemic (native) endangered species: the Hawaiian Owl (Asio flammeus sandwichensis), and the Hawaiian Stilt (Himantopus himantopus knudseni). Other birds and mammals found within the vicinity of the project are common species of including the gull, cardinal, dove, sparrow, mongoose, feral cat and dog, brown mouse and Norway rat.

Due to the sparseness of the vegetation on the project site, the impacts are not considered adverse. Clearing and grading will result in loss of the existing trees on the site and noxious weeds will also be cleared away.

Fauna species will not be adversely affected by the proposed improvements since the endangered species listed are most often found in the adjacent Keehi Lagoon area, on the west side of Sand Island. Any common species found on the project site will relocate to adjacent uninhabited or undeveloped areas.

D. Service Facilities

The proposed improvements are designed to improve current deficient facilities in roads, drainage, sewerage, and water. Fire protection is provided by the Kalihi Kai Station which houses three companies with a total of 18 firemen. Police service on Sand Island is provided from the Kalihi Station which is staffed with approximately 100 officers.

E. Public Utilities and Service

Impacts on these specific services of electricity and telephone are expected to be improved with the expansion of service and the undergrounding of the utilities within the roadway and to the interior street system.

F. Archaeological Sites

According to the Federal and State Registers of Historic Places, no sites of historic or archaeological significance exist on Sand Island.

G. Aesthetics and Visual Characteristics

The proposed improvements are for the most part, hidden since they consist of road, sewer lines, drainage, water lines, and underground utilities. The undergrounding of the electric and telephone cables will add visually to the overall project appearance.

H. Relationship to Existing Land Use Policies, Plans, and Controls

1. All construction is scheduled to take place within the Urban designated District as indicated on the State Land Use Boundary maps.
2. The City & County Zoning for the project site is I-3.
3. The City & County Development Plan designation is Industrial.
4. The project lies within the boundaries of the Special Management Area (SMA) Ordinance No. 84-4.

#### IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The proposed actions are designed to mitigate current onsite conditions that are considered defective. Temporary construction impacts that normally occur will result in possible violations of applicable State and City environmental standards; however, they are temporary in nature and will not permanently impact adjacent I-3 zoned tenants. Appropriate measures to mitigate these potential impacts include compliance with applicable Noise code standards during construction working hours; drainage control measures to reduce turbidity impacts due to earth work, and compliance with appropriate Air Quality regulations on construction related equipment.

V. **ALTERNATIVES TO THE PROPOSED ACTION**

A. No-Action Alternative

A "No-Action" alternative would result in the continuation of the existing conditions which are undesirable. Also, the continuation of the current situation would not permit present tenants from utilizing their land space in a more cost-effective way. The landowner would not be able to receive an equitable return on the value of the lands under lease.

B Other Proposed Actions

If other land uses were considered, these uses would need positive action in terms of changing current land use policies which permit I-3 identified uses. The State has identified and the tenants concur that there is a need for centrally located Industrial activities within the Primary Urban Center. Sand Island fulfills that planning concept.

## **VI. DETERMINATION, FINDINGS AND REASONS SUPPORTING DETERMINATION**

After completing an assessment of the potential environmental effects of the proposed project and consulting with other governmental agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guideline and provisions of Chapters 342, 343 and 344, HRS.

1. The proposed action primarily consists of public works/infrastructure improvements, and will not adversely affect the physical and social environment.
2. There will be no permanent degradation of existing ambient air and noise levels. During construction operations, air quality and noise levels are expected to be affected, but these will be temporary and minor.
3. No residences or businesses will be displaced by this project.
4. There are no know endangered species of animal or plants within the project limits.
5. There are no natural, historic or archaeological sites within the project limits.
6. The project is consistent with the City and County of Honolulu Development Plan Land Use map for the project site.
7. There are no secondary adverse effects on future development, population and public facilities.

**VII. LIST OF PREPARERS**

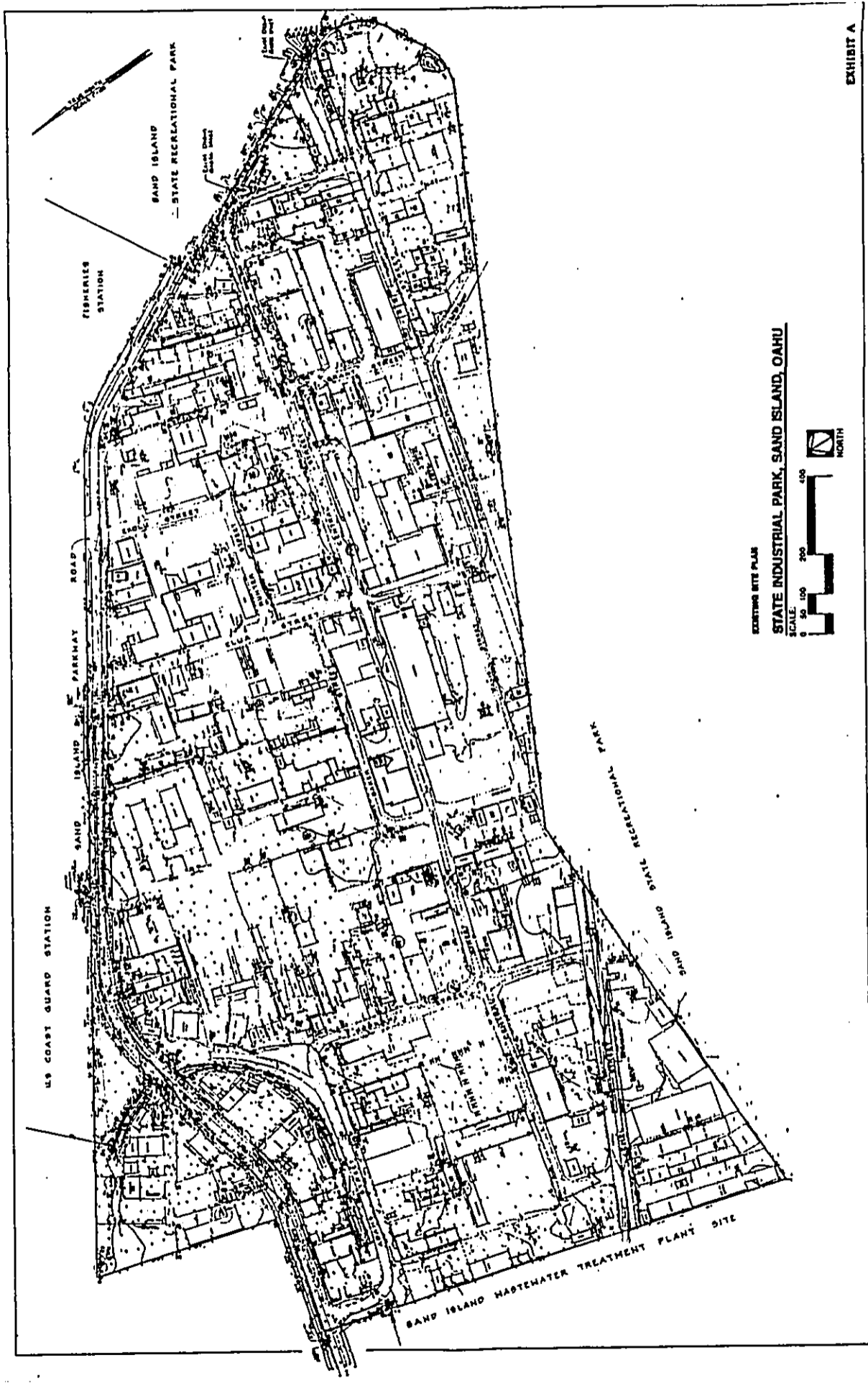
**Environmental Communications, Inc.**  
- E.A. document

**Community Planning, Inc.**  
- Retained civil engineering consultant

**Sand Island Business Association**  
- Walter Arakaki, President



DOCUMENT CAPTURED AS RECEIVED



EXISTING SITE PLAN  
STATE INDUSTRIAL PARK, SAND ISLAND, OAHU  
SCALE: 1" = 100'

EXHIBIT A

DOCUMENT CAPTURED AS RECEIVED

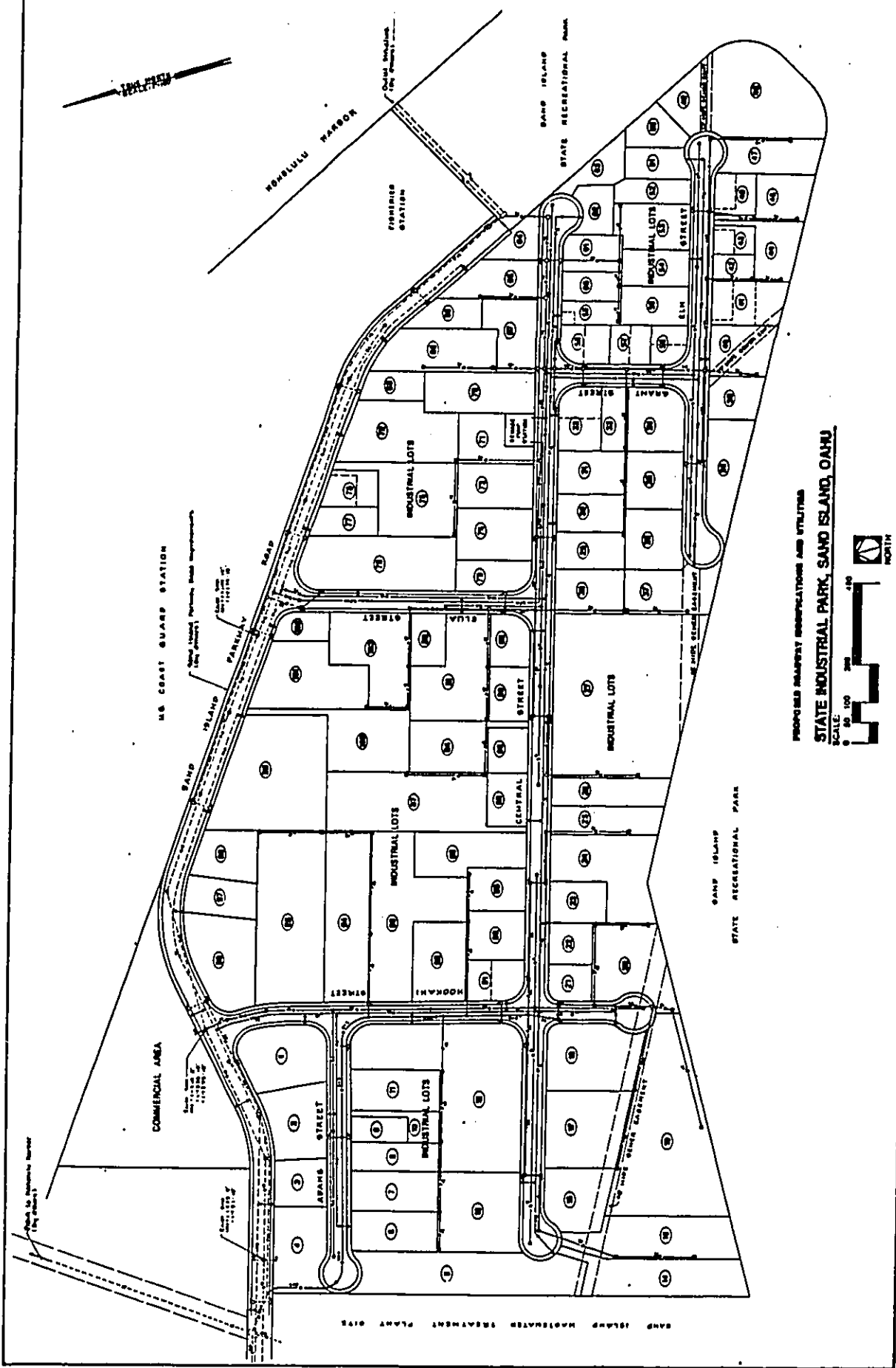
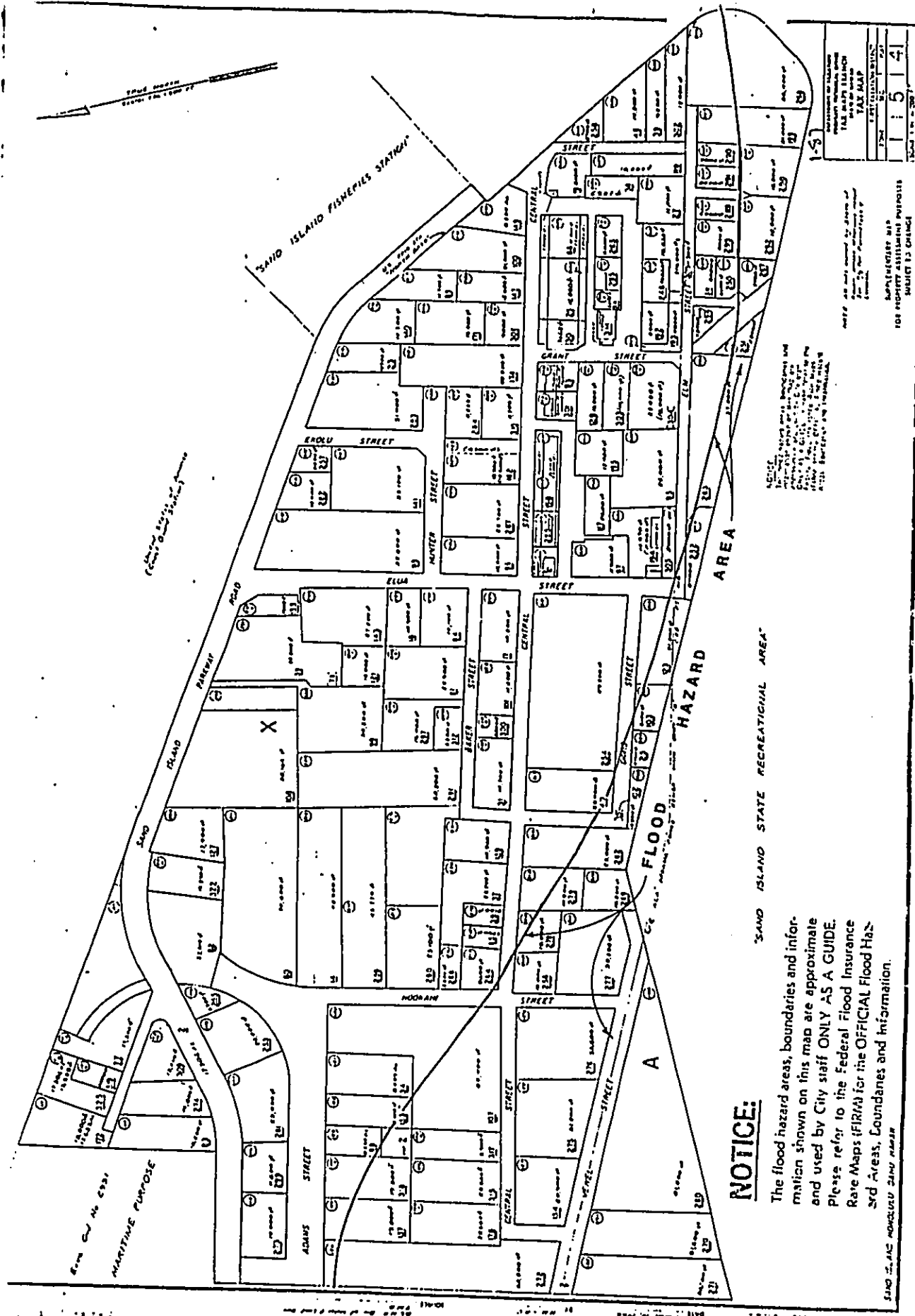


EXHIBIT B

DOCUMENT CAPTURED AS RECEIVED



**NOTICE:**

The flood hazard areas, boundaries and information shown on this map are approximate and used by City staff ONLY AS A GUIDE. Please refer to the Federal Flood Insurance Rate Maps (FIRM) for the OFFICIAL Flood Hazard Areas, Boundaries and Information.

LAND USE AND ZONING MAP  
SAND ISLAND, HAWAII

DATE OF PREPARATION	11-5-41
BY	11-5-41
FOR WHAT PURPOSE	11-5-41
BY WHOM	11-5-41
APPROVED BY	11-5-41
DATE OF APPROVAL	11-5-41

EXHIBIT C