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OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

May 31, 1990

HAR-EP 5089

To: Dr. Marvin T. Miura, Director  
Office of Environmental Quality Control

From: Edward Y. Hirata, Director  
Department of Transportation *Edward Y. Hirata*

Subject: NEGATIVE DECLARATION - SHIP REPAIR  
FACILITIES AT BARBERS POINT HARBOR

In accordance with Chapter 343-5(c), Hawaii Revised Statutes, we are notifying you that we will not require an Environmental Impact Statement for the subject project. We have enclosed four (4) copies of the Negative Declaration on the proposal and a completed OEQC Form for publication in the OEQC Bulletin.

Should you have any question on the action, please contact Howard Miura of our Harbors Division at 548-2559.

Enc. (5)

129

1990-06-23-0A-FEA

Chapter 343, HRS  
\* Negative Declaration  
\* For Ship Repair Facility Building  
Barbers Point Harbor\*  
June, 1990

**I. APPLICANT:**

Marisco, Ltd.

**II. APPROVING AGENCY:**

State Department of Transportation  
Harbors Division  
79 S. Nimitz Highway  
Honolulu, HI 96813

**III. AGENCIES CONSULTED:**

State Department of Transportation  
Harbors Division  
Department of Land Utilization  
City & County of Honolulu

**IV. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS**

**A. INTRODUCTION**

Marisco, Ltd. proposes to design and build two pre-engineered metal buildings on separate concrete slabs. The smaller building will be 60' x 80', is an existing structure which will be relocated to the site of the new facility from its' existing site approximately 1500' away. The second and larger building will be 100' x 350' will be a new building. Each building has an eave height of 40' and a 1:12 roof pitch. The project site is located on State Lands at Barbers Point Harbor adjacent to Marisco's floating drydock and barge, in the Ewa District, Oahu, Hawaii. The site is presently rented from the State of Hawaii on a month to month revocable permit. Tax map key is : 9-1-14: 8 and the land is designated Urban on the State Land Use maps, as a Public Facility on the Development Plan general land use map, and is zoned I-3, Industrial Waterfront Zone on the zoning maps.

B. TECHNICAL CHARACTERISTICS

Marisco, Ltd. is a marine ship repair company presently in operation at the Barbers Point harbor, Campbell Industrial Park, Ewa, Oahu, Hawaii. One of the earliest tenants at the State facility, Marisco has a floating dry dock and a work barge within the harbor .

The proposed buildings are to provide badly needed repair shop facilities in immediate adjacent proximity to the dry dock and barge. There is an existing steel pre-engineered building of 4,800 square feet which provides on one level, the machine shop capabilities to repair the vessels presently undergoing repairs and maintenance. This structure is presently located approximately 1,500 feet from the dry dock and will be relocated approximately 20 feet makai of the second proposed structure. The shop provides ship engine repairs, electrical wiring and repairs, lathe work for heavy duty fabrication of parts, welding, steel deck and compartment fabrication, plumbing repairs and installation, painting, grinding, and other ancillary marine related repair functions.

The proposed second building will be built on a new site and will be a larger building with 30,000 square feet on one level used for ship repair work, and 15,000 square feet on three levels of 5,000 square feet each used for office space. Each building will have an eave height of 40 feet and a 1:12 roof pitch. This second building is designed to provide the additional ship repair capabilities that an expanding work load has demanded since initial operations were started in 1986.

C. SOCIO-ECONOMIC CHARACTERISTICS

There are limited ship repair facilities in the State of Hawaii and apart from Pearl Harbor Naval Ship Yard (a Federal facility), there are only three civilian ship repair facilities with fully operational floating or marine rail dry-dock capabilities. These marine repair operations are essential to the maintenance of our inter-island and ocean going vessels that link the State internally between islands, and also with the rest of the world. Employment at these repair yards are considered highly skilled trades, with wage scales commensurate with the specialty i.e. welding, heavy machine repair, painting, steel fabrication, electrical, and plumbing repair. As an industry, continued expansion is projected to continue to the year 2000 at a modest rate.

D. ENVIRONMENTAL CHARACTERISTICS

There will be minimal if any, environmental impacts resulting from this proposed project. The concrete slabs on which the buildings will be placed are not expected to have any impact on the existing site. The configuration of the deep draft harbor has been designed with this type of support on land facility in mind.

E. FUNDING AND PHASING

Maximum construction costs are estimated to be \$1.8 million and will be built in one phase at no cost to government. Estimated time of construction is estimated to take approximately 6 months.

## V. THE AFFECTED ENVIRONMENT

### A. GEOGRAPHICAL CHARACTERISTICS

The proposed site on which the expansion is scheduled consists of coral fill which was dredged from the expansion of Malakole Harbor and is considered stable for this type of construction. The climate is dry and arid with temperature ranges from 67-90 degrees and annual rainfall of four inches. Prevailing trade winds from the east-north-east predominate at an average from 10-20 miles per hour. There are periodic winter storms however, and during these periods of unstable weather, the sheltering effect of the harbor design is beneficial to the ship repair dry-dock.

### B. HYDROLOGICAL CHARACTERISTICS

There is no onsite flooding at the project site and no major excavation work will be necessary to affect the existing drainage patterns.

The project site is presently natural slope drained.

According to the FIRM Flood Insurance Rate Map, Panel 150001 0130 B, the project site is located in zones AE and D. The shoreline area is designated as AE (EL8) which indicates that the base flood elevation has been determined to be 8 feet within the uniform zone. The majority of the site and where the structures are located, are in a non-determined flood area.

The Civil Defense Tsunami Inundation Maps in the Oahu Telephone Directory indicate the entire area makai of Malakole Road is within the tsunami inundation area.

### C. BIOLOGICAL CHARACTERISTICS

There are no indigenous vegetation on the site since the coral fill from the dredging of Malakole Harbor precluded any growth. No biological impacts are anticipated.

### D. SERVICE FACILITIES

Police, fire protection, sewer and water services will be required to the extent that they are available to the Barbers Point Harbor. At the present time, only water and electricity are available.

E. PUBLIC UTILITIES AND SERVICE

There will be no impact on utilities such as electrical service and telephone service as these are presently available to the site.

F. ARCHAEOLOGICAL SITES

There are no historical or archaeological sites on the project parcel. This is due of course to the fact that the site consists of dredged material from the Malakole Harbor expansion.

G. AESTHETICS AND VISUAL CHARACTERISTICS

The proposed structures are to be designed to comply with the requirements of the I-3 zoning designation and are functional in nature. The State Department of Transportation, Harbors Division will also provide final review acceptance of the building design.

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 zoning district is I-3.
3. County Development Plan Public Facility map is Industrial.
4. The project lies within the boundaries of the Special Management Area (SMA) Ordinance No. 84-4.
5. The existing Development Plan for Barbers Point Harbor designates the location of the proposed improvements for a control tower/pilot house. There has been considerable discussion of also placing a fuel pier at the proposed site. The State Department of Transportation, Harbors Division is currently preparing a 2010 Master Plan for Barbers Point Harbor which provides a general long-range planning guide for the development of the facilities.

**VI. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES**

The proposed action is not expected to have any significant environmental impacts. The site is presently zoned for industrial use and the proposed action is a consistent use with this district.

Any impacts resulting from the subject action will be temporary and construction related. These construction impacts will be minor and should not have any long term effect on the adjacent properties. Adherence to applicable State Department of Health, Environmental Health Division rules and regulations on Noise and Air Quality will be observed under the general contractor's conditions of construction. Appropriate noise abatement measures will be taken and dust control measures will be employed.

## VII. ALTERNATIVES CONSIDERED

### A. DO-NOTHING ALTERNATIVE

The rapid expansion of ship repair services at the Barbers Point Harbor require the development of these service repair buildings. The "Do-Nothing" alternative was not a viable choice.

### B. RE-LOCATION AWAY FROM FLOATING DRYDOCK

Location of the service facilities apart from the harbor, adjacent to the floating dry-dock would not be cost effective. This is due to lost time resulting from transportation time to and from the vessel being repaired. This alternative would also not be considered a viable choice.



**VIII. 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.

1. The proposed action primarily consists of the design and construction of a free standing steel building in an appropriately zoned district.
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. The Barbers Point Harbor is specifically set aside for these activities and no residences or businesses will be displaced by this project.
4. There are no known 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 and Public Facilities Map for the project site.
7. There are no secondary adverse effects on future development, population and public facilities.

This project will have a beneficial economic impact on the State. It is compatible with existing and planned land uses and activities in the area. Any adverse impacts of the proposed project have been determined to be insignificant. The applicant will comply with applicable statutes, ordinances and rules of the Federal, State, and City governments.

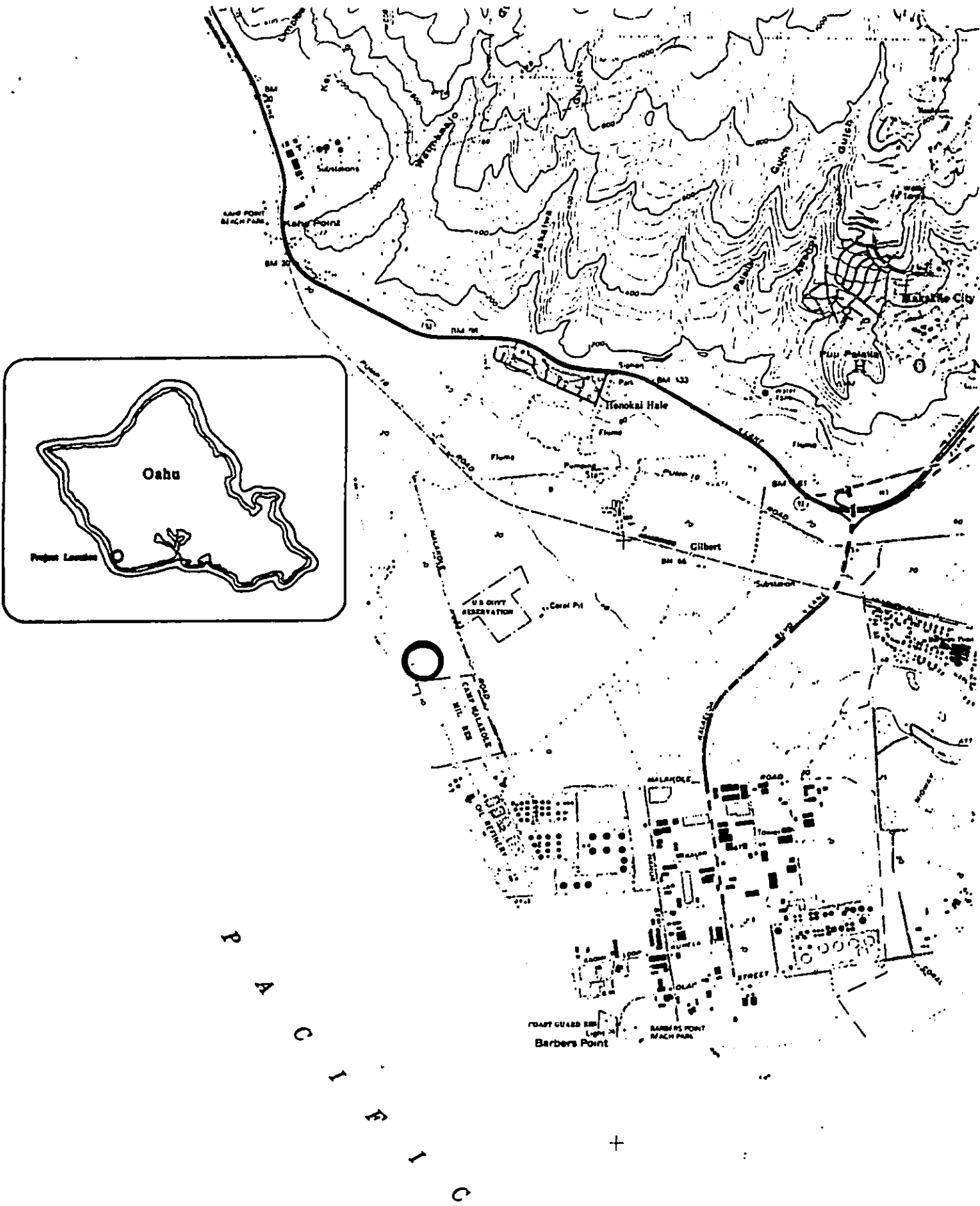
  
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EDWARD Y. HIRATA  
DIRECTOR OF TRANSPORTATION

5/21/90  
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DATE

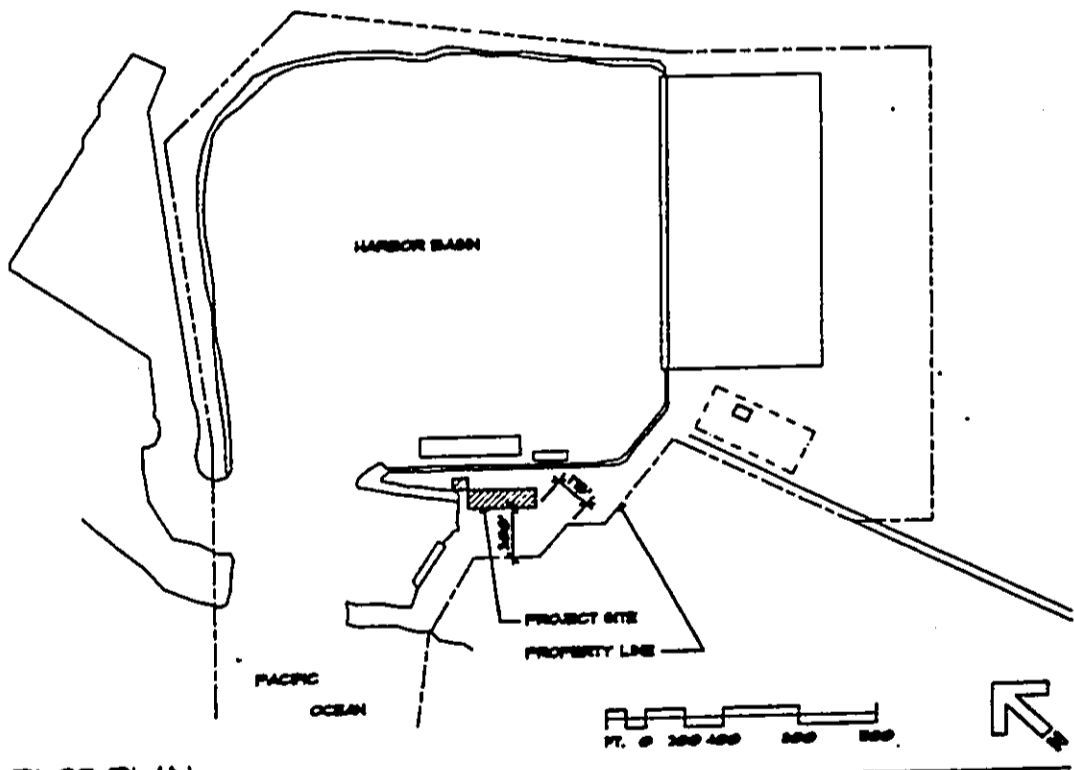
**IX LIST OF PREPARERS**

Douglas P. Luna, AIA  
Architect

Environmental Communications, Inc.  
Environmental Assessment Preparers



Project Location Map

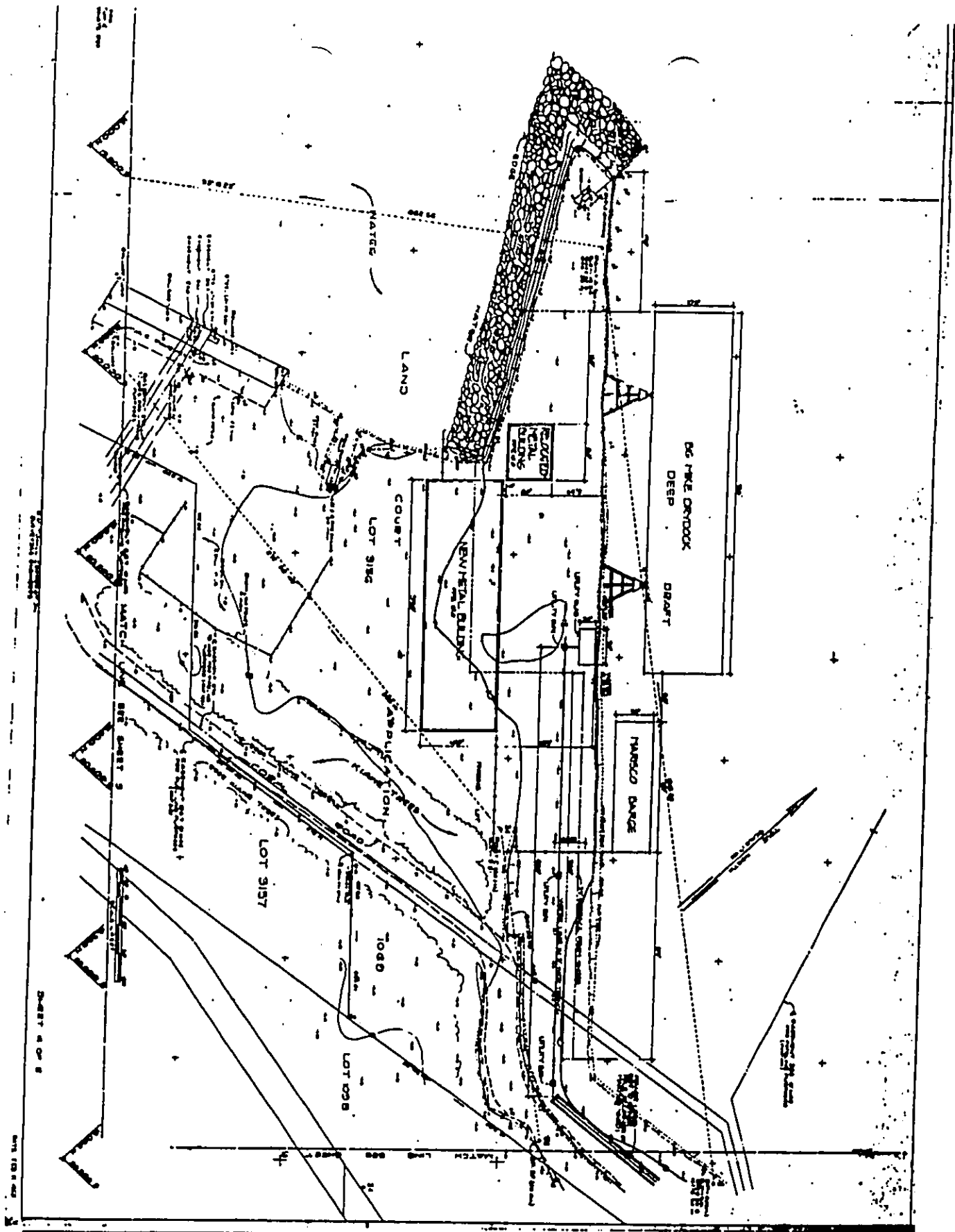


**PLOT PLAN**  
HARBORCO, LTD. FACILITIES - BARBER'S POINT HARBOR (TNSC 8-1-14-87)



# CORRECTION

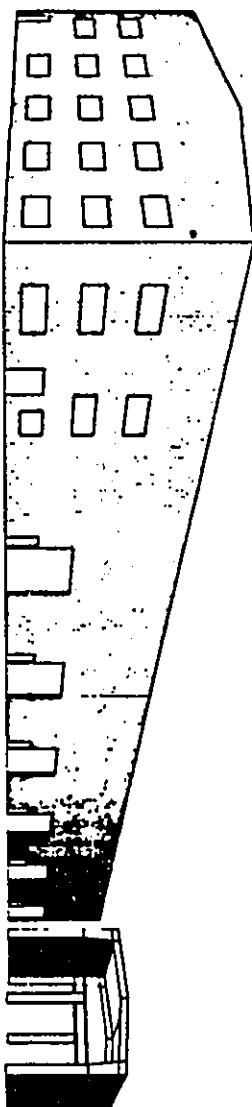
THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING



NEW SHIP REPAIR FACILITIES FOR  
MARISCO, LTD.  
BARBER'S POINT  
HONOLULU, HAWAII

DOUGLAS P. LUNA, AIA

PERSPECTIVE SKETCH  
1/24/88



NEW SHIP REPAIR FACILITIES FOR  
MARISCO, LTD.

BARRER'S POINT HARBOR



DOUGLAS P. LUNA, AIA

Architect  
Interior/Graphic Design

60 N. Berkeley Street 02809