BREWER ENVIRONMENTAL INDUSTRIES
FACILITY IMPROVEMENTS

PROJECT DESCRIPTION AND ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

Prepared For:

BREWER ENVIRONMENTAL INDUSTRIES
P.O. Box 48
Honolulu, Hawaii 96810

Prepared By:

KOBER/HANSEN/MITCHELL ARCHITECTS
1585 Kapiolani Boulevard, Suite 1504
Honolulu, Hawaii, 96814-4532

SEPTEMBER 1990
SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 33, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owner: James Campbell Estate
Applicant: Brewer Environmental Industries
Agent: Kober/Hanssen/Mitchell Architects
Location: 91-150 Kaomi Loop, Ewa, Oahu
Tax Map Key: 9-1-26: 17
Request: Demolish several buildings, renovate three remaining buildings and construct a new 2-story, 42,000 square-foot warehouse with parking and landscaping.

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
Director of Land Utilization

DAC:fm
EADSMA93.fam
September 7, 1990

Mr. Donald Clegg
Director
DEPARTMENT OF LAND UTILIZATION
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: Special Area Management Permit
Brewer Environmental Industries at Campbell Industrial Park
TMK 9-1-26: 17

Dear Mr. Clegg:

Please find attached a copy of the Environmental Assessment Report and supporting documents for the request of a Special Area Management Permit. We believe you will find the proposed improvements in keeping with the Special Management Area guidelines.

The proposed improvements are to upgrade and efficiently consolidate Brewer Environmental Industries' Facilities at Campbell Industrial Park.

Should you have any questions or require additional information, please call me.

Very truly yours,

KOBER/HANSEN/MITCHELL ARCHITECTS

Stanford C. Lee, AIA
Vice President/Director of Architecture

SCL/lo

cc: Kurt Mitchell, Kober/Hanssen/Mitchell Architects

Atts.
170:DLU090790.LTR
CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION
355 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."

PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.

Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

- Agricultural Cluster
- Cluster Housing
- Country Cluster
- park dedication
- Plan review use
- Planned development-housing
- Shoreline setbacks variance
- Site plan review
- Special management area permit/assessment
- State special use permit
- Subdivision
- Sunlight reflection
- Variance from LDU Sec 14.0.0
- Waiver (public uses/utilities)
- Zero lot line
- Zone change from
- Zoning adjustment, LDU Sec 14.0.0

TAX MAP KEY: 9-1-26:17
LOT AREA: Gross: 4.915 acres, 3.4 acres buildable
ZONING DISTRICT: I-2, Intensive Industrial DISTRICT: Within Campbell Industrial Park
STATE LAND USE DISTRICT: Urban

ADDRESS/LOCATION OF PROPERTY:

RECORDED FEE OWNER:
Name
Mailing Address
Phone Number
Signature

APPLICANT:
Name
Mailing Address
Phone Number
Signature

AUTHORIZED AGENT/CONTACT PERSON:
Name
Mailing Address
Phone Number
Signature

PRESENT USE OF PROPERTY/BUILDING:
EXISTING WAREHOUSE BUILDINGS

PROJECT NAME (if any):

PROJECT PROPOSAL (Briefly describe the proposed activity or project):
Demolish the existing warehouse buildings and construct an 81,000 square foot warehouse building. Project to include parking and landscaping.

FOR DEPARTMENT USE ONLY
Submitted Fee Amount:

Date Issued Acceptance:

Date of Public Hearing:

[ ] Approved
[ ] Approved with conditions indicated below.

[ ] Denied for reasons given below.
[ ] Exempt project.

FILE NO.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature
File
Date

The above approval does not constitute approval of any other required permits, such as building permits.
AMENDMENT TO THE
PROJECT DESCRIPTION AND ENVIRONMENTAL
ASSESSMENT IN SUPPORT OF A
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
October 12, 1990

for

BREWER ENVIRONMENTAL INDUSTRIES
FACILITY IMPROVEMENTS

SECTION 2.2.2 Utility Improvements, paragraph regarding "STORM DRAINAGE" shall be deleted and replace with the following:

"STORM DRAINAGE
Proposed storm drainage run-off will be handled by a proposed off-site drainage ditch which is proposed on the adjacent HPM parcel. Negotiations are in process. In the event that this option is prohibited, three costlier, alternatives will be considered. They are:

a. regrading of the property to allow surface run-off to drain in the opposite direction of the existing contours. The surface run-off would be directed towards Kaomi Loop.
b. to provide a drainage outlet directly into the ocean. This would require approval from the Army Corps of Engineers.
c. to coordinate and install a drainage ditch into the adjacent oil refinery plant property."

SECTION 3.7 WATER QUALITY, this paragraph shall be deleted and replaced with the following:

"It is estimated that there will be a 50% increase in stormwater run-off due to the building roof area and paved parking. In order to prevent this run-off from flowing into the adjacent properties, a new drainage system consisting of piped inlets is proposed. It will collect stormwater run-off and convey the run-off to the south east corner of the project site. A new ditch, approximately 500 lineal feet will connect to an existing drainage ditch. A drainage easement in favor of Campbell Estate is required. In the event this is prohibited, alternatives are to:

a. divert the run-off inland to Kaomi Loop.
b. divert the run-off to the northwest corner to the adjacent oil refinery site into their drainage system.
c. pipe the run-off to the ocean

Precautions will be taken to assure that waste generated by the construction will not runoff into the ocean."

Brewer Environmental Industries
Amendment - 1
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1.0 GENERAL INFORMATION

A. APPLICANT:
   Name: Brewer Environmental Industries
   Address: P.O. Box 48
            Honolulu, Hawaii 96810
   Phone no. (808) 533-4411

B. RECORDED FEE OWNER:
   Name: Estate of James Campbell
   Address: 828 Fort Street Mall, Suite 300
            Honolulu, Hawaii 96813
   Phone no. (808) 536-1961

C. AGENT:
   Name: Kober/Hanssen/Mitchell Architects
   Address: 1585 Kapiolani Boulevard Suite 1504
            Honolulu, Hawaii 96814
   Phone no. (808) 955-8882

D. Address & Tax Map Key:
   91-150 Komi Loop
   TMK: 9-1-26: 17

   This report is submitted in support of a Special Management Area Use
   Permit Application for the improvements which are planned for Parcel 17.

E. Lot Area:

   Area = 4.915 acres (gross)
          3.40 acres (net buildable)

F. Agencies and companies consulted in making assessment:

   Belt Collins Associates
   Department of Land Utilization
   Estate of James Campbell
   Hawaii Project Management
   Board of Water Supply
   Division of Wastewater Management

The purpose of this document is to describe the development proposed for the expansion
of the existing Brewer Environmental Industries facility and assess the probable
environmental impacts in accordance with the requirements of the Rules and Regulations
of the City and County of Honolulu Department of Land Utilization 'Special Management Area Use Permit (SMP)'.

This report is submitted in support of a Special Management Area Use Permit Application for the development which is planned for Parcel 17.

The main purpose of the development would be to consolidate Brewer Environmental Industries' Iwilei facility with the current on-site facility.

The development is consistent with the goals and objectives set forth in the SMA Permit Procedures because coastal systems and resources would not be affected, the existing ambience of the Barbers Point Coast would be unchanged because of sensitive siting and design of new structures short and long term employment opportunities will be created, and the improvements will occur within an existing, developed area.

No adverse environmental impacts are anticipated other than some noise and dust during the construction period.

The positive benefits derived from the development would outweigh the minimal negative impacts of the construction activity and new structure.

– END OF SECTION 1.0 –
2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 GENERAL DESCRIPTION

Brewer Environmental Industries (BEI) is an industrial facility located within the James Campbell Industrial Park (JCIP) along the Barbers Point Coast on the island of Oahu. Brewer Environmental Industries leases the land from the Estate of James Campbell. The existing JCIP facility is deteriorating and current warehouse buildings are unable to handle the current demands. Brewer Environmental Industries’s primary warehousing and administrative offices are currently located in Iwilei. Brewer Environmental Industries plans to relocate its Iwilei operations to JCIP. The termination of their lease at Iwilei and the deteriorating JCIP facility prompted the action to rebuild their JCIP facility.

The proposed development includes the construction of a one-story, 81,000 square feet (sf) warehouse facility with a 7,000 sf mezzanine. The mezzanine would house Brewer Environmental Industries' administrative offices. The warehouse facility would house packaged products. These products include construction and irrigation materials, laboratories and environmental services, golf course construction, sand and aggregates.

Brewer Environmental Industries is an established industrial company which contributes to the economy of Oahu and to the State of Hawaii through the generation of tax dollars and stable long-term employment opportunities.

2.1.1 Owner’s Objectives

The primary objective for the redevelopment are:

1. Provide much needed warehouse and office space in a manner that will not negatively impact the existing ambience of JCIP;

2. Improve the quality of the existing facility through the following actions:

   Brewer Environmental Industries is going out of the sulfur business. BEI's last shipment of sulfur will be delivered in September 1990. BEI will sell and remove the product by the end of October 1990.

   The existing evaporation pond is no longer used. It will be formally closed as time permits. To the best of BEI's knowledge, there are no underground storage tanks on the site.

   Brewer Environmental Industries is no longer manufacturing industrial products for the Bresco contract. BEI manufactures some industrial products on a limited as needed basis.
The JCIP plant has not manufactured iron sulfate in almost a year and does not plan to produce any more of this product.

3. Satisfy various agencies needs of providing a safer building structure and environment, and;

4. Consolidate its facilities and improve overall revenues.

2.2 TECHNICAL CHARACTERISTICS

The scope of the development proposed under this Special Management Area Permit Application includes the following (see Drawings by Kober/Hanssen/Mitchell Architects dated September 6, 1990):

2.2.1 Construction Characteristics

Currently, the site is developed consisting of various deteriorating warehouse structures. The site is basically flat within the allowed buildable area of the property. Located throughout the site are various above ground storage tanks some of which will be removed and others relocated.

The proposed structure will be a one-story 81,000 sf building consisting of a 7,000 sf mezzanine. The primary function of the building will be to warehouse BEI's various products for distribution. The mezzanine will house BEI's administrative staff.

Demolition and clearing will consist of removing the existing building structures and removing the sulfur dry area and evaporation pond. Existing coconut trees will be relocated. The site is predominantly flat, therefore, grading will be minimal.

2.2.2 Utility Requirements

WATER
The BEI property is "landlocked" by Hawaii Property Management's (HPM) parcel. Water and electrical lines are being installed within the Kaomi Loop extension project by the adjacent HPM property. A utility line easement 5-feet wide will run from Kaomi Loop through the HPM Property into BEI's property. A 2-1/2 inch domestic water line is required. In addition a new 8-inch water connection and 8-inch detector check meter for the fire sprinkler system will be installed.

SEWER
There are no existing sanitary sewer systems in the area. Based on the proposed occupancy of the 38 people, a 1,500 gallon septic tank with adjoining leaching field is required. The design of the septic tank and leaching field is subject to the State
Department of Health's approval. Percolation tests are being commissioned to determine the actual size of the leaching field.

STORM DRAINAGE

There is no existing stormwater drainage system in the immediate area. Existing on-site drainage patterns indicate sheet flow towards the ocean and the adjacent properties to the north and south. Stormwater run-off heading towards the ocean is diverted by an existing sand dune toward the HPM parcel to the south. HPM is proposing a drainage channel handling the subdivision and daylighting to the ocean. The channel is approximately 480 feet away from the Brewer Environmental site.

Brewer Environmental is proposing a 24-inch diameter drainage pipe running through the HPM parcel and connecting to the drainage channel. The estimated stormwater runoff would be 15 cfs. The drainage channel may have to be resized to accommodate BEI's stormwater. Negotiations with HPM are underway and appear to be favorable.

In the event that the above mentioned system is not permitted the next alternative is to drain directly from the site into the ocean. To convey the stormwater to the ocean, a 24-inch diameter pipe approximately 130 feet long will be required. Permission to construct within the shoreline setback will have to be obtained along with necessary State, City and Army Corp of Engineers permits. The design and permit process for this alternative would be lengthy, possibly as longer than 16 months.

In the event the options above are prohibited, two costlier, alternatives will be considered. They are:

a. regrading of the property to allow surface run-off to drain in the opposite direction of the existing contours. The surface run-off would be directed towards Kaomi Loop. The surface run-off would eventually work its way to the HPM drainage channel.

b. to coordinate and install a drainage ditch into the adjacent oil refinery plant property.

ELECTRICAL

Two (2) 4-inch ducts for primary Hawaiian Electric Company's service are provided to the property from the Kaomi Loop extension project. A HECO pad mounted transformer will be provided on the property to serve the facility. Preliminary estimated load is 240 kW at 277/480V, 3-phase, 4-wire secondary voltage. HECO's primary distribution system can accommodate the load. Estimated electrical energy consumption is 60,000 KWH/month. The transformer pad will be located and screened with landscaping to minimize its visual impact.
An existing overhead pole line on the property will be removed as part of the Kaomi Loop extension project.

**TELEPHONE**
A single 4-inch telephone duct is provided to the property under the Kaomi Loop extension project. The duct is large enough to accommodate foreseeable telephone cable requirements.

**CATV SERVICE**
No cable television conduits are provided to the property. Cable television service is not anticipated by the facility.

2.2.3 **Access to the Site**

The property is "landlocked" from the Kaomi Street public right-of-way. Access to the site will be through a proposed 20-foot easement. The exact location of the easement has not been determined since it is adjacent to a "plant sanctuary".

2.2.4 **Landscaping**

Planters and plantings will be added throughout the parking lot. All new landscaped areas will be provided with an automatic irrigation system. There are a couple of coconut trees which will be relocated elsewhere on the site.

2.3 **CONSTRUCTION TIMING, SCHEDULE AND ESTIMATED CONSTRUCTION COSTS**

**Timing and Schedule**

A building permit for the project will hopefully be obtained by April 1991 and construction would commence immediately thereafter. Construction should last approximately 5 months.
Estimated Construction Costs

Proposed development to the site are estimated to cost a total of $4,000,000 (1990) dollars. Estimated construction costs are listed by major items of work in Table 1.

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimated Costs</th>
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</thead>
<tbody>
<tr>
<td>1. Grading</td>
<td>$1,400,000.00</td>
</tr>
<tr>
<td>2. Parking and Paving</td>
<td>50,000.00</td>
</tr>
<tr>
<td>3. Landscaping</td>
<td>50,000.00</td>
</tr>
<tr>
<td>4. Building</td>
<td>3,500,000.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$5,000,000.00</td>
</tr>
</tbody>
</table>

--- END OF SECTION 2.0 ---
3.0 AFFECTED ENVIRONMENT

3.1 EXTENT OF CONSTRUCTION ACTIVITIES

Construction activities will be confined entirely to the property. There will be no building construction or heavy equipment activity within approximately 60 feet of the shoreline (except landscape improvements).

3.2 Regulatory and Code Requirements

Current land use classifications for the property are set forth in Table 2.

**TABLE 2**

<table>
<thead>
<tr>
<th>Agency</th>
<th>Plan or Regulation</th>
<th>Classification</th>
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<tr>
<td>1. State Land Use Commission</td>
<td>State Land Use</td>
<td>Urban</td>
</tr>
<tr>
<td>2. Department of Land Utilization, City and County of Honolulu</td>
<td>Land Use Ordinance</td>
<td>I-2 Intensive Industrial District</td>
</tr>
</tbody>
</table>

The adjacent properties are zoned I-2 (See Figure 4).

The adjacent property to the north is an oil refinery. Directly to the west is the ocean. The adjacent property to the south is currently undeveloped. HPM holds the master lease and plans to subdivide and sublease portions of the property. HPM is also extending the existing Kaomi Loop right-of-way and is planning a public right-of-way to the shoreline along BEI's south property line.

The parcel is zoned I-2 Intensive Industrial District and the proposed development and related improvements will conform to the existing zoning and other requirements as set forth in Table 3.
<table>
<thead>
<tr>
<th>Standard</th>
<th>Allowable/Required</th>
<th>Proposed</th>
</tr>
</thead>
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<td>1. Use</td>
<td>Agricultural products processing, minor &amp; major, Bulk merchandise delivery establishments, centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets, automobile service station, laboratory, medical and research, storage yards, warehousing, truck terminals, Special Accessory - Offices including administrative and executive offices provided that they serve the permitted uses.</td>
<td>Agricultural products processing, minor &amp; major, Bulk merchandise delivery establishments, centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets, automobile service station, laboratory, medical and research, storage yards, warehousing, truck terminals, Special Accessory - Offices including administrative and executive offices provided that they serve the permitted uses.</td>
</tr>
<tr>
<td>2. Building Height</td>
<td>LUO - 60 feet</td>
<td>1-story - 40 feet</td>
</tr>
<tr>
<td>3. Yard Setback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Front Yard</td>
<td>LUO - 5'-0&quot;</td>
<td>+50'-0&quot;</td>
</tr>
<tr>
<td></td>
<td>JCIP - 30'-0&quot;</td>
<td></td>
</tr>
<tr>
<td>b. Side Yard</td>
<td>LUO - none required</td>
<td>+30'-0&quot;</td>
</tr>
<tr>
<td></td>
<td>JCIP - 10'-0&quot;</td>
<td></td>
</tr>
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3-2
c. Rear Yard

LUO - none required
JCIP - 10'-0"

+40'-0"

4. Spacing Between Structures

As determined by UBC requirements.

Not applicable

5. Maximum Density

2.5 x lot area (2.5 x 148,104 sf = 370,260 sf)

88,000 sf

6. Allowable Lot Coverage

LUO - no requirement
JCIP - 50%

$81,000 / 214,097 = 38\%$

Surface parking will be provided for the improvements. Table 4 indicates the off-street parking requirements of the new development.

**TABLE 4**

**OFF-STREET PARKING REQUIREMENTS**

<table>
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<tr>
<th>Description</th>
<th>Off-Street Parking Required</th>
<th>Total</th>
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<tr>
<td>Warehouse</td>
<td>(1 stall/1,500 sf) 81,000/1,500 = 54</td>
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</tr>
<tr>
<td>Office</td>
<td>(1 stall/400 sf) 7,000/400 = 18</td>
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<tr>
<td>Total Required</td>
<td></td>
<td>72 stalls</td>
</tr>
<tr>
<td>Total Provided</td>
<td></td>
<td>72 stalls</td>
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</table>

The proposed development is consistent with the zoning and other ordinances of the City and County of Honolulu.

3.2.1 Permits Required

The property is within the Special Management Area and the proposed improvements are of an estimated dollar value to require a SMA Use Permit.

A Building Permit would also be required for the improvements.
3.2.2 Flood Hazards

The majority of the property is within the AE (EL 8) Flood Zone areas as designated by the Federal Flood Insurance Rate Maps (FIRM), (see Figure 5 - Flood Hazard Map). Structures built within these areas require a minimum 8 feet base flood elevation. The remainder of the site is within the D flood zone area, which has no determined base flood elevation.

3.3 RECREATIONAL RESOURCES

The site is along the coastal line but public use of the adjacent shoreline will not be affected by any of the proposed improvements.

3.4 BIOLOGICAL RESOURCES

There will be no long-term negative impacts on the biological resources since the site is virtually void of any significant landscaping. Landscaped areas disturbed by construction will be re-landscaped in a manner that meets or exceeds the quality standards of the existing landscaping.

3.5 HISTORIC, CULTURAL, ARCHAEOLOGICAL RESOURCES

The parcel has no known archaeological or historical resources. In the event that the construction process reveals artifacts of possible archaeological significance, construction will be suspended and the appropriate agencies will be contacted.

3.6 COASTAL VIEWS

There is a view of the ocean from the site. There is no view of the ocean from any existing public areas in the immediate proximity of the site. The proposed public right-of-way to the shoreline by the adjacent property developer will permit an ocean view. See attached photos.

3.7 WATER QUALITY

It is estimated that there will be a 50% increase in stormwater run-off due to the building roof area and paved parking. In order to prevent this run-off from flowing into the adjacent properties, a new drainage system consisting of piped inlets is proposed. It will collect stormwater run-off and convey the run-off to the south east corner of the project site. A new 24-inch diameter drainage pipe approximately 500 lineal feet will connect to the adjacent property's drainage canal. A drainage easement in favor of Campbell Estate is required. In the event this is prohibited, alternatives are to:
a. pipe the run-off to the ocean
b. divert the run-off inland to Kaiml Loop.
c. divert the run-off to the northwest corner to the adjacent oil refinery site into their drainage system.

The time involved with option "a" is very lengthy due to the necessary permits required by the Army Corps, State and City agencies and approval is not guaranteed. Option "b" involves a complete regrading of the site to have the water flow in the opposite direction of its existing natural flow. Option "c" is very questionable since it has not been determined what are the oil refinery site's drainage patterns.

Precautions will be taken to assure that waste generated by the construction will not runoff into the ocean.

3.8 **NOISE AND AIR QUALITY**

There will be short-term negative impacts on existing noise levels and air quality caused by the use of heavy equipment for sitework and concrete construction. These impacts will be experienced at varying intervals throughout the duration of the construction period (estimated to be 5 months). Noise impacts will be mitigated by the use of equipment mufflers and by limiting the hours and times of construction. Dust levels will be mitigated by regular ground sprinkling and by taking other dust abatement measures during the execution of construction activities that generate dust.

3.9 **IMPACT ON PUBLIC SERVICES**

The proposed improvements will not significantly impact any existing public utilities or services. Some of the proposed improvements will minimally increase the use of public utilities.

Increased power and lighting requirements for landscape and building improvements will require an additional transformer.

The addition of landscaped areas requiring an automatic irrigation system will minimally increase water consumption. This increase will not significantly affect the existing levels of water consumption.

There is no existing sanitary sewer system. The proposed septic tank and leaching field will be designed to meet State Health Department requirements. Surface storm drainage flow in some areas will be altered to alleviate puddling and potentially hazardous conditions.

3.10 **SOCIO-ECONOMIC IMPACTS**

The long-term Socio-economic impact of the proposed improvements are positive for the
following reasons;

A. Construction of the improvements will generate short-term employment opportunities.

B. The proposed improvements are consistent for an industrial zoned area.

C. Visual and other environmental impacts will be minimized through sensitive siting, and design features.

-- END OF SECTION 3.0 --
4.0 PROJECT IMPACTS

4.1 SMA REVIEW GUIDELINES

The proposed improvements are consistent with Special Management Area Guidelines set forth in Section 33-3.2 of Chapter 33-Special Management Area of the Revised Ordinances of Honolulu.

The proposed improvements are consistent with these guidelines as follows:

1.A Currently, public shoreline access through the property is not allowed. A public right-of-way and parking is planned directly adjacent to the property.

1.B Adequate and properly located public recreation areas and wildlife preserves are not impacted.

1.C Management of solid and liquid wastes will be provided so as not to impact the Special Management Area resources.

1.D Alterations to the existing land form and vegetation will have minimum adverse effects to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of earthquake.

Also, the proposed development:

- Will not involve loss or destruction of natural or cultural resources.
- Will not curtail beneficial uses of the environment.
- Is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.
- Will not substantially alter existing land forms.
- Will not affect rare or endangered species.
- Will not negatively affect local economic or social welfare.
- Will not detract form the sight toward the sea from the State Highway nearest the coast.
Will not affect, other than for the short-term, air quality and ambient noise levels. Water quality will not be affected at all.

-- END OF SECTION 4.0 --
PLOT PLAN

NORTH

SULFUR DRYING PIT

ELEVATION POND

SCRAP IRON PILE

PVC DRAIN PIPE

IRON SULFATE PLANT

IRON DREDGING PLANT

LARGE ROLLER CARRIER

LARGE ROLLER CARRIER

CONC. GRADE

CONC. GRADE

200 ACRE

12' X 12'

BULK SHELTER

12'X75'

15' X 20'

PLOT PLAN
1) View looking north, north-west towards adjacent property from 25' above ground.

2) View towards the ocean looking west from the site at 15' above ground.
3 View towards adjacent property looking south from within the site.

4 View looking along southern property line towards entry.
5. View along Eastern property line towards adjacent property.

6. View of existing shop building from main entry.
VIEW ACROSS SITE LOOKING SOUTH-WEST FROM 25' ABOVE GROUND.

VIEW ACROSS THE SITE LOOKING SOUTH, SOUTH-EAST FROM 25' ABOVE GROUND.
(9) VIEW ALONG BEACH FRONT LOOKING NORTH.

(10) VIEW ALONG BEACH.

(11) VIEW FROM THE BEACH LOOKING TOWARDS THE BREWER CHEMICAL PROPERTY.
VIEW ALONG BEACH FRONT LOOKING SOUTH.
VIEW FROM SOUTHWEST CORNER OF SITE
TOP CORNER OF SITE
FILE COPY

VIEW STUDY FOR MARINE FACILITIES BUILDING
AT THE ALA WAI HARBOR, HONOLULU, HAWAII

Ala Wai Harbor Fuel Services
1651 Ala Moana Boulevard
Honolulu, Hawaii 96815
VIEW STUDY

The view study was conducted in response to a request from the Shoreline Management Agency for a series of photographs from various public viewpoints in and around the Ala Wai Harbor. The intent of the study was to assess the visual impact of the proposed building on the Ala Wai harbor.

The attached view study shows the following:

- The project does not block views of Diamond Head from Ala Moana Park (VA 1-5)
- The building does line up on Diamond Head within the parking spaces of parking lot for the Ala Moana Park (VA 6)
  - The area affected within the parking lot is small due to blockage by trees (VA 7 & 8)
- The view impact is minimal from most other public vantages within the harbor (VA 9-20)
  - Site visibility blocked by a combination of sailboat masts and palm trees
VIEW ANGLE 13
VIEW ANGLE 20