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# ENVIRONMENTAL ASSESSMENT

FOR

\* BASE REALIGNMENT AND  
CLOSURE OF  
KAPALAMA MILITARY RESERVATION,  
PHASE III PORTION,  
HONOLULU, HAWAII \*

July 31, 1991

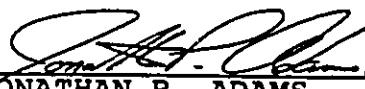


DEPARTMENT OF THE ARMY  
HEADQUARTERS, UNITED STATES ARMY SUPPORT COMMAND, HAWAII  
FORT SHAFTER, HAWAII 96858-5000

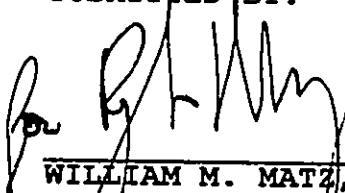
FINAL  
ENVIRONMENTAL ASSESSMENT FOR  
BASE REALIGNMENT AND CLOSURE OF  
KAPALAMA MILITARY RESERVATION, PHASE III PORTION,  
HONOLULU, HAWAII

July 31, 1991


PREPARED BY:

  
JONATHAN P. ADAMS DATE 26 August 1991  
Major, CE  
Deputy District Engineer  
U.S. Army Engineer District,  
Honolulu

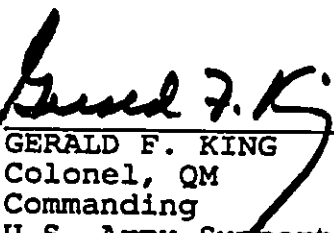
SUBMITTED BY:

 29 AUG 91  
WILLIAM M. MATZ, JR. DATE  
Brigadier General, USA  
Deputy Commander/Chief of Staff  
HQ, U.S. Army, Pacific

APPROVED BY:

  
CHARLES WILSON DATE 30 Aug 91  
Colonel, EN  
Director of Facilities Engineering  
and Chairman, USASCH  
Environmental Committee

APPROVED BY:

  
GERALD F. KING DATE 30 Aug 91  
Colonel, QM  
Commanding  
U.S. Army Support Command, Hawaii

FINAL ENVIRONMENTAL ASSESSMENT  
FOR  
BASE REALIGNMENT AND CLOSURE OF  
KAPALAMA MILITARY RESERVATION, PHASE III PORTION,  
HONOLULU, HAWAII

**1. PURPOSE AND NEED OF THE PROPOSED ACTION**

**1.1 Purpose.**

a. The proposed action is the closure and disposal of Kapalama Military Reservation (KMR) Phase III, consisting of 21.22 fee acres, located at Honolulu Harbor, Honolulu, Hawaii (Figure 1). The closure is mandated by the Base Closure and Realignment Act (Public Law 100-526, 102 Stat 2623, 1988).

b. The disposal of real property identified for closure must be accomplished in accordance with the Federal Property and Administrative Services Act of 1949, as amended, and implementing Federal Property Management Regulations, as well as other applicable laws and regulations governing disposition of Federal real property. The property will first be offered for use by the homeless under the Stewart B. McKinney Homeless Assistance Act. If there is no homeless requirement, the property is then offered to federal agencies. If no federal requirement exists, the property will then be offered to state and local governments. Should no state or local government requirement exist, it will be made available to the private sector under a competitive bid process.

**1.2 Need.**

a. The Army has been processing the disposal of various portions of Kapalama Military Reservation since the late 1970s. The current action was designated Phase III of a sell and replace program which began in 1985. Phase III was later removed from the sell and replace program and included in the Base Closure program.

b. Kapalama Military Reservation was established in 1941 as a military port and quartermaster warehousing facility. In the 1970s portions of KMR were no longer needed to support current Army missions. The need for maritime shipping facilities could be handled by the public expansion of non-military port facilities and the development of rapid military and private air shipping. There was also sufficient military land elsewhere to support the warehousing function and other activities based at KMR. Moreover, the State of Hawaii has wanted the land to complete the modernization of their Honolulu Harbor port and warehousing facilities.

c. In 1976, the Governor of the State of Hawaii requested the return of fee title to 31.731 acres, consisting of Piers 39

and 40 and an adjacent marshalling yard (the blank area in Figure 2). The previously submerged land, on which these Army facilities were constructed, had been discovered in the 1960s to belong to the State of Hawaii, at which time fee title was transferred "in gratis" to the Federal Government. The land was subsequently leased back to the State. An Environmental Assessment was completed in 1977 for this no cost transfer action. A second 2.52 acre parcel at the northwestern corner of KMR was transferred to the U.S. Postal Service December 21, 1982 for \$3,296,000.00.

d. In the mid 1980s, the fee simple owned portions of Kapalama Military Reservation were identified as potentially excess to Army needs. The sale of fee simple land required specific Congressional authority and the disposal was divided into three phases for execution.

## **2. DESCRIPTION OF THE PROPOSED ACTION.**

2.1 Proposed Action. The Proposed Action is the closure and disposal of 21.22 fee simple acres designated as Phase III (Figure 2).

### **2.2 Authority.**

a. The Base Closure and Realignment Act (Public Law 100-526, 102 Stat 2623, 1988) directed the Secretary of Defense to close and/or realign military installations as recommended by the Commission on Base Realignment and Closure. The Commission on Base Realignment and Closure was established to recommend closure of military properties.

b. The Act's delegation of authority to the Secretary of Defense to carry out closures and realignments terminates on 1 October 1995.

### **2.3 Proposed Negotiated Sale of Phase III to the State of Hawaii.**

a. The State of Hawaii has proposed to acquire Phase III by a negotiated sale under authority of Section 203(e)(3)(H) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484(e)(3)(H)). Tentative agreement between the State of Hawaii and the Army has been reached for the sale of KMR Phase III parcel. However, sale of the property to the State is contingent upon the following conditions:

(1) The property will first be made available for use by the homeless in compliance with the Stewart B. McKinney Homeless Assistance Act and as a result of such screening, no homeless requirement exists;



(2) Screening of the property with other Federal agencies results in a determination that the property is surplus to the needs of the Federal Government;

(3) Approval of the proposed negotiated sale to the State is obtained from the Committees on Government Operations and any other appropriate Congressional committees.

b. If the foregoing conditions are satisfied and sale of KMR Phase III to the State of Hawaii is consummated, proceeds from the sale will be deposited in the DoD Base Closure Account.

c. The following separate actions to support the closure and disposal of KMR Phase III are based on the "Headquarters, U.S. Army Western Command (WESTCOM) Base Realignment and Closure (BRAC) Implementation Plan" (APRM-MC (5-10), 29 August 1989):

(1) FY91 AAFES-PAC (77,100 SF) Warehouse Facility, Hickam Air Force Base. This project, scheduled to be completed in FY93, will house the AAFES-PAC activity currently located on KMR Phase IIB. No replacement facility was authorized for the AAFES-PAC activity under legislation which authorized the sale of the Phase IIB parcel. Original plans required the relocation of the AAFES-PAC activity into vacated warehouses located on KMR Phase III prior to the sale of the Phase IIB parcel. Passage of BRAC legislation accelerated actions to close and dispose of KMR Phase III. The anticipated closure date for KMR Phase III currently coincides with the projected property conveyance date for the Phase IIB parcel. Accordingly, it was decided that the AAFES-PAC activity will remain in existing facilities until the replacement facility is completed, in order to save money and preclude unnecessary disruption to operations. Since this project is being constructed in an existing warehouse area, no significant environmental impact is anticipated. A determination was made by the U.S. Air Force Environmental Protection Committee that this project will have no significant adverse environmental impact. The committee approved, in April 1990, the finding that this project qualified for a Categorical Exclusion under Air Force Regulation (AFR) 19-2.

(2) FY92 DOL Logistics (30,100 SF) Maintenance Facility. This facility is currently scheduled to be constructed at Schofield Barracks. This project, scheduled to be completed in FY 93, will house the DOL General Equipment Repair Branch, currently at KMR Phase III. The DOL Logistics Maintenance Facility must be completed and occupied before Phase III can be closed. A Record of Environmental Consideration (REC) was prepared on 29 May 1987 by U.S. Army Support Command, Hawaii. The basis for the REC is Categorical Exclusion A-7. The construction will not significantly alter the land use and will not have significant environmental impact. The project is located in a warehouse area that is compatible with the project's expected use.



(3) Joint Trunking System (JTS) Relocation. The Joint Trunking System consists of Oahu Telephone System telephone and other cables that service the Coast Guard Station on Sand Island, Sand Island residents and businesses, Fort DeRussy, Fort Ruger and activities at KMR. The JTS cables will be spliced and rerouted directly to other areas requiring telephone services. Easements will be required to allow access to JTS cables which traverse through KMR Phase IIB and III. Telephone channel bank equipment and associated ancillary equipment, currently housed in Building 935 will be relocated to Schofield Barracks. These actions are scheduled to occur in 1993 and must be complete before Phase III can be closed. Construction requirements will be separately assessed under the National Environmental Policy Act (NEPA).

### 3. ALTERNATIVES TO THE PROPOSED ACTION.

3.1 No Action. Under the no action alternative, KMR would remain in the ownership of the U.S. Army. Use of the existing buildings would result in the continued use of facilities by support and administrative activities for the 25th Infantry Division (Light). This alternative is not feasible given the recommendation in PL 100-526 to close KMR Phase III.

3.2 Housing the Homeless. KMR and its surrounding areas are zoned for light industrial use. This makes it inappropriate for residential use unless zoning changes are effected. The asbestos found to be present in the buildings would have to be removed prior to demolition. Convenient access to public transportation is not available.

3.3 Because of past experience with the Sell and Replace Program for KMR, phases I and II, and the mandated closure of Phase III, no other alternatives were explored. The State of Hawaii legislated procedures to insure the purchase of Phase III to fit into the State's Master Plan for that area. This action is in accordance with the phased disposal plans for KMR.

### 4. AFFECTED ENVIRONMENT

4.1 Regional Setting. Kapalama Military Reservation is located in Honolulu, Hawaii at the northwestern end of Honolulu Harbor. KMR is currently a US Army Support Command, Hawaii (USASCH) logistics and maintenance installation which includes storage and warehousing facilities, administration space, the Army Mortuary, and the Central Identification Laboratory, Hawaii.

#### 4.2 History.

a. In 1941, KMR was established as an Army Port Service Facility to handle shipping requirements for the Armed Forces during World War II. To meet the demand for services, KMR's land mass was expanded by filling in a series of Hawaiian fish ponds



with coral dredge material from the nearby basin and by using land that was previously used as disposal and landfill areas for Honolulu City and County. Southwest of KMR was a runway for Seaplanes.

b. The buildings located on KMR are wooden warehouse buildings. The construction dates back to World War II. The area between the buildings is all paved. The Hawaii State Historic Preservation Division agree that there are no buildings of historical significance on the property.

4.3 Climate. Climatic conditions at KMR are reflective of typical southern coastal lowlands of Hawaii and are characterized by relatively constant trade winds, abundant sunshine, equable temperatures, and moderate humidity. Temperatures range from about 75 degrees Fahrenheit in January to 81 degrees Fahrenheit in August. Rainfall averages 20-25 inches per year. Northeasterly trade winds predominate 65 percent of the time with wind speeds ranging from 8 to 25 miles per hour.

4.4 Topography and Geology. Honolulu Harbor is located within a 2 mile wide coastal plain along Oahu's southern shoreline. The surrounding land varies from sea level to 10 feet above sea level and is composed of coral reef rocks. The top of the coral reef at Honolulu Harbor, prior to dredging and filling, stood 2 to 6 feet below the water surface. The area which is now the Honolulu Harbor was originally developed in the late 1700's in a naturally protected embayment created by the flows of Nuuanu Stream. KMR consists of a thick sequence of limestone, sand, and coral interbedded with occasional layers of tuff and ash.

4.5 Soils. KMR was built on soil which consists of dredgings from the Kapalama Basin/Honolulu Harbor. The dredged material was placed over existing coral rock and limestone deposits. The composition of the fill is generally interbedded sand, underlain by clays, silty clays, and clayey and sandy gravels.

4.6 Ground Water Sources. The sedimentary rocks directly under KMR have a relatively high permeability. The water table is within 3 to 6 feet below the land surface and fluctuates with the tide. Since the water in the shallow aquifer is brackish, it is not used as a water supply source.

4.7 Flora and Fauna. KMR consists of completely paved warehouse areas. The lack of vegetation and urban environment result in a poor habitat for wildlife, except for rodents, finches, sparrows, doves, and geckos.

4.8 Endangered Species. No endangered or threatened species of plants or animals are recorded at KMR and none is expected to occur due to the absence of required habitat. The U.S. Fish and Wildlife Service agree with the assessment. The letter can be found in Appendix A.

4.9 Historical/Archaeological Resources. A Historic Survey of the buildings in Phase III was conducted by the Army in July 1990. All the structures were "temporary" buildings constructed during World War II, consequently no buildings of historical significance or potential significance were discovered (Appendix B). In addition, there are no known historical or archaeological sites on the property currently listed on the National or Hawaii State Register of Historic Places within Phase III. Other portions of KMR have been constructed on the probable remains of prehistoric (pre-AD 1790) and early historic (1800's) fishponds. There is a slight possibility that some of the former fishponds extended into the Phase III portion of KMR. Systematic archaeological research on the fishpond sediments and structures have derived valuable archaeological data on the traditional use and function of these structures elsewhere in Hawaii. Some of the inland (roughly north-northeast) portions of KMR were used as a solid waste landfill site by the City and County of Honolulu during the late 1800's to early 1900's. There is little evidence that the Phase III area was used for landfill.

4.10 Land Use.

a. The area surrounding KMR is within the State Urban District and the City and County of Honolulu Primary Urban Center. Land use designated in those areas is zoned industrial.

b. Because KMR is a waterfront property and actions there have a direct "spill-over" effect on the coastal zone, the property is considered subject to the Hawaii Coastal Zone Management Program (CZMP). A federal consistency determination has been completed.

4.11 Flood Hazard. The US Flood Insurance Administration Flood Insurance Rate Map (FIRM) designates KMR as Zone X, an area outside the 500-year flood zone.

4.12 Hazardous/Toxic Waste. The Army prepared a preliminary assessment of KMR in November 1989. The buildings in this area are primarily used for storage and maintenance activities. Specific uses are listed below:

<u>Building Number</u>	<u>Use</u>
923	Solvent Cleaning Room and Spray Paint Booth
924	Canvas Repair Area and Packaging Area
925	Maintenance and Repair of Forklifts
926	General Storage and Sealed Source Radioactive Storage
927	General Storage Warehouse
928	General Storage Warehouse
929	Former Sealed Source Radioactive Storage
930	General Purpose Storage
931	General Storage and Fumigation Area

In addition to the above buildings there are small sheds used to store acetylene and oxygen tanks. There are also two storage areas which are used for storing solvent and waste thinner. The following specific hazardous/toxic materials were found:

a. Asbestos. The warehouse buildings were all constructed in the 1940s. The Army conducted an asbestos survey in September 1990 as part of the Site Investigation. Asbestos was found in some of the vinyl tiling, wallboard, transite siding, and wall insulation.

b. Polychlorinated Biphenyls (PCB). There are 5 sets of transformers in this area. All of the transformers were tested in June 1990 to determine the presence of PCBs. Test results did not show any detectable levels of PCBs in any of the transformers.

c. Fuel Tanks and Spills. There are areas in the vicinity of some of the storage sheds where spills have been identified. One particular area in the vicinity of building 925, has a large amount of staining. This area was a petroleum storage point for the forklift repair activities. The stains are a result of activities associated with obtaining materials stored in this area. The stains are located in an area that is completely paved. There is little potential for contamination from this source. Water and sediment samples taken during the Army Site Investigation show no subsurface contamination. Therefore, these spills are not considered a source of contamination. There are 3 above ground fuel tanks in this area. They all are new and have leak detection systems on them. There is no evidence of any abandoned underground storage tanks.

d. Pesticides. Throughout Hawaii subterranean termites are a problem. To combat this, all wood is treated. All of the buildings in this area have been treated. Pesticides have been detected in this area.

e. Radioactivity. Two buildings, 926 and 929, were used to store low-level radioactive supplies. No radiation was detected in the buildings.

4.13 Air Quality. The ambient air quality at KMR, because of its proximity to downtown Honolulu, is heavily influenced by vehicular emissions. These emissions are not generated on post but arise from the large volume of traffic in the vicinity of the installation. Additionally, there are many fuel tank farms in the vicinity, causing a fuel odor to permeate the area. Data collected by the State of Hawaii Department of Health indicates that the ambient air quality is good.

4.14 Socio-economic. Prior to closing KMR Phase III, all of the activities are to be moved to Schofield Barracks and Hickam Air Force Base. Relocation of all activities is scheduled to occur in FY93. Approximately 39 permanent civilian employees are expected to relocate to a new facility on Schofield Barracks, located approximately 24 miles from KMR on the island of Oahu. 44 non-appropriated fund (NAF) employees will be relocating to a new warehouse on Hickam Air Force Base, located approximately 7 miles from KMR. No involuntary separations of personnel are expected as a result of this action. Travel time and inconvenience will be increased for some employees and decreased for others. There is no net adverse effect. A socio-economic data call for KMR BRAC concluded that due to the proximity of the projected relocation sites to KMR, the commuting distance would be similar and there would be no change in the financial activity within the surrounding community.

## 5. ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED ACTION AND ALTERNATIVES

5.1 Ground Water Sources. The groundwater sources would not be affected. The groundwater is tidal influenced and is brackish and unsuitable for domestic water. As a result, no impact is anticipated.

5.2 Flora and Fauna. Flora and fauna would not be affected. The project site is essentially void of any flora and fauna due to the extensive amount of pavement.

5.3 Endangered Species. There is no impact on endangered species because of the absence of any habitat.

5.4 Historical/Archaeological Resources. A Programmatic Agreement (PA) dated 5 February 1990, was signed by the Department of the Army, the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Offices concerning realignment and closure of Army installations in accordance with BRAC. The Environmental Assessment shall be the document completing coordination for Section 106, National Historic Preservation Act of 1966, as amended, as stipulated in Part III of the PA. A no adverse effect decision for the transference of the temporary World War II structures is provided under the provisions of a PA for World War II Temporary Structures, dated 2 July 1986, signed by the Department of the Army, the Advisory Council on Historic Preservation, the National Conference of State Historic Preservation Offices, and the Historic Buildings Survey/Historic American Engineering Record, substantiated by the survey performed by the Pacific Ocean Division Historian. Since there is a possibility that some of the remains from the traditional fishpond use of the area may be present, the language attached to the deed for the property conveyance for Phase III shall include stipulations that any construction excavations exceeding approximately 3' feet (1 meter) in depth from present ground

surface will be archaeologically monitored and sampled. Archaeological recording and sampling will be oriented towards data recovery of historic remains, potential fishpond sediments, and fishpond structural features. Drilling of wells for subsurface water contamination testing was archaeologically monitored by the Army in 1990. No evidence for the presence of either historic era remains nor fishpond sediments was identified at that time. A determination of "no effect" to potentially significant cultural resources has been coordinated with the State Preservation Officer for Phase III land transference. The Advisory Council on Historic Preservation will have an opportunity to comment on a "no adverse effect" to potentially significant cultural resources based upon the above stipulations and land conveyance measures through the Environmental Assessment. Section 106, National Historic Preservation Act of 1966, as amended, coordination with the Hawaii State Historic Preservation Officer is contained in Appendix C.

#### 5.5 Land Use.

a. The proposed disposal of the property will not affect the surrounding land uses. The property is located within an industrial area. The intended use of the land by future parties would be an extension of the existing facilities. The 2010 Master Plan for Honolulu Harbor shows that KMR's intended use is for general cargo storage, particularly food distribution, ship repair, a foreign trade zone, and possibly petroleum storage. This use is no different from the current use and would be unaffected by any contamination currently below the surface.

b. Conclusions drawn from the federal consistency determination indicate that the proposed action is consistent with Hawaii CZMP policies and objectives. Appendix D contains the federal consistency determination and the concurrence from the State of Hawaii.

5.6 Flood Hazard. No action is required since KMR is not in a flood plain.

5.7 Hazardous/Toxic Waste. In June 1990, the Army conducted a site investigation of KMR Phases IIB and III to check for the presence of environmental hazards. The results of the investigation are to be used for the statement of condition to clear the KMR property for sale by the Army. The investigation detected the presence of nonfriable asbestos, pesticides, and lead in some of the structures.

<u>Contaminant</u>	<u>Standard</u>	<u>Level Present</u>
Lead	5 mg/l	<= 0.13 mg/l
Asbestos	No standard	<= 35% of total
Chlordane	0.03 mg/l	2.83-49.0 ug/g

Due to their low levels, the contaminants were determined not to pose an environmental hazard. The presence of asbestos is not

a significant problem because the asbestos is nonfriable. The new owner may elect to have the buildings remain intact. If the buildings are to be demolished, the asbestos would have to be removed by the new owner at the time of building demolition.

5.8 Air Quality. Impacts to air quality are expected to be minimal. Since there is no demolition expected, the air quality should remain unchanged.

5.9 Unique Aspects of An Action for the Closure and Disposal of Property.

a. The proposed action is the closure and disposal of property. The environmental impacts from future use of this land will be evaluated by the future owners.

b. Issues that are relevant to environmental assessment include:

(1) The impacts to existing natural or cultural conditions (resources) of losing the protection of Federal Government control;

(2) The implications of property transfer in relation to existing Federal, State, local government, or private plans or land-use policies relative to the site; and

(3) The impact that existing natural or cultural conditions of the property may have on buyers or whatever they do to the property.

6. LIST OF PREPARERS AND SOURCES, PERSONS, AND AGENCIES CONSULTED

a. Preparers.

<u>Name</u>	<u>Expertise</u>	<u>Professional Experience</u>	<u>Title</u>
MAJ Katherine A. Woodward (EA Co-Preparer)	Environmental	BCE, Civil Engr US Army Engineers Pacific Ocean Div Professional Engr	Environmental Engineer
Mr. David G. Sox (EA Co-Preparer)	Historical & Cultural Geography	BA, MA, Geography 11 yrs EIS studies US Army Corps of Engineers, Pacific Ocean Div	Social- Environmental Specialist

Mr. Charles F. Streck, Jr.	Archaeology	BA, MA Anthro- pology 13 yrs Professional Archaeology 1.5 yr US Army Engineers, Pacific Ocean Div	Archaeologist
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b. Sources.

Department of the Army, U.S. Army Engineer Division, Pacific Ocean, Study of Land-Use Pattern Impacts on Oahu Harbors, by Environmental Capital Managers, Inc, December 1975

Department of the Army, U.S. Army Engineer Division, Pacific Ocean, Draft Environmental Impact Statement Disposal of Piers 39 & 40 at Kapalama Military Reservation, U.S. Army Support Command, Hawaii, by Environmental Capital Managers, Inc.

Department of Transportation, State of Hawaii, 2010 Master Plan for Honolulu Harbor, October 1986

The Office of State Planning, State of Hawaii, Honolulu Waterfront Master Plan, by Helber, Hastert, and Kimura Planners and R.M. Towill Corp., November 1988

U.S. Army Toxic and Hazardous Materials Agency, Final Report Kapalama Military Reservation Site Investigation, by Environmental Science and Engineering, Inc., September 1990

7. **CONCLUSION.** Based upon the environmental analysis, there are no significant environmental impacts of the proposed closure and disposal of Kapalama Military Reservation, Phase III. A Finding of No Significant Impact (FNSI) will be published in the local media and public notice given in the State of Hawaii Office of Environmental Quality Control (OEQC) Bulletin.



United States Department of the Interior

**FISH AND WILDLIFE SERVICE  
PACIFIC ISLANDS OFFICE**

P.O. BOX 50167  
HONOLULU, HAWAII 96850

September 20, 1990

Mr. Kisuk Cheung  
Director of Engineering  
Pacific Ocean Division, U.S. Army Corps of Engineers  
Fort Shafter, Hawaii 96558-5440

Dear Mr. Cheung:

This replies to your September 12, 1990 request for our review of the Environmental Assessment for the sale of Kapalama Military Reservation, Honolulu, Hawaii.

We concur with your determination that the proposed closure will not affect any listed, proposed, or candidate endangered or threatened species under this Service's jurisdiction.

Thank you for your continued interest in protecting listed species.

Sincerely yours,

William R. Kramer  
Acting Field Office Supervisor  
Fish and Wildlife Enhancement



DOCUMENT CAPTURED AS RECEIVED

CEPOD-HO (870)

24 Jul, 1990

MEMORANDUM FOR CEPOD-ED-MI

SUBJECT: Historic Survey of buildings T-923 through T-930 Kapalama Military Reservation

1. At the request of Capt. Katherine Woodward, I have conducted a preliminary survey of buildings T-923 through T-930 on Kapalama Military Reservation, to determine if they have any historic significance. My survey included a review of records at the USACH Real Estate Office, examination of photographs of the buildings, and a visit to the structures.

2. Survey results are as follows:

a. General Description: Building 925 is on a ground level cement slab, while all others are on a raised cement foundation (truck bed height). All the buildings have concrete floors.

<u>Building</u>	<u>Construction</u>
923, 924	Board and batten walls
925 through 927	Corrugated metal siding
928 through 930	Corrugated composite siding

All buildings appear to have corrugated metal roofs.

b. All buildings are listed as temporary structures. Building 923 is described as a general purpose maintenance shed, while 924 through 930 are described as general purpose warehouses.

c. Dates of construction:

The USACH real estate office records indicate that buildings 923, 924, and 930 were constructed in 1944, while building 925 through 929 were constructed in 1945. However, there was initially a question as to whether dates in USACH records are dates the buildings were constructed, or the dates USACH acquired their accountability. Because the buildings are constructed of three different materials, and are of slightly different design, I believe there is a good possibility that they were built at three different times, and in the groupings listed in paragraph 2.a above. It is most probable, however, that they were all built in the early to mid-1940s.

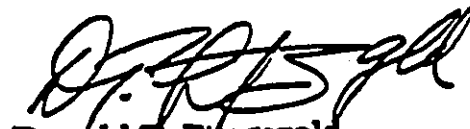
4. Records of their actual usage over the years are not available at USACH Real Estate office. All seem to be presently serving as warehouses.

4. Since these eight buildings are to be removed from the U.S. Government inventory, it is recommended that photographs of them be included with the files of the coming sale transaction.

Appendix B

5. These buildings do not appear to be historically significant. They are of a fairly common type or construction, most likely less than fifty years old, and do not contribute to a broader historical pattern either by their design, usage, or contribution to, or connection with, significant events.

Copy to: Capt. Woodward



Donald T. Fitzgerald,  
Division Historian

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STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813

DEPUTY  
KEITH W. AMUI  
MANABU TAGOMORI  
RUSSELL W. FURUMOTO  
AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
RESOURCES ENFORCEMENT  
CONVICTIONS  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

REF: HP-JE

OCT 30 1990

District Engineer (PODCO-O)  
U.S. Army Corps of Engineers  
Building 230  
Fort Shafter, Hawaii 96858

Dear Sir:

SUBJECT: National Historic Preservation Act Compliance -- U.S.  
Army Base Closure and Realignment Act of 1988, Kapalama  
Military Reservation  
Honolulu, Honolulu, Oahu  
TMK: 1-2-25: 02

We received a letter dated August 20, 1990, from Mr. Kisuk Cheung of your staff. Based on the results of archaeological monitoring by Mr. Charles Streck which found no significant historic sites, only dredged coral fill and solid waste dumps, and given the historic research on the structures by Dr. Donald T. Fitzgerald, none of which were found to be eligible for nomination to the National or Hawaii Register, we concur with the determination of "no effect" for Phase III.

Very truly yours,

WILLIAM W. PATY  
Chairperson and State  
Historic Preservation Officer



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96858-5440

REPLY TO  
ATTENTION OF

August 20, 1990

Installation Support Branch  
Military Division

Mr. William Paty  
Chairperson and State Historic Preservation Officer  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Paty:

The U.S. Army Engineer District, Honolulu, is currently in the process of conducting hazardous and toxic waste (HTW) baseline studies and other environmental research at Kapalama Military Reservation, Honolulu, Oahu Island, Hawaii, as part of the divestiture of excess military properties under the Base Closure and Realignment Act of 1988 (P.L. 100-526). Portions of Kapalama Military Reservation have already been sold or ceded as indicated on Enclosure 1. An Environmental Assessment (EA) has been completed for the Phase II area, while the Environmental Assessment for Phase III is currently under Department of the Army internal review. It is anticipated that Phase III environmental documentation shall be coordinated with your office towards the end of September or beginning of October 1990.

Based on available written and photographic archive records, all or most of Kapalama Military reservation is constructed on shoreline fill land. Most of the fill is dredged coral from construction modifications of Honolulu Harbor initiated during the late 1800's. Some of this area appears to have originally been within a system of traditional Hawaiian fishponds. The HTW investigations at Kapalama Military Reservation have been monitored by our staff Archaeologist, Mr. Charles Streck. All of the areas thus far tested have contained culturally sterile dredged coral fill except for one

Appendix C

location in Phase II. Large portions of the Phase II area were used as a solid waste dump during the late 1800's to early 1900's. Several small pockets of burned/charred historic debris (bottle and windowpane glass, metal nails, sheet metal, paper, etc.) were identified in the area. These areas were inspected by Dr. Joyce Bath of your office during November 1989.

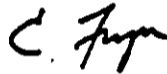
Our staff Historian, Dr. Donald T. Fitzgerald, has performed initial studies on the potential significance of existing buildings within the Phase III (Enclosure 2) area. The structures within Phase III are identical to those found within all of Kapalama Military Reservation. Although the demolition of these structures is not planned by the U.S. Army as part of this base closure action, the assessment of their historic preservation significance for future landowners is required under the National Historic Preservation Act of 1966, as amended. None of the structures appear to possess attributes which would make them potentially eligible for nomination to the National Register of Historic Places.

In summary, the U.S. Army's actions in divesting properties at Kapalama Military Reservation shall have no effect on potentially significant cultural resources in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended, under implementing regulations contained within 36 CFR 800. The only potential activity which could disturb cultural properties prior to divestiture is the HTW testing. It is recommended, however, that future land owners archaeologically monitor any excavations exceeding 5 feet below ground level in the Phase I and II areas because of the potential for adverse effect to ponded sediments from the traditional Hawaiian fishponds once present at this location.

We have also enclosed (Enclosure 3) a copy of the "Programmatic Agreement Among Department of the Army, the Advisory Council on Historic Preservation, and the National

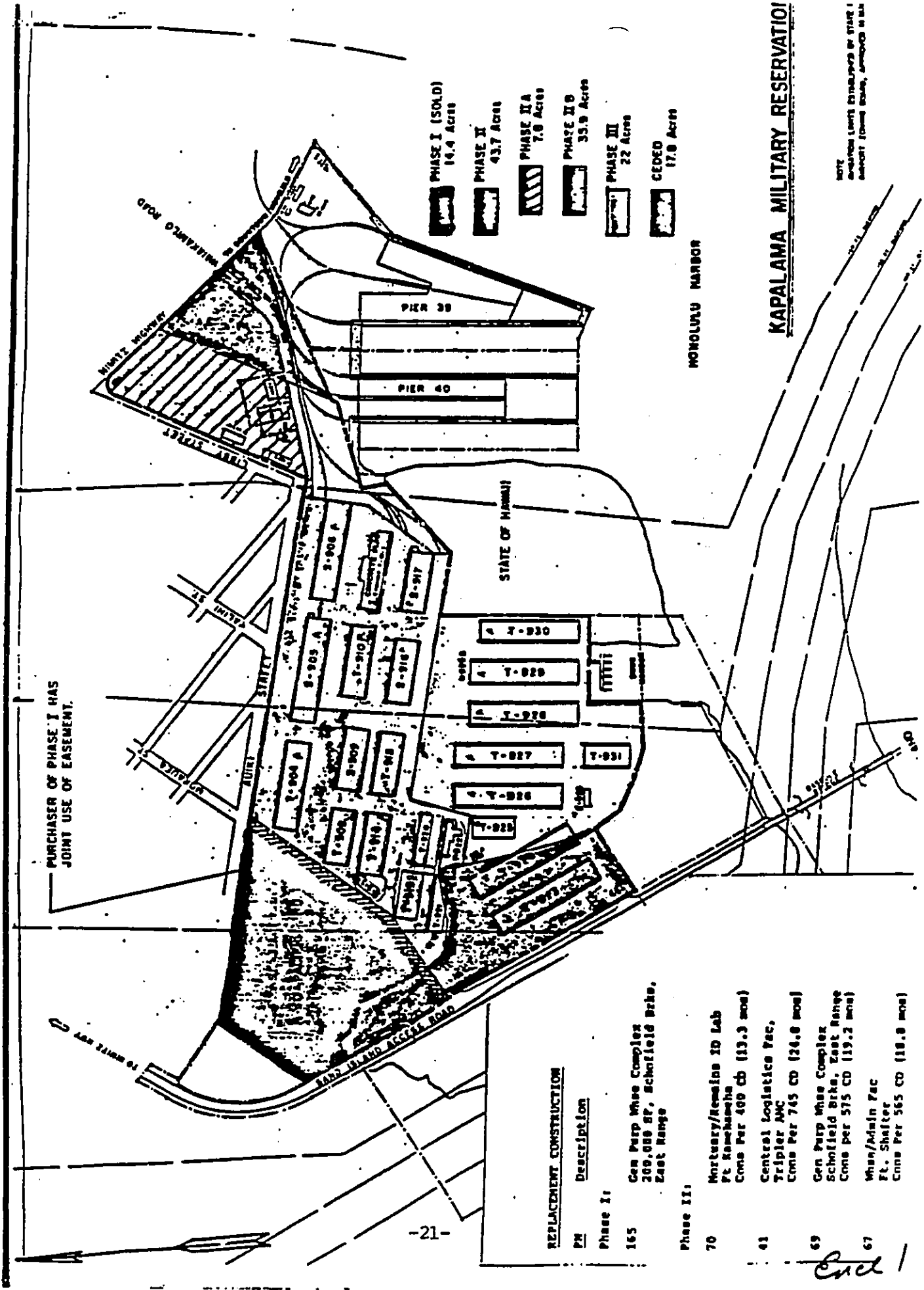
Conference of State Historic Preservation Officers Concerning Realignment and Closure of Army Installations in Accordance with Base Closure and Realignment Act," dated 5 February 1990, as requested by Dr. Joyce Bath of your staff. As previously stated, the Environmental Assessment for the Phase III portion of Kapalama Military Reservation shall be coordinated with your office shortly. If there are any questions or need for further data please contact our staff Archaeologist, Mr. Streck at 438-6934.

Sincerely,



Kisuk Cheung  
Director of Engineering

Enclosures



**REPLACEMENT CONSTRUCTION**

PN	Description
<b>Phase I:</b>	
165	Gen Purp Warehouse Complex 209,000 SF, Schofield Brk, East Range
<b>Phase III:</b>	
70	Mortuary/Remains ID Lab Pt. Kamehameha Cms Per 400 CD (13.3 mos)
41	Central Logistics Pac, Tripler AWC Cms Per 745 CD (24.8 mos)
69	Gen Purp Warehouse Complex Schofield Brk, East Range Cms Per 575 CD (19.2 mos)
67	Whse/Admin Pac Pt. Shafter Cms Per 365 CD (18.8 mos)

*Encl 1*

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CEPOD-HO (870)

24 July 1990

MEMORANDUM FOR CEPOD-ED-MI

SUBJECT: Historic Survey of buildings T-923 through T-930 Kapalama Military Reservation

1. At the request of Capt. Katherine Woodward, I have conducted a preliminary survey of buildings T-923 through T-930 on Kapalama Military Reservation, to determine if they have any historic significance. My survey included a review of records at the USACH Real Estate Office, examination of photographs of the buildings, and a visit to the structures.

2. Survey results are as follows:

a. General Description: Building 925 is on a ground level cement slab, while all others are on a raised cement foundation (truck bed height). All the buildings have concrete floors.

<u>Building</u>	<u>Construction</u>
923, 924	Board and batten walls
925 through 927	Corrugated metal siding
928 through 930	Corrugated composite siding

All buildings appear to have corrugated metal roofs.

b. All buildings are listed as temporary structures. Building 923 is described as a general purpose maintenance shed, while 924 through 930 are described as general purpose warehouses.

c. Dates of construction:

The USACH real estate office records indicate that buildings 923, 924, and 930 were constructed in 1944, while building 925 through 929 were constructed in 1945. However, there was initially a question as to whether dates in USACH records are dates the buildings were constructed, or the dates USACH acquired their accountability. Because the buildings are constructed of three different materials, and are of slightly different design, I believe there is a good possibility that they were built at three different times, and in the groupings listed in paragraph 2.a above. It is most probable, however, that they were all built in the early to mid-1940s.

4. Records of their actual usage over the years are not available at USACH Real Estate office. All seem to be presently serving as warehouses.

4. Since these eight buildings are to be removed from the U.S. Government inventory, it is recommended that photographs of them be included with the files of the coming sale transaction.

Encl 2



5. These buildings do not appear to be historically significant. They are of a fairly common type of construction, most likely less than fifty years old, and do not contribute to a broader historical pattern either by their design, usage, or contribution to, or connection with, significant events.

Copy to: Capt. Woodward

  
Donald T. Fitzgerald,  
Division Historian

**PROGRAMMATIC AGREEMENT  
AMONG  
DEPARTMENT OF THE ARMY  
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION, AND  
THE NATIONAL CONFERENCE OF STATE HISTORIC PRESERVATION OFFICERS  
CONCERNING  
REALIGNMENT AND CLOSURE OF ARMY INSTALLATIONS  
IN ACCORDANCE WITH  
BASE CLOSURE AND REALIGNMENT ACT**

WHEREAS, the Department of the Army (Army) is responsible for implementation of applicable portions of the Base Closure and Realignment Act of 1988 (P.L. 100-526), commonly known as the "BRAC" program; and

WHEREAS, the Army is proceeding with base realignment and closure actions, to include the realignment of functions and units, closure of installations, and disposal of surplus property in a manner consistent with the "Report of the Defense Secretary's Commission on Base Realignments and Closures," December 29, 1988 (Commission Report); and

WHEREAS, the Army has determined that its implementation of the BRAC program may have effects on properties included in and eligible for inclusion in the National Register of Historic Places (historic properties); and

WHEREAS, the Army has consulted with the Advisory Council on Historic Preservation (Council) and the National Conference of State Historic Preservation Officers (NCSHPO) pursuant to Section 800.13 of the regulations (36 CFR Part 800) implementing Sections 106 and 110(f) of the National Historic Preservation Act (NHPA) and Army Regulation 420-40, "Historic Preservation;"

NOW, THEREFORE, the Army, the Council, and the NCSHPO agree that the Army's implementation of the BRAC program shall be administered in accordance with the following stipulations, which will satisfy the Army's Section 106 and 110(f) responsibilities for all individual undertakings under the BRAC program.

**Stipulations**

The Army will ensure that the following measures are carried out.

**I. Applicability**

- - The terms of this Agreement are intended to apply to all Army installations which may be affected under the provisions of P.L. 100-526 (see Attachment 1), with the exception of the 52 Stand Alone Housing Sites that are variously located in

Connecticut, Illinois, Maryland, Massachusetts, Missouri, New Jersey, New York, Pennsylvania, Rhode Island, Virginia, Washington, and Wisconsin. Those sites will be the subjects of individual consultation between the Army and the appropriate State Historic Preservation Officer (SHPO) in accordance with Section 800.4 and 800.5 of 36 CFR Part 800.

## II. Areas of Potential Effects

Although some BRAC activities may induce changes in population distribution, traffic, and land use that extend beyond the particular facilities to be closed and parcels on which new construction will occur, the effect of these changes on historic properties is uncertain and in most cases is expected to be minor. Accordingly, the area of potential effects (36 CFR 800.2(c)) of a BRAC action shall be understood to be the area of the facility to be closed and/or constructed, unless there is compelling evidence that effects are likely to occur in a broader area. In cases of dispute over the area of potential effects of a BRAC action, the opinion of the Council will be binding on all parties to this Agreement.

## III. NEPA and Preliminary Coordination with the SHPO

A. It is mutually understood that many of the terms of this Agreement will be carried out after the Army has complied with the National Environmental Policy Act (NEPA) and filed its Record of Decision (ROD). Nevertheless:

1. whenever it is feasible for the Army to carry out the terms of this Agreement prior to filing the ROD, the Army will do so; and

2. whenever the Army files a ROD on a BRAC action for which the terms of this Agreement have not yet been fully implemented, the Army will stipulate in the ROD that the NEPA has not yet been complied with and that no action will be taken which would foreclose completion of the Army's responsibilities under the NEPA; and

3. the Army will ensure that no actions that could result in effects on historic properties are undertaken pursuant to a ROD until the terms of this Agreement have been carried out.

B. The Army will notify the appropriate SHPO at the earliest time possible of the nature and timing of the BRAC actions for individual installations and will provide the

following information:

1. a description of the type and location of the undertaking.
2. currently available milestones for BRAC actions affecting the installation.
3. information available about historic properties at the installation.

C. The Army will coordinate the NEPA process with its NHPA activities. In accordance with the memorandum to all BRAC participants dated July 12, 1989 (Attachment 2), NEPA documentation for each facility will:

1. identify known historic properties and past studies;
2. identify the potential for historic properties to be affected by the BRAC process; and
3. identify the steps necessary for the Army to meet its Section 106 responsibilities under NHPA.

D. The Army will invite comments from affected SHPOs on Environmental Assessments (EA) and Draft Environmental Impact Statements (DEIS).

E. The Army shall provide a copy of this Agreement, its attachments, AR 420-40, 36 CFR 800, and the materials listed in Stipulation IX of this Agreement to appropriate commanders.

#### IV. IDENTIFICATION AND EVALUATION

##### A. Identification

1. Based on the assembly of existing information through the NEPA process, the Army will consult with individual SHPOs and make a reasonable and good faith effort to identify historic properties located on installations under Army control that will be affected by BRAC.

2. When existing information is not adequate for identifying significant properties, the Army will undertake installation-specific field surveys in accordance with appropriate professional standards as defined in the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (48 FR 44716-42; hereafter "Standards and

Guidelines"), except as provided in Attachment 3.

3. The Army will develop priorities for undertaking identification and evaluation of historic properties on individual installations. These priorities will be determined by:

a. the specific nature and timing of the undertaking proposed;

b. the nature and extent of the individual Army installation and its land use history;

c. the potential nature and extent of historic properties; and

d. possible constraints on field investigations, such as ranges, impact and contaminated areas, safety zones and hazardous materials.

4. All identification and evaluation activities will be carried out in consultation with the appropriate SHPO. In addition, the Army and the SHPOs will assemble and exchange information as it becomes available on the location and evaluation of historic properties.

5. The Army will ensure the identification of records and objects related to the historic significance of properties to be disposed of. Each installation will be required to identify extant historic records and related historic objects.

6. Throughout the planning and implementation of the BRAC program, the Army will provide guidance to the field to ensure that historic properties are not inadvertently damaged, destroyed, or allowed to deteriorate.

#### B. Evaluation

The Army will determine the eligibility of properties for inclusion in the National Register in accordance with 36 CFR 800.4(c), and with reference to inventories and planning by the State, the Army's history and traditions, previous Army historic site surveys, and any thematic studies that may have been completed or are underway.

#### V. Determinations of Effect

A. The Army, in consultation with the appropriate SHPO, shall determine the effect of BRAC actions on historic properties in accordance with 36 CFR 800.5, applying the Criteria of Effect

and Adverse Effect at 36 CFR 800.9.

B. Where the Army determines pursuant to 36 CFR 800.5 that an adverse effect may occur, then:

1. if the Army determines, in consultation with the SHPO and taking into account the comments, if any, of the interested persons identified at 36 CFR 800.5(e)(1), that it is appropriate to apply the standard mitigation measures set forth in Attachment 4, the Army may provide the SHPO and the Council with sufficient documentation to support this determination, advise them that it intends to carry out the specified measures, and request their concurrence within 15 days. If the Council and the SHPO concur within 15 days of their receipt of such documentation, the Army shall carry out the standard mitigation measures it has determined to be appropriate. Failure by the Council or SHPO to respond within the specified time period shall be taken to evidence that party's concurrence. Should the Council or SHPO disagree with the Army's determination, the Army will undertake consultation in accordance with 36 CFR 800.5(e).

2. if the Army and the SHPO, taking into account the comments, if any, of the interested persons identified at 36 CFR 800.5(e)(1), agree on a program to avoid, minimize, or mitigate the adverse effect, the Army may provide the Council with sufficient documentation to support this determination and request its concurrence within 30 days. If the Council concurs within 30 days of its receipt of such documentation, the Army shall carry out the program. Failure by the Council to respond within the specified time period shall be taken to evidence the Council's concurrence. Should the Council object to the program, the Army will undertake consultation in accordance with 36 CFR 800.5(e).

3. if the Army determines that neither paragraph 1 nor paragraph 2 above is applicable, the Army will undertake consultation in accordance with 36 CFR 800.5(e).

#### VI. Treatment and Management.

A. The Army will ensure that the effects of BRAC actions on historic properties are treated in accordance with the determinations and agreements reached pursuant to Stipulation V.

B. For those installations or portions of installations which will remain under Army control, the Army will develop treatment and management plans to ensure that properties affected by BRAC are incorporated into installation Historic Preservation Plans (HPP) in accordance with AR 420-40, and shall create such

HSPs should they not presently exist. All such HSPs to be developed or amended to include properties affected by BRAC within a reasonable period of time following the date of this Agreement, not to exceed the September 30, 1995 date for completion of BRAC actions as specified in P.L. 100-526.

C. For those installations of which the Army will dispose, the Army will work with the local re-use committees, appropriate SHPOs and other interested parties to develop treatments and/or management plans to ensure compatible reuse.

D. Notwithstanding any other provision of this Agreement, the Army may undertake documentation of historic structures in a manner consistent with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (48 FR 44730-34) prior to making a determination or reaching an agreement pursuant to Stipulation V, if the Army judges that such documentation is likely to be part of a mitigation program that will subsequently be agreed to.

E. Notwithstanding any other provision of this Agreement, the Army may enter into agreements with SHPOs and the Council, seeking the concurrence of other interested persons, if any, establishing processes for the identification, evaluation, treatment and management of historic properties that may be subject to effect by a BRAC action, in lieu of identifying such properties and establishing specific treatment or management plans for them prior to making a decision regarding such an action, where:

1. the precise nature, schedule, location or design of the action is uncertain, and
2. the Army, SHPO, and Council agree that the effects of the action are likely to be relatively minor, or affect properties whose treatment or management will require the application of routine procedures.

#### VII. Interim Protection, Records Retention, and Long Term Curation

A. The Army will notify the appropriate commanders of the need for interim protection of identified and potential historic properties to ensure that deferred maintenance or other management decisions do not adversely effect the integrity of these properties. Important architectural elements will be identified to ensure future appropriate disposal.

B. The Army will consult with the SHPO on terms of curation

and disposition of historical documents, drawings, photographs, reports, and archeological materials generated by BRAC studies.

#### VIII. Public Involvement

A. The Army will ensure that the activities of the local re-use committees will be coordinated, as appropriate, with activities carried out under this Agreement.

B. The Army and the appropriate SHPO will consider the need for additional consulting parties consistent with the Council's publication, "Public Participation in Section 106 Review: A Guide for Agency Officials" (Advisory Council on Historic Preservation, 1989).

C. To the extent possible, public participation shall be coordinated with public participation under NEPA.

#### IX. Standards and Guidelines

Standards and guidelines for implementing this Agreement include, but are not limited to:

Army Regulation (AR) 420-40: Historic Preservation (Department of the Army, 15 May 1984);

36 CFR Part 800: Protection of Historic Properties;

The Section 110 Guidelines: Guidelines for Federal Agency Responsibilities under Sec. 110 of the National Historic Preservation Act (53 FR 4727-4746);

The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (48 FR 44716-42);

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (National Park Service, 1983);

Identification of Historic Properties: a Decisionmaking Guide for Managers (Advisory Council on Historic Preservation, 1988);

Public Participation in Section 106 Review: A Guide for Agency Officials (Advisory Council on Historic Preservation, 1989); and



Preparing Agreement Documents (Advisory Council on  
Historic Preservation, 1989).

X. Dispute Resolution

A. Should a SHPO or an interested person identified at 36 CFR 800.5(e)(1) object to the Army's implementation of any part of this Agreement, the Army shall consult with the objecting party to resolve the objection. If the Army determines that the objection cannot be resolved, the Army shall forward all documentation relevant to the dispute to the Council. Within 30 days after receipt of all pertinent documentation, the Council will either:

1. provide the Army with recommendations, which the Army will take into account in reaching a final decision regarding the dispute; or

2. notify the Army that it will comment pursuant to 36 CFR 800.6(b), and proceed to comment. Any Council comment provided in response to such a request will be taken into account by the Army in accordance with 36 CFR 800.6(c)(2) with reference to the subject of the dispute.

B. Any recommendation or comment provided by the Council will be understood to pertain only to the subject of the dispute; the Army's responsibility to carry out all actions under this Agreement that are not the subject of the dispute will remain unchanged.

C. Should a member of the public object to any measure carried out under the terms of this Agreement, or the manner in which such a measure is implemented, the Army shall take the objection into account and consult as needed with the objecting party, the SHPO, and the Council to resolve the objection.

XI. Amendments

Any party to this Agreement who determines that some portion of the Agreement cannot be met must immediately request the other signatories to consider an amendment or addendum to this Agreement which would ensure full compliance. Such an amendment or addendum shall be executed in the same manner as the original Agreement. Should any party to this Agreement be unable to maintain a level of effort sufficient to carry out the terms of

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this Agreement, that party shall notify the other and seek an appropriate amendment.

Execution and implementation of this Programmatic Agreement evidences that the Army has satisfied its responsibilities under Sections 106 and 110(f) of the National Historic Preservation Act for all individual undertakings of the program.

DEPARTMENT OF THE ARMY

BY: Paul W. Johnson (date) 5 FEB. 1990  
Paul W. Johnson, Deputy Assistant Secretary of the Army  
(Installations and Housing)

NATIONAL CONFERENCE OF STATE HISTORIC PRESERVATION OFFICERS

BY: F. Lawrence Oaks (date) 2-5-90  
F. Lawrence Oaks, President

ADVISORY COUNCIL ON HISTORIC PRESERVATION

BY: John F. W. Rogers (date) 7-5-90  
John F. W. Rogers, Chairman

ATTACHMENT 1

Alabama

Alabama Army Ammunition Plant - closure  
Coosa River Annex - closure  
Anniston Depot - realignment  
Redstone Arsenal - realignment

Arizona

Navajo Activity - closure  
Fort Huachuca - realignment  
Yuma Proving Ground - realignment

California

Presidio of San Francisco - closure  
Hamilton Army Air Field - closure  
Sierra Depot - potential realignment  
Fort Ord - realignment  
Oakland Army Base - realignment  
Fort Irwin - realignment  
Camp Parks - realignment  
Sacramento Army Depot - realignment

Colorado

Bennett Army National Guard Facility - closure  
Pueblo Depot - realignment  
Fort Carson - realignment  
Fitzsimmons Army Medical Center - realignment

District of Columbia

Fort McNair - realignment  
Walter Reed Army Medical Center - realignment

Florida

Cape St. George Reservation - closure

Georgia

Fort Gordon - realignment  
Fort Benning - realignment

**Hawaii**

**Kaplan Military Reservation - closure**  
**Schofield Barracks - realignment**

**Illinois**

**Fort Sheridan - closure**

**Indiana**

**Jefferson Proving Ground - closure**  
**Indiana Army Ammunition Plant - partial closure**  
**Fort Benjamin Harrison - realignment**

**Iowa**

**Fort De Moines - partial closure**

**Kansas**

**Fort Leavenworth - realignment**

**Kentucky**

**Lexington Bluegrass Army Depot - closure**  
**Bluegrass Activity - realignment**  
**Fort Knox - realignment**  
**Fort Campbell - realignment**

**Louisiana**

**New Orleans Military Ocean Terminal - closure**

**Massachusetts**

**Army Material Technology Laboratory - closure**  
**Fort Devens - realignment**  
**Natick Research, Development & Engineering Center -  
realignment**

**Maryland**

Nike site at Aberdeen Proving Ground - closure  
Gaithersburg Army Reserve Center - closure  
Fort Meade - partial closure and realignment  
Fort Holabird - partial closure and realignment  
Fort Detrick - realignment  
Aberdeen Proving Ground - realignment  
Harry Diamond Laboratory - realignment

**Michigan**

Pontiac Storage Facility - closure  
Detroit Arsenal - realignment

**Missouri**

Nike site at Kansas City - closure  
Fort Leonard Wood - realignment

**North Carolina**

Fort Bragg - realignment

**New Jersey**

Fort Dix - realignment  
Fort Monmouth - realignment  
Picatinny Arsenal - realignment  
Nike Philadelphia 41/43 (stand alone housing) - closure

**New Mexico**

Fort Wingate - closure  
White Sands Missile Range - realignment

**Nevada**

Hawthorne Army Ammunition Plant - realignment

**New York**

Fort Drum - realignment

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**Okalahoma**

**Fort Sill - realignment**

**Oregon**

**Umatilla Depot - realignment**

**Pennsylvania**

**Tacony Warehouse - closure  
Tobyhanna Depot - realignment  
Letterkenny Depot - realignment  
Fort Indian Town Gap - realignment**

**South Carolina**

**Fort Jackson - realignment**

**Texas**

**Fort Bliss - realignment  
Red River Depot - realignment**

**Utah**

**Fort Douglas - closure  
Tooele Depot - realignment**

**Virginia**

**Cameron Station - closure  
Fort Belvoir - realignment  
Fort Lee - realignment  
Fort Myer - realignment  
Fort A. P. Hill - realignment**

**Washington**

**Fort Lewis - realignment**

**Wisconsin**

**Fort McCoy - realignment**



DEPARTMENT OF THE ARMY  
OFFICE OF THE CHIEF OF STAFF  
WASHINGTON D C 20310 0200



DACS-DMB (5-10c)

18 JUL 1989

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Plan to Accomplish Historic and Cultural Resources Requirements  
IAW Base Realignment and Closure Implementation Plan for the Army

1. Reference:

a. DACS-DM, Letter, HQDA, 13 Feb 89, subject: Headquarters, Department of the Army Base Realignment and Closure Implementation Plan.

b. CERE-2A, Letter, HQUSACE, 18 May 89, subject: Potential Effect of Base Realignments and Closures on Cultural Resources.

2. Purpose. To ensure that the requirements of the National Historic Preservation Act (NHPA) of 1966, as amended, its implementing Federal regulations and AR 420-40: Historic Preservation are accomplished in accordance with the guidance and schedule set forth in Ref. 1.a.

3. General Guidance.

a. This letter provides guidance for accomplishment of responsibilities discussed in Ref. 1.b. by COE, MACOMs, installations, and USACE districts and USACE Mobile District.

b. The NHPA requirements shall be met in coordination with the National Environmental Policy Act (NEPA) actions to the greatest extent possible. In addition, all base realignment and closure undertakings that may have an effect on significant historic places (buildings, structures, sites, districts and objects that meet the criteria of the National Register of Historic Places) shall be reviewed with the appropriate State Historic Preservation Officer (SHPO) and with the Advisory Council on Historic Preservation (Advisory Council), in accordance with the Council's regulations, 36 CFR 800. It is expected that most consultations will result in a Memorandum of Agreement (MOA) between the Army, the SHPO, the Advisory Council and any other appropriate consulting parties.

4. Chief of Engineers (COE) will:

a. In accordance with Ref. 1.a. provide technical advice and assistance relating to compliance with historic and cultural resources laws, rules, and regulations.

DACS-DPB (5-10c)

SUBJECT: Plan to Accomplish Historic and Cultural Resources Requirements  
IAW Base Realignment and Closure Implementation Plan for the Army

b. Convene a meeting of Cultural Resources (CR) Subcommittee of ERACO Environmental Committee as required, but not less than every 6 months. The chair of the subcommittee is the HDA Historic Preservation Officer and members are the historic preservation officers for AMC, FORSCOM, and TRADOC, and the cultural resource specialist for Mobile District.

c. Develop standards for information about historic and cultural resources and for assessments of undertakings having an effect on significant historic resources.

d. Assist MACOMs in developing MDAs and compliance documents for individual installations.

e. Consult with the National Conference of State Historic Preservation Officers (NCSHPO) and the Advisory Council to develop an Army-wide Programmatic Agreement (PA) (IAW 36 CFR 800).

f. Obtain the signature of the Army's Federal representative on Memorandums of Agreement (MDA) entered into with the Advisory Council and the SHPOs for installation base realignment and closure undertakings.

g. Review historic and cultural resources work requirements and cost estimates, as requested by MACOMs.

h. Monitor compliance activities in order to correlate with ERACO schedule and report to Deputy Assistant Secretary of the Army (Installations and Housing).

i. Point of contact is Constance Ramirez (CEHSC-FN) OML 202-272-0867, AV 285-0867.

6. MACOMs will:

a. Ensure that all installations meet NHFA requirements.

b. Include compliance with NHFA in MACOM Base Realignment and Closure Implementation Plan and engineer action plan.

c. Identify installation historic and cultural resources work requirements and cost estimates.

d. Identify compliance tasks and schedule for each installation.



DARS-DB (5-100)

SUBJECT: Plan to Accomplish Historic and Cultural Resources Requirements  
IAW Base Realignment and Closure Implementation Plan for the Army

e. Assist installations, as appropriate, in development of MDAs and other compliance and mitigation documents.

f. Forward all MDAs to COE for ratification by Army's Federal Representative (DASA(I&H)).

g. Ensure that guidance and information on historic preservation compliance is disseminated in a timely manner to MACOM components.

h. Review DD Form 1391 to ensure project compliance with NHPA and/or MDAs.

i. Coordinate with Center for Military History on treatment of historic records associated with historic places.

j. Provide installation points of contact for historic resources to COE (CEHSC-FN).

k. MACOM historic preservation contacts are:

FORSCOM: Dr. James Cobb/FACEN-CDP/(404)362-7186

TRADOC: Dr. Paul Green/ATEN-FN/(804) 727-2362

AMC: Mr. Paul McGuff/CESWF-PL-RC/USACE Fort Worth  
District/(817)334-2095

MDW: Ms. Peggy Waigle/ANRM-MRB/(202)475-1199

7. Installations will:

a. Provide all existing information about historic and cultural resources to USACE districts preparing Environmental Assessment/Environmental Impact Statement.

b. Ensure adequacy of historic and cultural resource information in NEPA documentation.

c. Establish a FOC for historic resources for all base realignment and closure actions and forward name, address and telephone number to MACOM FOC.

d. Provide materials about the installation's mission and its historic and cultural resources for compliance consultation with SIFO, Advisory Council and MACOM.

DACS-DB (5-10c)

SUBJECT: Plan to Accomplish Historic and Cultural Resources Requirements  
IAW Base Realignment and Closure Implementation Plan for the Army

8. USACE District Offices will:

a. Ensure that historic and cultural resources are included in each EA and EIS.

b. Include the following information in each EA/EIS regarding historic and cultural resources:

(1) Summary of existing information about the location, identification, evaluation (including overviews, inventories, mitigation documents, National Register nominations, consensus determinations, and National Historic Landmarks) and management (including any PAs, MOAs, historic preservation plans, archeological resources management plans, maintenance plans, historic family housing studies, etc.).

(2) Evaluation of the adequacy of the existing information to fully or partially meet compliance requirements for this realignment or closure undertaking.

(3) List of references consulted to determine known and likely historic and cultural resources.

(4) Identify (on a map which indicates cantonments, impact areas, ranges, etc.) all resources known to meet the criteria of the National Register.

(5) Map identification of all resources likely (high probability) of meeting National Register criteria.

(6) Map identification of all resources that are more than 40 years old and that are unlikely (low probability) to meet National Register criteria.

(7) List of public concerns (from NEPA scoping and other activities) about historic and cultural resources and all contacts with SHPO regarding closure or realignment undertaking.

(8) Identify the effects of the undertaking on all properties identified in (3), (4), and (5) above and on those resources for which data to evaluate them are not available.

DACS-DMS (5-10c)

SUBJECT: Plan to Accomplish Historic and Cultural Resources Requirements  
LAW Base Realignment and Closure Implementation Plan for the Army

c. Identify future work that will be required in order to meet NEPA and NHPA Section 106, 110, and 111 requirements. Recommendations for work should be restricted solely to those effects brought about by base closure or realignment. Information about work efforts to be recommended at the affected installations will include:

(1) Approximate size (in acres) of areas to be recommended for archeological survey.

(2) Approximate number and locations of buildings, structures, districts, objects or sites to be recommended for historical inventory.

(3) Approximate number of known archeological sites needing additional testing or data analysis to determine National Register eligibility.

(4) Separate cost estimates to complete each of the above studies broken out at a minimum by contract and administration costs or by in-house costs if the tasks can be completed by Corps of Engineers cultural resource personnel.

(5) Separate cost estimates for those installations to be realigned if activity placement alternatives have been identified that will differentially affect cultural resources. The estimates should reflect the different costs between locating activities in areas thought to have a high potential for possessing significant cultural resources versus areas thought to have a low potential for possessing significant resources.

d. Provide MACOMs with cost estimates to complete work identified in Subparagraph c above NLT 4 Aug 89. Work items shall indicate if tasks are to identify and evaluate historic resources or to mitigate the effects of the base realignment and/or closure undertaking.

e. Provide FOC for historic resources actions to MACOMs and COE.

9. USACE Mobile District will:

a. Provide project management oversight and coordination between the USACE direct support districts, MACOMs, and DA during the NHPA process.

b. Continue overall project management and coordination duties during the ongoing NHPA compliance process, following completion of initial EA/EIS documentation, to include oversight of historic preservation action plan.

DACS-EMB (5-10c)

SUBJECT: Plan to Accomplish Historic and Cultural Resources Requirements  
IAW Base Realignment and Closure Implementation Plan for the Army

c. Consult with the MACOMs on the preparation of the historic preservation action plan to be developed in conjunction with the MACOM funding requests.

d. Assist the MACOMs and DA to see that work items identified in the action plan are carried out through a number of contracting alternatives, including utilization of the existing USACE direct support districts.

e. Assist OCE BRACD CR Subcommittee in developing MACOM funding requirements and consolidating funding requirements for submission to OCE BRACD, and oversee distribution of funds for accomplishment of items in historic preservation action plan.

f. Represent the USACE direct support districts on the OCE BRACD CR Subcommittee.

g. Ensure that historic preservation compliance documents (and MDAs if required) are completed for Stand Alone Housing.

10. Schedule: In order to ensure that NHPA requirements do not delay realignments and closure activities, the following schedule has been established:

a. 25 May 89: CR Subcommittee met to develop plan.

b. 5 Jun 89: Historic and Cultural Resources Requirements Plan distributed.

c. 1 Aug 89: Complete PA with Advisory Council.

d. 4 Aug 89: Cost estimates for future work due from Districts for MACOMs.

e. 17 Oct 89: CR Subcommittee meeting to review work items, adjust implementation and action plans and develop baseline information for MDAs.

f. Apr 90: Complete early MDAs; CR Subcommittee meeting.

g. Oct 90: Complete all possible MDAs; CR Subcommittee meeting.

h. Apr 91: Complete late MDAs; CR Subcommittee meeting.

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DACS-DMB (5-10c)  
SUBJECT: Plan to Accomplish Historic and Cultural Resource  
Requirements IAW Base Realignment and Closure Implementation for  
the Army

11. Point of contact is David Yentzer, DAEN-ZCI-A, CML (202)  
694-4313/AV 224-4313 for administrative questions and Constance  
Rabierz, CEHSC-FN, CML (202) 272-0867/AV 285-0867 for technical  
questions.

BY DIRECTION OF THE CHIEF OF STAFF:



CHARLES E. WILLIAMS  
Major General, GS  
Director of Management

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ATTACHMENT 3

EXCEPTIONS TO IDENTIFICATION PROCEDURES

Where existing information is not adequate for identifying historic properties, the Army nonetheless need not undertake installation-specific field surveys pursuant to Stipulation IV.A.2 if:

a. the lands involved will be transferred to another Federal agency that will use them for purposes no more likely to adversely affect historic properties than those for which the lands are presently used by the Army, provided the recipient Federal agency agrees to develop and implement a program, in consultation with the SHPO and other interested persons, for carrying out the requirements of Section 110(a)(2) of the National Historic Preservation Act on the lands it receives; or

b. the lands involved will be transferred to a State or local agency that enters into an agreement with the Army, the SHPO, and the Council stipulating that it will use them for purposes likely to have no adverse effect on historic properties which may be present, and that it will develop and implement a program, in consultation with the SHPO, the Council, and other interested persons, for identifying and protecting historic properties in a manner consistent with the "Standards and Guidelines" and other applicable Department of the Interior and Council guidelines; or

c. the BRAC action that will affect the lands involved, and the nature of the historic properties that may exist on such lands, are such that the Army, the SHPO, the Council, and other interested persons agree that identification need not be carried out, or may be carried out at a later date, and enter into an agreement stipulating how and by whom any identification will be carried out.

ATTACHMENT 4

STANDARD MITIGATION MEASURES

1. Transfer of a historic building or structure subject to a preservation covenant, enforceable under applicable State law, equivalent to the example shown in Figure 7 of the Council's 1989 publication: "Preparing Agreement Documents" (pp. 30-31), combined with a program of recordation approved by the SHPO as consistent with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (48 FR 44730-34).

2. Recovery of data from an archeological site or sites in accordance with a research design and data recovery plan prepared in consultation with the SHPO and interested persons (including any interested Indian tribe or other Native American group) and addressing each of the following points:

- the property, properties, or portions of properties where data recovery is to be carried out;

- any property, properties, or portions of properties that will be altered or transferred without data recovery;

- the research questions to be addressed through the data recovery, and the importance and relevance of each;

- the methods to be used, and their relevance to the research questions;

- the methods to be used in analysis, data management, and dissemination of data, including a schedule;

- the disposition of recovered materials and records;

- the methods for involving the interested public in the data recovery;

- the methods for disseminating results of the work to the interested public;

- the methods by which local governments, Indian tribes, and other interested persons will be kept informed of the work and afforded the opportunity to comment; and

- the methods and schedule by which progress and final reports will be provided to the SHPO, the Council, and interested persons.

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# OFFICE OF STATE PLANNING

Office of the Governor

STATE CAPITOL, HONOLULU, HAWAII 96873 TELEPHONE (808) 548-5493

Ref. No. P-699

April 23, 1990

Lieutenant Colonel Kenneth R. Ashhurst  
Deputy District Engineer  
Corps of Engineers  
U.S. Army Engineer District, Honolulu  
Building 230  
Fort Shafter, Hawaii 96858-5440

Dear Lt. Col. Ashhurst:

Subject: Hawaii Coastal Zone Management (CZM) Program Federal  
Consistency for Sale of Kapalama Military Reservation,  
Phase III, Honolulu, Hawaii (FC/90-009)

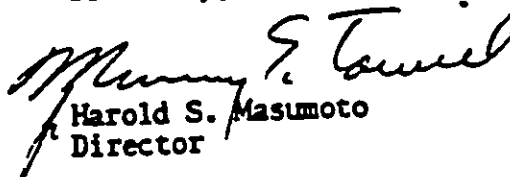
This is to inform you that we have reviewed your assessment of the subject activity's consistency with Hawaii's CZM Program and concur with your finding that the activity is consistent to the maximum extent practicable. Therefore, Hawaii CZM consistency approval is hereby granted.

Please note that the Office of State Planning is the lead agency for the Hawaii CZM Program. All correspondence with the Hawaii CZM Program, including CZM Federal consistency requests, should be addressed as follows.

Mr. Harold S. Masumoto  
Director  
Office of State Planning  
State Capitol, room 410  
Honolulu, Hawaii 96813  
Attention: Coastal Zone Management

We appreciate your continued cooperation in complying with Hawaii's CZM Program. Please feel free to contact our CZM office at 548-5973 if there are any questions.

Sincerely,

  
Harold S. Masumoto  
Director

cc: Department of Land Utilization

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DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
FORT SHAFTER, HAWAII 96858-5440

DETERMINATION OF  
FEDERAL CONSISTENCY  
OF THE  
BASE CLOSURE

KAPALAMA MILITARY RESERVATION,  
CITY & COUNTY OF HONOLULU, ISLAND OF OAHU, HAWAII

WITH THE  
HAWAII COASTAL ZONE MANAGEMENT PROGRAM

HAWAII CZM PROGRAM  
ASSESSMENT FORMAT

RECREATION RESOURCES

Objective: Provide coastal recreation opportunities accessible to the public.

Policies:

- 1.) Improve coordination and funding of coastal recreation planning and management.
- 2) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
  - a) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
  - b) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy 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;
  - c) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
  - d) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation.
  - e) Encouraging expanded public recreational use of County, State, and Federally owned or controlled shoreline lands and waters having recreational value;
  - f) Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;
  - g) Developing new shoreline recreational opportunities, where appropriate, such as artificial reefs for surfing and fishing; and
  - h) 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, County planning commissions; and crediting such dedication against the requirements of section 46-6.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Will the proposed action involve or be near a dedicated public right-of-way?	___	<u>X</u>
2. Does the project site abut the shoreline?	<u>X</u>	___
3. Is the project site near a State or County park?	<u>X</u>	___
4. Is the project near a perennial stream?	___	<u>X</u>
5. Will the proposed action occur in or affect a surf site?	___	<u>X</u>
6. Will the proposed action occur in or affect a popular fishing area?	___	<u>X</u>
7. Will the proposed action occur in or affect a recreation boating area?	___	<u>X</u>
8. Is the project site near a sandy beach?	___	<u>X</u>
9. Are there other recreational uses in the area?	___	<u>X</u>

Discussion: Kapalama Military Reservation is located within a mile of Sand Island State Park and the Keehi Small Boat Harbor. Approximately 140 acres on Sand Island located in Honolulu Harbor provide swimming, picnicking, and overnight camping and recreational opportunities for Oahu's urban population. The park is administered by the State Department of Land and Natural Resources, Division of State Parks. Keehi Small Boat Harbor is located across Sand Island Access Road from the subject property. There are approximately 342 moorings and a boat launch ramp on about 24 acres operated by the State of Hawaii Department of Transportation, Harbors Division. The subject property does not have shoreline frontage and does not have significant recreational value.

## HISTORIC RESOURCES

Objective: 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.

### Policies:

- 1) Identify and analyze significant archaeological resources;
- 2) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- 3) Support State goals for protection, restoration, interpretation, and display of historic resources.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Is the project site within a historic/cultural district?	—	<u>X</u>
2. Is the project site listed on or nominated to the Hawaii or national register of historic places.	—	<u>X</u>
3. Does the project site include undeveloped land which has not been surveyed by an archaeologist?	—	<u>X</u>
4. Has a site survey revealed any information on historic or historic settlement area?	—	<u>X</u>
5. Is the project site within or near a Hawaiian fishpond or historic settlement area?	<u>X</u>	—

Discussion: Kapalama was built, in part, on land that was gained by filling in a series of Hawaiian fish ponds. These areas will not be affected by the action considered. There are no historic or archeological sites on the property which are listed on the National or State Register of Historic Places.

SCENIC AND OPEN SPACE RESOURCES

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

Policies:

- 1) Identify valued scenic resources in the coastal zone management area;
- 2) Insure that new developments are compatible with their visual environmental designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- 3) Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
- 4) Encourage those developments which are not coastal dependent to locate in inland area.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Does the project site abut a scenic landmark?	___	<u>X</u>
2. Does the proposed action involve the construction of a multi-story structure or structures?	___	<u>X</u>
3. Is the project site adjacent to undeveloped parcels?	___	<u>X</u>
4. Does the proposed action involve the construction of structures visible between the nearest coastal roadway and the shoreline?	___	<u>X</u>
5. Will the proposed action involve construction in or on waters seaward of the shoreline? On or near a beach?	___	<u>X</u>

Discussion: Present use of the property for warehouse support services for the 25th Infantry Division and Installation Supply Division is not a coastal dependent use. Sale of the property will return federally controlled land not required for national defense to private ownership or to City or State. Once sold, land use will be subject to regulations by the City and County of Honolulu.

The subject property is located in Kalihi-Palama sub-area of the Primary Urban Center Development Plan adopted by the City and County of Honolulu. The desired land use pattern for the Primary Urban Center is linear, running parallel with the shoreline and bounded by the mountains and the sea. Major industrial center is located near major transportation facilities such as Honolulu Harbor, the Airport, and the H-1 Freeway. Industrial, Military, and public (harbor related) facility areas in Kalihi-Palama are Makai and Ewa of residential and commercial land uses. It is assumed that future use of the property will be in conformance with the urban design and open space principles of the Primary Urban Center Development Plan.

## COASTAL ECOSYSTEMS

Objective: Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- 1) Improve the technical basis for natural resource management;
- 2) Preserve valuable ecosystems of significant biological or economic importance;
- 3) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land water uses, recognizing competing water needs; and
- 4) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate State water quality standards.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Does the proposed action involve dredge or fill activities?	—	<u>X</u>
2. Is the project site within the Shoreline Setback Area (20 to 40 feet inland of the shoreline)?	—	<u>X</u>
3. Will the proposed action require some form of effluent discharge into a body of water?	—	<u>X</u>
4. Will the proposed action require earthwork beyond clearing and grubbing?	—	<u>X</u>
5. Will the proposed action include the construction of special waste treatment facilities, such as injection wells, discharge pipes, or cesspools?	—	<u>X</u>
6. Is an intermitten or perennial stream located on or near the project site?	—	<u>X</u>
7. Does the project site provide habitat for endangered species of plants, birds, or mammals?	—	<u>X</u>
8. Is any such habitat located nearby?	—	<u>X</u>



- |   | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| 9. Is there a wetland on the project site?  | —          | <u>X</u>  |
| 10. Is the project site situated in or abutting a Natural Area Reserve?             | —          | <u>X</u>  |
| 11. Is the project site situated in or abutting a Marine Life Conservation District | —          | <u>X</u>  |
| 12. Is the project site situated in or abutting an estuary?                         | —          | <u>X</u>  |

Discussion: The subject property does not have shoreline frontage. Sale of the property will not have any physical effect on the environmental coastal ecosystems. Once sold, land use will be subject to the regulatory controls of the City and County of Honolulu, Department of Land Utilization.

ECONOMIC USES

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

Policies:

- 1) Concentrate in appropriate areas the location of coastal dependent development necessary to the State's economy;
- 2) Ensure that coastal dependent developments such as harbors and ports, 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
- 3) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
  - a) Utilization of presently designated locations is not feasible;
  - b) Adverse environmental effects are minimized; and
  - c) Important to the State's economy.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Does the project involve a harbor or port?	___	<u>X</u>
2. Is the project site within a designated tourist destination area?	___	<u>X</u>
3. Does the project site include agricultural lands or lands designated for such use?	___	<u>X</u>
4. Does the proposed activity related to commercial fishing or seafood production?	___	<u>X</u>
5. Does the proposed activity related to energy production?	___	<u>X</u>
6. Does the proposed activity related to seabed mining?	___	<u>X</u>

Discussion: The existing use is not coastal dependent. Sale of the property to a private party or to the State or local government is more likely to encourage an appropriate industrial land use in the harbor area. Tax assessment will increase when the land is in private ownership and the land use is conformance with its designation.

COASTAL HAZARDS

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

Policies:

- 1) Develop and communicate adequate information on storm wave, tsunami, flood, erosion, and subsidence hazards;
- 2) Control development in areas subject to storm wave, tsunami, flood, erosion, and subsidence hazards;
- 3) Ensure that developments comply with requirement of the Federal Flood Insurance Program; and
- 4) Prevent coastal flooding from inland projects.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Is the project site on or abutting a sandy beach?	___	<u>X</u>
2. Is the project site within a potential tsunami inundation area as depicted on the National Flood Insurance Program flood hazard map?	___	<u>X</u>
3. Is the project site within a potential flood inundation area according to a flood hazard map?	___	<u>X</u>
4. Is the project site within a potential subsidence hazard area according to a subsidence hazard map?	___	<u>X</u>
5. Has the project site or nearby shoreline areas experienced shoreline erosion?	___	<u>X</u>

Discussion: The subject property is located in an area designated Zone X on the Flood Insurance Rate Map (FIRM) prepared by the US Federal Insurance Administration. Zone X is given to areas outside the 500-year flood zone.

MANAGING DEVELOPMENT

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

Policies:

- 1) Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- 2) Facilitate timely processing of application for development permits and resolve overlapping or conflicting permit requirements; and
- 3) Communicate the potential short- and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Check either "Yes" or "No" for each of the following questions.

	<u>Yes</u>	<u>No</u>
1. Will the proposed activity require more than two (2) permits or approvals?	—	<u>X</u>
2. Does the proposed activity conform with the State and County land use designation for the site?	<u>X</u>	—
3. Has or will the public be notified of the proposed activity?	<u>X</u>	—
4. Has a draft or final environmental impact statement or an environmental assessment been prepared?	<u>X</u>	—

Discussion: An environmental assessment dated 15 February 1990 was prepared for the proposed action.

FINDING OF NO SIGNIFICANT IMPACT

1. NAME OF PROJECT: Base Realignment and Closure of Kapalama Military Reservation, Phase III Portion, Honolulu, Hawaii
2. PROPONENT ORGANIZATION: Headquarters  
U.S. Army Support Command,  
Hawaii  
Fort Shafter, Hawaii 96858-5000
3. ENVIRONMENTAL ASSESSMENT: The Environmental Assessment for the Base Realignment and Closure of Kapalama Military Reservation, Phase III, Kapalama Military Reservation, Oahu, Hawaii, June 1990, is incorporated by reference.
4. DESCRIPTION OF THE PROJECT: The Kapalama Military Reservation (Phase III) is scheduled to be closed under the Base Realignment and Closure Act (BRAC). The area of the subject land is 21.22 acres. All activities currently located at KMR will be moved to other locations on Oahu by the end of FY93.
5. ANTICIPATED ENVIRONMENTAL EFFECTS: In June 1990 the U.S. Army Toxic and Hazardous Materials Agency (USATHAMA) conducted testing in the area to determine the extent of contamination in the Phase III area. The study identified low levels of pesticides, lead and nonfriable asbestos in some of the buildings. The groundwater is brackish due to its proximity to the harbor and is therefore, not currently used or likely ever to be used as a drinking source. Municipal water is supplied to the site for drinking. USATHAMA concluded that such low levels of contamination do not constitute a threat to human health or the environment and do not require remediation at this time.
6. CONCLUSION: The Environmental Assessment concluded that the proposed action did not constitute a major federal action having significant effects on the quality of the human environment. Therefore, a Federal Environmental Impact Statement is not required.
7. PUBLIC COMMENTS: Comments on this Finding of No Significant Impact must be received within 30 calendar days after its initial publication and shall be directed to:

Jonathan P. Adams, Major, CE  
Deputy District Engineer  
U.S. Army Engineer District, Honolulu  
Building 230  
Fort Shafter, Hawaii 96858-5440

N.

MEMORANDUM FOR CORRESPONDENTS

July 31, 1991

The Department of the Army is announcing a Finding of No Significant Impact to the environment from its final Environmental Assessment of the proposed closure and disposal of Kapalama Military Reservation Phase III, Hawaii.

Closure of the property is mandated by the Base Closure and Realignment Act, which legislated closure and realignment of selected military installations throughout the United States which are no longer needed by the armed services. Kapalama Military Reservation Phase III is the only military property in Hawaii slated for closure. A tentative agreement has been reached between the Army and the State of Hawaii for the sale of the 21-acre parcel on Honolulu Harbor.

Prior to closure, all activities on Kapalama Military Reservation Phase III will be moved to Schofield Barracks and Hickam Air Force Base. Approximately 39 Army civilian employees would relocate to Schofield Barracks and 44 nonappropriated fund civilian employees would relocate to Hickam Air Force Base.

Kapalama Military Reservation Phase I, consisting of 14.41 acres, was sold in May 1987 for \$18.9 million to Servco Pacific. In May 1989, 7.8 acres were sold to Dai Showa America Co. for \$18.2 million in Kapalama Military Reservation Phase IIA, and another 36.7 acres were sold in October 1990 to the State of Hawaii for \$59.2 million in Phase IIB.

A site investigation of Phase IIB and Phase III in June 1990 for environmental hazards detected the presence of low levels of nonfriable asbestos, pesticides and lead in some of the structures. Due to their low levels, the contaminants were determined not to pose an environmental hazard. Should the new owner elect to demolish the buildings, the asbestos would have to be removed by the new owner at the time of demolition.

Groundwater analysis detected low levels of hydrocarbons under the Phase IIB property, but none under the Phase III property. Remediation of this low level by the government is not anticipated at this time. The groundwater sources in the Phase III parcel are influenced by tides and are brackish and unsuitable for domestic water supply.

For further information regarding the closure and disposal, contact Mr. Allen Chin or Major Katherine Woodward by writing the Honolulu District Engineer, U. S. Army Corps of Engineers, Building 230, Fort Shafter, HI 96858-5440, or call (808) 438-6930.

-END-

## QUESTIONS AND ANSWERS

Q1. Why is Kapalama Military Reservation being closed?

A1. This closure is taking place as a result of recommendations made by the Secretary of Defense's Base Realignment and Closure Commission, and is required to be implemented in accordance with the Defense Authorization Amendments and the Base Closure and Realignment Act, Public Law 100-526.

Q2. Why were the Defense Authorization Amendments and the Base Closure and Realignment Act passed?

A2. The Defense Authorization Amendments and the Base Closure and Realignment Act were passed because of bipartisan recognition of the need to provide procedures to facilitate the closure and realignment of obsolete and unnecessary military installations, to achieve economies of operation, promote efficiency, and to save money for the Department of Defense and the taxpayers.

Q3. Why was an Environmental Assessment (EA) prepared or required?

A3. The National Environmental Policy Act (NEPA) of 1969 (42 U.S.C. 4321 et seq., implemented by the Council on Environmental Quality (CEQ) Regulations, 40 CFR 1500 et seq., requires federal agencies to prepare an environmental assessment "when necessary under the procedures adopted by individual agencies..." Army Regulation 200-2, Paragraph 5-1 states, "An EA is made to determine the extent of environmental impacts of a project and decide whether or not those impacts are significant." This document will provide the decisionmaker with sufficient information to make decisions regarding this action and allow for public involvement in the process. The Defense Authorization Amendments and Base Closure and Realignment Act, Public Law 100-526, exempted the Secretary of Defense's Base Closure and Realignment Commission and the Secretary of Defense from applying certain provisions of NEPA to the selection of realignments and closures; however, NEPA does apply to the actions of the Secretary of Defense during the closing of a military installation and during the process of relocating functions from that installation. The base closure statute further provides that the Secretary of Defense will not have to consider "the need for closing or realigning a military installation which has been selected for closure or realignment by the commission; the need for transferring functions to another military installation or alternative military installations to those selected." However, NEPA does apply to the actions of the Secretary of Defense during the closing of a military installation and during the process of relocating functions from a military installation.

(more)



Q4. How are you complying with the National Historic Preservation Act, Section 106?

A4. The U.S. Army Corps of Engineers, acting for U.S. Army, Pacific Command, is proceeding in accordance with the stipulations of the Programmatic Agreement entered into February 5, 1990 by the Department of the Army, the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers. Language will be attached to the deed for property conveyance which stipulates that any excavations exceeding approximately three feet in depth from the present ground surface shall be archeologically monitored and sampled.

Q5. What is the impact of this action on the existing environment?

A5. There is no impact. The area currently is zoned as light industrial. Currently, Kapalama Military Reservation is used for storage and maintenance activities. Future plans indicate that the land will be used for similar activities. Additionally, the area is generally devoid of any vegetation and wildlife, and water is not potable. As concurred by the U.S. Fish and Wildlife Service, there are no endangered or threatened species of plants and animals at Kapalama Military Reservation.

Q6. Has any contamination been found on the reservation?

A6. Some pesticide contamination and asbestos were found, as was expected. All of the buildings from the World War II-era used asbestos, and all of the wooden structures in Hawaii are treated with pesticides to control termites. The State of Hawaii has agreed to accept the buildings on the reservation "as is." The buildings will have to be demolished in accordance with the applicable environmental laws when required. Additionally, groundwater analysis did not detect any hydrocarbon contamination under that portion of the Kapalama Military Reservation to be closed.

Q7. What is the effect on Kapalama Military Reservation employees?

A7. A socioeconomic analysis was completed for the Environmental Assessment. The finding was that there would be no effect. No employees will be involuntarily separated as a result of this action. Although employees will be relocated to Schofield Barracks or Hickam Air Force Base, any travel increase for any one particular employee is offset by a decrease for another, balancing the effect. The financial activity within the surrounding community will not change.

DEPARTMENT OF THE ARMY  
OFFICE OF THE SECRETARY OF THE ARMY  
WASHINGTON D.C. 20310

INFORMATION FOR MEMBERS OF CONGRESS

BASE REALIGNMENT AND CLOSURE OF KAPALAMA MILITARY RESERVATION,  
PHASE III PORTION, HONOLULU, HAWAII

The Army announced today the availability of its final Environmental Assessment (EA) on the closure and disposal of KMR Phase III. The final environmental assessment prepared by the Department of the Army for this base closure action concludes that there are no significant environmental impacts to the proposed closure and disposal of KMR Phase III.

The Base Closure and Realignment Act (Public Law 100-526, 102 Stat 2623, 1988) directed the Secretary of Defense to close and/or realign military installations as recommended by the Commission on Base Realignment and Closure. This Act mandates the closure of Kapalama Military Reservation (KMR) Phase III, a 21.22-acre property located at Honolulu Harbor, Honolulu, Hawaii. KMR Phase I and Phase II were previously sold under the Sale and Replace Program. Tentative agreement between the State of Hawaii and the Army has been reached for the sale of KMR Phase III.

Prior to disposal of KMR Phase III, all activities are to be moved to Schofield Barracks and Hickam Air Force Base. Approximately 39 Army permanent civilian positions would relocate to Schofield Barracks and 44 nonappropriated fund civilian positions would relocate to Hickam AFB. No involuntary separations of personnel are expected. Although travel time will be increased for some employees, it will be decreased for others. There is no net adverse effect. There would be no change in the financial activity within the surrounding community.

A site investigation of Phases II and III in June 1990 for environmental hazards detected nonfriable asbestos and low levels of pesticides and lead in some of the structures. Due to their low levels, the contaminants were determined not to pose an environmental hazard. Should the new owner elect to demolish the buildings, the asbestos would have to be removed by the new owner at the time of demolition. The groundwater sources in the Phase III parcel are tidal influenced and are brackish and unsuitable for domestic water supply.

After the document is signed, the EA will be forwarded to the Office of Environmental Quality Control (OEQC), a branch of the State of Hawaii. An announcement that the EA is available for public review will be published in the OEQC Bulletin, a monthly publication. The EA will be available for public comment for 30 days. After the 30 day period, any comments received will be considered. Once all pertinent comments have been addressed, the EA will then be available for the required closure action.

For a copy of the EA or for further information regarding the closing and disposal of KMR Phase III, please call MAJ Katherine Woodward at (808) 438-6929/1776, or write to Honolulu Engineer District, U.S. Army Corps of Engineers, (ATTN: MAJ Woodward), Building 230, Fort Shafter, Hawaii 96858-5440.

Provided by: Office of the Chief, Legislative Liason