

BENJAMIN CAYETANO  
GOVERNOR



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

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

95 MAR 29 09:37

KAZU HAYASHIDA  
DIRECTOR  
DEPUTY DIRECTORS  
JOSE CALLEJO  
GLENN M. OKIMOTO

IN REPLY REFER TO:

March 24, 1995

HAR-PM 3530.95

To: The Honorable Gary Gill, Director  
Office of Environmental Quality Control

From: Kazu Hayashida *K.H.*  
Director of Transportation

Subject: NEGATIVE DECLARATION FOR KERR PACIFIC CORPORATION,  
DBA HFM, FEED MANUFACTURING PLANT, PIER 23, HONOLULU  
HARBOR, OAHU - TMK NO. 1-5-38:05

In accordance with Act 241, SLH 1992, we have completed the formal Environmental Assessment 30-day review period for the subject project and reviewed the comments received. We have determined that the project will not have significant impacts on the environment. Based on the foregoing, we are filing a Negative Declaration.

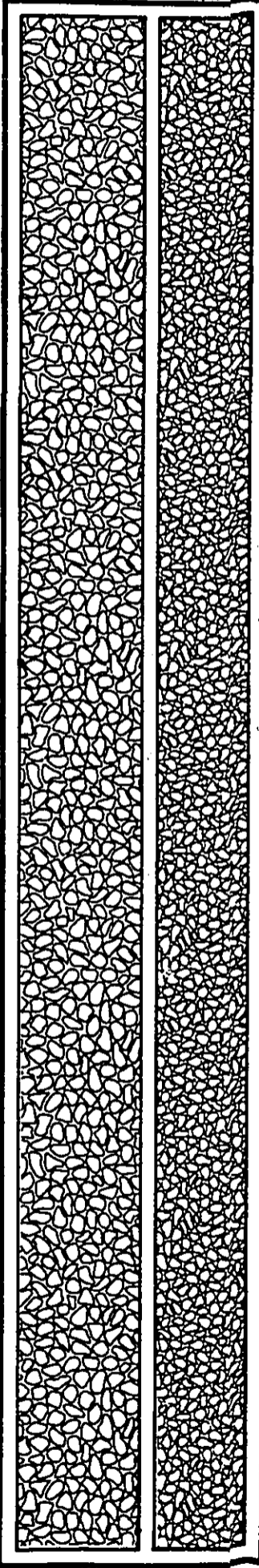
Enclosed are the original and four copies of the Final Environmental Assessment and Negative Declaration and a completed OEQC form for publication in the OEQC Bulletin.

Should you have any questions, you may contact Mr. Derrick Lining, Property Manager, at 587-1942.

Enc.

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1995-04-08-0A-00 FEA-Kerr Pacific Feed Manufacturing Plant APR - 8 1995



# **HFM Feed Manufacturing Plant**

Honolulu, Hawaii

*Final Environmental Assessment  
and Negative Declaration*

*Prepared for:*  
Department of Transportation, Harbors Division  
Kerr Pacific Corporation dba HFM

*Prepared by:*  
Wilson Okamoto and Associates, Inc.

March 1995

# HFM Feed Manufacturing Plant

Honolulu, Hawaii

*Final Environmental Assessment  
and Negative Declaration*

*Prepared for:* Department of Transportation, Harbors Division  
State of Hawaii

Kerr Pacific Corporation dba HFM  
P.O. Box 855  
Honolulu, Hawaii 96808

*Prepared by:* Wilson Okamoto and Associates, Inc.  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96816

March 1995

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- Exhibit A - Makai Side of silos and warehouse
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**PREFACE**

This environmental assessment and negative declaration is prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawaii. Proposed is an agency action for the use of State land for a private interest, by Kerr Pacific Corporation dba HFM.

SUMMARY

**HFM Feed Manufacturing Plant**

**Final Environmental Assessment  
and Negative Declaration**

Honolulu, Hawaii

**Proposing Agency**

State of Hawaii  
Department of Transportation, Harbors Division  
*contact: Derrick Lining, Property Manager*

Kerr Pacific Corp. dba HFM  
P.O. Box 855  
Honolulu, Hawaii 96808  
*contact: Ken Nygard, General Manager*

**EA Preparer**

Wilson Okamoto and Associates  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826  
*contact: Brian Moon, Project Manager*

**Tax Map Key**

1-5-38:05

**Location**

Honolulu Harbor Pier 23  
Honolulu, Hawaii

**Proposed Action**

HFM proposes to construct a new feed mill to manufacture animal and poultry feeds. The mill will process grains and other ingredients and combine them with millrun, a by-product from their adjacent flour mill, to produce these feeds. The maximum height of the proposed building will be 115 feet and will be built on top of the existing warehouse, keeping within the existing structures's footprint.

**Impacts**

No significant impacts are anticipated



**I. INTRODUCTION****A. BACKGROUND**

HFM first erected a grain elevator consisting of ten storage silos at Honolulu Harbor's Pier 23 in 1951. Subsequently, through 1964, ten more silos and an attached warehouse were incrementally added. Twenty total, the silos store up to 33,000 tons of grain in support of the flour milling operations located adjacent to the grain elevator. HFM imports over 35,000 tons of bulk wheat into Honolulu annually. Processing of this wheat yields a by-product known as millfeed. To be viable, a flour mill must be able to sell its millfeed at a reasonable price to a feed mill, where it will be processed into animal and poultry feed.

Previously, HFM sold their millfeed to Fred L. Waldron Limited which processed the millfeed and sold it to local farms. In September 1993, however, Fred L. Waldron Limited closed its operations, forcing HFM to ship their millfeed to Mainland feed manufacturing plants, incurring additional transportation costs to the company, as well as forcing local farmers to rely on Mainland sources for their livestock feed.

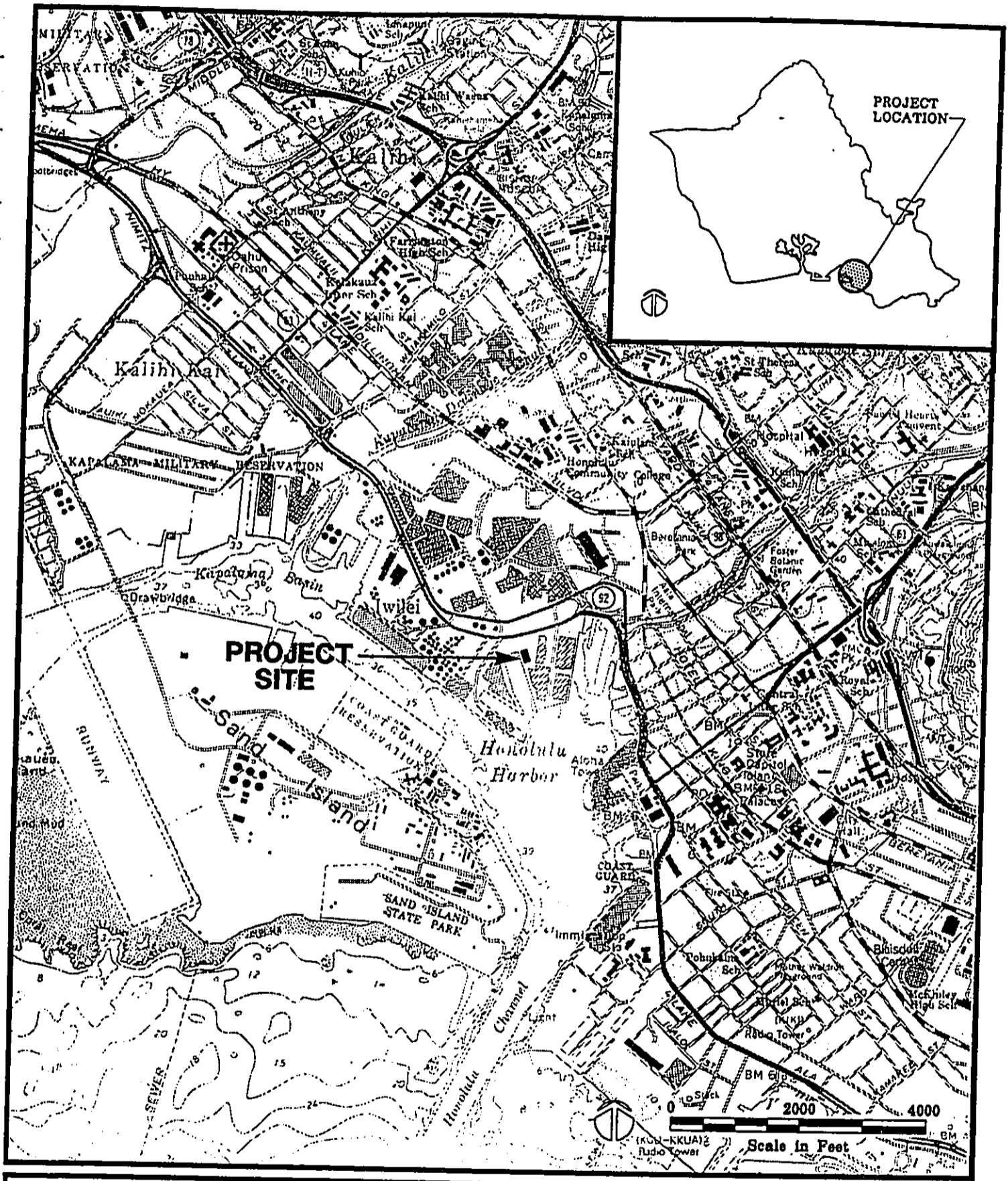
**B. EXISTING CONDITIONS**

The project site encompasses a portion of an approximately 0.815-acre parcel (TMK 1-5-38:05) at Pier 23 of Honolulu Harbor (see Figures 1 & 2). The site consists of a grain elevator, which includes 20 storage silos standing 160 feet high and an attached warehouse, to support the adjacent flour mill facility located on the same TMK parcel, but not within the project boundaries.

The grain elevator/warehouse is located about 60 to 80 feet away from the water at Pier 23, which is located in an embayment of Honolulu Harbor. Directly south of the site is Hawaiian Tug and Barge on the adjacent Pier 22. Southwest, on Pier 24, is Young Brothers, Ltd (see Figure 3). Barges with grains for the flour mill dock at Pier 23 every three months. Occasionally, the Department of Transportation also uses the pier as a storage dock for other barges in the Harbor.

**C. DEVELOPMENT PROPOSAL**

HFM proposes to construct a new animal and poultry feed manufacturing plant that would process mill feed, a by-product of its flour milling process. The new plant will be built on top of the existing warehouse, nestled against the silos, keeping

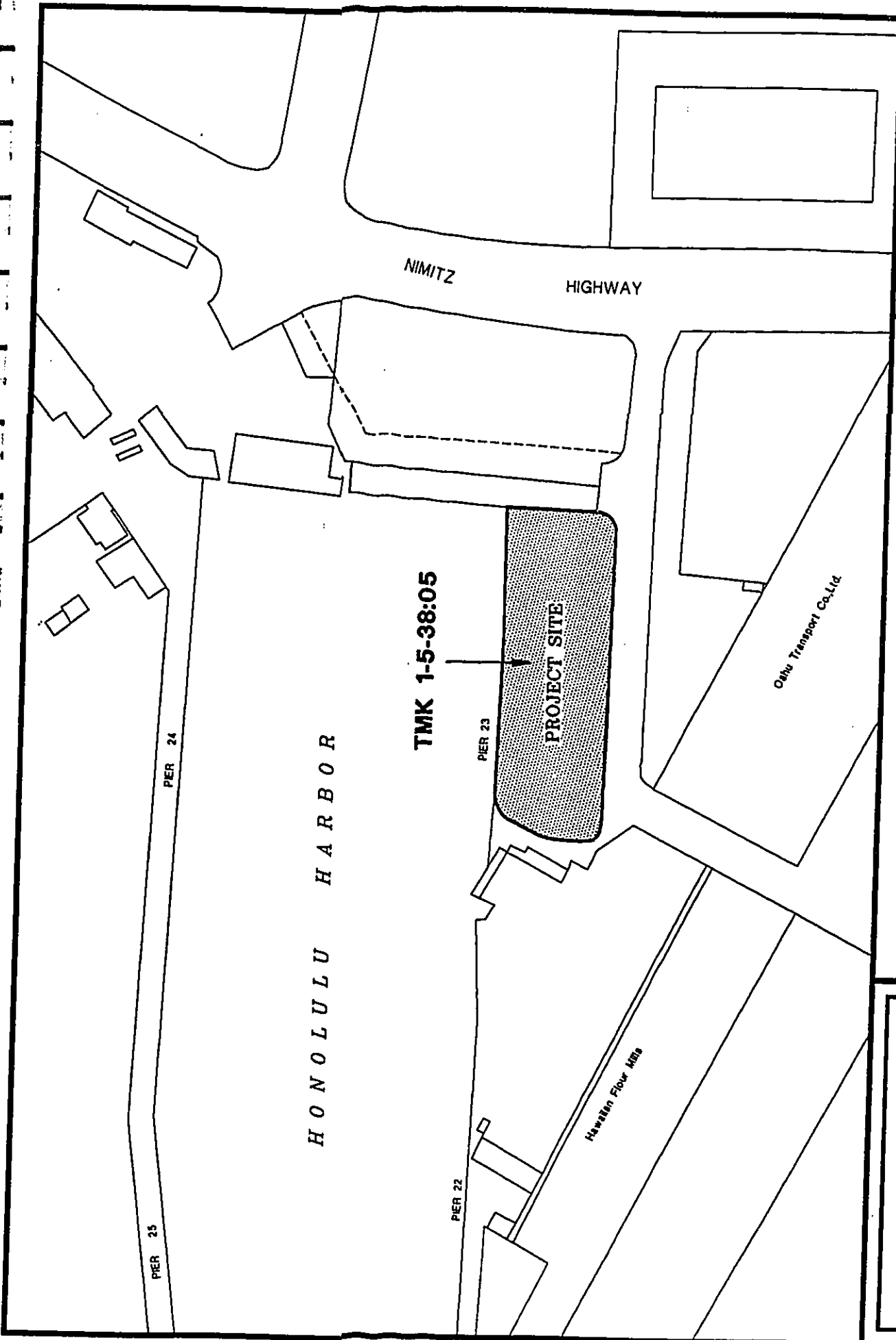


**HFM FEED MANUFACTURING PLANT**

Fig. 1

**LOCATION MAP**

Prepared by:  
**WILSON OKAMOTO & ASSOCIATES, INC.**

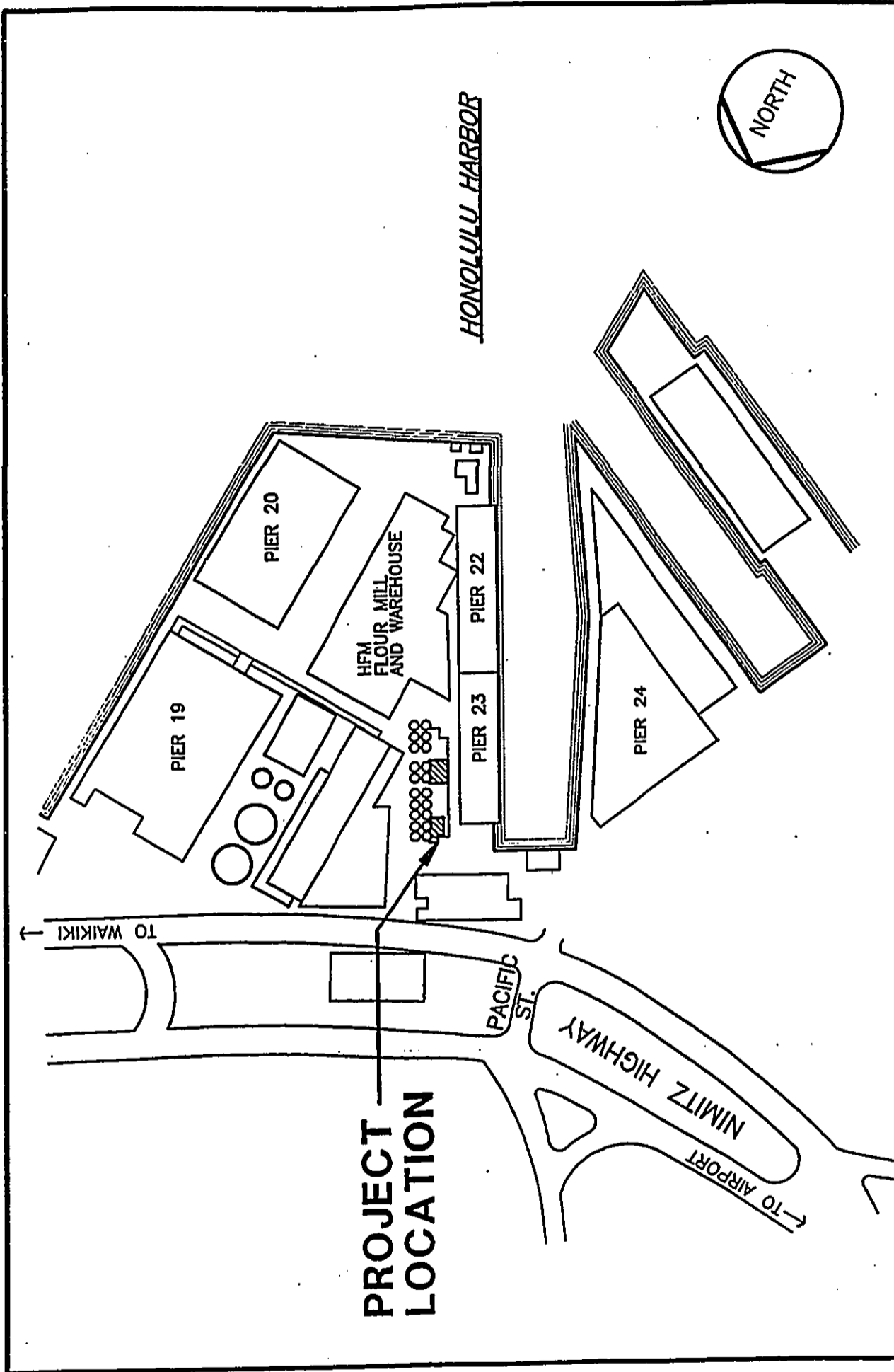



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**Wilson Okamoto  
 & Associates, Inc.**  
 Prepared for:  
**Kerr Pacific Corp. dba HFM**



**HFM FEED  
 MANUFACTURING PLANT  
 HONOLULU, OAHU, HAWAII**

**TAX MAP KEY**



<p>HFM FEED MANUFACTURING PLANT HONOLULU, OAHU, HAWAII</p>	<p>Fig. 3</p>	<p>Prepared by : <b>Wilson Okamoto &amp; Associates, Inc.</b> Prepared for : <b>Kerr Pacific Corp. dba HFM</b></p> 
<p><b>VICINITY MAP</b></p> <p><b>NOT TO SCALE</b></p>		

within the existing structure's footprint. Construction of the plant will require removal of a section of the existing metal building warehouse for construction of a new concrete foundation to support the steel bin structures. A 1500 kVA transformer will service the plant. The plant will consist of approximately 54 bins with a storage capacity of 1,130 tons of ingredients and finished feed. A computer system will control all mixing and batching operations, and the plant will utilize a "full gravity" system of operation.

"Full gravity" plants are typical of grain handling operations. Instead of using horizontal conveyers to transport grain through the milling process, vertically configured "full gravity" plants utilize gravity to transport ingredients down from the storage bins and through the various processes until the finished feed is gravity fed into trucks in the loadout bay at the base of the bin structures. In addition, the vertical configuration is also required to fit the plant within the project site by minimizing lot coverage.

**D. NEED**

Currently, the absence of a local feed mill requires HFM to ship most of their mill feed to the Mainland for processing. This incurs additional transportation costs to HFM and increases Hawaii's dependence on Mainland sources for animal feed.

**II. ENVIRONMENTAL ASSESSMENT**

**A. GENERAL DESCRIPTION**

Honolulu Harbor is a natural embayment that has been extensively altered by development over the past century. The Harbor was dredged with its spoils forming Sand Island, which protects the inner harbor from ocean swells. Present day uses of Honolulu Harbor include numerous piers for loading and unloading of goods, as well as terminals for cruise ships, dinner cruises and shipyard repair areas. Recently, the Waterfront at Aloha Tower development has brought a retail attraction to the area.

The project is located in the Iwilei area. This area has historically been dominated by industrial uses including the Dole Pineapple Cannery. In the past decade, however, the area has seen the emergence of numerous commercial/retail uses, the more notable being K-mart and Cannery Square.

Previous to HFM's milling operations, the area now known as Pier 23 had been used as a junkyard, warehouse, parking lot and by the Oahu Railway and Land Company.

**B. PHYSICAL ENVIRONMENT**

**1. Climate**

Like all of the Hawaiian Islands, Oahu has two distinguishable seasons. During May through September, summer weather prevails, bringing warmer temperatures and steady Northeast tradewinds. In the winter months, from October to April, the temperature cools and the tradewinds are more frequently interrupted by southeasterly and southwesterly storms.

At the project site, the climate is typical of the leeward coastal lowlands with long southern exposures. Average temperature maximums fluctuate from 70.7 degrees to 79.9 degrees Fahrenheit. Mean annual rainfall averages 15.6 inches, with rainfall distribution being slightly higher in the winter months.

**2. Topography/Bathymetry**

The topography of the project site is relatively flat, and it sits approximately six feet above mean sea level (MSL). The bathymetry at Pier 23 is approximately 35 feet below MSL and slopes down to 40 feet below MSL towards the main embayment of Honolulu Harbor.

### 3. Geology

The coastal plain south of the Koolau Range is called the Honolulu Plain which is underlain by a broad elevated coral reef. On top of the reef are alluvial deposits from the Koolau mountains. Core samples reveal that lava flows from the Honolulu Series Eruptions are interbedded with the reef deposits formed when the sea level was higher than it is now.

Prior to the dredging and filling of Honolulu Harbor, the shoreline area consisted of submerged coral reefs, mudflats and islets. The seaward portion of the original reef lay two to six feet below water at half-flood tide, but was dry at low tide. The Harbor's present ewa mouth, the Kalihi Channel, was cut naturally by freshwater from the Kalihi and Kahauiki Streams. The main Harbor entrance was cut by freshwater from Nuuanu Stream. Presently, Nuuanu Stream flows into the Harbor at Piers 16 and 17.

### 4. Soils

Although the project site is completely paved, the underlying soils are classified as Fill land, mixed (FL). This soil type consists of material dredged from the ocean bottom or hauled in from nearby areas. Due to the long history of industrial uses at the Iwilei Waterfront, hazardous materials, most likely consisting of petroleum-based products, may have contaminated the soils in the vicinity of the project site.

### 5. Flood/Tsunami Hazard

As shown on the Flood Insurance Rate Map (FIRM) the project site is located in Zone X, well outside the 500-year flood plain.

According to Hawaii Civil Defense, Honolulu Harbor is not within a tsunami inundation zone.

### 6. Terrestrial Flora and Fauna

Because the site is entirely paved, flora on the project site is limited to random weeds. Animals on the site include feral cats and rats.

Due to its urban location, it is highly unlikely that the site provides a habitat for native Hawaiian or endangered avifauna. A few indigenous or migratory birds may occasionally be seen flying in the immediate area. Exotic avifauna presumed to inhabit the site are those common to urban areas and may include: Common Myna,

house finch, Barred dove, house sparrow, Brazilian cardinal, spotted dove and bulbul.

7. Marine Environment

a. Water Quality

The waters of Honolulu Harbor are designated Class A. The objective of Class A waters are that their use for *"recreational purposes and aesthetic enjoyment be protected."* The waters may not act as receiving waters for any discharge that has not received the best degree of treatment or control compatible with the criteria established for this class.

Honolulu Harbor is an "artificial basin" which is defined as a dredged or quarried channel harbor, or harbor-associated submerged structures (Section 11-54-07d). The State of Hawaii Department of Health (DOH) designates the Harbor's marine bottom ecosystem to be Class II, which protects *"all uses compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation."*

DOH water quality standards are intended to account for natural variations in water quality. Thus, compliance is not determined based upon a single measurement at any particular time and place. During the winter season the Harbor experiences more discharge from Nuuanu and Kapalama Streams than in summer. Additionally, turbidity plumes are periodically generated in the wake of some larger ships that use the Harbor.

b. Waves

Sand Island shelters the Harbor from most offshore waves. A severe (once in 50 years) hurricane can generate wave heights over 26 feet outside the Harbor while storm surge in the Harbor would be approximately 6.4 feet. A deep water swell 10 feet high will generate a 3.8 foot surge in the Harbor.

c. Tides

The mean tide in Honolulu Harbor is 0.8 feet above Mean Lower Low Water (MLLW). The mean tidal range between MLLW and Mean Higher High Water (MHHW) is 2.0 feet. Tides range from a minimum of -1.3 feet to a maximum of 3.5 feet.



d. **Currents**

A 1990 study prepared in conjunction with the EIS for the Waterfront at Aloha Tower found that the circulation patterns in Honolulu Harbor are complex due to numerous embayments, one of which the project site is located in. At approximately 20 feet per minute in mid-channel, calculated flow rates are greater than if they were to be generated by tidal exchange alone. Contributing to the surface flows are discharges from storm drains, outflow from Nuuanu Stream and flows from Keehi Lagoon. The possibility of a stratified flow within the basin and main channel is also suggested. Flushing time for the Harbor based solely on tidal exchange is estimated at 12 to 15 days, but due to other flows, is probably significantly less.

e. **Marine Ecology**

According to the Waterfront at Aloha Tower EIS (1990), dredge and fill operations in the Harbor have left little of the original flora and fauna intact. Habitats which have formed on the altered substrate vary in the degree of complexity, though marine life in general is neither abundant nor diverse in most areas of the Harbor. Many organisms attach to vertical structures, but the soft shifting sediments at the bottom of the Harbor may only have a few colonies of hardy or transient species. Except for Humpback Whales which seasonally pass along Oahu's shoreline, including the area outside Honolulu Harbor, there have been no rare, endangered, or threatened species identified within or near the project area.

8. **Air Quality**

The State Department of Health operates a network of air quality monitoring stations located at various sites on the island. Based on data from these stations, it appears that both state and national ambient air quality standards are currently being met in the project area.

9. **Noise**

The existing noise environment at the project site is typical of an urban setting. Noise sources include traffic along Nimitz Highway, harbor operations and aircraft using Honolulu International Airport and Hickam Air Force Base.

10. Archaeological/Historical Sites

According to the Hawaii State Register of historical places, there are no historical sites located in the project area. In the general vicinity, however, there are historical/cultural monuments such as the Chinatown Special District, Aloha Tower and Fort Honolulu.

11. Visual

The surrounding area is highly developed, virtually closing off any mauka to makai vistas. The existing grain elevator and silos create a "wall" reaching up to 160 feet in height that visually dominates the site.

12. Land Use

Pier 23 is in the State Land Use District *Urban* classification. The City and County of Honolulu Development Plans Land Use Map designates the site to be Public Facilities. It is zoned I-3, with a maximum height limit of 60 feet. (See Figures 4,5 & 6.) The area is not within the City's Special Management Area.

C. INFRASTRUCTURE

1. Water

Water for Pier 23 is supplied by the Board of Water Supply via a six inch water line off of Nimitz Highway.

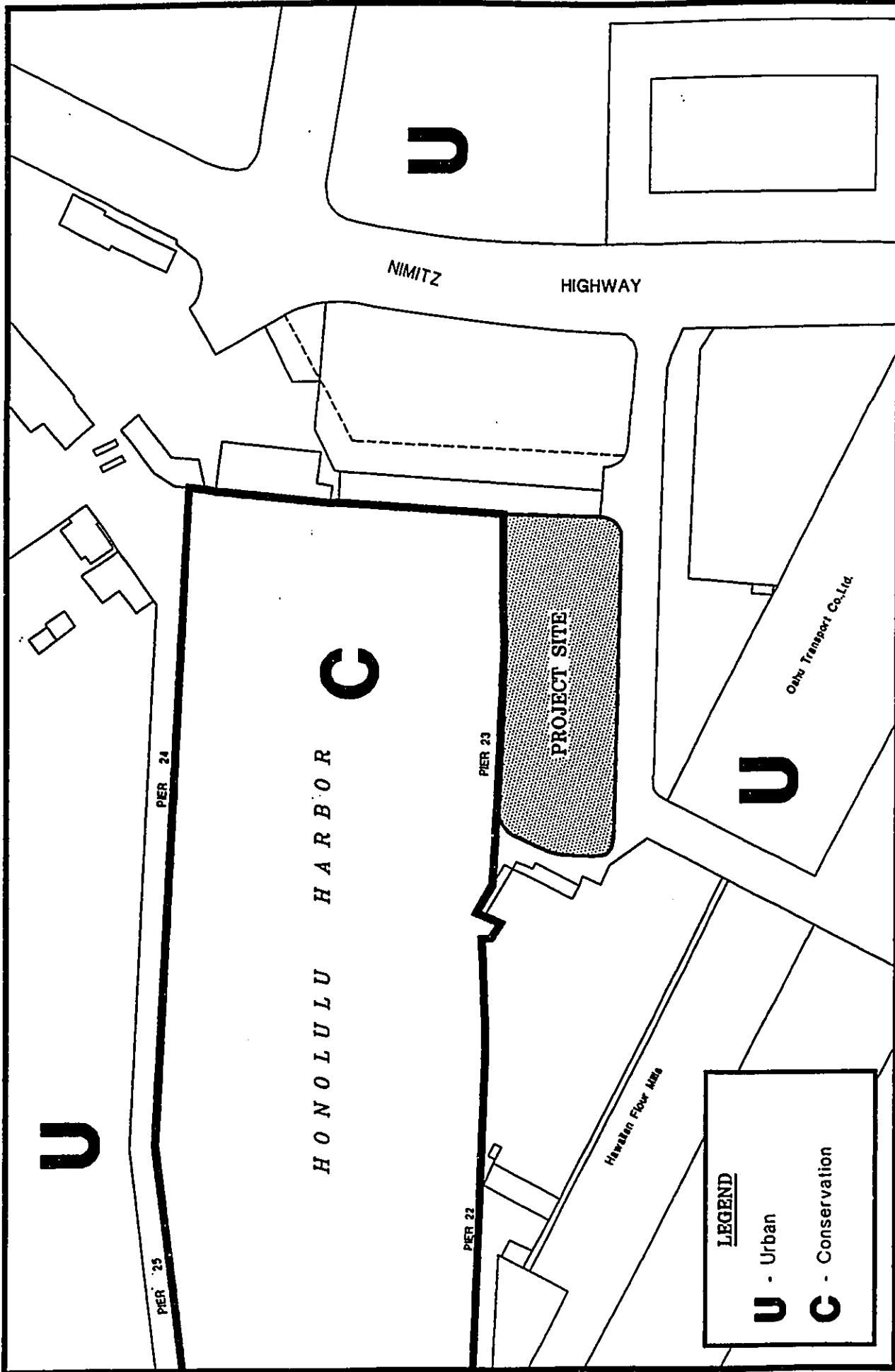
2. Wastewater

Wastewater from the site is collected by the municipal sewer system via an 8"-line off of Nimitz Highway and conveyed to the Sand Island Wastewater Treatment Plant for treatment and disposal through an ocean outfall.

3. Drainage

The site is served by a drainage system consisting of numerous inverts and pipes which network the site. The drainage system empties directly into the water at the Pier-front.

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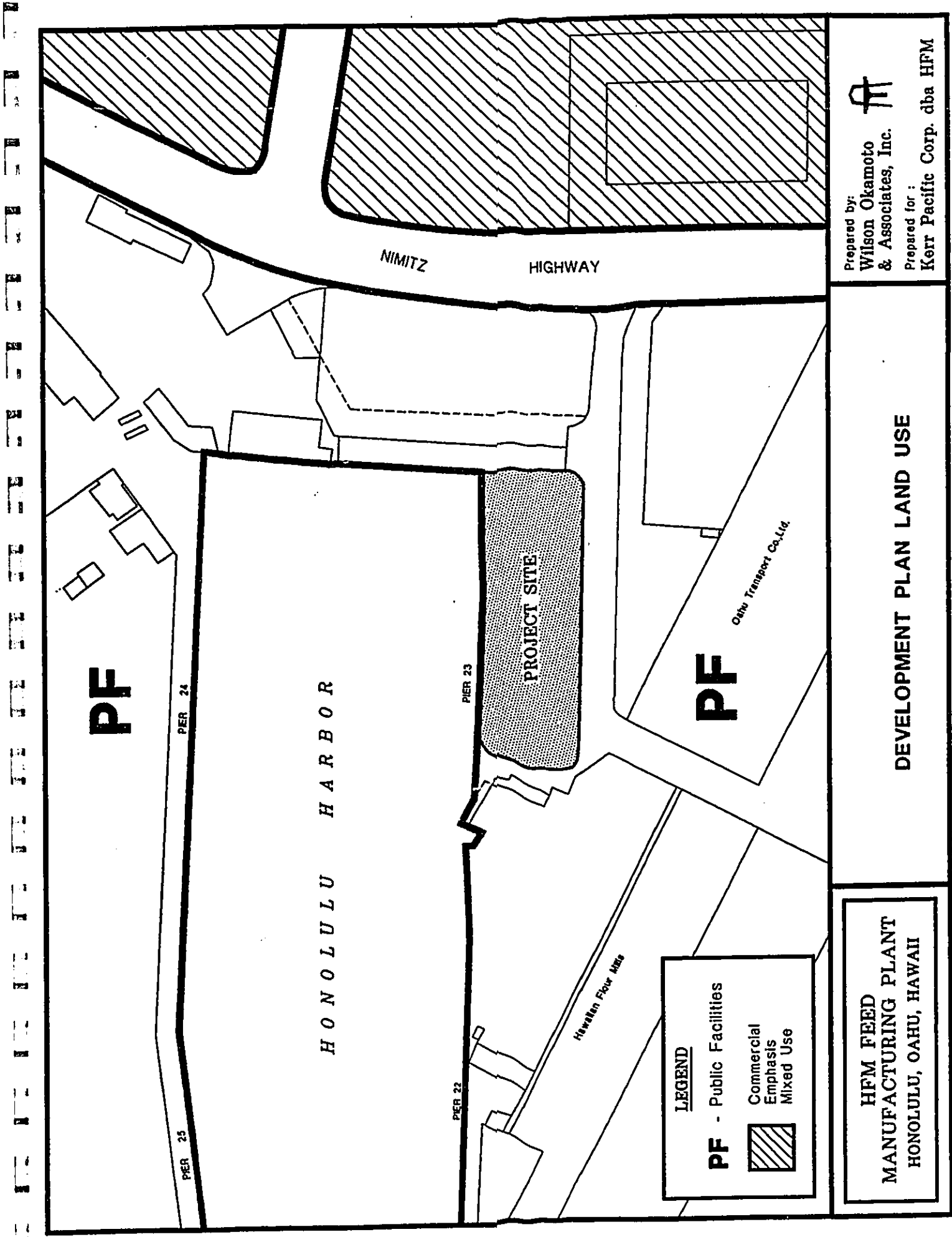


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**Kerr Pacific Corp. dba HFM**



**STATE LAND USE DISTRICTS**

**HFM FEED  
 MANUFACTURING PLANT  
 HONOLULU, OAHU, HAWAII**

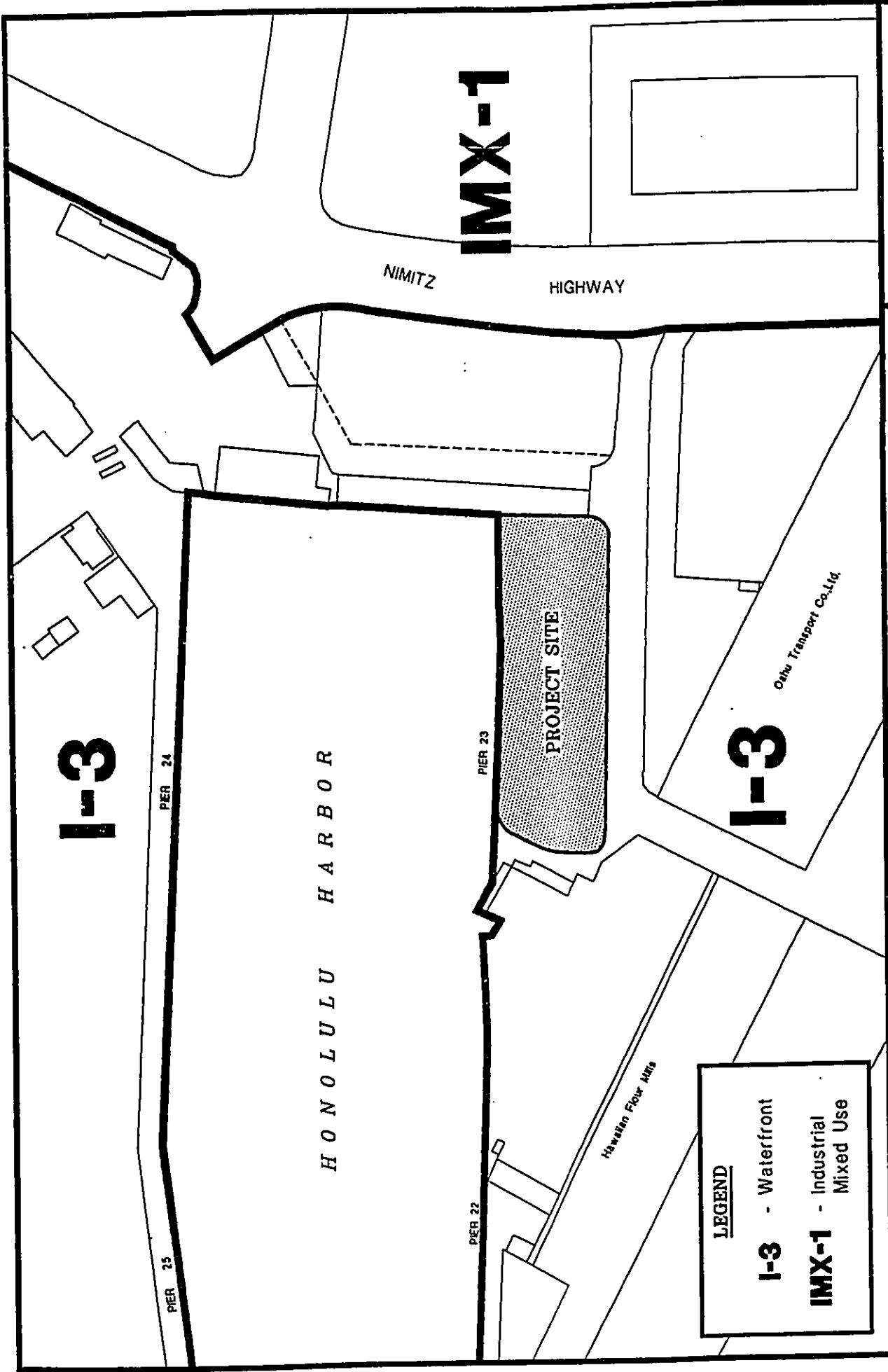


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**DEVELOPMENT PLAN LAND USE**

**HFM FEED  
 MANUFACTURING PLANT  
 HONOLULU, OAHU, HAWAII**



**LEGEND**  
**I-3** - Waterfront  
**IMX-1** - Industrial Mixed Use

**HFM FEED MANUFACTURING PLANT  
 HONOLULU, OAHU, HAWAII**

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**Wilson Okamoto & Associates, Inc.**  
 Prepared for:  
**Kerr Pacific Corp. dba HFM**



**ZONING MAP**

4. Roadway System/Traffic

The driveway to Pier 23 is accessible from the Diamond Head-bound lanes of Nimitz Highway.

The Department of Transportation, Harbors Division is proposing an interior loop to serve Piers 19-23, that will operate in a one-way pattern. The proposed loop is to be constructed in the year 2000, and will not impact the feed mill operations.

5. Electrical

Hawaiian Electric Company, Ltd. supplies Pier 23 with electrical power. Transformers on the northern part of the site are supplied by overhead powerlines on Nimitz Highway, while underground distribution feeds the transformers to the south of the site.

D. SOCIO-ECONOMICAL CHARACTERISTICS

According to the 1992 U.S. Census, the population of the Iwilei-Kapalama community (census tract 57) is estimated at 1,837 people with 642 households. Eighty-one percent of the population are 21 or older. Of those 16 or older, 59 percent are working. The median household income is \$12,010, which is \$26,819 less than the median household income for the State of Hawaii.

**III. ENVIRONMENTAL IMPACTS**

**A. SHORT-TERM IMPACTS**

**1. Soils.**

Hazardous materials testing will be performed prior to commencement of construction. If hazardous materials in the soil are found, applicable State and Federal requirements for their removal and disposal will be complied with.

**2. Air Quality**

Impacts from fugitive dust may affect air quality during construction of the proposed feed manufacturing plant. In addition, but to a lesser extent, emissions from construction vehicles may also affect air quality. State air pollution control regulations require that there be no visible fugitive dust emissions at the property line. Thus, a dust control plan will be implemented, as needed, to ensure compliance with State regulations.

**3. Noise**

Development of the project will involve the demolition and construction of structures. The various construction activities will generate noise, however, exceedance of the Department of Health's property line noise limits are not expected. Should a construction activity be expected to surpass the noise limits, a permit to allow such noise levels will be sought. There are no noise sensitive uses, such as residences, hospitals or schools, in the vicinity.

**4. Terrestrial Environment**

No habitats of threatened or endangered terrestrial species will be affected by the proposed project.

**5. Marine Environment/Water Quality**

Airborne dust and fine sediments generated during construction activities will enter the Harbor's water, contributing marginally to turbidity. Within the context of existing harbor activities, however, a measurable difference in water clarity is not anticipated. In addition, compliance with the Department of Health fugitive dust regulations will minimize the amount of sediment being deposited in the Harbor.

Because the site is under five acres, a Stormwater Construction National Pollutant Discharge Elimination Systems (NPDES) permit is not necessary. During construction, should dewatering be required, an NPDES Permit for discharging dewatered effluent into State waters will be prepared, pursuant to Section 11-5-34.08(b) Hawaii Revised Statutes. In conjunction with the NPDES permit, a Best Management Practices (BMP) plan will be prepared to manage discharges into the Harbor.

6. Traffic

During construction, various types of construction vehicles will use Nimitz Highway to access the site. Construction vehicles could impede traffic since they are relatively slow and difficult to maneuver. Therefore, such vehicles will access and egress the site during off-peak traffic hours.

B. LONG-TERM IMPACTS

1. Visual Impact

The proposed activity will not significantly alter the visual character of the locality. The height of the proposed animal feed mill will be 115 feet high, making it 45 feet shorter than the existing grain elevator. In addition, the proposed structure will nestle against the existing silos, reducing the visual mass of the building (See Exhibits A and B). A variance for the structure will be sought from the Department of Land Utilization because it will exceed the 60-foot height limit for the I-3 zoning.

2. Marine Environment/Water Quality

No significant impact in water quality is anticipated. The proposed use will not discharge any material into the Harbor nor increase storm runoff.

3. Navigation

Currently, harbor traffic at Pier 23 is comprised of a barge carrying grains to the flour mill once every three months and occasional temporary mooring of barges by the Department of Transportation. Under full operation, the feed plant may increase traffic at the pier to previous levels when Fred L. Waldron Inc. was in operation at a rate of one barge every six weeks. Such a slight increase of harbor traffic is not anticipated to have a significant impacts on navigation.



#### 4. Air Quality

Because of particulate matter which the feed manufacturing plant may produce, an Initial Noncovered Source Air Pollution Permit application was submitted to the Hawaii Department of Health in November, 1994. Approval is pending.

#### 5. Noise

Operations from the feed manufacturing plant are not anticipated to significantly increase noise levels in the area. Because the area is dominated by industrial uses and the adjoining Nimitz Highway, ambient noise levels are relatively high. Moreover, there are no residential or other potentially noise-sensitive land users in the vicinity.

#### 6. Infrastructure

The proposed feed manufacturing plant will not have a significant impact on infrastructure. While operation of the feed manufacturing plant may increase the volume of delivery trucks to the site, deliveries will be made during off-peak traffic hours.

#### 7. Socio-Economic

The feed manufacturing plant will benefit local raisers of livestock. Manufacturing animal feed locally eliminates dependence on Mainland sources and as well as transportation costs associated with obtaining animal feed from the Mainland. Furthermore, buying animal feed from local sources and selling animal feed to local farmers will stimulate Hawaii's economy.

#### IV. ALTERNATIVES

##### A. NO ACTION

The no action alternative will leave the site in its present state and the proposed feed manufacturing plant will not be built. HFM will continue shipping their millfeed to the Mainland at a financial loss to the company. Furthermore, local farmers will continue to rely upon Mainland sources for their animal and poultry feed.

##### B. LOW-RISE LAYOUT

Due to the exceedance of height limits for I-3 zoning, a low-rise layout was considered. Because the economic viability of the animal feed mill operation is marginal, efficiency is critical. A flatter layout, would result in increased electrical and maintenance costs associated with conveyor systems. The vertically configured "full gravity" plant is the only economically feasible design. Furthermore, minimizing the height of the proposed building would result in a flatter layout for the facility, however, a lack of space within the parcel prohibits such a layout.

##### C. ALTERNATIVE LOCATION

Locating the plant elsewhere would not be a practical option for HFM. Currently, the proposed feed manufacturing plant is to be located within the existing storage facilities and adjacent to the existing flour mill, accruing substantial savings in transportation costs. Moreover, the existing silos have a storage capacity of approximately 850,000 bushels of grain, obviating the need to construct additional storage silos which would be required if the animal feed mill were to be located at a different site. Because the economic viability of the animal feed mill operation is marginal, efficiencies such as reduced transportation and storage costs are critical. The prior animal feed mill operator in Hawaii who obtained mill feed from HFM went out of business due to economic reasons.

**V. DETERMINATION**

Based on the environmental assessment and comments received during the consultation phase, it has been determined that the project will not have a significant effect on the environment, as defined by Section 11-200-12, Hawaii Administrative Rules, Department of Health. The proposed action does not require an environmental impact statement.

The proposed feed manufacturing plant will, in the long run, help to stimulate Hawaii's economy by allowing farmers to rely on a local feed source, and eliminate excessive costs associated with importing animal feed from Mainland sources. Operations of the feed manufacturing plant will have minimal effects on visual resources, marine environment, water quality of Honolulu Harbor, harbor traffic, noise and infrastructure. To address the generation of particulate matter during feed manufacturing, an Initial Noncovered Source Air Pollution Permit is being processed by the Department of Health. Short-term construction impacts on air and water quality will be monitored and mitigated by applicable State and County controls, such as a dust control plan, NPDES permits and BMP plans. Due to their absence at the project site, no historic resource or endangered species will be affected by the project.

VI. REFERENCES

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United States Department of Agriculture, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii. August 1972.

## VII. AGENCIES CONSULTED

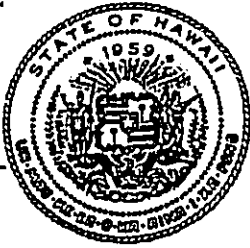
Copies of the Draft Environmental Assessment (EA) were distributed to appropriate State and City & County agencies, with a request for comments on the EA, as listed below. As of March 15, 1995, seven comment letters were received. Of these, one had no comments, while the others provided substantial comments, as indicated by the ● below. The comment letters and corresponding responses have been reproduced herein.

### State Agencies

- Department of Business, Economic Development and Tourism  
Department of Health
- Department of Land and Natural Resources  
Department of Transportation  
Office of State Planning

### City & County Agencies

- Board of Water Supply
- Department of General Planning  
Department of Land Utilization
- Department of Public Works
- Department of Transportation Services
- Department of Wastewater Management  
Honolulu Fire Department  
Honolulu Police Department



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

BENJAMIN J. CAYETANO  
GOVERNOR  
SEIJI F. NAYA  
DIRECTOR  
RICK EGGED  
DEPUTY DIRECTOR

Central Pacific Plaza, 220 South King Street, 11th floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 586-2355  
Fax: (808) 586-2377

January 30, 1995

RECEIVED  
FEB 01 1995

To: Brian Moon  
Project Manager  
Wilson Okamoto & Associates  
1907 S. Beretania Street  
Honolulu, Hawaii 96826


WILSON OKAMOTO & ASSOCIATES

Subject: Draft Environmental Assessment (DEA) for the HFM Feed  
Manufacturing Plant

Dear Mr. Moon:

In response to your request, our Land Use Commission has reviewed the Draft Environmental Assessment (DEA) for the HFM Feed Manufacturing Plant and has offered the enclosed comments.

Sincerely,

  
Shelley Mark  
Senior Advisor

JAMIN J. CAYETANO  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 587-3822

January 27, 1995

SUBJECT: Director's Referral No. 95:008-FF  
Draft Environmental Assessment (DEA) for the HFM Feed  
Manufacturing Plant

We have reviewed the subject DEA and confirm that the project site, as represented in Figures 1, 2 & 3, is located within the State Land Use Urban District. We suggest that the Final EA include a map showing the project site in relation to the State Land Use Districts.

We have no further comments to offer at this time.

EU:BS:th

**WILSON  
OKAMOTO  
& ASSOCIATES, INC.**



**ENGINEERS  
ARCHITECTS  
PLANNERS**

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

April 8, 1995

Ms. Shelley Mark, Senior Advisor  
Department of Business, Economic Development & Tourism  
Central Pacific Plaza  
220 South King Street, 11th Floor  
Honolulu, Hawaii 96813

Dear Ms. Mark:

Subject: HFM Feed Manufacturing Plant  
Environmental Assessment (EA)  
Honolulu, Hawaii

This is in response to your letter of January 30, 1995, transmitting Director's Referral No. 95:008-FF, dated January 27, 1995, from the Land Use Commission. Thank you for the confirmation that the project site is located within the State Land Use Urban District. A map to reflect this will be included in the Final EA.

Your letter, along with this response will be included in the forthcoming Final EA. We appreciate your input on the subject project.

Sincerely,

Brian Moon  
Project Manager

BM/ak

cc: Mr. Derrick Lining, DOT Harbors  
Mr. Ken Nygard, HFM



BENJAMIN J. CAYETANO  
Governor of Hawaii



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621  
Honolulu, Hawaii 96809

Chairperson  
MICHAEL D. WILSON  
Board of Land and Natural Resources

Deputy Director  
GILBERT COLOMA-AGARAN

Aquaculture Development  
Aquatic Resources  
Boating and Ocean Recreation  
Bureau of Conveyances  
Conservation and Environmental Affairs  
Conservation and Resources Enforcement  
Forestry and Wildlife  
Historic Preservation  
Land Management  
State Parks  
Water and Land Development

REF: OCEA: SOR

RECEIVED  
MAR 8 1995

FILE NO.: 95-352

WILSON OKAMOTO & ASSOC., INC.

MAR 7 1995

MEMORANDUM

TO: The Honorable Kazu Hayashida, Director  
Department of Transportation

ATTN: Mr. Derrick Lining  
Harbors Division

FROM: Michael D. Wilson, Chairperson *Michael D. Wilson*  
Board of Land and Natural Resources

SUBJECT: Draft Environmental Assessment (DEA): HFM Feed  
Manufacturing Plant, Honolulu, Oahu, TMK: 1-5-38: 5

We have reviewed the DEA information for the proposed project transmitted by Mr. Brian Moon's letter dated January 20, 1995, and have the following comments:

Division of Land Management

The Division of Land Management (DLM) comments that the subject parcel was acquired in August of 1967 from the Dillingham Corporation. Funds for the acquisition were obtained through the Department of Transportation (DOT) Harbor Special fund. Title to the subject parcel was subject to all encumbrances (ie. leases, easements, etc.). HFM Feed Manufacturing encumbered the land under a lease issued to them by the Dillingham Corporation, prior to the State purchase. This lease will expire on December 31, 2003.

This land was set aside to DOT for maritime purposes by Governor's Executive Order (E.O.) No. 2903, dated April 29, 1978. This E.O. was issued subject to any other existing encumbrances.

The operation of a feed mill plan at the subject site after December 31, 2003, would appear to be inconsistent with the purpose of the set aside.

DLM has the following specific concerns:

1. Is the construction of the new plant going to be financed, and if so, are the funds to be obtained by a mortgage/lien against the State-owned parcel?
2. Does the lessee (HFM) or mortgagee want a lease extension or a new lease be issued after December 31, 2003? What are the justifications that qualify a feed mill plant to operate on State-owned land set aside for maritime purposes?
3. Does the State have a responsibility to HFM, should maritime laws change, restricting unloading and loading boats at the subject pier site? Can HFM continue to operate there if the grain is not off-loaded at the dock situated adjacent to the HFM lease?
4. Would HFM have any legal justification to file a lawsuit against the State of Hawaii should they not be granted a lease extension or new lease?
5. Should HFM construct the new structure in the near future, who would have ownership of the improvement when the current lease expires?

Historic Preservation Division

The Historic Preservation Division (HPD) comments that a review of their records shows that there are no known historic sites at this location. Because, Pier 23 was built on fill soils that extend beyond the original shoreline of Honolulu Harbor, HPD believes that this project will have "no effect" on historic sites.

We have no further comment to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa of our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

c: OEQC  
Ken Nygard, Kerr Pacific Corp., dba HFM  
Brian Moon, Wilson Okamoto and Assoc.

**WILSON  
OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
ARCHITECTS  
PLANNERS

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

April 8, 1995

Mr. Michael D. Wilson, Chairperson  
Board of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: HFM Feed Manufacturing Plant  
Environmental Assessment (EA)  
Honolulu, Hawaii

This is in response to your letter dated March 7, 1995 which transmits comments from the Division of Land Management (DLM) and Historic Preservation Division (HPD).

Response to DLM Comments

We appreciate your concern regarding maritime lease agreements for the project site. While these are important concerns, they are generally beyond the scope of environmental assessment procedures. It is our understanding that a lease extension between the Department of Transportation Harbors Division and HFM has been negotiated and currently awaits approval.

Response to HPD Comments

We thank you for confirming the absence of any known historic site on the project location. We acknowledge that you have no further comments at this time.

Your letter, along with this response will be included in the forthcoming Final EA. We appreciate your input on the subject project.

Sincerely,

Brian Moon  
Project Manager

BM/ak

cc: Mr. Derrick Lining, DOT Harbors  
Mr. Ken Nygard, HFM

DOCUMENT CAPTURED AS RECEIVED

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU



COPY

March 10, 1995

Department of Transportation  
Harbors Division  
State of Hawaii  
79 South Nimitz Highway  
Honolulu, Hawaii 96813

RECEIVED  
MAR 13 1995

WILSON OKAMOTO & ASSOC., INC.

Attention: Derrick Lining

Gentlemen:

Subject: Your Transmittal of January 20, 1995 of the Draft Environmental Assessment (DEA) for the New HRM Feed Manufacturing Plant at Pier 23, Honolulu, TMK: 1-5-38: 05

Thank you for the opportunity to review and comment on the DEA for the proposed feed plant project.

We have the following comments to offer:

1. The applicant will be required to obtain a water allocation from the State Department of Land and Natural Resources.
2. The existing off-site water system is presently adequate to accommodate the proposed project.
3. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
4. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
5. There are two existing domestic water meters serving the HRM Feed Manufacturing Plant. Board of Water Supply (BWS) approved reduced pressure principle backflow prevention assemblies are required to be installed immediately after all domestic water meters serving HRM operations. Our

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BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU



COPY

Department of Transportation  
Page 2  
March 10, 1995

records indicate three additional domestic water meters serving properties within the area of Pier 23 which currently do not have any backflow prevention assemblies. Our water system standards require approved RPs immediately after all domestic water meters serving water front facilities and fire meters that utilize fire retardant chemicals.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

RAYMOND H. SATO  
Manager and Chief Engineer

cc: State of Hawaii, OEQC, Attn.: Gary Gill  
Kerr Pacific Corporation, dba HPM, Attn.: Key Nygard  
Wilson Okamoto and Associates, Attn.: Brian Moon

**WILSON  
OKAMOTO**  
& ASSOCIATES, INC.



**ENGINEERS  
ARCHITECTS  
PLANNERS**

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

April 8, 1995

Mr. Raymond H. Sato, Manager and Chief Engineer  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Dear Mr. Sato:

Subject: HFM Feed Manufacturing Plant  
Environmental Assessment (EA)  
Honolulu, Hawaii

Thank you for your comment letter dated March 10, 1995. The following are responses to your numbered comments, respectively.

1. We have notified the Department of Transportation Harbors Division of the need to discuss water supply requirements with the State Department of Land and Natural Resources.
2. Thank you for confirming that the existing off-site water system is presently adequate to accommodate the proposed project.
3. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
4. We acknowledge that the availability of water will be determined upon your review and approval of the Building Permit. We further acknowledge that there will be a fee for water transmission and daily storage.
5. We thank you for confirming the status of the existing water meters with regard to reverse flow protectors, on the project site, as well as for outlining all necessary improvements. All BWS requirements will be complied with.

**WILSON  
OKAMOTO**  
& ASSOCIATES, INC.

Mr. Raymond H. Sato  
April 8, 1995  
Page 2

Your letter, along with this response will be included in the forthcoming Final EA. We appreciate your input on the subject project.

Sincerely,



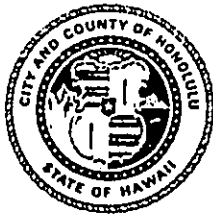
Brian Moon  
Project Manager

BM/ak

cc: Mr. Derrick Lining, DOT Harbors  
Mr. Ken Nygard, HFM

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

CHERYL D. SOON  
CHIEF PLANNING OFFICER

CAROLL TAKAHASHI  
DEPUTY CHIEF PLANNING OFFICER

TH 1/95-0104

February 17, 1995

Department of Transportation  
Harbors Division  
79 South Nimitz Highway  
Honolulu, Hawaii 96813

Attention: Derrick Lining

Gentlemen:

**RECEIVED**  
FEB 21 1995

WILSON OKAMOTO

HFM Feed Manufacturing Plant  
Draft Environmental Assessment (EA)  
Honolulu Harbor, Pier 23  
Tax Map Key: 1-5-38: 05

In response to your letter of January 20, 1995, we have reviewed the subject EA and offer the following comments:

1. The proposed project is consistent with objectives and policies of the General Plan and the Primary Urban Center Development Plan.
2. The Final EA should address the potential long-term noise impacts which may occur from the feed manufacturing process.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely,

Handwritten signature of Cheryl D. Soon in cursive.

CHERYL D. SOON  
Chief Planning Officer

CDS:js



**WILSON  
OKAMOTO**  
& ASSOCIATES, INC.



**ENGINEERS  
ARCHITECTS  
PLANNERS**

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing Address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

April 8, 1995

Ms. Cheryl D. Soon, Chief Planning Officer  
Planning Department  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: HFM Feed Manufacturing Plant  
Environmental Assessment (EA)  
Honolulu, Hawaii

Thank you for your comment letter dated February 17, 1995 which confirms that the proposed project is consistent with the objectives and policies of the General Plan and the Primary Urban Center Development Plan. As you have suggested, the Final EA will address potential long-term impacts that the feed manufacturing plant may have on noise levels.

Your letter, along with this response will be included in the forthcoming Final EA. We appreciate your input on the subject project.

Sincerely,

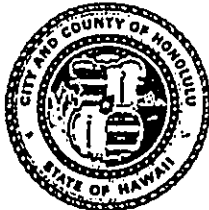
Brian Moon  
Project Manager

BM/ak

cc: Mr. Derrick Lining, DOT Harbors  
Mr. Ken Nygard, HFM

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

KENNETH E. SPRAGUE  
Acting DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO  
DEPUTY DIRECTOR

ENV 95-039

February 10, 1995

Mr. Derrick Lining  
Department of Transportation  
State of Hawaii  
Harbor Division  
70 South Nimitz Highway  
Honolulu, Hawaii 96813

RECEIVED  
FEB 13 1995

WILSON OKAMOTO & ASSOC., INC.

Dear Mr. Lining:


Subject: Draft Environmental Assessment (DEA)  
HFM Feed Manufacturing Plant  
TMK: 1-5-38: 5

We have reviewed the subject DEA and have the following comment:

Since runoff from the site discharges directly into State waters, implementation of best management practices (BMPs) to mitigate pollution during and after construction may be necessary.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

Very truly yours,

  
FOR KENNETH E. SPRAGUE  
Acting Director and Chief Engineer

cc: OEQC  
Kerr Pacific Corporation dba HFM  
Wilson Okamoto and Associates

**WILSON  
OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
ARCHITECTS  
PLANNERS

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing Address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

April 8, 1995

Mr. Kenneth E. Sprague, Director and Chief Engineer  
Department of Public Works  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Subject: HFM Feed Manufacturing Plant  
Environmental Assessment (EA)  
Honolulu, Hawaii

Thank you for your comment letter dated February 10, 1995. As you have indicated, since runoff from the site discharges directly into State waters, a Best Management Practice Plan will be prepared to mitigate pollution during and after construction.

Your letter, along with this response will be included in the forthcoming Final EA. We appreciate your input on the subject project.

Sincerely,

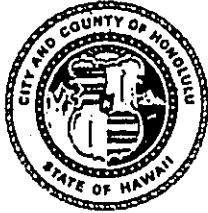
Brian Moon  
Project Manager

BM/ak

cc: Mr. Derrick Lining, DOT Harbors  
Mr. Ken Nygard, HFM

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

PACIFIC PARK PLAZA  
711 KAPIOLAN BOULEVARD, SUITE 1200  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
~~FRANK F. FABI~~  
MAYOR

CHARLES O. SWANSON  
~~JOSEPH M. MACALDI, JR.~~  
DIRECTOR

~~AMAR GADDA~~  
~~DEPUTY DIRECTOR~~

TE-297  
PL95.1.030

February 6, 1995

Mr. Derrick Lining  
Harbors Division  
Department of Transportation  
State of Hawaii  
79 South Nimitz Highway  
Honolulu, Hawaii 96813

RECEIVED  
FEB 8 1995

Dear Mr. Lining:

Subject: HFM Feed Manufacturing Plant  
Draft Environmental Assessment (EA)  
TMK: 1-5-38: 05

This is in response to a letter dated January 20, 1995, from Wilson Okamoto & Associates, Inc., regarding the subject draft EA.

Based on our review, we have no objection or comments to offer concerning the proposed manufacturing plant at this time.

Should you have any questions, please contact Lance Watanabe of my staff at 523-4199.

Respectfully,

*Charles O. Swanson*  
CHARLES O. SWANSON  
Director

cc: Office of Environmental Quality Control  
Kerr Pacific Corporation dba HFM  
Wilson Okamoto & Associates, Inc.

**WILSON  
OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
ARCHITECTS  
PLANNERS

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

April 8, 1995

Mr. Charles O. Swanson, Director  
Department of Transportation Services  
Pacific Park Plaza  
711 Kapiolani Blvd., Suite 1200  
Honolulu, Hawaii 96813

Dear Mr. Swanson:

Subject: HFM Feed Manufacturing Plant  
Environmental Assessment (EA)  
Honolulu, Hawaii

Thank you for your letter dated February 6, 1995 indicating that you have no comments. Your letter, along with this response will be printed in the forthcoming Final EA. We appreciate your input on the subject project.

Sincerely,



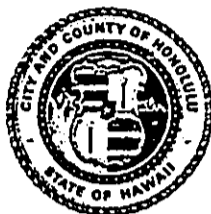
Brian Moon  
Project Manager

BM/ak

cc: Mr. Derrick Lining, DOT Harbors  
Mr. Ken Nygard, HFM

DEPARTMENT OF WASTEWATER MANAGEMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS

~~FRANK F. FACH~~  
MAYOR

FELIX B. LIMTIACO

~~MENNINGER H. RAPPOLD~~  
ACTING DIRECTOR  
CHERYL K. OKUMA-SEPE  
~~FELIX B. LIMTIACO~~  
DEPUTY DIRECTOR

WPP 95-42

February 2, 1995

Mr. Derek Lining  
State of Hawaii  
Department of Transportation  
Harbors Division  
79 South Nimitz Highway  
Honolulu, Hawaii 96813

RECEIVED  
FEB 06 1995

WILSON OKAMOTO & ASSOC., INC.

Dear Mr. Lining:

Subject: HFM Feed Manufacturing Plant  
Draft Environmental Assessment

Thank you for the opportunity to review the subject document. We have no questions or comments other than the following one regarding the nature of the wastewater being generated by the new feed plant:

Will the feed manufacturing process produce any toxic or hazardous substances that will be discharged as part of the liquid waste stream? If so, please identify these substances and their projected discharge quantities.

Should you have any questions please contact Wes Yokoyama of the Division of Planning and Service Control at 523-4551.

Very truly yours,

CHERYL K. OKUMA-SEPE

FOL FELIX B. LIMTIACO  
Acting Director

cc: Water Quality  
OEQC  
Kerr Pacific Corp.  
✓Wilson Okamoto and Assoc.

**WILSON  
OKAMOTO**  
& ASSOCIATES, INC.



ENGINEERS  
ARCHITECTS  
PLANNERS

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

April 8, 1995

Mr. Felix B. Limtiaco, Director  
Department of Wastewater Management  
650 South King Street  
Honolulu, Hawaii 96813

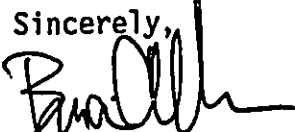
Dear Mr. Limtiaco:

Subject: HFM Feed Manufacturing Plant  
Environmental Assessment (EA)  
Honolulu, Hawaii

Thank you for your comment letter dated February 2, 1995 regarding the presence of any possible hazardous or toxic substances that may be discharged as liquid waste stream during the milling process.

While no liquid wastes will be discharged as a result of feed manufacturing operations, particulate matter will be released into the air. An Initial Noncovered Source Air Pollution Permit application was submitted to the Department of Health in November and is currently being processed.

Your letter, along with this response will be included in the forthcoming Final EA. We appreciate your input on the subject project.

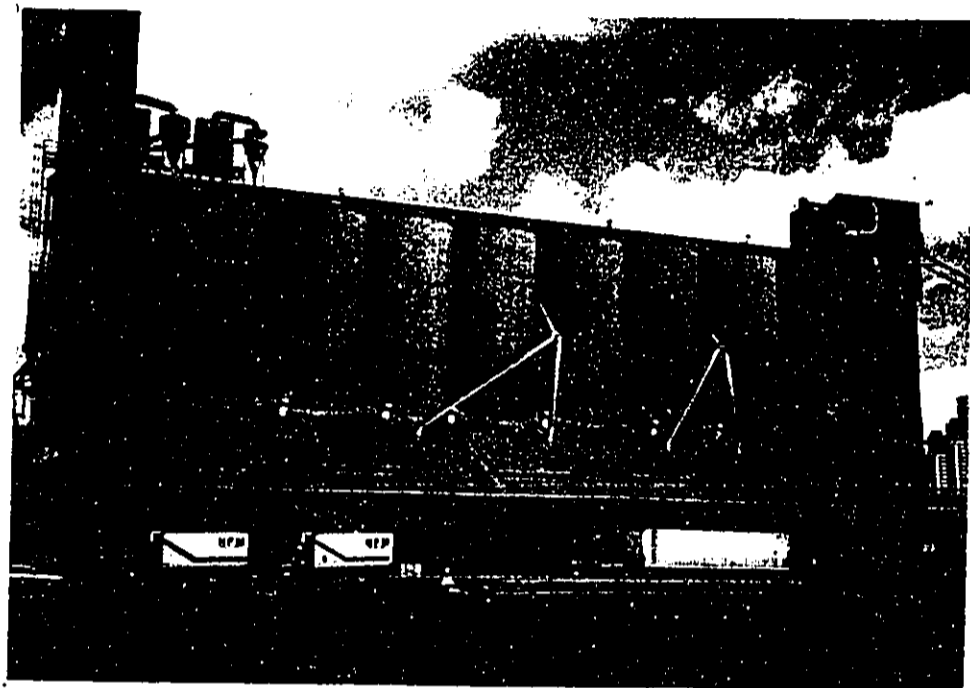
Sincerely,  
  
Brian Moon  
Project Manager

BM/ak

cc: Mr. Derrick Lining, DOT Harbors  
Mr. Ken Nygard, HFM

Exhibits





**Exhibit A: Makai side of silos and warehouse.  
Proposed structure will be built on top of the warehouse.**

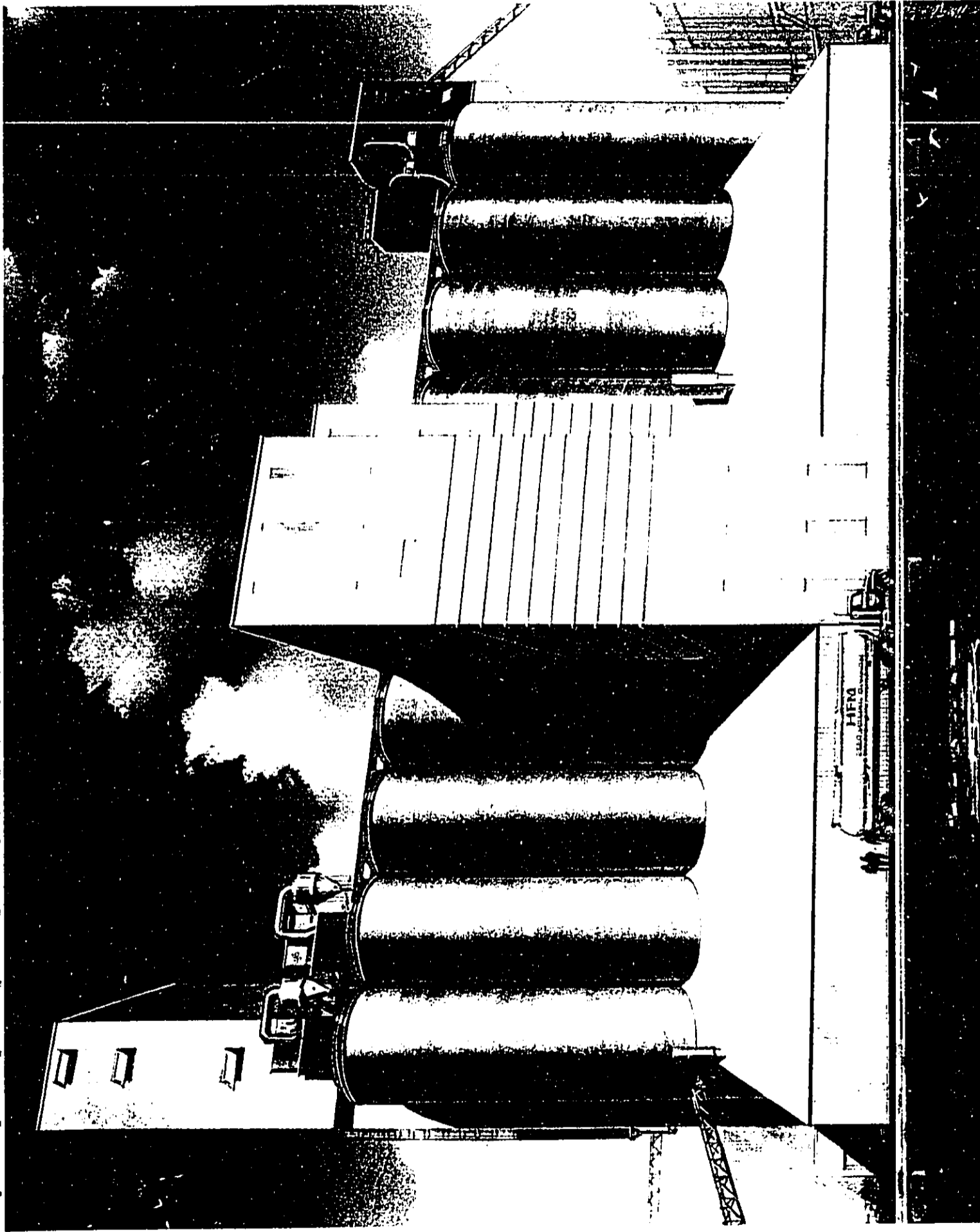


Exhibit B: Rendering of completed project, makai side.

**END**

**CERTIFICATION**

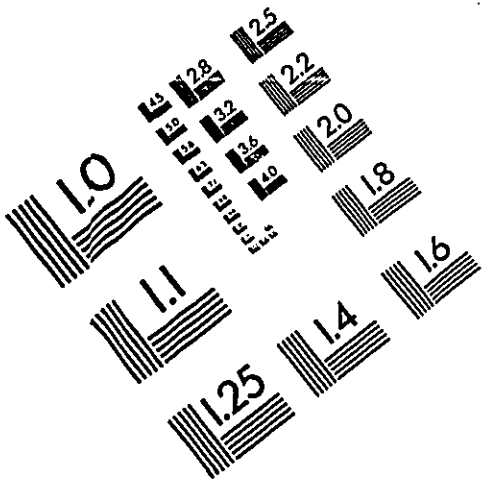
**I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF  
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.**

2004

DATE

*Erin A Nakamura*

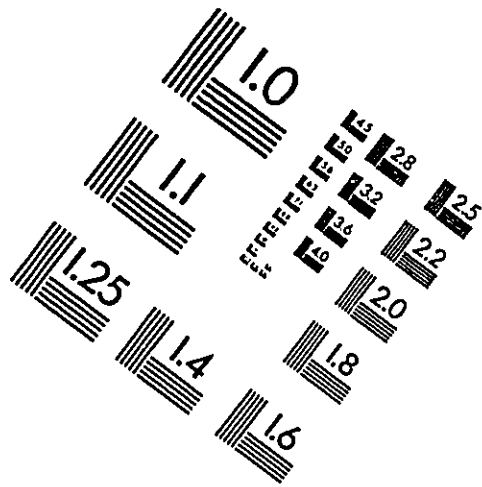
SIGNATURE OF OPERATOR



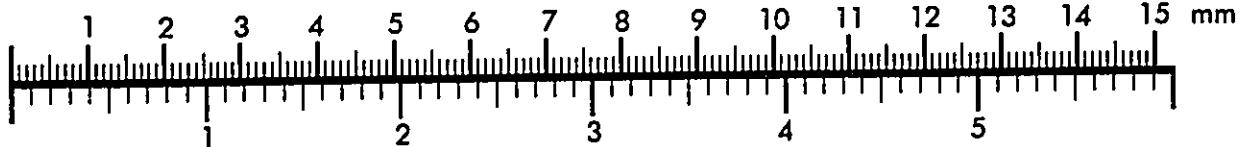
**AIM**

**Association for Information and Image Management**

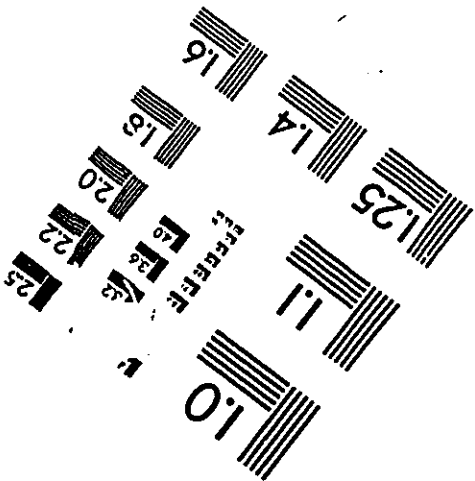
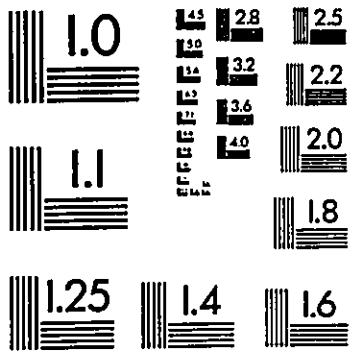
1100 Wayne Avenue, Suite 1100  
Silver Spring, Maryland 20910  
301/587-8202



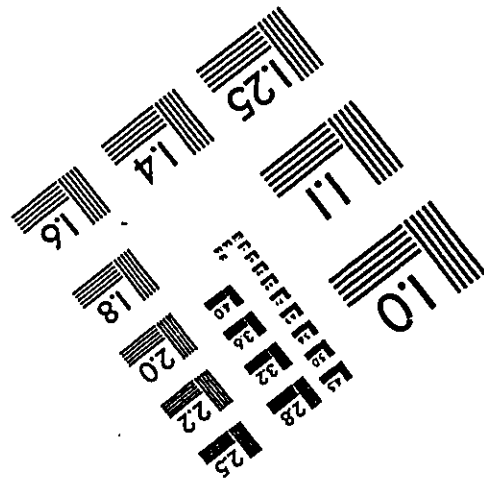
Centimeter



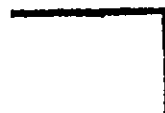
Inches



MANUFACTURED TO AIM STANDARDS  
BY APPLIED IMAGE, INC.



DENSITY TARGET



ADVANCED MICRO-IMAGE SYSTEMS HAWAII