Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor

DRAFT ENVIRONMENTAL ASSESSMENT

‘Ewa, O‘ahu, Hawaii

Submitted by:
Hawai‘i Department of Transportation
Harbors Division

Prepared by:
SSFM INTERNATIONAL

SEPTEMBER 2010
Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor  ‘Ewa, Oahu, Hawaiʻi

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Prepared Pursuant to:
Chapter 343, Hawaiʻi Revised Statutes and
Title 11, Chapter 200, Hawaiʻi Department of Health Administrative Rules

Submitted by:
Hawaiʻi Department of Transportation

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PROJECT SUMMARY

Proposing Agency: Hawai‘i Department of Transportation, Harbors Division

Accepting Authority: Hawai‘i Department of Transportation

Location: Campbell Industrial Park, ‘Ewa, O‘ahu, Hawaii

Tax Map Key: (1) 9-1-014:026 (portion)

Land Area: 57.235-acres

Recorded Fee Owner: Campbell Hawai‘i Investor LLC

State Land Use Classification: Urban

County Zoning: I-3, Waterfront Industrial

Proposed Action: Acquisition of land for future expansion of Kalaeloa Barbers Point Harbor. Subsequent environmental review documentation will be prepared when land use plans for the property have been finalized and prior to construction.

Impacts: No significant impacts are anticipated to result from acquisition of the property or its use for commercial harbor operations. Specific impacts from proposed uses will be assessed in a subsequent environmental review documentation when plans for the property have been finalized.

Pre-Assessment Consultation: Federal Agencies
Department of the Army
U.S. Fish and Wildlife Service

State of Hawai‘i Agencies
Department of Business, Economic Development, and Tourism (DBED&T)
DBED&T, Office of Planning
DBED&T, Energy Office
DBED&T, Hawai‘i Coastal Zone Management Program
Hawai‘i Community Development Authority
State of Hawai‘i Agencies (continued)
Department of Health
Department of Land and Natural Resources (DLNR)
DLNR, State Historic Preservation Division

City & County of Honolulu Agencies
Board of Water Supply
Department of Planning & Permitting
Department of Transportation Services
Neighborhood Board No. 34, Makakilo/Kapolei/Honokai Hale

Draft EA Consultation:

Federal Agencies
Department of the Army
U.S. Fish and Wildlife Service

State of Hawai‘i Agencies
Department of Accounting and General Services
Department of Business, Economic Development, and Tourism (DBED&T)
DBED&T, Office of Planning
DBED&T, Hawai‘i Coastal Zone Management Program
Department of Defense
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources (DLNR)
DLNR, State Historic Preservation Division
Hawai‘i Community Development Authority
Office of Environmental Quality Control
Office of Hawaiian Affairs
University of Hawai‘i Environmental Center

City & County of Honolulu Agencies
Board of Water Supply
Department of Design and Construction
Department of Environmental Services
Department of Planning & Permitting
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Neighborhood Board No. 34, Makakilo/Kapolei/Honokai Hale
CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION
The State of Hawai‘i Department of Transportation, Harbors Division (DOT-HAR), proposes to acquire 57.235-acres of a 63.57-acre parcel of land in Campbell Industrial Park for operational and ancillary uses associated with Kalaeloa Barbers Point Harbor. The parcel, adjacent to the existing Kalaeloa Barbers Point Harbor, is intended to support long-term development of the harbor and to ensure that sufficient area for commercial harbor facilities on O‘ahu is available. Initially constructed in 1961, the importance of Kalaeloa Barbers Point Harbor as a supplement to Honolulu Harbor has increased over time. Specific use of the subject parcel will be determined in the future. The DOT-HAR will prepare subsequent environmental review documentation after plans for the subject property have been finalized and prior to the construction of improvements.

Acquisition of the property and its use for commercial harbor operations is not anticipated to generate significant long-term adverse impacts. Use of the subject property for harbor operations is consistent with State and County land use plans and policies.

The Environmental Assessment has been prepared pursuant to Chapter 343, Hawai‘i Revised Statutes due to the use of State funds for the acquisition.
CHAPTER 2: PROJECT DESCRIPTION AND LOCATION

2.1 PROJECT LOCATION
The subject property, a 57.235-acre portion of tax map key 9-1-014:026, is located in Campbell Industrial Park adjacent to and east of the existing Kalaeloa Barbers Point Harbor. See Figure 1, Location Map and Figure 2, Project Aerial Photo. The subject property is bound by Kalaeloa Barbers Point Harbor to the west, agricultural lands to the east, and Malakole Street to the south.

2.2 EXISTING AND SURROUNDING USES
The subject property, owned by Campbell Hawai‘i Investor LLC, is under license to Grace Pacific Corporation for stockpiling of imported sand and aggregate and operation of a hot mix asphalt plant. In the past, the site had been used to stockpile material during excavation of Kalaeloa Barbers Point Harbor and mounds of sand and coral material are present at the site. Photos of the site and surrounding uses are provided in Figures 3 and 4.

Other uses in the vicinity of the subject property include Hawaiian Earth Products, a compost producer to the east and a Chevron crude oil refinery and the Kenai Industrial Park to the south.

2.3 PROJECT DESCRIPTION
2.3.1 Historical Development of Kalaeloa Barbers Point Harbor
The first marine facilities at Kalaeloa Barbers Point Harbor were constructed in 1961. Since then, the importance of Kalaeloa Barbers Point Harbor as a supplement to Honolulu Harbor has increased and today the requirements for Barbers Point Harbor are closely related to port activities at Honolulu Harbor. Kalaeloa Barbers Point Harbor presently functions to:

- provide additional deep-draft port and shoreside facilities on O’ahu to supplement Honolulu Harbor;
- establish a port closer to the growing number of destinations in leeward O’ahu; and,
- avoid the growing traffic congestion affecting goods movement on the approaches to Honolulu Harbor.

The 2010 Master Plan for Honolulu Harbor (1985) identified Kalaeloa Barbers Point Harbor as a necessary supplemental facility to Honolulu Harbor and the most appropriate site for the importation of certain dry-bulk cargo and the exportation of construction material. The capabilities, limitations and development goals of Honolulu Harbor were reassessed in the
PROJECT LOCATION MAP

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division

FIGURE 1

Source:
Honolulu Land Information System, C&C of Honolulu Delorme Topo Quads
PROJECT AERIAL PHOTO

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division

Source:
Honolulu Land Information System, C&C of Honolulu
U.S. Geological Survey
KEY MAP TO PHOTOS

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division

FIGURE 3

Source:
Honolulu Land Information System, C&C of Honolulu
U.S. Geological Survey
SITE PHOTOS

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division

Photo 1: Site looking north.
Photo 2: Site from Malakole Street.
Photo 3: Site looking east.
Photo 4: Site looking southwest.

FIGURE 4
Source:
Honolulu Waterfront Master Plan (1989). This plan recommended the relocation of certain port operations to Kalaeloa Barbers Point Harbor in order to accommodate the relocation of some port operations within Honolulu Harbor, and the conversion of port facilities, such as Fort Armstrong, to commercial waterfront uses. The O‘ahu Commercial Harbors 2020 Master Plan (1997) continued to recognize the increasing use and importance of Barbers Point Harbor as a supplement to Honolulu Harbor and also due to continued growth in ‘Ewa and Central O‘ahu.

### 2.3.2 Proposed Action

DOT-HAR proposes to acquire 57.235-acres of the tax map key 9-1-014:026 for future expansion of the Kalaeloa Barbers Point Harbor. The area to be acquired include Lots B and D shown on the proposed subdivision map (see Figure 5). Lot A is not being acquired as it is encumbered by an easement and Lot C is not being acquired as it will be used for a regional drainage improvement to support development of inland areas.

The DOT-HAR will evaluate potential use of the subject property in context of O‘ahu’s overall commercial harbor requirements and the role of Kalaeloa Barber’s Point Harbor in fulfilling those needs. Subsequent environmental review documentation will be prepared after plans for the property have been finalized.

### 2.3.3 Project Schedule and Cost

The estimated acquisition cost for the property is undetermined. The State DOT will retain an appraiser to conduct an evaluation for an objective determination of value. This appraisal will provide a basis for the State’s negotiation on the acquisition price of the subject property. Funding will be provided through Harbor Special Funds. The property is anticipated to be acquired following the completion of environmental review documentation, negotiations, and all required reviews and approvals. No schedule has been set for development.

### 2.4 Project Need and Objective

Acquisition of the subject property is intended to ensure that sufficient land area is available to support O‘ahu’s long-term commercial harbor needs. The State of Hawai‘i receives the bulk of its goods through its commercial harbors, with Honolulu Harbor serving as the hub for the State’s commercial harbor operations. With facilities at Honolulu Harbor already fully utilized, Kalaeloa Barbers Point Harbor provides an important role in alleviating congestion at Honolulu Harbor and is presently the State’s second busiest harbor.

According to the Population and Economic Projections for the State of Hawai‘i to 2035 (2009) prepared by the State Department of Business, Economic Development and Tourism, Hawai‘i’s
EXHIBIT

Subdivision of Lot 9541 (Map 711)
of Land Court Application 1069
into
Lots A, B, C and D
at Honouliuli, Ewa, Oahu, Hawaii

PROPOSED SUBDIVISION MAP

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division
resident population is expected to increase from 1,299,600 to 1,598,700 between 2010 and 2035, an increase of 23%. A corresponding increase in goods transported through the State’s commercial harbors is expected as population grows. The other commercial harbors on O‘ahu, Honolulu Harbor and Kewalo Basin, do not have large areas of vacant land available for expansion. Significant expansion, therefore, can only occur at Kalaeloa Barbers Point Harbor and acquisition of the property will help to ensure that lands will be available to support O‘ahu’s and the State’s long-term commercial harbor needs.
CHAPTER 3: DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

This chapter describes the surrounding environment in the vicinity of the subject property. The probable environmental impacts associated with acquisition of the property and its development for commercial harbor purposes are discussed, and mitigative measures are identified if necessary.

3.1 CLIMATE
The climate of the subject property site, warm and dry, is typical of the ‘Ewa Plains. The prevailing winds throughout the year are the northeasterly trade winds, with occasional southwesterly “Kona” winds. According to data collected by the National Oceanic and Atmospheric Administration, average temperature ranges from 69 degrees Fahrenheit during the coolest month to 87 degrees Fahrenheit during the warmest month. Average annual rainfall is approximately 14 inches per year with most of the rainfall occurring during winter months.

3.2 FLORA AND FAUNA
The subject property has been previously disturbed and is largely void of vegetation. Vegetation onsite includes a few kiawe trees, guinea grass, and other common species. A faunal survey was prepared for Kalaeloa Barbers Point Harbor in 1991 as part of Final Supplemental EIS to expand the harbor basin. The survey did not include the subject property, however it did include undeveloped lands adjacent to the property with similar characteristics. The survey found that Kalaeloa Barbers Point Harbor and immediate vicinity contained the usual mix of introduced birds that would be expected in a second growth lowland habitat on O’ahu. The only feral mammals recorded were the small Indian Mongoose (Herpestes auropunctatus) and cats. The only native species identified by the survey was the Pacific Golden Plover (Pluvialis fulva). The faunal survey concluded that harbor and lands in the near vicinity did not possess any unique or special qualities for wildlife.

Project Impacts and Mitigation
Acquisition of the subject property and its long-term use for commercial harbor operations is not anticipated to have a significant adverse impact on flora or faunal resources. Development of the property will likely require clearing of existing vegetation. However, no threatened or endangered species are located on the site or immediate vicinity and the project site does not provide an exceptional or unique habitat for flora or faunal species.
3.3 **GEOGRAPHY, TOPOGRAPHY AND SOILS**

The ‘Ewa plain is composed of an emergent ancient coral-algae calcareous material, which has been modified by a series of weathering factors to form a hard yet extremely permeable surface. The underlying structure of the landform is rock, generally classified as coral limestone or coral limestone breccias, interlayered by alluvium, consisting of muds and clays.

Elevation of the subject property ranges from about 10 feet to 40 feet above mean sea level. The topographic gradient of the property is generally south, towards the ocean.

The site is situated in a coastal area of land-type classified as coral outcrop (CR). Coral outcrop consists of coral or cemented calcareous sand and is found at elevations ranging from sea level to approximately 100 feet. In addition, the subject property contains soils from the Lualualei-Fill Land-‘Ewa association. This soil type association is deep, nearly level to moderately sloping, well drained, and consists of fine textured or moderately fine textured subsoil or underlying material, and areas of fill land.

A Phase I Environmental Site Assessment (ESA) was prepared for the subject property in June 2004 to determine whether recognized environmental conditions (RECs) are present on the subject property or surrounding properties. RECs are defined as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of release of any hazardous substances or petroleum product into structures, soils, or waters. Three RECs associated with the subject property were identified by the ESA. The first is the presence of light non-aqueous phase liquid (LNAPL) within the groundwater at the Chevron Products Company property, located south, southeast of the subject property (tax map key 9-1-014:010). It was determined that groundwater flow is towards the west, thus having a possible impact on the subsurface soil and groundwater beneath the southwestern portion of the subject property. It was determined that intrinsic bioremediation was occurring on dissolved hydrocarbons at the subject property and that the risk of significant exposure of workers to volatile chemicals was minimal. The ESA concluded that no further environmental assessment was required at the time, however, the status of the Chevron Products Company site should be observed.

The second REC is a product recovery system on the Chevron Products Company property across of Malakole Street from the subject property. The system consists of three parallel recovery trenches located in the thickest portion of the previously described LNAPL plume. The ESA recommends no further environmental assessment, however, the status of the site recovery system should be observed.
The third REC relates to easements 328, 667, and 3752 which provide for the placement and maintenance of underground fuel or oil pipelines at the subject property. The easements constitute a REC since fuel or oil products may be or have been present within the pipelines.

Project Impacts and Mitigation

No significant impact to topographic landforms or soils at the subject property is anticipated. Development of the subject property for harbor use will require clearing of structures and grading for lot preparation. All earthwork will comply with the City and County of Honolulu’s grading regulations.

With regard to the RECs associated with the property, DOT-HAR will observe the Chevron Products Company site and recovery systems. An update to the Phase 1 ESA will be prepared if needed prior to development of the property.

### 3.4 AIR QUALITY

The State of Hawai‘i, Department of Health, operates several air monitoring stations throughout the state, including the West Beach station located approximately 1.5 miles north of the subject property. According to the State of Hawai‘i Annual Summary 2008 Air Quality Data, measured levels of PM$_{10}$ (particulate matter that is 10 microns or less in diameter), SO$_2$ (sulfur dioxide), and NO$_2$ (nitrogen dioxide) were well within State and Federal ambient air quality standards.

There are several sources of air pollution within Campbell Industrial Park, however, emissions tend to be carried seaward by prevailing winds.

Project Impacts and Mitigation

Short-term impacts to air quality from fugitive dust may occur during development of the property. Construction related air quality impacts and mitigation measures will be documented in a subsequent Environmental Assessment after plans for the property are finalized. No long-term significant impact to air quality is expected to result from acquisition of the property and its long-term use for harbor facilities.

### 3.4 HYDROLOGY

According to the Aquifer Identification and Classification for O‘ahu, the subject property overlies the ‘Ewa aquifer system of the Pearl Harbor aquifer sector. Two aquifer types exist within this portion of the ‘Ewa aquifer system. The first contains groundwater that is basal and unconfined and found in sedimentary-type geology. Water from this aquifer is not used for
drinking or ecological purposes, has a moderate salinity of 1,000 to 5,000 milligrams per liter (mg/l) of chloride, is replaceable, and has a high vulnerability to contamination. The second aquifer type contains groundwater that is basal and confined and found in flank-type geology. It is not used for drinking or ecological purposes, has a low salinity of 250 to 1,000 mg/l of chloride, is irreplaceable, and has a low vulnerability to contamination.

Barbers Point stream, an intermittent stream with its origin in the Wai‘anae Mountain range, terminates near the northern boundary of the subject property. Any flows from the stream appear to flow south and away from the subject property, before entering the roadway storm drain system which discharges into the ocean.

Project Impacts and Mitigation
No long-term impacts to groundwater aquifers or surface waters are expected to result from acquisition of the property and its use for harbor facilities. Should any point sources of pollution be proposed to be located on the property, their impact and specific mitigation measures will be assessed in a subsequent Environmental Assessment after plans for the property have been finalized.

3.5 Archaeological and Cultural Resources
The subject property is located within the Barbers Point Archaeological District. The State Historic Preservation Division (SHPD) established the district in the 1970’s to facilitate the archaeological review of Kalaeloa Barbers Point Harbor’s construction. According to a letter from the SHPD prepared for an environmental assessment for the subject property in 1987, required mitigation on the subject property has been performed and no historic sites are present on the property. The letter is attached as Appendix B.

Project Impacts and Mitigation
No impact to archaeological resources is anticipated as according to the SHPD, no historic sites are present on the property. No impacts to cultural resources or practices are expected as the site is not associated with ongoing cultural practices and does not possess any unique resources to support such activities.
3.6 FLOOD AND TSUNAMI HAZARD

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the subject property is located in Zone “D”, an area of undetermined flood hazard. See Figure 6. According to the State Civil Defense Tsunami Evacuation Zone maps, the subject property is not within a tsunami evacuation zone.

Project Impacts and Mitigation

The volume of stormwater runoff flowing from the subject property will likely increase following development of the property. A drainage report assessing required improvements will be prepared when plans for the property are finalized and environmental impacts will be discussed in a subsequent Environmental Assessment prior to the construction of improvements.

3.7 ROADWAYS

Vehicular access to the subject property and Kalaeloa Harbor is provided by Malakole Street and the Hanua Street Access Road. Malakole Street is a 2-lane improved roadway owned by the State of Hawai‘i. The Hanua Street Access Road is an unpaved road that originates on Malakole Street and passes through the northern tip of the subject property where it enters the harbor. Malakole Street is accessed via Kalaeloa Boulevard, a major thoroughfare that connects Campbell Industrial Park to the H-1 Freeway, Farrington Highway, and Kapolei Highway.

Project Impacts and Mitigation

A traffic impact assessment report (TIAR) will be prepared when plans for the property are finalized. The TIAR will assess projected traffic volumes and recommend necessary improvements to the roadway system. Findings and recommendations of the TIAR will be included in a subsequent Environmental Assessment to be prepared when plans for the property are finalized.

3.8 WATER SYSTEM

Potable water supply for Kalaeloa Harbor is provided by the Honolulu Board of Water Supply (BWS) through a water main located in Malakole Street. The BWS presently services Kalaeloa Harbor through a water meter under the DOT.
FLOOD INSURANCE RATE MAP

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai’i Department of Transportation, Harbors Division

Source:
Federal Emergency Management Agency

FIGURE 6
Project Impacts and Mitigation
An estimate of water demand will be prepared when plans for the property are finalized. The BWS will be consulted with regard to water availability and allocation and to determine required improvements to the water system. The estimated water demand and any necessary improvements will be disclosed in a subsequent Environmental Assessment.

3.9 Wastewater Disposal
There is no municipal sewer system that services the subject property or Kalaeloa Barbers Point Harbor. Facilities at the harbor utilize septic tanks and seepage pits for wastewater disposal.

Project Impacts and Mitigation
An estimate of wastewater generation will be prepared when plans for the property are finalized. All necessary wastewater facilities will be designed in accordance with Hawai‘i Administrative Rules Chapter 11-62, which specify the Department of Health’s rules relating to wastewater systems. Estimated wastewater flows and required facilities will be discussed in a subsequent Environmental Assessment.
CHAPTER 4: CONFORMANCE WITH PLANS AND POLICIES

4.1 Hawai‘i State Plan

The Hawai‘i State Plan, codified as Chapter 226, Hawai‘i Revised Statutes, serves as a guide for the future long-range development of the State; identifies goals, objectives, policies and priorities for the State; provides a basis for determining priorities and allocating resources; improves coordination of federal, state and county activities, and establishes a system to integrate major state and county activities.

The proposed action’s consistency with relevant State goals, objectives, and policies is discussed below:

§266-6 Objectives and policies for the economy—in general.

(5) Assure that the basic economic needs of Hawai‘i’s people are maintained in the event of disruptions in overseas transportation.

Comment: With the advent of “just in time” inventory management by retailers, the State’s harbors play a crucial role by serving as warehouses for incoming cargo. Having sufficient lands for harbor facilities, such as container storage yards, helps to ensure that sufficient stocks are available in the event of supply disruptions.

§266-11 Objectives and policies for the physical environment—land-based, shoreline, and marine resources.

(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.

(3) Take into account the physical attributes of areas when planning and designing activities and facilities.

(8) Pursue compatible relationships among activities, facilities, and natural resources.

Comment: Acquisition of the subject property and its long-term use to support harbor activities is not anticipated to have adverse effects on the natural environment. As plans for the subject property are developed, the Department of Transportation will consider the impact on natural resources and ensure that planned uses and activities are compatible with surrounding activities and facilities.
§266-17 Objectives and policies for facility systems—transportation.

(b) To achieve the transportation objectives, it shall be the policy of this State to:

(4) Provide for improved accessibility to shipping, docking, and storage facilities;

(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;

(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;

Comment: The objective of the proposed acquisition is to ensure that lands will be available to accommodate the State’s long-term commercial harbor requirements. As such, the proposed action is in support of the above objectives and policies.

4.2 State Land Use Law

The State of Hawai‘i Land Use Law, Chapter 205, Hawai‘i Revised Statutes, classifies all lands in the State into four land use districts: Urban, Rural, Agricultural, and Conservation. The subject property is within the Urban district.

Comment: Use of the subject property for commercial harbor operations would be consistent with the Urban designation of the property.

4.3 O‘ahu Commercial Harbors 2020 Master Plan

The O‘ahu Commercial Harbors 2020 Master Plan serves as a long-range guide for the development of O‘ahu’s commercial ports. According to the Plan, Kalaeloa Barbers Point Harbor was conceived to alleviate some of Honolulu Harbor’s congestion and also to provide maritime access for the commerce required by O‘ahu’s growing central and leeward communities. The Plan recognizes that the operations at Honolulu Harbor, Kalaeloa Barbers Point Harbor, and Kewalo Basin are inter-related and therefore considers the planning considerations for O‘ahu’s harbors collectively.

Comment: Acquisition of the subject property is consistent with the Harbor’s role as outlined in the O‘ahu Commercial Harbors 2020 Master Plan. Lands surrounding Honolulu Harbor and Kewalo Basin are fully utilized and no large tracts are available for expansion of either harbor. Acquisition of the subject property will provide DOT-HAR with operational flexibility to transfer uses to Kalaeloa Harbor and help to ensure that sufficient land area is available for O‘ahu’s long-term commercial harbor needs.
4.4 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which set forth the long-term aspiration of O‘ahu’s residents and the actions to achieve them.

Acquisition of the subject property and its use for harbor facilities is consistent with the following objectives and policies of the Honolulu General Plan:

I. Population

Objective C – To establish a pattern of population distribution that will allow the people of O‘ahu to live and work in harmony.

Policy 2 – Encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Comment: Kalaeloa Barbers Point Harbor serves to alleviate congestion at Honolulu Harbor and to support commerce in leeward and central O‘ahu. Acquisition of the subject property will provide Kalaeloa Barbers Point Harbor with sufficient land area to continue to support Honolulu Harbor in the long-term and also support continued development of leeward and central O‘ahu.

V. Transportation and Utilities

Objective A – to create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.

Policy 13 – Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.

Comment: Acquisition of the subject property will further Kalaeloa Barbers Point Harbor’s long-term ability to relieve congestion in Honolulu Harbor.
VII. Physical Development and Urban Design

Objective C – To develop a secondary urban center in ‘Ewa with its nucleus in the Kapolei area.

Policy 3 – Encourage the continuing development of Barbers Point as a major industrial center.

Policy 5 – Cooperate with the State and Federal governments in the development of a deep water harbor at Barbers Point.

Comment: Acquisition of the subject property and its development for harbor use will contribute towards the development of the ‘Ewa area and of Barbers Point as a major industrial center.

4.5 City and County of Honolulu ‘Ewa Development Plan

The island of O‘ahu is divided into eight Development/Sustainable Community Plan areas. Each plan implements the objectives and policies of the General Plan and serves as a guide for public policy, investment, and decision making within their respective region. The subject property is within the ‘Ewa Development Plan (DP) area. The ‘Ewa DP establishes policies to shape the growth and development of the ‘Ewa DP area to year 2020.

According to the Plan, the Barbers Point Industrial Area, which includes Campbell Industrial Park, Barbers Point Deep Draft Harbor, Kenai Industrial Park, and Kapolei Business Park, should continue to grow as one of O‘ahu’s and the State’s most important industrial areas. Within the Barbers Point Industrial Area, the Plan recommends a minimum building setback of 60 feet, and 150 feet where possible, and a general height limit of 60 feet, although taller structures are acceptable when required as part of an industrial operation.

Comment: Acquisition of the subject property will enable its eventual development to support commercial harbor operations. The DOT-HAR will consider the ‘Ewa DP’s building setback, height and massing guidelines as plans for the property are developed.

4.6 Special Management Area

The Hawai‘i Coastal Zone Management (CZM) Program, Chapter 205A, Hawai‘i Revised Statutes, outlines control, policies and guidelines for development within an area along the shoreline referred to as the Special Management Area (SMA). These policies are administered by the Counties. As shown in Figure 7, an approximately 20,000 sq. ft. area of the subject property is within the City and County of Honolulu’s special management area. However, pursuant to
SPECIAL MANAGEMENT AREA

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division

FIGURE 7

Source: Honolulu Land Information System, C&C of Honolulu
Chapter 266-2 HRS, the subject property would be exempt from the SMA use permit application process if it were acquired and used for commercial harbor facilities by DOT-HAR. Nevertheless, DOT-HAR will strive to develop the subject property in a manner consistent with the objectives and policies of the CZM program.

4.7 City and County of Honolulu Land Use Ordinance

The City and County of Honolulu Land Use Ordinance regulates land use in a manner that will encourage orderly development in accordance with the General Plan and Development Plans. The subject property is within the I-3 Waterfront Industrial District (see Figure 8). The intent of the I-3 waterfront industrial district is to set apart and protect areas considered vital to the performance of port functions and to their efficient operations.

Comment: Acquisition of the property and its long-term use for commercial harbor facilities is consistent with the intent of the I-3 waterfront industrial zoning district. DOT-HAR will consider the regulations pertaining to this zoning district as they develop plans for the property.
COUNTY ZONING
Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division

FIGURE 8
Source: Honolulu Land Information System, C&C of Honolulu
CHAPTER 5: ALTERNATIVES TO THE PROPOSED ACTION

This chapter presents alternatives actions that were considered but rejected from further consideration.

5.1 No-Action Alternative
Under the no-action alternative, DOT-HAR would not acquire the subject property and the property would remain privately-owned. A benefit of this alternative is it would not require the expenditure of State funds at the present time. However, it is anticipated that lands eventually will be needed for expansion at Kalaeloa Barbers Point as it is the only commercial harbor on O‘ahu with large tracts of adjacent vacant land available for significant expansion. The property may be unavailable for acquisition in the future, or the cost may be substantially higher, should the property be developed or land values rise.

5.2 Alternative Harbor Sites
Another alternative would be to construct additional harbor facilities at a different site. The Revised Environmental Impact Statement for Barbers Point Deep-Draft Harbor on O‘ahu (1978) assessed alternative harbor sites on O‘ahu. Findings of the assessment, which considered Pearl Harbor and Kāne‘ohe Bay, are still considered to be valid today.

Pearl Harbor was eliminated as a potential commercial harbor due to security and safety concerns and because of significant dredging impacts, which could cause adverse impacts to the groundwater system around Pearl Harbor. In addition, maintenance of the desired harbor depths would have been difficult and expensive because of the silt-bearing streams that enter Pearl Harbor.

Kāne‘ohe Bay was eliminated as an alternative site due to environmental and economic considerations. Environmental impacts would result from filling reef areas to create the land needed for harbor related structures. Kāne‘ohe Bay was also deemed economically infeasible as significant overland hauling of goods and materials to Honolulu and leeward O‘ahu would be required.

As discussed under the no-action alternative, because of the lack of available space at Honolulu Harbor, expansion at Honolulu Harbor is not consistent with the objective of providing sufficient land area for long-term commercial harbor facilities.
5.3 Acquire Alternative Lands

Acquisition of alternative lands in the vicinity of Kalaeloa Barbers Point Harbor does not appear to be a feasible alternative. Lands to the west of Kalaeloa Barbers Point Harbor are adjacent to the Ko‘Olina resort community and are incompatible with commercial harbor use. Lands to the north and west of the harbor are part of the proposed Kapolei Harborside project and are not available for acquisition. Lands in the vicinity of Honolulu Harbor and Kewalo Basin are already developed and the cost of acquiring lands near either harbor would be substantially higher than the subject property.
CHAPTER 6: REQUIRED PERMITS AND APPROVALS

The following is a list of permits and approvals that may be required for acquisition of the subject property:

State of Hawaii
  • Land Board approval, Board of Land and Natural Resources
CHAPTER 7: ANTICIPATED DETERMINATION

Acquisition of the subject property and its long-term use for commercial harbor facilities is not anticipated to have a significant impact based on the criteria set forth in the State Department of Health Rules, Chapter 200, Title 11, Section 12. The project’s relationship to each criterion is discussed below.

1. *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

Acquisition of the subject property and its eventual development for commercial harbor facilities will not have a significant impact on natural or cultural resources. As discussed in Chapter 3, there are no significant natural resources or archaeological resources within the subject property.

2. *Curtails the range of beneficial use of the environment;*

The proposed action would not curtail the range of beneficial uses of the environment. Use of the site for commercial harbor facilities is consistent with its state land use Urban designation, underlying county zoning, and its location in the Campbell Industrial Park.

3. *Conflicts with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.*

The project is consistent with the guidelines of Chapter 344, HRS, the State Environmental Policy. Chapter 344 section 4(2)(F) suggests that maintenance of an integrated system of state land use planning which coordinates the state and county general plan should be considered. Acquisition of the property is consistent with this guideline as the proposed use is consistent the State and County land use plans. Furthermore, none of the natural resources sought to be protected or preserved in Chapter 344, HRS, will be adversely affected by the proposed action.

4. *Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;*

The subject property is largely underutilized. In the long-term, the proposed action will have a beneficial economic impact by ensuring that sufficient land area is available for commercial harbor operations. No impact to cultural practices is anticipated as the subject property is not associated with ongoing cultural activities and no archaeological sites are known to be present on the property.
5. **Substantially affects public health;**
The proposed action is not anticipated to have any environmental impacts that would affect public health. When plans for the property have been finalized, a subsequent Environmental Assessment will be prepared describing any impacts and required mitigation measures.

6. **Involves substantial secondary impacts, such as population changes or effects on public facilities;**
The proposed action is not expected to induce secondary impacts such as population changes or to have a significant impact on public facilities. Rather, expansion of facilities at Barbers Point Kalaeloa Harbor would be required to accommodate future population growth. Specific impacts to public roadways and water, wastewater, and drainage systems will be assessed in a subsequent Environmental Assessment and required mitigation measures will be coordinated with the appropriate agency.

7. **Involves a substantial degradation of environmental quality;**
The proposed action is not expected to cause a substantial degradation of environmental quality. Short-term construction related impacts may occur during construction of improvements, however no significant long-term adverse impacts are anticipated from acquisition of the subject property for commercial harbor purposes.

8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;**
Environmental impacts from use of the subject property for commercial harbor operations are not anticipated to be significant, even when evaluated together with the existing Kalaeloa Barbers Point Harbor. When plans for the subject property are finalized, a subsequent Environmental Assessment will be prepared assessing the impact of full development of the harbor. Acquisition of the subject property does not require a commitment for larger actions as the site will only be developed when it is needed for expansion of commercial harbor facilities.

9. **Substantially affects a rare, threatened, or endangered species, or its habitat;**
No rare, threatened, or endangered species inhabit the subject property, nor does the site provide a unique or exceptional habitat for rare, threatened, or endangered species.
10. *Detrimentally affects air or water quality or ambient noise levels;*
No significant impact to air or water quality or ambient noise levels are anticipated to result from the proposed action. Short-term impacts may occur during construction of facilities, however, no significant long-term impacts are expected to result from operation of the site for commercial harbor purposes. Any impacts to air or water quality or ambient noise levels and required mitigation will be assessed in a subsequent Environmental Assessment.

11. *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal water.*
The subject property is not located in an environmentally sensitive area.

12. *Substantially affects scenic vistas and view planes identified in county or state plans or studies.*
Acquisition of the subject property for commercial harbor facilities will not affect scenic vistas or view planes. The ‘Ewa Development Plan identifies panoramic views from the H-2 Freeway looking towards the ocean, including over the subject property. However, any facilities built on the property will be similar in mass and height to structures at the existing harbor and surrounding properties. Therefore, no significant impact is anticipated.

13. *Requires substantial energy consumption.*
Acquisition of the subject property will not require substantial energy consumption. Current operations at the property will remain status quo until commercial harbor plans for this property are completed. Energy requirements for operation of commercial harbor facilities will be estimated when plans for the property have been finalized and discussed in a subsequent Environmental Assessment.
CHAPTER 8: AGENCY AND PUBLIC CONSULTATION

8.1 PRE-ASSESSMENT CONSULTATION

Pre-assessment consultation comments were solicited from the following government agencies and organizations. Comments received are attached at the end of this Environmental assessment.

Federal Agencies
Department of the Army
U.S. fish and Wildlife Service

State of Hawai‘i Agencies
Department of Business, Economic Development, and Tourism (DBED&T)
DBED&T, Office of Planning
DBED&T, Energy Office
DBED&T, Hawai‘i Coastal Zone Management Program
Hawai‘i Community Development Authority
Department of Health
Department of Land and Natural Resources (DLNR)
DLNR, State Historic Preservation Division

City & County of Honolulu Agencies
Board of Water Supply
Department of Planning & Permitting
Department of Transportation Services
Neighborhood Board No. 34, Makakilo/Kapolei/Honokai Hale

8.1 DRAFT ENVIRONMENTAL ASSESSMENT CONSULTATION

Copies of the Draft Environmental Assessment have been distributed to the following agencies and organizations:

Federal Agencies
Department of the Army
U.S. Fish and Wildlife Service
State of Hawai‘i Agencies
Department of Accounting and General Services
Department of Business, Economic Development, and Tourism (DBED&T)
DBED&T, Office of Planning
DBED&T, Hawai‘i Coastal Zone Management Program
Department of Defense
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources (DLNR)
DLNR, State Historic Preservation Division
Hawai‘i Community Development Authority
Office of Environmental Quality Control
Office of Hawaiian Affairs
University of Hawai‘i Environmental Center

City & County of Honolulu Agencies
Board of Water Supply
Department of Design and Construction
Department of Environmental Services
Department of Planning & Permitting
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Neighborhood Board No. 34, Makakilo/Kapolei/Honokai Hale
CHAPTER 9: BIBLIOGRAPHY

City and County of Honolulu, Department of Planning & Permitting. ‘Ewa Development Plan. August 1997.
City and County of Honolulu, Department of Planning and Permitting. Land Use Ordinance. April 2003.
APPENDIX A: CONSULTATION LETTERS AND RESPONSES
July 28, 2010

Regulatory Branch

SSFM International, Inc.
Attn: Mr. Dean Minakami
501 Sumner Street, Suite 620
Honolulu, HI 96817

Dear Mr. Minakami:

We have received your request for the Department of the Army to review and comment on the proposed acquisition of lands for the development of Kalaeloa Barbers Point Harbor expansion at Ewa, Island of O‘ahu, Hawai‘i. We have assigned the project the reference number POH-2010-00185. Please cite the reference number in any correspondence with us concerning this project. We have no comment regarding the acquisition of the property. If development is proposed, however, we are providing the following general regulatory program information for your consideration. Note you do not need to submit a copy of the draft or final Environmental Assessments to our office if no impacts are proposed since our comments will remain unchanged.

Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires that a Department of the Army (DA) permit be obtained from the U.S. Army Corps of Engineers (Corps) prior to undertaking any construction, dredging, and other activities occurring in, over, or under navigable waters of the U.S. The line of jurisdiction extends to the Mean High Water Mark for tidal waters and the Ordinary High Water Mark for non-tidal waters. Section 404 of the Clean Water Act of 1972 (Section 404) requires that a DA permit be obtained for the discharge (placement) of dredge and/or fill material into waters of the U.S., including wetlands. The line of jurisdiction extends to the Mean Higher High Water Mark for tidal waters, the Ordinary High Water Mark for non-tidal waters, and the approved delineated boundary for wetlands.

We recommend you conduct an aquatic resource inventory of the project site prior to designing any new facilities. The inventory should record any drainage features, streams, ditches, gulches, wetlands, etc., since these features may be jurisdictional waterbodies subject to Section 10 and/or Section 404 regulations. Wetland delineations must be conducted in accordance with the Corps of Engineers 1987 Wetland Delineation Manual. Information regarding the physical, chemical, and biological characteristics of each aquatic resource should also be documented.

Once an aquatic resource inventory is conducted, the landowner should submit a request to our office for a jurisdictional determination. Note that regulated waterbodies may be permanent, temporary, or ephemeral and may be natural, human-altered, or human-made. Only the Corps has authority to determine if a waterbody is jurisdictional. The Corps can then determine what, if any, regulations may apply to potential work within jurisdictional waterbodies. This
information can greatly assist in the design phase of the project as well as any pre-application meetings with our agency if impacts to jurisdictional waters are proposed.

Any regulated impacts to jurisdictional aquatic resources will require authorization from our office prior to commencement of the activity(ies). The applicant will need to submit an application and drawings as outlined on our website (www.poh.usace.army.mil) and click on “Apply for a Permit.” In accordance with our regulations, impacts to aquatic resources must be avoided and minimized to the maximum extent practicable. Further, any unavoidable impacts that result in lost functions and services of jurisdictional aquatic resources may require compensatory mitigation. You may want to include in your EA a discussion of lost aquatic resource functions and services as well as proposed mitigation measures if applicable.

Any regulated project activity will also need to comply with Section 7 of the Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, and Section 106 of the National Historic Preservation Act. Additional information may be required from the applicant to ensure compliance with these laws. The applicant will also need to apply for and receive Section 401 Water Quality Certification and/or Coastal Zone Management Consistency Determination from the State of Hawai‘i prior to the Corps authorizing any work regulated under Section 10 and/or Section 404.

Thank you for contacting us regarding this project and providing us with the opportunity to comment. Should you have any questions regarding our Regulatory Program or the application process, please contact Ms. Amy Klein at (808) 438-7023 or via email at Amy.S.Klein@usace.army.mil.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch
August 1, 2010

Mr. George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Army Corps of Engineers, Honolulu District
Ft. Shafter, Hawaii 96858-5440

Dear Mr. Young:

Subject: Kalaeloa Barbers Point Harbor Land Acquisition Pre-Assessment Consultation for Draft Environmental Assessment

Thank you for your letter dated July 28, 2010, File No. POH-2010-00185 providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project.

We note that your Department has no comment regarding the acquisition of the property. Your office will be consulted as plans for the property are developed if there is a possibility that regulated waterbodies may be affected.

If you have any questions on this matter, please give me a call at (808) 531-1308. Thank you.

SSFM INTERNATIONAL, INC.

Dean Minakami
Planner
Mr. Dean Minakami  
Senior Project Planner  
SSFM International  
501 Sumner Street, Suite 620  
Honolulu, Hawaii 96817

Dear Mr. Minakami:

SUBJECT: Acquisition of Lands for the Development of Kalaeloa Barbers Point Harbor Expansion; Pre-Assessment Consultation for Draft Environmental Assessment  
TMK: (1)9-1-014:026, Ewa, Oahu, Hawaii

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have no comments at this time, but reserve the right to future comments. We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this application should be adhered to.

The same website also features a Healthy Community Design Smart Growth Checklist (Checklist). The Hawaii State Department of Health, Built Environment Working Group, recommends that State and county planning departments, developers, planners, engineers and other interested parties apply the healthy built environment principles in the Checklist whenever they plan or review new developments or redevelopments projects. We also ask you to share this list with others to increase community awareness on healthy community design.

If there are any questions about these comments please contact the Environmental Planning Office at 586-4337.

Sincerely,

GENEVIEVE SALMONSON, Acting Manager  
Environmental Planning Office
August 1, 2010

Ms. Genevieve Salmonson, Acting Manager
State of Hawaii
Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Ms. Salmonson:

Subject: Kalaeloa Barbers Point Harbor Land Acquisition
Pre-Assessment Consultation for Draft Environmental Assessment

Thank you for your letter dated July 22, 2010 providing comments on the Pre-Assessment Consultation for Draft Environmental Assessment for the subject project.

We note that your Department has no comments at this time, but reserves the right to future comments. We appreciate your referring us to your web site for standard comments and to the Healthy Community Design Smart Growth Checklist.

If you have any questions on this matter, please give me a call at (808) 531-1308. Thank you.

SSFM INTERNATIONAL, INC.

Dean Minakami
Planner
August 5, 2010

SSFM International
501 Sunner Street Suite 620
Honolulu, Hawaii 96817

Attention: Mr. Dean Minakami, Senior Project Planner

Ladies and Gentlemen:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for the Development of Kalaeloa Barbers Point Harbor Expansion

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Boating & Ocean Recreation, Land Division-Oahu District, Engineering Division, Division of Aquatic Resources, Commission on Water Resource Management, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

[Signature]

Morris M. Atta
Acting Administrator
MEMORANDUM

TO: DLNR Agencies:
   x Div. of Aquatic Resources
   x Div. of Boating & Ocean Recreation
   x Engineering Division
   ___ Div. of Forestry & Wildlife
   ___ Div. of State Parks
   x Commission on Water Resource Management
   ___ Office of Conservation & Coastal Lands
   x Land Division – Oahu District
   x Historic Preservation

FROM: Charlene Unoki, Assistant Administrator

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaeloa Barbers Point Harbor Expansion

LOCATION: Island of Oahu

APPLICANT: SSFM International on behalf of Department of Transportation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by August 5, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: [Signature]
Date: 8-2-10
MEMORANDUM

TO:  DLNR Agencies:
  x Div. of Aquatic Resources
  x Div. of Boating & Ocean Recreation
  x Engineering Division
  _ Div. of Forestry & Wildlife
  _ Div. of State Parks
  x Commission on Water Resource Management
  _ Office of Conservation & Coastal Lands
  x Land Division – Oahu District
  x Historic Preservation

FROM:  Charlene Unoki, Assistant Administrator

SUBJECT:  Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaeloa Barbers Point Harbor Expansion

LOCATION:  Island of Oahu

APPLICANT:  SSFM International on behalf of Department of Transportation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by August 5, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
( ) Comments are attached.

Signed:  
Date:  7/21/10
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/CharleneUnoki
RE: PreAssess Consult DEAAcquire Lands Ka'a'eo
Oahu.785

COMMENTS

( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ___.

(X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone D. The Flood Insurance Program does not have any regulations for developments within Flood Zone D.

( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ___.

( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

( ) Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.

( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.

( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.

( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

( ) The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: ______________________________________________________

( ) Other: ______________________________________________________

Signed: CARLY S. CHANG, ACTING CHIEF ENGINEER

Date: 2/3/10

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.
TO: Morris Atta, Administrator  
Land Division
FROM: Lenore N. Ohye, Acting Deputy Director  
Commission on Water Resource Management
SUBJECT: Acquisition of Lands for the Development of Kalaena Barbers Point Harbor Expansion, Ewa, Oahu  
Pre-Assessment Consultation for Draft Environmental Impact Statement

FILE NO.: NA  
TMK NO.: 9-1-014:026

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii’s water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://www.hawaii.gov/dlnr/cwrn.

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county’s Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State’s Agricultural Water Use and Development Plan (AVUDP). Please contact the HDOA for more information.

☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area’s freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/pp/index.htm.
5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://hawaii.gov/dbedt/czm/initiative/lid.php.

6. We recommend the use of alternative water sources, wherever practicable.

7. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:
Additional information and forms are available at http://hawaii.gov/dlnr/cwm/resources_permits.htm.

8. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water.

9. A Well Construction Permit(s) is (are) required any well construction work begins.

10. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

11. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

12. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

13. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.

14. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.

15. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

16. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

OTHER:
We understand that this pre-assessment consultation for a draft EA is limited to the acquisition of lands and that a subsequent environmental review will be conducted after plans for the property have been finalized and prior to the construction of improvements. We may have further comments on the subsequent environmental review for the improvement of the property and request that we be consulted on subsequent reviews.

Our only comment at this time is to note that there is one well located at TMK 9-1-014:026 (Well No. 1906-08) that is owned by the State of Hawaii Department of Transportation, Harbors Division. This well was constructed in 1997 for the purposes of water level and salinity monitoring as a condition of the water use permit for the Barbers Point Harbor Expansion. The requirement for monitoring was for at least one (1) year following completion of the harbor expansion project. We have not received any reports since 1999, and it appears this well is unused. The well should be properly abandoned and sealed if there is no planned future use of the well. A Well Abandonment Permit should be obtained prior to any sealing activities.

If there are any questions, please contact Commission staff at 587-0216.

DRF-IA 06/19/2008
MEMORANDUM

TO: DLNR Agencies:

X Div. of Aquatic Resources
X Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
X Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division - Oahu District
X Historic Preservation

FROM: Charlene Unoki, Assistant Administrator

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaeloa Barbers Point Harbor Expansion

LOCATION: Island of Oahu
APPLICANT: SSFM International on behalf of Department of Transportation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by August 5, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
( ) Comments are attached.

Signed: [Signature]
Date: 7/21/10

JUL2218PM 14880R DTV
MEMORANDUM

TO: DLNR Agencies:
   - Div. of Aquatic Resources
   - Div. of Boating & Ocean Recreation
   - Engineering Division
   - Div. of Forestry & Wildlife
   - Div. of State Parks
   - Commission on Water Resource Management
   - Office of Conservation & Coastal Lands
   - Land Division – Oahu District
   - Historic Preservation

FROM: Charlene Unoki, Assistant Administrator

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaeloa Barbers Point Harbor Expansion

LOCATION: Island of Oahu

APPLICANT: SSFM International on behalf of Department of Transportation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by August 5, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: ____________________________
Date: ____________________________

Charlene
August 1, 2010

Morris M. Atta
Acting Administrator
Department of Land and Natural Resources
State of Hawai‘i
P.O. Box 621
Honolulu, Hawai‘i 96809

Dear Mr. Atta:

Subject: Kalaeloa Barbers Point Harbor Land Acquisition
Pre-Assessment Consultation for Draft Environmental Assessment

Thank you for your letter dated August 5, 2010, forwarding comments on the subject project from the Department of Land and Natural Resources Divisions. As noted by the Engineering Division, we acknowledge that the project site is located in Flood Zone D.

We further acknowledge that the Commission on Water Resource Management may provide additional comments during the subsequent environmental review to be prepared prior to improvement of the property. The comment regarding the well on TMK 9-1-014026 has been forwarded to the Department of Transportation, Harbors Division for their information and further action.

If you have any questions on this matter, please give me a call at (808) 531-1308. Thank you.

SSFM INTERNATIONAL, INC.

Dean Minakami
Planner
August 10, 2010

Mr. Dean Minakami
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Minakami:

Subject: Acquisition of Lands for the Development of Kalaeloa Barbers Point Harbor Expansion, Tax Map Key 9-1-014:026, Ewa, Oahu, Hawaii

This responds to our letter dated July 14, 2010, requesting a pre-consultation and comments in preparing the Draft Environmental Assessment (DEA) for the subject project.

The DEA should conduct a traffic impact study that addresses the potential traffic impact of the project on the street’s network and possible mitigation measures. The study should include a discussion of any possible traffic disruption during construction periods (i.e. lane closures, equipment movement, etc.) and proposed mitigation measures to resolve construction impacts to traffic.

Prior to the start of the project, the affected Neighborhood Board, residents, and businesses should be informed about the scope and duration of the project.

Should you have any questions on the matter, you may contact Ms. Virginia Bisho of my staff at 768-5461.

Very truly yours,

WAYNE Y. YOSHIOKA
Director
August 4, 2010

Mr. Wayne Y. Yoshioka, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawai‘i 96813

Dear Mr. Yoshioka:

Subject: Kalaeloa Barbers Point Harbor Land Acquisition
Pre-Assessment Consultation for Draft Environmental Assessment

Thank you for your letter dated August 10, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

The subject Environmental Assessment is specific to acquisition of the project site by the Department of Transportation, Harbors Division (DOT-HAR). DOT-HAR will be developing plans in the future identifying specific uses for the property. When the plans have been finalized, DOT-HAR will prepare subsequent environmental review documentation, including a traffic impact assessment report, for your review.

The area Neighborhood Board will be a consulted party for the Draft Environmental Assessment and affected residents and businesses will be notified as plans for the property are developed.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Dean Minakami
Planner
Mr. Dean Minakami
SSFM International, Incorporated
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Minakami:


Thank you for the opportunity to comment on the proposed land acquisition.

The revised water master plan for the Barbers Point Deep Draft Harbor should be submitted for our approval. The revised master plan should include the proposed lot layouts, water facilities, estimated demands, and hydraulic calculations showing that adequate domestic water pressures and fire protection can be provided. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

Paul S. Kikuchi
Chief Financial Officer
Customer Care Division

Water for Life ... Ka Wai Ola
August 4, 2010

Mr. Paul S. Kikuchi
Chief Financial Officer – Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawai‘i 96843

Dear Mr. Kikuchi:

Subject: Kalaeloa Barbers Point Harbor Land Acquisition
Pre-Assessment Consultation for Draft Environmental Assessment

Thank you for your letter dated August 9, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

A revised water master plan for the Kalaeloa Barbers Point Harbor will be submitted for your review and approval when plans for the property have been finalized. We acknowledge that the decision on availability of water will be confirmed when building permits are submitted for approval and that the Department of Transportation, Harbors Division will be required to pay your Water System Facility Charges.

We further acknowledge that on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department. A copy of the Draft EA will be provided when published.

If you have any questions on this matter, please contact me at 531-1308. Thank you.

Sincerely,

SSFM INTERNATIONAL, INC.

Dean Minakami
Planner
APPENDIX B: LETTER FROM DEPARTMENT OF LAND AND NATURAL RESOURCES REGARDING BARBERS POINT ARCHAEOLOGICAL DISTRICT
Mr. William E. Wanket  
Pacific Tower, Suite 1010  
1001 Bishop Street  
Honolulu, HI 96813  

Dear Mr. Wanket:

SUBJECT: Barbers Point Archaeological District, Site 80-12-2722  
Honouliuli, Ewa, Oahu  
TMK 9-1-14: 2

Thank you for your inquiry as to the status of the Barbers Point Archaeological District.

The parcel you plan to develop is within the borders of this District. Mitigation of your parcel (see attached sketch map) has been completed under other contracts. This mitigation saw archaeological data recovery of information from the significant historic sites, and the sites are no longer present. Therefore, your undertaking should have "no effect" on significant historic sites.

The reports that deal with your parcel are:

Studies in Natural History and Human Settlement at Barbers Point, O‘ahu. Interim Report I. By Bertell D. Davis and Bion Griffen, 1978


There is, in addition, a final report on these sites by Bertell D. Davis which the Army Corps of Engineers has not yet released.

Sincerely,

[Signature]

WILLIAM W. PATY  
Chairperson and State Historic Preservation Officer