TO: KATHERINE PUANA KEALOHA, DIRECTOR  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
DEPARTMENT OF HEALTH

FROM: DAVIS K. YOGI  
HARBORS ADMINISTRATOR

SUBJECT: LAND ACQUISITION FOR EXPANSION OF KALAELOA BARBERS POINT HARBOR  
TMK (1) 9-1-014:026 (POR.)  
EWA, OAHU, HAWAII  
FINAL ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION DETERMINATION

The State of Hawaii Department of Transportation Harbors Division has reviewed the comments received during the 30-day public comment period which began on September 23, 2010. The agency has determined that this project will not have significant environmental effects and has issued a Negative Declaration, also referred to as a Finding of No Significant Impact (FONSI). Please publish this notice in the December 8, 2010 issue of The Environmental Notice.

We have enclosed a completed OEQC Publication Form, two (2) hardcopies of the Final EA and one (1) CD containing electronic copies of the Publication Form, Final EA, and project summary. Please call Sandra Rossetter, of the Harbors Division Engineering Planning Section at 587-1886 or e-mail address sandra.c.rossetter@hawaii.gov if you have any questions.

Enc.
Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor

FINAL ENVIRONMENTAL ASSESSMENT/
FINDING OF NO SIGNIFICANT IMPACT (FONSI)

‘Ewa, O‘ahu, Hawaii

Submitted by:
Hawai‘i Department of Transportation
Harbors Division

Prepared by:

NOVEMBER 2010
Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor
‘Ewa, Oahu, Hawai‘i

FINAL ENVIRONMENTAL ASSESSMENT and FINDING OF NO SIGNIFICANT IMPACT

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

Submitted by:
Hawai‘i Department of Transportation

Prepared by:
SSFM International, Inc.

November 2010
# Table of Contents

## PROJECT SUMMARY
- III

## CHAPTER 1: INTRODUCTION
- 1

## CHAPTER 2: PROJECT DESCRIPTION AND LOCATION
- 2
  2.1 Project Location
  2.2 Existing and Surrounding Uses
  2.3 Project Description
    - 2.3.1 Historical Development of Kalaeloa Barbers Point Harbor
    - 2.3.2 Proposed Action
    - 2.3.3 Project Schedule and Cost
  2.4 Project Need and Objective
- 7

## CHAPTER 3: DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS & MITIGATION MEASURES
- 10
  3.1 Climate
  3.2 Flora and Fauna
  3.3 Geography, Topography and Soils
  3.4 Air Quality
  3.5 Hydrology
  3.6 Flood and Tsunami Hazard
  3.7 Roadways
  3.8 Water System
  3.9 Wastewater Disposal
- 13

## CHAPTER 4: CONFORMANCE WITH PLANS AND POLICIES
- 18
  4.1 Hawai‘i State Law
  4.2 State Land Use Law
  4.3 O‘ahu Commercial Harbors 2020 Master Plan
  4.4 City and County of Honolulu General Plan
  4.5 City and County of Honolulu ‘Ewa Development Plan
  4.6 Special Management Area
  4.7 City and County of Honolulu Land Use Ordinance
- 19

## CHAPTER 5: ALTERNATIVES TO THE PROPOSED ACTION
- 26
  5.1 No-Action Alternative
  5.2 Alternative Harbor Sites
  5.3 Acquire Alternative Lands
- 20

## CHAPTER 6: REQUIRED PERMITS AND APPROVALS
- 28

## CHAPTER 7: FINDINGS AND DETERMINATION
- 29
  7.1 Findings
  7.2 Determination
- 31

## CHAPTER 8: AGENCY AND PUBLIC CONSULTATION
- 32
  8.1 Pre-Assessment Consultation
  8.2 Draft Environmental Assessment Consultation
- 32

## CHAPTER 9: BIBLIOGRAPHY
- 34
Listing of Figures

<table>
<thead>
<tr>
<th>FIGURE</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Project Location Map</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>Project Aerial Photo</td>
<td>4</td>
</tr>
<tr>
<td>3</td>
<td>Key Map to Photos</td>
<td>5</td>
</tr>
<tr>
<td>4</td>
<td>Site Photos</td>
<td>6</td>
</tr>
<tr>
<td>5</td>
<td>Proposed Subdivision Map</td>
<td>8</td>
</tr>
<tr>
<td>6</td>
<td>Flood Insurance Rate Map</td>
<td>16</td>
</tr>
<tr>
<td>7</td>
<td>Special Management Area</td>
<td>24</td>
</tr>
<tr>
<td>8</td>
<td>County Zoning</td>
<td>25</td>
</tr>
</tbody>
</table>

Listing of Appendices

- Appendix A-1 Pre-Assessment Consultation Comments and Responses
- Appendix A-2 Draft Environmental Assessment Comments and Responses
- Appendix B Letters from Department of Land and Natural Resources regarding Barbers Point Archaeological District
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: 53.948-acres

Recorded Fee Owner: Campbell Hawai‘i Investor LLC

State Land Use Classification: Urban

City and 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 development 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 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

The State of Hawai’i Department of Transportation, Harbors Division (DOT-HAR), proposes to acquire 53.948-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 and development 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.

This Final Environmental Assessment and Finding of No Significant Impact (FONSI) have 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 53.948-acre portion of Tax Map Key (TMK) 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 movement of goods 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
Kalaeloa Barbers Point Harbor Land Acquisition
Hawaii’i Department of Transportation, Harbors Division

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

FIGURE 2

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
Photo 1: Site looking north.

Photo 2: Site from Malakole Street.

Photo 3: Site looking east.

Photo 4: Site looking southwest.

SITE PHOTOS

Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division
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 53.948-acres of TMK 9-1-014: 026 for future expansion of the Kalaeloa Barbers Point Harbor. The area to be acquired includes only Lot A shown on the proposed subdivision map (see Figure 5). Lot B is not being acquired as it is encumbered by an easement to 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 Oahu’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 development plans for the property have been finalized.

2.3.3 Project Schedule and Cost
The estimated acquisition cost for the property is undetermined at this time. 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 Oahu’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 and B at Honolulu, Ewa, Oahu, Hawaii

NOTE:
Easements are not shown.

PROPOSED SUBDIVISION MAP

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

FIGURE 5
residential 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 Oahu’s and the State’s long-term commercial harbor needs.
CHAPTER 3: DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS & 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 aurpunctetus) 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.

According to the United States Department of the Interior, Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office (FWS), the project site is near areas documented as having endangered plant populations. Using data gathered from the Hawai‘i Biodiversity and Mapping Program and the Hawai‘i GAP Program, there are two (2) federally endangered plants, ‘Ewa hinahina and ‘Ewa plains akoko that are known to occur near the project location. The protection of these endangered plants is subject to Section 7 of the Endangered Species Act.
Per consultation with FWS, the project area is identified as having a large concentration of unique limestone anchaline pools. These pools are known to support two (2) species of anchaline pool shrimp, opae ‘ula and *Metabetaeus lohena*, with the latter as a candidate species for listing under the Endangered Species Act (ESA). There are also restored pools near the project location that are recipient sites for translocation of the orange-black damselfly, also an endangered species candidate for listing under the ESA.

**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. However, the future development of the property will likely require clearing of existing vegetation in preparation for planned improvements. There is a potential for threatened or endangered species to be located on the site or within the immediate vicinity of the project.

Additional environmental studies will be conducted when the future use of this site is determined. At that time a knowledgeable botanist survey for federally listed plant species should be conducted during the wettest portion of the year typically occurring November thru April. The presence of any anchaline pools must also be determined at this time. If it is determined that any future project may potentially affect federally endangered species, then DOT-HAR will consult with FWS pursuant to Section 7 of the Endangered Species Act.

### 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 Hawaiʻi Annual Summary 2008 Air Quality Data, measured levels of PM₁₀ (particulate matter that is 10 microns or less in diameter), SO₂ (sulfur dioxide), and NO₂ (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.

The State Department of Transportation, Harbors Division owns one well located at the project site (Well No. 1906-08). 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 appropriate treatment of this well will be conducted by DOT-HAR when uses for the parcel are determined. A Well Abandonment Permit should be obtained from the Commission on Water Resource Management (CWRM) if the well will be properly sealed.
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.

Although there have been extensive archaeological explorations conducted in this area, there still exists the potential to uncover significant archaeological artifacts or human remains. There is potential for unrecorded subsurface deposits, with no surface indicators, to be present in the area’s karstic limestone environment. Per SHPD’s request, a joint site reconnaissance was conducted with representatives by SHPD, HDOT and SSFM on Wednesday, November 3, 2010. The purpose of this visit was to walk thru the project site to identify any above surface archaeological features and gauge the potential for subsurface artifacts. No archaeological features were observed during the walk-thru.

Project Impacts and Mitigation
No impact to archaeological resources is anticipated as according to the SHPD, no historic sites are known to be present on the property based on previous archaeological surveys. 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. These determinations are made under the notion that no land disturbing activities are associated with the impacts described in this Environmental Assessment. There will be future design and construction work occurring in this area that will require additional archaeological surveys to determine the likelihood of intact subsurface deposits. These studies will be conducted at a later date in conjunction with subsequent design and environmental review documentation. Work prepared by DOT-HAR in this regard will be coordinated appropriately with SHPD.
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. An approved NPDES permit would be required before the start of construction activities.

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.

Public transit facilities on Oahu are operated by the City and County of Honolulu, Department of Transportation Services, Public Transit Division (DTS). DTS operates a rush-hour only bus route (No. 413) that travels thru this area in connection with the Kapolei Transit Center. This route travels along Kalaeloa Boulevard and Malakole Street with a turnaround at Barbers Point Harbor.

**Project Impacts and Mitigation**

Acquisition of the project site would have no impacts on the existing traffic within the adjacent road network. There would similarly be no impacts to transit services or facilities in the area.

A traffic impact assessment report (TIAR) will be prepared when development 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.
Kalaeloa Barbers Point Harbor Land Acquisition
Hawai‘i Department of Transportation, Harbors Division

Source: Federal Emergency Management Agency

- 16 -
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 DOT water meter.

Project Impacts and Mitigation

An estimate of water demand will be prepared when development 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 proposed lot layouts, water facilities, estimated water demand, and hydraulic calculations will be disclosed in a subsequent Environmental Assessment. Water availability will be determined and DOT-HAR will be subject to Water System Facilities Charges for resource development, transmission and daily storage.

Adequate fire protection measures will be required for future development of the project site, including supplying the required fire flow protection to all areas of new facilities. Fire department access roads shall be provided such that any portion of each facility is not located more than 150 feet from access roads as measured by an approved route around the exterior of the facility. The fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside providing access to the interior of the building.

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 development 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. The decision on whether to connect to the City’s municipal sewer system or utilize a private sewer system would be determined in conjunction with the 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 Oahu’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 Oahu’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 Oahu’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 Oahu’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 Oahu’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

This section discusses the project’s conformance with general policies and principles set forth by the ‘Ewa Development Plan (1997) and proposed changes in Public Review Draft (2008) of the Updated Plan. The current ‘Ewa Development Plan is now being updated via the City’s Plan Review Process and is expected to be completed in the near future.

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 vision for ‘Ewa is described in two horizons, the first establishes policies to shape the growth and development of the ‘Ewa DP area to year 2030 the second horizon looks beyond 2030 towards “full” development of ‘Ewa.

Industrial Centers

1. General Policies
   - Maintain industrial activity at Barbers Point Industrial Area, Kalaeloa, Honouliuli Industrial Area, Kahe Valley and permit industrial activity at other dispersed industrial areas as noted below.

   **Barbers Point Industrial Area/Kalaeloa**
   - Maintain the Barbers Point Industrial Area as one of Oahu’s and the State’s most important industrial areas.

Comment: According to the ‘Ewa Development Plan and proposed changes 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
Oahu’s and the State’s most important industrial areas. Acquisition of the subject property will enable its eventual development to support commercial harbor operations. Therefore, this acquisition project is consistent with the general policies of industrial centers in the Development Plan by planning for the expansion of commercial and industrial activities at Barbers Point Industrial Area.

2. Planning Principles

- Appropriate Scale – The visibility of large building volumes and tall building or machinery elements from resort areas, residential areas, commercial and civic districts, and parks should be minimized through site planning and landscaping.
- Environmental Compatibility – Industries and utilities that discharge air or water pollutants, even when treated, should be located in areas where they would impose the least potential harm on the natural environment in case the treatment process fails to perform adequately.

Comment: This project is consistent with the planning principles of the Barber’s Point Industrial Area as identified in the Plan. Since the project studied in this assessment only involves the acquisition of land, design and impacts of future improvements on this parcel will be vetted and assessed in subsequent environmental documentation review.

3. Guidelines (Barbers Point Industrial Area)

Coastal Environment
- Set back all buildings a minimum of 60 feet and 150 where possible.

Building Height and Mass
- Limit building heights generally not to exceed 60 feet when they consist of large mass.
- Allow taller, vertical structures when required as part of an industrial operation, but require a view plane study to be conducted for structures over 100 feet in height to determine if they can be sited or designed to minimize visibility from residential, resort and commercial areas, public rights-of-way, and the shoreline.

Landscape Treatment
- Require the planting of a landscape screen, consisting of trees and hedges along street frontages to minimize the visibility of parking, storage, industrial equipment, and operations areas from the street.
- Use xeriscaping (the use of native landscaping materials with low water demand), non-potable water for irrigation, and efficient irrigation systems wherever possible to conserve groundwater resources.

Comment: Since the project site not located along the shoreline, coastal setbacks would not apply. The property would be developed in accordance with applicable property line setback regulations established by the City. A general height limit of 60 feet is acceptable, although taller structures (100 ft or higher) are allowed when required as part of an industrial operation and accompanied by an adequate view plane study. Furthermore, the planning and design for any future improvements at this site will follow the ‘Ewa DP’s building setback, height and massing, and landscaping guidelines. The proposed structures and accessory improvements will be coordinated with agencies as appropriate during the design phase.

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 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.
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
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: FINDINGS AND 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 in this chapter.

7.1 Findings

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 development 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 development 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 plans identified in county or state plans or studies.*

Acquisition of the subject property with commercial harbor facilities will not affect scenic vistas or view plans. 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.

7.2 *Determination*

Based upon the information and results of the assessments conducted for the project site; a Finding of No Significant Impact (FONSI) determination is warranted for the Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor.
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 included in Appendix A 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

8.2 DRAFT ENVIRONMENTAL ASSESSMENT CONSULTATION
The Draft Environmental Assessment was published in the September 23, 2010, issue of the State Office of Environmental Quality Control’s The Environmental Notice, initiating a 30-day public comment period that ended on October 23, 2010. 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-1: PRE-ASSESSMENT CONSULTATION LETTERS AND RESPONSES
Regulatory Branch

File No. POH-2010-00185

SSFM International, Inc.
Attn: Mr. Dean Minakami
501 Summer 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 Oahu, Hawaii. 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.poeh.ushere.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 Hawaii 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
September 16, 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: Acquisition of Land for the Expansion of Kahaluu Barbers Point Harbor Pre-Assessment Consultation for Draft Environmental Assessment

Ewa, O'ahu, Hawai'i

Thank you for your letter dated July 28, 2010, File No. POL-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.

Dean Minakami
Planner

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
340 Alaka'i Street, Room 7-222, Suite 501
Honolulu, Hawaii 96815

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

Subject: Preparation of an Environmental Assessment for Land Acquisition of Kahaluu Barbers Point Harbor Expansion, Ewa, O'ahu

Dear Mr. Minakami:

This letter acknowledges the U.S. Fish and Wildlife Service's (Service) receipt of your letter on July 15, 2010, in which you requested assistance regarding the preparation of a draft Environmental Assessment (DEA) for the proposed State of Hawaii Department of Transportation acquisition of 63.57 acres in the Hiram Campbell Industrial Park on the island of O'ahu [FMD: (19-9-1-004-020)]. The purpose of the acquisition is to allow for the future expansion of the Barbers Point Harbor.

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaiian Biodiversity and Mapping Program, and the Hawaii GAP Program. Two federally endangered plants, Lepechinia micrantha (Lepechinia micrantha var. micrantha) and Fouquieria splendens (Chabrieria shrevei) var. hawaiensis are known to occur near the proposed project location. This area also has a high concentration of unique limu 'aii (Anisodon calcarata), an at-risk commercial fish, and Menticthys fulvus, an at-risk commercial fish that is a candidate for listing under the Endangered Species Act (ESA). Additionally, there are restored ponds near the location that have been mandated by the county for the future of the endangered species (Megalechis compressa), also a candidate species.

We offer the following recommendations to assist you with your environmental review. We recommend that a knowledgeable botanist conduct a detailed plant survey for federally listed plant species during the wettest time of the year (November to April) within the proposed project area. The presence of these species should also be monitored for the presence of endangered species.

If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency,
then that agency should consult with us pursuant to section 7(a)(1) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats, and defines measures to minimize and mitigate those adverse effects.

If you have questions, please contact Aaron Nafis, Fish and Wildlife Biologist, Consultation and Habitat Conservation Program (phone: 808-792-8466; fax: 808-792-9281).

Sincerely,

Loyal Mehrhoff
Field Supervisor

September 16, 2010

United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawai‘i 96850

Dear Ms. Loyal Mehrhoff:

Subject: Acquisition of Land for the Expansion of Kaeleola Barbers Point Harbor
Pre-Assessment Consultation for Draft Environmental Assessment
‘Ewa, O‘ahu, Hawai‘i

This is to acknowledge your letter dated August 19, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

We appreciate the information provided regarding federally listed species that may be impacted by the 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 plan has been finalized, DOT-HAR will prepare subsequent environmental review documentation, including an assessment of impacts to federally listed species.

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,

Dean Minakami
Planner

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

Date: Mr. Minakami:

SUBJECT: Acquisition of Lands for the Development of Kalaeloa Barbers Point Harbor Expansion; Pre-Assessment Consultation for Draft Environmental Assessment TMK: (119-1-04:026, 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.hawai.gov/health/environmental/env-planning/landscape.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 866-4537.

Sincerely,

GENEVIEVE SALMONSON, Acting Manager  
Environmental Planning Office

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

Dear Ms. Salmonson:

Subject: Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor  
Pre-Assessment Consultation for Draft Environmental Assessment  
‘Ewa, O‘ahu, Hawai‘i  
TMK: (1) 9-1-014: 026 (por.)

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

September 16, 2010  
SSFM 2007_086.004
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 431
HONOLULU, HAWAII 96809

August 5, 2010

SSFM International
501 Summer 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,

Morris M. Atta
Acting Administrator

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 Ueki, 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: F. Atta
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
  _ 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 Kaloa 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 387-0433. Thank you.

Attachments

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

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

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 64 of the Code of Federal Regulations (44CFR), where development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tsu-Heeum, of the Department of Land and Natural Resources, Engineering Division at (808) 587-6267.

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 shall 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 Sumimoto at (808) 768-4097 or Mr. Mario Sio Li at (808) 768-4096 of the City and County of Honolulu, Department of Planning and Permitting.
- Mr. Fewo DeMarco at (808) 961-8842 of the County of Big Island, Department of Public Works.
- Mr. Francis Cotto at (808) 770-7771 of the County of Maui, Department of Planning.
- Mr. Mark Antonio at (808) 241-6820 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 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:

Should you have any questions, please call Ms. Suzie S. Agran of the Planning Branch at 387-0258.

Signed: [Signature]
Date: 7/21/10
TO: Morris Atta, Administrator  
Land Division  
FROM: Lenore N. Okye, Acting Deputy Director  
Commission on Water Resource Management  
SUBJECT: Acquisition of Lands for the Development of Kailua Barbers Point Harbor Expansion, Ewa, Oahu, Pre-Assessment Consultation for Draft Environmental Impact Statement  
FILE #: NA  
TMK #: 5-1-014-026

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 (CWS). 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 13-107 to 13-171. These documents are available via the Internet at http://www.hawaii.gov/dwr/cwrmm.

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 redissipation of agricultural resources into the State’s Agricultural Water Use and Development Plan (AWUDP). 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/watereff/psp/index.htm.

DRF-IA 06/19/2008

Monte Atta, Administrator  
Page 2  
July 29, 2010

☐ 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 detention and preventing pollutants runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://www.hawaii.gov/zh/tv/cewm.

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

☐ 7. These may be the potential for ground or surface water recharging and/or infiltration and recommend that easements 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://www.hawaii.gov/dwr/cwrmm/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 Water Construction Permit(s) is (are) required to start construction work begins.

☐ 10. A Pump Intake 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 affect 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 streamflow, which may require an instream flow standard amendment.

☐ 13. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) are 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.

☐ 15. A Permit to Amend the 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 the 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 concern at this time is to note that there is one well located at TMK 5-1-014-026 (Well No. 1366-98) that is owned by the State of Hawaii Department of Transportation, Barbers Point Harbor Expansion. The 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 808-587-0216.
MEMORANDUM

TO: Charlene Unoki, Assistant Administrator
FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaheo Barbers Point Harbor Expansion
LOCATION: Island of Kauai
APPLICANT: SFM 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 any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: [Signature]
Date: [Date]

MEMORANDUM

TO: Charlene Unoki, Assistant Administrator
FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaheo Barbers Point Harbor Expansion
LOCATION: Island of Oahu
APPLICANT: SFM 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.
( ) Comments are attached.

Signed: [Signature]
Date: [Date]
September 16, 2010

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

Dear Mr. Atta:

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

‘Ewa, O’ahu, Hawai‘i
TMK (1) 9-1-014: 026 (por.)

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
Planer

August 16, 2010

Mr. Dean Minakami
Senior Project Planner
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
Pre-Assessment Consultation for Draft Environmental Assessment

Tax Map Key 9-1-014:026 ‘Ewa, Oahu, Hawaii

Thank you for your letter regarding The State of Hawaii, Department of Transportation, Harbor Division’s proposal to acquire a vacant parcel for the future expansion of the Barber’s Point deep draft harbor. The Hawaii Community Development Authority (“HCDA”) is the State’s zoning agency for the 3,700 acres in the Kalaeloa Community Development District.

The proposed acquisition of lands for the future expansion of the Barber’s Point Deep Draft Harbor located off of Kalaeloa Boulevard in the Campbell Industrial Park district should have no immediate negative impact to the HCDA and the stakeholders in the Kalaeloa Community Development District. It is anticipated by at least two Kalaeloa landowners that the expansion of the Barber’s Point Kalaeloa Harbor will improve readiness for the Hawaii Army National Guard and the U.S. Coast Guard to respond to Homeland Security activities.

If there are any questions please call Tesha Malama, Kalaeloa director of planning and development, at 692-7245 if you have any questions.

Sincerely,

[Signature]
Anthony J. H. Chang
Executive Director

AJHC/TM:py
Mr. Anthony J.H. Ching, Executive Director  
Hawai‘i Community Development Authority  
461 Cooke Street,  
Honolulu, Hawai‘i 96813

Dear Mr. Ching:

Subject: Acquisition of Land for the Expansion of Kalaeoa Barbers Point Harbor  
Pre-Assessment Consultation for Draft Environmental Assessment  
‘Ewa, O‘ahu, Hawai‘i  
TMK (1)9-1-014: 026 (por.)

Thank you for your letter dated August 16, 2010 providing pre-assessment consultation comments for the preparation of the Draft Environmental Assessment (Draft EA) for the subject project.

Your comment that the project should have no immediate negative impact to the HCDA and stakeholders in the Kalaheo Community Development District has been noted. A copy of the Draft EA will be provided to your office when published.

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

Sincerely,

Dean Minakami  
President

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

Dear Mr. Minakami:

Subject: Your Letter Dated July 14, 2010 Requesting Comments on the Environmental Assessment for Acquisition of Lands for the Development of Kalaheo Barbers Point Harbor Expansion, TMK 9-1-14:26

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 new layout, 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,

[Signature]

Paul S. Kikuchi  
Chief Financial Officer  
Customer Care Division
September 16, 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 96813

Dear Mr. Kikuchi:

Subject: Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor
Pre-Assessment Consultation for Draft Environmental Assessment
‘Ewa, O‘ahu, Hawai‘i

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 533-1308. Thank you.

Sincerely,

Dean Minakami
Planner

SSFM INTERNATIONAL, INC.

October 18, 2010

Mr. Dean Minakami
Planner
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawai‘i 96817

Dear Mr. Minakami:

Subject: Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor,
Pre-Assessment Consultation for Draft Environmental Assessment
(EA), ‘Ewa, O‘ahu, Hawai‘i, Tax Map Key (TMK): 1) 9-1-014: 026 (por.)

This responds to your letter of September 16, 2010, requesting our comments concerning this proposed project.

Our Public Transit Division (PTD) has the following comment. The traffic impact assessment report (TIAR) described in Section 3.7 “Roadways” on page 14 of the DEA should describe transit in the area and the project’s effects on it.

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,

Dean Minakami
Planner
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: Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor  
Pre-Assessment Consultation for Draft Environmental Assessment  
‘Ewa, O‘ahu, Hawai‘i  
TMK (1) 9-1-014: 026 (por.)

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 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,

Dean Minakami  
Planner
APPENDIX A-2: DRAFT ENVIRONMENTAL ASSESSMENT CONSULTATION LETTERS AND RESPONSES
Mr. Dean Minakami

If you determine that the proposed project may affect federally listed species we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then the Federal agency should consult with us pursuant to section 7(a)(2) of the ESA.

If you have questions, please contact Aaron Vadiq, Fish and Wildlife Biologist, Consultation and Habitat Conservation Program (phone: 808-792-9466; fax: 808-792-9581).

Sincerely,

Christa Russell
Field Supervisor

cc: Mr. Glenn Soma, Hawaii Department of Transportation
Mr. Paul Conry, Division of Forestry and Wildlife
Ms. Yandee Hufana, Division of Forestry and Wildlife
November 12, 2010

Mr. Loyal Mehrhoff, Field Supervisor
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Box 50088
Honolulu, Hawaii 96850

Dear Mr. Mehrhoff:

Subject: Acquisition of Lands for the Development of KalaEo Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii
Response to Comments on Draft Environmental Assessment
FWS No. 2010-TA-0512

Thank you for your letter dated October 14, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

Your comments have been incorporated into the Final Environmental Assessment (Final EA), Section 3.2. We note that two plants, Ewa hinhina and Ewa plains akoko are federally endangered and known to exist in areas near the project location, which is also near unique limestone anchialine pool communities. These nearby anchialine pools are identified as habitats for multiple species of important anchialine shrimp, as well as a translocation recipient site for the orange-black damselfly, a candidate for listing under the Endangered Species Act (ESA).

We have included your recommendations to protect these Federal trust species in the Final EA. Prior to any land disturbance at the site, floral and faunal surveys would be conducted during the wet season (November-April) to identify any significant plant or animal species or anchialine pools. These studies would be conducted in conjunction with the future development plans for the project site, which will include subsequent environmental reviews and consultation with your department. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Ms. Sandra Rossetter with the Harbors Division Engineering Planning Office at 387-1886. Thank you.

Very truly yours,

DAVIS K. YOKI
Harbors Administrator

c: Mr. Jared Chang, SSFM International, Inc

SR-Ln
October 8, 2010

SSFM International, Inc.
Attn: Mr. Jared Chang
Suite 620
501 Sunner Street
Honolulu, Hawaii 96817

Dear Mr. Chang:

Title of Project: Acquisition of Lands for the Development of Kakaako Barbers Point Harbor
Project Location: Island: Oahu District: 'Ewa
Tax Map Key: (1) 9-1-614:026 (portion)

Thank you for the opportunity to review the subject proposal. The Department of Hawaiian Home Lands has no comment to offer at this time. If you have any questions, please contact our Planning Office at (808) 620-9480.

Aloha and mahalo,

Kaulana H.R. Park, Chairman
Hawaiian Homes Commission

November 12, 2010

TO: Kaulana H. R. Park, Chairman
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

FROM: Davis K. Yogi
HARBORS ADMINISTRATOR

SUBJECT: ACQUISITION OF LANDS FOR THE DEVELOPMENT OF KALAELOA BARBERS POINT HARBOR EXPANSION, EWA, OAHU, HAWAII
RESPONSE TO COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for your letter dated October 8, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We confirm the Department of Hawaiian Home Lands has no comments at this time. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Sandra Rosettler with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

c: Jared Chang, SSFM International, Inc.

SR:im
TO: DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation

Subject: Draft Environmental Assessment for the Acquisition of Lands for the Development of Kalaedon Barbers Point Harbor

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, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

Russell Y. Tsuchi
Administrator

Co: Department of Transportation/Harbors Division

FROM: Charlene Unoki, Assistant Administrator

SUBJECT: Draft Environmental Assessment for Acquisition of Land for the Development of Kalaedon Barbers Point Harbor

LOCATION: Island of Oahu

APPLICANT: SSFM International on behalf of Department of Transportation, Harbors Division

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 20, 2010.

Only 1 copy of the report available in Room 220.

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: 
Dated: 9/25/10
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

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Draft Environmental Assessment for Acquisition of Land for the Development of Kalaeloa Barbers Point Harbor

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

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 20, 2010.

Only 1 copy of the report available in Room 220.

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: 09/23/2010
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD Charlene Fukui
Ref: DEA Acquire land of Kalaeloa Barbers Pillar Barbers
Oahu 796

COMMENTS

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

() Please note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone

() 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 Tynu-Baums, 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 Saito at (808) 523-4254 or Mr. Marco Solina at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.

() Mr. Carter Romano at (808) 961-8943 of the County of Hawaii, Department of Public Works.

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

() Mr. Wayne Ushigome at (808) 241-4890 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 that require 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:

(X) Other: Our previous comments dated August 3, 2010 which was attached to the Draft Environmental Assessment, still apply.

Should you have any questions, please call Ms. Suzie Agraon of the Planning Branch at 587-6258.

Signed: [Signature]
Date: 10/12/16

CHIEF ENGINEER

November 12, 2010

TO: RUSSELL Y. TSUI, ADMINISTRATOR
LAND DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: DAVIS K. YOGI
HARBORS ADMINISTRATOR

SUBJECT: ACQUISITION OF LANDS FOR THE DEVELOPMENT OF KALAELOA BARBERS POINT HARBOR EXPANSION, EWA, OAHU, HAWAII
RESPONSE TO COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for your letter dated October 21, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge the Division of Boating and Ocean Recreation, Land Division-Oahu District, Engineering Division, and the Department of Land and Natural Resources has no other comments to offer on the project at this time. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Sandra Rossetti with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

c: Jared Chang, SSM International, Inc.

SR:lm
Thank you for the opportunity to review this EA for the acquisition and expansion of Kalaeao Barber's Point Harbor that was received by our office on September 20, 2010. We sincerely apologize for the delayed review, and thank you for your patience. According to the EA there will be extensive archaeological investigations of this area during the 1970's. The work, by Aki Sugano (1975) and Davis and Griffin (1978) represent some of the most significant archaeological and natural history finds in the "Ewa Plain. A 1987 letter from the SHPO indicates that the archeological sites were covered by 1987 letter from the SHPO indicates that the archeological sites were covered by a data recovery study and subsequently destroyed. However, the concept of what constitutes a site has changed significantly from the 1970's and isolated subsurface deposits with visual indicators may be present in the region's karstic limestone environment. These sites may have not be recorded in the initial survey.

We are uncertain as to the likelihood of intact subsurface deposits in this area because the EA does not provide adequate documentation regarding the history of land disturbances. We have reason to believe that there may be subsurface archeological deposits, including human burials, within this project area. At this time, SHPO requests a field visit to this property in order to examine the nature of ground disturbance, and likelihood for encountering subsurface remains. We also recommend that the Final EA includes a history description of former land use as well as information and any additional recommendations resulting from our site visit.

Please call Mike Vitousek at (808) 692-8029 if you have any questions or concerns regarding this letter.

Aloha,

Theresa K. Donham
Acting Archaeology Branch Chief
Historic Preservation Division

November 12, 2010

TO: THERESA K. DONHAM
ACTING ARCHAEOLOGY BRANCH CHIEF
HISTORIC PRESERVATION DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: DAVIS K. YOGI
HARBORS ADMINISTRATOR

SUBJECT: ACQUISITION OF LANDS FOR THE DEVELOPMENT OF KALAEAO BARBER'S POINT HARBOR EXPANSION, EWA, OAHU, HAWAII
RESPONSE TO COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for your letter dated October 26, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project. We would like to clarify that there are no ground disturbing activities associated with the proposed action in this project. The subject Environmental Assessment will only cover the impacts resulting from land acquisition by our department. Plans for use of this parcel will be developed in the future and followed by additional environmental reviews and consultations. At that time, the potential impacts from any improvements and the associated ground disturbance activities will be identified and thoroughly assessed for impacts to archaeological and cultural resources.

We note in this Final EA that although there are little to no surface indicators remaining on the project site, there remains the possibility for subsurface artifacts to be present in karstic limestone sink holes which occur naturally in this area. We concur that the actual presence of such deposits are unknown at this time and will require follow-on archaeological surveys to be identified in the future. These surveys will be conducted in conjunction with the environmental review and technical studies prepared for development of the site. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Sandra Roosetter with the Harbors Division Engineering Planning Section at 387-1856. Thank you.

c: Jared Chang, SSFM International, Inc.

SR: Im
October 22, 2010
Jared Chang
SSFM international, Inc.
501 Summer Street, Suite 620
Honolulu, Hawai‘i 96817

Re: Draft Environmental Assessment
Department of Transportation land acquisition
Kalaeloa, Island of O‘ahu

Aloha e Jared Chang,

The Office of Hawaiian Affairs (OHA) is in receipt of your September 17, 2010 request for comments on a draft environmental assessment (DEA) for the proposed acquisition of 57.235 acres of land (parcel) by the State of Hawai‘i Department of Transportation (SDOT) from the Campbell Hawai‘i Investor LLC. It is our understanding the SDOT intends to use the acquired parcel for the future expansion of Kalaeloa Barbers Point Harbor. The scope of the DEA is limited to the acquisition in fee of the parcel by the SDOT. It is our understanding the specific impacts of development activities will be assessed in subsequent environmental review documents as SDOT plans for the parcel are finalized.

We concur with the statement in the DEA that no significant impacts will result from the acquisition of the parcel. Thank you for the opportunity to provide comments. Should you have any questions or concerns, please contact Keola Lindsey at 594-0744 or keolal@oha.org.

'O wau iho na me ka 'iai'o,

Clyde W. Nāmā'o
Chief Executive Officer

C: State of Hawaii Department of Transportation-Harbors Division
79 South Nimitz Highway, 1st Floor, Ewa End
Honolulu, Hawaii 96813

TO: CLYDE NAMU'O, CHIEF EXECUTIVE OFFICER
OFFICE OF HAWAIIAN AFFAIRS

FROM: DAVIS K. YOGI
HARBORS ADMINISTRATOR

SUBJECT: ACQUISITION OF LANDS FOR THE DEVELOPMENT OF KALAELOA BARBERS POINT HARBOR EXPANSION, EWA, OAHU, HAWAII RESPONSE TO COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for your letter dated October 22, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge Office of Hawaiian Affairs' concurrence with the anticipated determination that no significant impacts will result from the acquisition of the parcel. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Sandra Rossetti with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

c: Jared Chang, SSFM International, Inc.

SR:Im
Mr. Jared Chang  
SSFM International, Inc.  
501 Summer Street, Suite 620  
Honolulu, Hawaii 96817

Dear Mr. Chang:

Subject: Your Letter Dated September 17, 2010 Requesting Comments on the Draft Environmental Assessment for the Acquisition of Lands for the Development of Kaeleoa Barbers Point Harbor, TMK: 9-1-14-26

Thank you for the opportunity to comment on the proposed project.

The comments in our letter dated August 9, 2010, which is included in the document, are still applicable.

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

Very truly yours,

PAUL S. KIKUCHI  
Chief Financial Officer  
Customer Care Division  

cc: Mr. Glen Soma, State Department of Transportation

---

November 12, 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, Hawaii 96813

Dear Mr. Kikuchi:

Subject: Acquisition of Lands for the Development of Kaeleoa Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii  
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 18, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We have incorporated your pre-assessment consultation comments, letter dated August 9, 2010, into the Final EA. Plans for the use of this parcel will be developed in the future and a revised water master plan will be submitted to the Board of Water Supply for review and approval. The design of future facilities will be prepared in accordance with City and County requirements and will incorporate proper on-site fire protection which will be coordinated with the Honolulu Fire Department, Fire Prevention Bureau. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Sandra Rossitter with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

Very truly yours,

DAVIS K. YOGI  
Harbors Administrator  

c: Jared Chang, SSFM International, Inc.

SR:3m
Mr. Dean Minakami, Planner
SSFM International, Inc.
501 Summer Street, Suite 820
Honolulu, Hawaii 96817

Dear Mr. Minakami:

Subject: State of Hawaii Acquisition of Land
For the Expansion of Kailua Barbers Point Harbor
Draft Environmental Assessment
Ewa, Oahu, Hawaii
TMI: (1) 9-014:026 (por.) 57.235 Acres

Thank you for providing a copy of the Draft Environmental Assessment for the Expansion of Kailua Barbers Point Harbor.

The Department of Community Services has no comments at the present time on the proposed acquisition. We note that the State of Hawaii, Harbors Division, has not yet determined specific uses or structures for the subject site. However, the eventual development of the land may create employment opportunities on the Ewa plain, as well as alleviate existing traffic congestion at Honolulu Harbor. These outcomes may complement our employment and training programs.

Sincerely,

Ernest Y. Martin
Acting Director

EYM:cm

Mr. Ernest Y. Martin, Acting Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Mr. Martin:

Subject: Acquisition of Lands for the Development of Kailua Barbers Point Harbor
Expansion, Ewa, Oahu, Hawaii
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 21, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge the Department of Community Services has no comments at this time. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Ms. Sandra Rossiter with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

Very truly yours,

DAVIS K. YOKO
Harbors Administrator

c: Mr. Jared Chang, SSFM International, Inc.

SR:im
November 12, 2010

Mr. Collins D. Lam, P.E., Acting Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Dear Mr. Lam:

Subject: Acquisition of Lands for the Development of Kaaeola Barbers Point Harbor Expansion, Ewa, Oahu, Hawai‘i

Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 20, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge the Department of Design and Construction does not have any comments at this time. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Ms. Sandra Rossetter with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

Very truly yours

DAVIS K. YOKO
Harbors Administrator

c: Mr. Jared Chang, SSFM International, Inc.

SKim
October 22, 2010

Mr. Jared Chang
SSFM International, Inc.
501 South Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Chang:

Subject: Draft Environmental Assessment (DEA) for Acquisition of Lands for the Development of Kaka'ako Barbers Point Harbor,
Tax Map Key No. (1) R-1-014-026 (portion)

Thank you for the opportunity to review and provide comments on the DEA dated September 2010 for the acquisition of privately-owned land by the State for future expansion of the Kaka'ako Barbers Point Harbor.

We have no comments to offer as the proposed land acquisition will have negligible impact on our facilities and operations.

Since the land acquisition will not affect our facilities or operations, we request that the Department of Facility Maintenance be removed from the environmental assessment process for this project.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

George "Redd" Miyamoto
Acting Director

c: Hawaii Department of Transportation - Harbors Division

November 12, 2010

Mr. George Miyamoto, Acting Director
Department of Facility Maintenance
City and County of Honolulu
1000 University Street, Suite 215
Kapolei, Hawaii 96707

Dear Mr. Miyamoto:

Subject: Acquisition of Lands for the Development of Kaka'ako Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 22, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge the Department of Facility Maintenance (DFM) has no comments to offer as the proposed land acquisition will have negligible impact on DFM's facilities and operations. At your request, the Department of Facility Maintenance will be removed from the remainder of the environmental review process for this project.

If you have any questions on this matter, please contact Ms. Sandra Rossetto with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

Very truly yours,

DAVIS K. YOSHII
Harbors Administrator

c: Mr. Jared Chang, SSFM International, Inc.

SR1m
Mr. Jared Chang  
SSFM International, Inc.  
October 22, 2010  
Page 2

The policy above and its applicability should be included and discussed in the FEA.

6. The DEA discussion of building setbacks makes an understandable mistake, assuming that the discussion in EDP Section 3.7.3.3 refers to setbacks from the property line. The setback of “90 feet and 150 feet where possible” refers to shoreline setbacks which would not apply to the subject parcel.

7. The DEA discussion of the height limit guideline is incomplete. It is correct that structures taller than 60 feet can be approved “when required as part of an industrial operation”, but the DEA should also note that structures taller than a 100 feet would need a view plane study to determine if siting or design could minimize visibility (See p. 3-77 EDP). Please elaborate on the discussion of the height limit guideline in the FEA.

8. The DEA fails to discuss the guidelines for landscaping treatment that would apply to the project area (See p. 3-77 EDP). Please include discussion regarding guidelines for landscaping treatment in the FEA.

Should you have any questions, please contact Matt Higashida of our staff at 788-8045.

Very truly yours,

David K. Tanoue, Acting Director  
Department of Planning and Permitting

cc: Office of Environmental Quality Control  
Mr. Glenn Soma, Harbors Division, Department of Transportation
November 12, 2010

Mr. David K. Tamoue, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, Seventh Floor
Honolulu, Hawaii 96813

Dear Mr. Tamoue:

Subject: Acquisition of Lands for the Development of Kalaeloa Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 22, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project. We offer the following responses to your comments in the order received.

1. The subject Environmental Assessment was prepared to cover the anticipated impacts associated only with the proposed action of land acquisition. Since development plans for the parcel have not been determined at this time, any proposed improvements in the future will be subject to subsequent environmental assessment review, consultation, and permitting. At this current time, the need to connect future improvements to the municipal sewer system is unknown. Nevertheless, we have revised Section 3.9 in the Final EA to describe the potential need for a sewer master plan, in the event that municipal connection is needed in the future.

2. Per your comments, the Draft EA discussion regarding the project’s consistency with the Ewa Development Plan (EDP) and current changes proposed under the Plan Review Draft (PRD) was incomplete. Following your recommendations, we have revised Section 4.5 of the Final EA to include the EDP’s applicable policies, principles, and guidelines and the project’s consistency with each.

3. The Final EA has been corrected to include an accurate description of the EDP’s vision statement. In Section 4.5, we acknowledge the EDP vision for Ewa is described in two horizons; the first establishes policies to shape the growth and development of the Ewa DP area to year 2030, the second horizon looks beyond 2030 towards “full” development of Ewa.

4. Per your comments, Section 4.5 of the Final EA now includes discussion of the project’s consistency with EDP and PRD planning principles relating to appropriate scale and environmental compatibility.

5. We acknowledge the “xeriscaping” policy created by the Board of Water Supply for the PRD and have included it in the Final EA section describing the project’s consistency with EDP guidelines. We agree that this “xeriscaping” policy applies to the project site since this policy applies to all industrial areas within the EDP. Future improvements at this site will follow the landscaping guidelines provided in the EDP, to the extent feasible and where practicable.

6. We acknowledge that the parcel is not located along the shoreline, therefore, coastal setbacks do not apply. The Final EA has been revised accordingly.

7. The discussion of height limit guidelines is revised to include a statement that a general height limit of 60 feet is acceptable, although taller structures (100 ft or higher) are allowed when required as part of an industrial operation and accompanied by an adequate view plan study.

8. The Final EA now includes additional discussion of the project’s consistency with the landscaping guidelines of the EDP and PRD. Furthermore, the proposed structures and accessory improvements will be coordinated with DPP and other agencies during the subsequent environmental review and design phase.

A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Ms. Sandra Rossetti with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

Very truly yours,

DAVIS K. NAGASAWA
Harbors Administrator

cc: Mr. Jared Chang, SSFM International, Inc.
SRFlm
October 18, 2010

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

Dear Mr. Minakami:

Subject: Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor,
Pre-Assessment Consultation for Draft Environmental Assessment (DEA), Ewa, Oahu, Hawaii, Tax Map Key (TMK): (1) 9-1-014: 026 (por.)

This responds to your letter of September 16, 2010, requesting our comments concerning this proposed project.

Our Public Transit Division (PTD) has the following comment. The traffic impact assessment report (TIAR) described in Section 3.7 "Roadways" on page 14 of the DEA should describe transit in the area and the project's effects on it.

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,

WAYNE Y. YOSHIOKA
Acting Director

November 12, 2010

Mr. Wayne Y. Yoshioka, Acting Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, Third Floor
Honolulu, Hawaii 96813

Dear Mr. Yoshioka:

Subject: Acquisition of Lands for the Development of Kalaeloa Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 18, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

Per your department's request, we have revised the Final EA to include a description and assessment of the project's impacts on nearby City transit facilities. We have determined that the proposed acquisition would not have significant impacts on the transit facilities in the area. A copy of the final EA will be provided upon publication.

If you have any questions on this matter, please contact Ms. Sandra Rosseter with the Harbors Division Engineering Planning Section at 587-1886. Thank you.

Very truly yours,

DAVIS K. YOKO
Harbors Administrator

cc: Mr. Jared Chang, SSFM International, Inc.

SR:dm
Mr. Jared Chang  
SSFM International, Inc.  
501 Summer Street, Suite 020  
Honolulu, Hawaii 96817  

Dear Mr. Chang:  

Subject: Draft Environmental Assessment  
Acquisition of Lands for the Development of Kalaepa  
Barbers Point Harbor  
Tax Map Key: 9-1-014: 026 (Portion)  

In response to your letter of September 17, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:  

1. Fire department access roads shall be provided such that any portion of the facility or any portion an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC™, 2006 Edition, Section 18.2.3.2.2.)  

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; UFC™, 2006 Edition, Section 18.2.3.2.1.)  

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45720 mm) from a  

water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFC™, 2006 Edition, Section 18.3.1, as amended.)  

3. Submit civil drawings to the HFD for review and approval.  

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.  

Sincerely,  

Kenneth G. Silva  
Fire Chief  

KGS/SY/21/10
November 12, 2010

Chief Kenneth G. Silva  
Honolulu Fire Department  
City and County of Honolulu  
636 South Street  
Honolulu, Hawaii 96813  

Dear Chief Silva:

Subject: Acquisition of Lands for the Development of Kalseoul Barbers Point Harbor  
Expansion, Ewa, Oahu, Hawaii  
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 5, 2010 providing comments on the Draft  
Environmental Assessment (Draft EA) for the subject project. We herein provide the following  
responses to your comments in the order received:

1. This Environmental Assessment only considers the proposed land acquisition at this time. Improvement plans for this parcel will be developed in the future in accordance with  
   applicable State and City design requirements. Accordingly, future improvements will  
   have designated fire access lanes consistent with the requirements by the City and County  
   of Honolulu, Fire Department Standards and Uniform Fire Code. The fire access routes  
   will encompass all building structures and be clearly marked with appropriate signage  
   and markings.

2. Adequate water supply will be provided in the future and the Honolulu Board of Water  
   Supply has acknowledged adequacy of the existing water system. Fire hydrants will be  
   located on-site to meet the Honolulu Fire Department’s 150-foot coverage requirement.

3. Design plans will be coordinated with your department through the appropriate review  
   process.

A copy of the Final EA will be provided when published. If you have any questions on this  
matter, please contact Ms. Sandra Rossetter with the Harbors Division Engineering Planning  
Section at 887-886. Thank you.

Very truly yours,

DAVIS K. YOOGI  
Harbors Administrator  
c: Mr. Jared Chang, SSFM International, Inc.
SR:im
Mr. Jared K. Chang
Project Planner
SSFM International
501 Summer Street, Suite 629
Honolulu, Hawaii 96817

Dear Mr. Chang:

This is in response to your letter of September 17, 2010, requesting comments on a Draft Environmental Assessment for the Acquisition of Land for the Expansion of Kaela Barbers Point Harbor project in Ewa.

The Honolulu Police Department has no comments to offer at this time.

Should you have any questions, please call Major Michael Moses or Captain Mitchell Kiyuna of District 8 (Kapolei/Waianae) at 692-4253.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By

DAVE M. KAJIHIRO
Assistant Chief of Police Support Services Bureau

cc: Mr. Glenn Sonia, Hawaii DOT

Serving and Protecting With Aloha

November 12, 2010

Mr. Dave M. Kajihiro
Assistant Chief of Police
Honolulu Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Kajihiro:

Subject: Acquisition of Lands for the Development of Kaela Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated September 29, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge that the Honolulu Police Department has no comments to offer at this time. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Ms. Sandra Rosecror with the Harbors Division Engineering Planning Section at 587-1836. Thank you.

Very truly yours,

DAVIS K. YOO
Harbors Administrator

cc: Mr. Jared Chang, SSFM International, Inc.

SR:im
October 15, 2010

SSFM International
501 Summer Street, Suite 620
Honolulu, Hawaii 96817

Attention: Mr. Jared Chang

Gentlemen:

Subject: Draft Environmental Assessment

Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor
TMK: 9-1-014-026
Ewa, Oahu, Hawaii

Based on our review of the hardcopy of the Draft Environmental Assessment provided, it has been determined that the area for the proposed project is currently clear of utility gas facilities.

Thank you for the opportunity to comment on the Draft Environmental Assessment. Should there be any questions, or if additional information is desired, please call Karen Lung at 594-5008.

Sincerely,

Charles E. Calvet, P.E.
Manager, Engineering

cc: Mr. Glenn Sona, State of Hawaii / Department of Transportation

November 12, 2010

Mr. Charles E. Calvet, P.E.
Manager, Engineering
The Gas Company
P. O. Box 3900
Honolulu, Hawaii 96802

Dear Mr. Calvet:

Subject: Acquisition of Lands for the Development of Kalaeloa Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii
Response to Comments on Draft Environmental Assessment

Thank you for your letter dated October 15, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge your determination that the proposed project area is clear of utility gas facilities. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Mr. Sandra Rossetter with the Harbors Division Engineering Planning Section at 587-1836. Thank you.

Very truly yours,

DAVIS K. YOC
Harbors Administrator

c: Mr. Jared Chang, SSFM International, Inc.
November 12, 2010

TO:
MIchael D. Formby, Interim Director
Department of Transportation

FROM:
Davis K. Yogi
Harbors Administrator

SUBJECT: Acquisition Of Lands For The Development Of Kalaeloa Barbers Point Harbor Expansion, Ewa, Oahu, Hawaii
Response To Comments On Draft Environmental Assessment

Thank you for your letter dated October 25, 2010 providing comments on the Draft Environmental Assessment (Draft EA) for the subject project.

We acknowledge that State Department of Transportation fully supports the successful completion of this project for the expansion of Kalaeloa Barbers Point Harbor. A copy of the Final EA will be provided upon publication.

If you have any questions on this matter, please contact Sandra Rossetter with the Harbors Division Engineering Planning Section at 387-1886. Thank you.

C: Jared Chang, SSFM International, Inc.

SR:Im
APPENDIX B: LETTERS 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
EXISTING 2" E Exposed WATERLINE

ELECTRIC POLES FOR POWER LINE TO DRYDOCK

CATION OF BORINGS

BARRERS POINT HARBOR
November 12, 2010

SSFM International
501 Summer Street, Suite 620
Honolulu, HI 96814

Dear SSFM International,

Subject: Chapter 6E-8 Historic Preservation Review – Draft Environmental Assessment Acquisition of Land for the Expansion of Kalaeloa Barbers Point Harbor Honouliuli Ahu’ua, ‘Ewa District, Island of Oahu TMK: (1)9-1-014-026

Thank you for taking SHPD staff archaeologist Michael Vitousek on a field visit of this property on November 3, 2010. The field visit confirmed the presence of limestone sinkholes on the property as well as indicated that there have been significant alterations to the landscape following the archeological studies of Aki Sinoto (1976) and Davis and Griffin (1978). This land alteration includes the deposition of massive amounts of spoils from the dredging of Kalaeloa harbor. The field visit confirmed the possibility that undocumented subsurface archaeological deposits, including human burials, may exist within this property area. This particular EA pertains only to the acquisition of this land by the DOT, and does not include any subsequent uses of the property within its scope of impact. Therefore, we believe that the acquisition of this land by itself will have no effect on historic properties. However, as indicated in this EA, subsequent uses of this property may involve large scale grading and land alteration. We believe that a subsequent project specific EA should be performed prior to the allowance of any large scale grading project. SHPD would appreciate the opportunity to review the impacts of any subsequent projects on this property.

Please call Mike Vitousek at (808) 692-8029 if you have any questions or concerns regarding this letter.

Aloha,

Theresa K. Donham
Acting Archaeology Branch Chief
Historic Preservation Division