May 11, 2017

Mr. Scott Glenn, Director  
State of Hawaii  
Department of Health  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813  

Dear Mr. Glenn:

SUBJECT: Chapter 25, Revised Ordinances of Honolulu  
Draft Environmental Assessment (DEA)  

Project: New 7-Eleven Hauula Store  
Applicant: 7-Eleven Hawaii, Inc.  
Agent: Bryce Uyehara  
Location: 54-138 Kamehameha Highway - Hauula  
Tax Map Key: 5-4-002: 008  

With this letter, the Department of Planning and Permitting hereby transmits the DEA and anticipated Finding of No Significant Impact (DEA-AFONSI) for the new 7-Eleven Hauula Store located on Tax Map Key Parcel 5-4-002: 008, in the Koolaupoko District on the island of Oahu, for publication in the next edition of "The Environmental Notice" on May 23, 2017.  

We respectfully request publication. Enclosed, please find one hard copy and one electronic copy of the DEA and the Publication Form. The Publication Form, including Project summary was also sent via electronic mail to your office.  

Should you have any questions, please contact Malynne Simeon of our staff at 768-8023 or via email at msimeon@honolulu.gov.  

Very truly yours,  

Kathy K. Sokugawa  
Acting Director  

Enclosures: One hard copy and one electronic copy of the DEA  
One copy of the Publication Form  

Doc 1456752
Project Name: New 7-Eleven Hauula Store

Applicable Law: Chapter 25, Revised Ordinances of Honolulu

Type of Document: Draft Environmental Assessment

Island: Oahu

District: Koolaupoko

TMK: 1-5-4-002:008

Permits Required: Special Management Permit, Grading Permit, Building Permit

Applicant or Proposing Agency: 7-Eleven Hawaii, Inc.
Contact Person: C.A. Jones
Address: 1755 Nuuanu Avenue, Honolulu, Hawaii 96817
Telephone: (808) 447-7216

Approving Agency or Accepting Authority: Department of Planning and Permitting
Contact Person: Malynne Simeon
Address: 650 South King Street, 7th Floor, Honolulu, Hawaii 96813
Telephone: (808) 768-8023
E-mail: msimeon@honolulu.gov

Consultant: Bryce E. Uyehara, AIA., Inc.
Contact Person: Bryce Uyehara
Address: 1259 South Beretania Street, Suite 21, Honolulu, Hawaii 96814
Telephone: (808) 947-9704
E-mail: Bryce@beuaia.com

Status: DEA-AFNSI

Project Summary:
7-Eleven Hawaii, Inc. proposes to redevelop its existing 7-Eleven store located at Hauula, District of Koolau Loa, City and County of Honolulu, Hawaii. The existing rectangular-shaped 3,025-square-foot structure will be demolished and replaced with a square-shaped 3,025-square-foot structure. The single-story building will be 17 feet 8 inches in height measured from existing grade.

Two existing driveways at the north and south ends of the property will remain in place. Off-street parking will be increased from 11 to 17 stalls.

An existing cesspool will be backfilled and abandoned. A new individual wastewater system (IWS) consisting of a septic tank and percolation field (492 square feet) will be installed on the western side of the lot.
Gasoline and fuel will not be dispensed on the premises. The new store will be open 24 hours a day, 7 days a week.

The cost of the proposed improvements is estimated at $0.5 million and will be funded by 7-Eleven Hawaii, Inc. A six month construction period is projected.
NEW STORE for 7-ELEVEN HAWAI‘I, HAU‘ULA
Hau‘ula, District of Ko‘olau Loa, O‘ahu, Hawai‘i

Existing 7-Eleven Hau‘ula Store

Prepared For:

'Eapelila 2017
NEW STORE for 7-ELEVEN HAWAI’I, HAU‘ULA
Hau‘ula, District of Ko‘olau Loa, O‘ahu, Hawai‘i

Prepared in Partial Fulfillment of the Requirements of Chapter 25, Special Management Area, Revised Ordinances of Honolulu, 1990 and Chapter 343, Hawai‘i Revised Statutes

Prepared For:

7-Eleven Hawai‘i Inc.
1755 Nu‘uanu Avenue
Honolulu, Hawai‘i 96817

Prepared By:

Gerald Park Urban Planner
95-595 Kaname‘e Street #324
Mililani, Hawai‘i 96789

and

Bryce E. Uyehara, AIA, Inc.
1259 South Beretania Street, Suite 21
Honolulu, Hawai‘i 96814

‘Apelila 2017
# PROJECT PROFILE

**Project Title:** New Store for 7-Eleven Hawai'i, Hau'ula  
54-138 Kamehameha Highway  
Hau'ula, Hawai'i 96717

**Applicant:** 7-Eleven Hawai'i, Inc.  
1755 Nu'uanu Avenue  
Honolulu, Hawai'i 96817

**Approving Agency:** Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawai'i 96813

**Tax Map Key:** 5-4-002: 008  
**Land Area:** 19,396 square feet  
**Landowner:** 7-Eleven Hawai'i, Inc.

**Existing Use:** Retail Establishment  
**State Land Use Designation:** Urban  
**Sustainable Communities Plan:** Ko'olau Loa  
**Land Use Map:** Rural Community  
**Public Facilities Map:** Future Bike Route on Kamehameha Highway  
**Zoning:** B-1 Neighborhood Business District  
**Special Management Area:** Within Special Management Area

**Need for Environmental Assessment:** §25-3.3 (a)(1) Proposed development within the special management area requiring a special management area use permit

**Contact Person:** Gerald Park  
Gerald Park Urban Planner  
95-595 Kaname'e Street, #324  
Mililani, Hawai'i 96789

Telephone: 625-9626
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DESCRIPTION OF THE PROPOSED ACTION

7-Eleven Hawai‘i, Inc. proposes to redevelop an existing 7-Eleven store located at Hau‘ula, District of Ko‘olau Loa, City and County of Honolulu, Hawai‘i. The store is bounded by a vacant government lot (or easement) to the north, a seemingly vacant commercial building (Rainbow Castle) to the south, Kamehameha Highway to the east, and two residential dwellings to the west. The property bears TMK: 5-4-002: 008 with an area of 19,396 square feet. A Location Map and Tax Map are shown as Figures 1 and 2.

A. Purpose of the Project

The owner has determined that the existing 7-Eleven store (hereafter "store" or "7-Eleven") is too old and weathered. Although the new store is approximately the same area as the existing store it is a different shape that will maximize store programs. Cost is also a factor in keeping the square footage to a minimum.

B. Technical Characteristics

1. Demolition

Prior to demolition the existing structure will be surveyed for lead based paint and asbestos containing materials. If present they will be removed pursuant to current protocols. Cold storage units and equipment, air conditioning pumps, chillers, and compressors will be removed and disposed at appropriate disposal sites. Electrical power and water distribution lines will be cut and plugged or configured for use during construction. The cesspool will be filled and abandoned. Chain link fencing, accessible ramps, and the landscaped curb in the parking lot will be removed. Demolition should take no more than two weeks to raze the building and clear the lot.

A Demolition Site Plan is shown on Sheet A100.

2. New Store

The existing rectangular-shaped 3,025 square foot structure will be demolished and replaced with a square-shaped 3,025 square foot structure (55’ X 55’). The building area comprises approximately 16% of the 19,396 square foot lot. Floor area will remain the same with the change in the building footprint. The finished floor elevation is 8.5 feet. A Site Plan and Floor Plan are shown on Sheets A101 and A300, respectively.

The 1-story building will be 17’-8" feet in height measured from existing grade to top of a 2’-6" high parapet (or façade) wrapped around the roof. The façade, which is typical for 7-Eleven stores, slopes slightly from front to rear. Exterior Elevation and Section drawings are shown on Sheets A701 and A702, respectively.

The building will be erected on a poured in place concrete foundation, framed by reinforced cement masonry units covered by a synthetic exterior finish with glass frontage. Interior stud walls will be steel framed with gypsum board sheathing. Wood trusses will support the roof structure and sheeting coated with a membrane roofing system.
There are no plans to dispense gasoline or fuel on the premises.

The store will be air conditioned. Pumps, compressors, and handlers will be sited in an enclosure outside the store.

3. Sitework

Sitework in the form of demolition, grading, foundation work, fence removal, grubbing of landscape plantings, repaving the driveway and vehicle entries, and on-site vehicle movement of men and materials, will disturb the entire property. Earthwork quantities have not been determined at this stage of the design and engineering processes.

4. Access and Off-street Parking

Two existing driveways at the north and south ends of the property provide access to and from Kamehameha Highway. The two driveways will remain in place and repaved.

Sixteen (16) standard parking stalls, on van accessible ADA stalls, and a loading zone will be provided. Eight standard stalls are at the front of the store (90° parking) and the remaining stalls arrayed on the west side of the property. The provided stalls exceed the required number of stalls. The loading zone will be located on the south side of the lot.

5. Infrastructure

Water service will be provided by a 1 ½” service lateral from a 1” valve. The valve will connect to an existing Board of Water Supply ¾” water meter.

Wastewater is currently discharged into a cesspool at the rear of the store. The cesspool will be backfilled and abandoned. A new individual wastewater system (“IWS”) consisting of a septic tank and percolation field (492 square feet) will be installed on the western side of the lot. The septic tank will have a capacity of 1,000 gallons.

No new drainage structures or changes in runoff patterns are proposed. Runoff from the driveway and parking area currently sheet flows into an open culvert at the edge of Kamehameha Highway fronting the property. The culvert passes under the north driveway connecting to an open, shallow, concrete lined drainage structure on the adjoining lot. The U-shaped drainage structure discharges into Ma’akua Stream about 350 feet to the south.

6. Landscaping

Plant selection, quantity, size, and square footage for grass and groundcover are shown on the preliminary Landscape Plan (Sheet L-1). Plant materials to be used are common to the State of Hawai‘i.

C. Economic Characteristics

The cost of the proposed improvements is estimated at $0.5 million and will be funded by 7-Eleven Hawai‘i, Inc. Demolition and construction will commence after all permits are received. A six (6) month construction period is projected.

The property is owned by 7-Eleven Hawai‘i, Inc.
D. Social Characteristics

The store employs 12 full-time and 3 part-time workers. All will be temporarily relocated to nearby 7-Eleven stores or other store locations during construction.

Upon reopening, the new store will be open 24 hours a day, 7 days a week.
Project Site
TMK:5-4-002:008
19,396 sf.
2 METAL ROOF COUNTERFLASHING DETAIL
SCALE: 1/16" = 1'-0"

3 METAL ROOF GUTTER DETAIL
SCALE: 1/16" = 1'-0"

4 PARAPET WALL DETAIL
SCALE: 1/16" = 1'-0"

1 WEST FACING EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
A. Existing Use

The Southland Corporation dba 7-Eleven Stores acquired the property in 1983 from Shell Oil Company. Building permit records indicate the store was constructed in 1985 and subsequent upgrades and modifications made to the structure since that time. The existing store is approximately 3,025 square feet in area and one-story in height.

In plan view, the store is sited on the southeast side of the trapezoid-shaped lot with a grass lawn on the north and a driveway and off-street parking at the store front. The lot is bounded by cement masonry unit walls of varying height on three sides. Six-foot high chain link fencing with a secured gate separates the grass lawn and the parking lot.

At the north and south ends of the lot, two two-way driveways access Kamehameha Highway and the parking lot. Off-street parking for 11 vehicles (including one accessible stall) and a loading zone is provided. Accessible ramps from the parking lot are located on both ends of the store front.

A 4” high, grassed landscaped island curb is located near the middle of the parking lot. Vehicles park parallel on the makai side of the island although there are no striped parking stalls. A landscape feature --- horizontal wood logs on 2’-6” high concrete pedestals --- parallels the Highway right-of-way between the two driveways.

B. Climate

Climatic conditions in Hau'ula can be characterized as abundant sunshine, persistent northeast trade winds, relatively constant temperatures, moderate humidity, and infrequent severe storms. Average wind velocity in the area averages 10 to 15 miles per hour. Monthly mean temperatures are in the range of 76°F in August and 70°F in December. Temperatures of 80°F are not uncommon throughout the year. Annual rainfall along the coast averages 60 inches. The dryer months of the year are from June through September and the wetter months from October to April (Towill, 2007).

C. Topography

The project site is relatively flat and sloped having been previously graded, paved with asphalt concrete, and a structure erected near the south corner. Ground elevation along the western property line ranges from an elevation of 8 feet at the south corner to 7.5 feet at the north corner. The entire property is sloped from west to east. Elevation along Kamehameha Highway on the east is 5.5 feet at the north corner and 6 feet at the south corner.

D. Soils

The Soil Conservation Service (1972) soil map for this area of Hau'ula identifies two soil types for the property: Jaucus Sand (Code JaC) and Kawaihapa stony clay loam, 0 to 2 percent slopes (Code: KlaA). The former occurs on both sides of Kamehameha Highway,
Photograph 2. South View of Street Entry (North), Parking Area, and Store.
Photograph 3. View of Street Entry (South).
Photograph 4. Close-up of Storefront.
Photograph 5. Landscaped Side and Rear Yard.
portions of the parking lot, and under the south side driveway.

Jaucus Sand is a single-grain, sandy soil associated with coastal areas. The erosion hazard is slight, permeability is very slow to slow, and the erosion hazard due to water is slight. The erosion hazard is severe when vegetation has been removed.

The new store will be reconstructed on Kawaihapai soil. This soil is characterized by slow runoff, moderate permeability, and no more than slight erosion hazard.

Site improvements probably have blurred the distinctions between soil layers. More than likely the existing surface and part of the subsurface soil is a mixture of Jaucus Sand, Kawaihapai stony clay loam, and imported engineered fill, gravel, and topsoil.

E. Water Resources/Water Quality

1. Surface Water

There are no streams, wetlands, or ponds on the property.

Freshwater bodies near the 7-Eleven property are Ma'akua Stream about 350 feet to the south and Kaluakauwa Pond about 240 feet to the west. Three lots separate the 7-Eleven property from the stream. One of several streams in Hau'ula, Ma'akua Stream is perennial in its upper reaches, intermittent at lower elevations, and drains an area of about 985 acres. The Hawaii Stream Assessment (1990) rates the stream as of limited aquatic value, lacking riparian value, having potential for substantial cultural sites, and an outstanding recreational resource.

Kaluakauwa Pond stands at a higher elevation than the 7-Eleven property and two residential lots separate the pond and the store. Maps show the pond's location on a large tract of green space. The green space comprises property belonging to Hau'ula Cemetery or Hau'ula Congregational Church. Although identified on aerial maps the pond or its boundaries cannot be distinguished from the green space or it no longer exists.

2. Groundwater

Mink and Lau (1990) have developed an aquifer classification program for the main Hawaiian Islands. They separate O'ahu into six aquifer sectors which are then separated by aquifer systems and aquifer types within the respective system. Based on this classification, the project site is in the Windward aquifer sector above a section of the Ko'olauloa aquifer (See Table 1). The Ko'olauloa aquifer is characterized by an unconfined sedimentary aquifer above a confined flank aquifer. The sedimentary aquifer is comprised of water with low salinity, is currently being used (but not for drinking water), and is highly vulnerable to contamination.

The flank-confined aquifer also is not used for drinking water, is low in salinity, and has a low vulnerability to contamination.
Table 1. Aquifer Classification

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<td>Aquifer Condition</td>
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<td>6 - Sedimentary</td>
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<tr>
<td>Utility</td>
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<td>2 - Ecologically Important</td>
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<td>Salinity (in mg/L Cl')</td>
<td>2 - Low (250-1000)</td>
<td>2 - Low (250-1000)</td>
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<tr>
<td>Uniqueness</td>
<td>1 - Irreplaceable</td>
<td>1 - Irreplaceable</td>
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<tr>
<td>Vulnerability to Contamination</td>
<td>1 - High</td>
<td>3 - Low</td>
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</table>

Source: Mink and Lau, 1990.

3. Ocean Water

The State Department of Health Water Quality Standard Map for O‘ahu (2014) classifies the ocean waters fronting Hau‘ula Beach Park as Marine Waters Class A. Hawaii Administrative Rules, Title 11, Chapter 54 states the following:

It is the objective of Class A waters that their use for recreational purposes and aesthetic enjoyment be protected. Any other use shall be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class. No new sewage discharge will be permitted within embayments. No new industrial discharges shall be permitted within embayments, with the exception of: .....

[Note: Industrial discharge is not associated with the Project.]

The distance from the store front to the meandering shoreline (top of sandy beach) at Hau‘ula Beach Park ranges from 190 to 240 lineal feet from south to north, respectively.

4. Underground Injection Control

Underground Injection Wells are used for injecting water or other fluids into a groundwater aquifer. State Department of Health rules (Hawai‘i Administrative Rules, Title 11, Chapter 23) stipulate conditions governing the location, construction, and operation of injection wells so that injected fluids do not migrate and pollute underground sources of drinking water. Chapter 23 also states criteria for classifying aquifers into those that are designated underground sources of drinking water (USDW) and those that are not (or exempted).

The boundary between USDW and exempt aquifers is generally referred to as the “UIC Line”. The UIC Line is delineated for all islands for general information purposes only.
Restrictions on injection wells differ, depending on whether the area is inland (mauka) or seaward (makai) of the UIC line (http://health.hawaii.gov/sdwb)

The 7-Eleven property is below or makai of the UIC line (See Figure 3). The proposed individual wastewater system is permitted makai of the UIC line.

F. Flood Hazard

The Flood Insurance Rate Map (Federal Emergency Management Agency, 2011) depicts two flood zones for the property and adjoining environs (See Figure 4). The AE designated zone is a "special flood hazard areas subject to inundation by the 1% annual chance flood (the 100-year flood), base flood elevations determined". The base flood elevation is 8 feet for the AE zone identified for the property.

The area designated Zone X is defined as "areas determined to be outside the 0.2% annual chance floodplain" or the 500-year flood plain. There is no flood elevation for this zone.

Public safety maps for the City and County of Honolulu identify this area of Hau‘ula as a tsunami evacuation zone (Department of Planning and Permitting, 2011).

G. Drainage

The property appears to be well-drained. The grass lawn at the rear and west sides of the store helps to retain rainfall and roof runoff from downspouts on the building. Severe rainfall retards the ability of the lawn to retain water and storm water flows in the direction of the parking lot. From the parking lot runoff tends to flow offsite into an open culvert/swale along Kamehameha Highway. The culvert passes under the south driveway connecting to an open, shallow, concrete lined drainage structure on the adjoining lot. The U-shaped drainage structure discharges into Ma‘akua Stream about 350 feet to the south.

Runoff flow or Q has not been calculated for the site.

H. Flora and Fauna

The improved property is sparsely vegetated. Landscaped areas on the mauka side of the lot are a grass lawn with hibiscus planted next to the store and areca palms along the rear boundary wall where the underground irrigation system is installed.

A single coconut palm grows on a small landscape island in front of the store. A landscaped island in the parking lot is planted with grass.

Fauna were not observed on the site. The absence of fauna is attributable to inclement weather on the day of the field investigation.

I. Archaeological and Cultural Resources

The Department of Anthropology, Bernice P. Bishop Museum conducted a walk-through archaeological reconnaissance survey of the property in 1984 (Riford, 1984). The reported stated that "no archaeological or historic resources were encountered. Relatively recent activities, the railroad and the gasoline station, have altered the surface and subsurface of
the parcel. Thus due to the negative results of this survey, this parcel is archaeologically cleared for the proposed development.”

The report also recommended that the contractor notify the State Historic Preservation Office and the Bernice P. Bishop Museum if construction activities expose any subsurface cultural remains or features.

J. Land Use Controls

The State land use district map for this section of Oahu places the property in the Urban district (See Figure 5). Uses in urban districts are under the jurisdiction of the respective counties.

The Koʻolaulupoko Sustainable Communities Plan Land Use Map designates the project site Rural Commercial Center. Rural Commercial Centers are small-scale service and commercial clusters that serve the communities in which they are located and are dispersed along highway frontages (Department of Planning and Permitting, 2000). The existing and proposed stores are consistent with the commercial designation.

The County zoning designation for the project site is B-1 Neighborhood Business (See Figure 6). Retail establishments are a permitted use in the zoning district.

The entire property is located within the County delineated Special Management Area (SMA) and the project is subject to Chapter 25, ROH SMA Rules and Regulations of the City and County of Honolulu. A section of the SMA Map for Hauʻula is shown as Figure 7.

A SMA Permit (Resolution No. 85-36) for a convenience food store (the present 7-Eleven store) and self-service gasoline station for the site was approved in 1985. Self-service fuel dispensers are not proposed for this project.

K. Visual Resources

The Coastal View Study (Chu and Jones, 1987) does not identify specific significant coastal views from Kamehameha Highway (Section A Hauula, Laie, Kaaawa Viewshed) as it winds through Hauʻula. Rather, the authors contend that continuous and intermittent coastal views along the entire length of the coastal highway provide significant views.

The valleys and lower cliffs of the Koʻolau Mountain Range are identified as important coastal landform. Sections of Hauʻula Beach Park are identified as providing significant stationary and panoramic views for pedestrians.

L. Public Facilities and Services

Kamehameha Highway, (State Highway 83) is the only roadway linking Hauʻula with other communities in the Districts of Koʻolau Loa and Koʻolau Poko to the south, North Shore communities to the north, and by extension to Central Oahu. In the vicinity of the project, the two-way, two-lane highway lacks curbs, gutters, and sidewalks on either side of the right-of-way. The travel lanes are flanked on both sides by grass shoulders of varying width (e.g. 9-feet wide fronting the 7-Eleven). Posted speed limit signs were not observed near the 7-
Figure 6
Zoning
New 7-Eleven Hau'ula Store

Source: City & County of Honolulu, Department of Planning & Permitting GIS Database.
Eleven but a speed limit of 35 mph is presumed because that is the posted speed limit to the north and south.

A 40-foot wide right-of-way passes through the property on its western or mauka side. The archaeological reconnaissance prepared in 1984 (Riford) identified it as an abandoned railroad right-of-way.

There is no demarcated or striped bicycle lane, route, or path on Kamehameha Highway fronting the 7-Eleven. Bicyclists were observed using the makai shoulder of the Highway as a bike route although there is no signage indicating such use.

TheBus, the city’s municipal bus service, provides public transportation in northbound and southbound directions on Kamehameha Highway Mondays through Sundays (Routes 55 and 88A during peak hours). Ala Moana Shopping Center is the origination/destination for the Route 55 bus. The nearest bus stop is on the mauka side of the highway about 250 feet north of the 7-Eleven.

Water service is metered through a ¾ inch meter. A 1” lateral from the meter connects with a Board of Water Supply 12” cast iron main under Kamehameha Highway.

Hau'u'ula is not served by a municipal wastewater collection and treatment facility. Cesspools and septic systems are the principal means of wastewater disposal. Wastewater from the store discharges into a cesspool in the rear yard near the southwest corner of the lot.

Trash receptacles are placed on the sidewalk outside the store. The storefront and parking area were generally free of litter at the time of the field investigation (a windy rainy day) but windblown debris was observed trapped against the bottom of the chain link fence at the parking area. Solid waste is deposited in trash bins on the south side of the parking lot and collected by a private collection service.

The Honolulu Fire Department provides fire protection services for all O'ahu. Fire protection originates from the Hau'u'ula Fire Station (Station 15) located less than 0.5 miles to the south. Back-up units are housed at Kahuku (Engine 13) and Ka'ala'wa (Engine 21). A fire hydrant is located on Kamehameha Highway about 70 feet from the store.

The Ko'olau Loa and Ko'olau Poko Judicial Districts comprise the Honolulu Police Department's Patrol District 4. The District spans the length of the Windward coast of O'ahu from Kawela Bay on the north to Makapu'u Point on the south. The District headquarters is at the Kaneohe Police Station with Substations at Kahuku and Kailua. Police protection for Hau'u'ula originates from the Kahuku Substation about 5.0 miles from the town.

Recreation facilities in the community include Hau'u'ula Beach Park and Hau'u'ula Community Park. The beach park is located directly across Kamehameha Highway from the 7-Eleven and can be readily accessed from the Highway. Hau'u'ula Community Park, Hau'u'ula Fire Station, and Hau'u'ula Elementary School, a public school, all are located in the “center” of the town.

Electrical power and communication lines are on pole mounted overhead systems on the mauka side of Kamehameha Highway. Power and communication cables are routed underground to the store.
A. Assessment Process

The scope of the project was discussed with the consulting architect and client. State and County agencies were contacted for information relative to the agency's jurisdiction, expertise, and areas of concern. Time was spent in the field noting site conditions and conditions in areas adjoining the project site. From the discussions and field investigations, existing conditions and features that could be affected by or affect the project were identified. These conditions, which also form the basis of this assessment, include:

- The property is not a shoreline lot;
- The property is not used for public shoreline recreation;
- There is no public access to the shoreline across the property;
- A section of the property is located in Flood Zone AE;
- There are no archaeological or historical features on the property;
- There are no known rare, threatened, or endangered flora or fauna or habitat on the property;
- There are no fresh and marine water resources associated with the property;
- The lot is below the Underground Injection Control line;
- Existing water and power systems are adequate to accommodate the proposed improvements;
- A septic tank and percolation field will replace the existing cesspool; and
- The new store will replace the existing 7-Eleven store and built on the same location as the existing store.
- Agencies consulted: Department of Planning and Permitting, State Department of Transportation.

B. Short-term Impacts

1. Air Quality

Construction will temporarily affect ambient air quality. Demolition and site work activities will raise fugitive dust that can settle in adjoining areas. Grading will be limited to the area where the new structure is to be placed which should minimize dust generation. The general contractor will employ on and off-site dust control measures to prevent demolition, site work, and construction equipment and activities from becoming significant dust generators. Control measures shall comply with Chapter 60.1, Air Pollution Control, Title 11, State Department of Health (and revisions thereto).

Most construction equipment and vehicles are diesel powered and emit exhaust emissions typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State nitrogen dioxide standard ---100mg/m³ per annum---which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that
generated by automobile traffic on adjoining streets. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

2. Noise

Like fugitive dust, construction noise cannot be avoided. The building site is located on an open lot and the existing store is the only structure thereon. Because of this "openness" construction noise will be audible in adjoining residential and commercial environs. Exposure to noise will vary by construction phase, the duration of each phase, and the type of equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source would be generated by heavy machinery during demolition and site work. After site work is completed, reductions in sound levels, frequency, and duration can be expected as the structure is framed and sided. Noise from interior improvements will then be confined to inside the structure.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the commercial zoning for the site, the project is classified as a Class B zoning district for noise control purposes. The maximum permissible daytime (7 a.m. to 10 p.m.) sound level in the district is 60 dBA and 50 dBA during nighttime hours (Chapter 46, Community Noise Control, 1996).

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty-minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed. The contractor will be responsible for obtaining and complying with conditions attached to the permit.

Work will be scheduled between the hours of 7:00 AM to 3:30 PM Mondays through Fridays and the projected construction period will limit construction noise to a short period of time. The contractor will also ensure that construction equipment with motors is properly equipped with mufflers in good operating condition.

Construction noise will be audible over the entire development period. All construction activities will comply with Chapter 46 Noise Control for O'ahu, Administrative Rules, Department of Health, State of Hawai'i.

3. Erosion

Site work, although limited in area, will expose soil thus creating opportunities for erosion (fugitive dust and suspended sediment in construction related runoff). Grubbing, grading, and stockpiling excavated or imported material will be performed in accordance with Chapter 14, Article 14 of the Revised Ordinances of Honolulu, 1990, as amended. Furthermore the work shall be done in accordance with the Rules Relating to Soil Erosion Standards and Guidelines.

Best Management Practices (BMPS) for erosion and drainage control during construction will be incorporated into grading plans. BMPS will include erecting silt fences around the work site to coincide with the limits of grading, grassing all exposed graded areas after grading work is completed, and constructing a stabilized construction access pad at the entrances to
the construction site to protect roads and driveways from mud, dirt, and rocks. The contractor may implement other BMPs based on field conditions and their experience in working with similar work sites.

Site work will not exceed one acre thus a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will not be required from the State Department of Health.

Best Management Practices also will be implemented pursuant to City and County of Honolulu Rules Relating to Storm Drainage Standards, Section II, Storm Water Quality.

4. Drainage

The layout of the new store, parking area, and grass lawn are proposed on the same locations the improvements are replacing. The proposed equipment and trash enclosures are new. Impervious surfaces associated with the enclosures will contribute some runoff to overall flow.

Because the proposed improvements almost duplicate existing improvements in scale and location major changes to existing drainage conditions and flow patterns should not be affected.

5. Archaeological Resources

Should excavation unearth subsurface archaeological sites, artifacts, or cultural deposits, work in the immediate area will cease and the proper authorities notified for disposition of the finds. If the burials appear to be less than 50 years old, the Honolulu Police Department will be notified. If the burials appear to be more than 50 years old, then the State Historic Preservation Officer will be notified. As a matter of protocol, both agencies will probably be notified for inspection and disposition of the finds.

6. Flora

Existing plant material will be demolished. A tree and palm growing in planting islands at the parking lot will be retained. Plant materials to be demolished are commonly found in urban areas on O'ahu and are not listed as rare, threatened or endangered species.

7. Solid Waste

Construction debris will be hauled to an approved construction waste disposal facility. Trucks hauling debris will be covered to minimize dust and flying debris.

Currently a private refuse contractor collects refuse twice weekly. The same contractor will continue to collect waste when the new store opens.

8. Traffic

Construction vehicles hauling workers and material will contribute to traffic on Kamehameha Highway. Material deliveries will be scheduled to minimize impacts on local vehicle traffic. Material unloading will occur on-site so as not to interfere with traffic circulation on Kamehameha Highway.
9. Land Use Controls and Development Standards

The proposed project conforms to the parking, landscaping, and yard requirements for a use in the B-1 zoning district. The project is also consistent with the specific use standards for a retail establishment (See Table 3).

**Table 2. Land Use Ordinance Development Standards**

<table>
<thead>
<tr>
<th>Land Use Ordinance Development Standards</th>
<th>Standard/Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. B-1 Business District (Table 21-3.4)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Minimum Lot Area (SF)</td>
<td>5,000</td>
<td>19,396</td>
</tr>
<tr>
<td>2. Minimum Lot Width and Depth (ft)</td>
<td>50</td>
<td>220 W / 82 D</td>
</tr>
<tr>
<td>3. Yards: Front</td>
<td>10'</td>
<td>49'</td>
</tr>
<tr>
<td>4. Yards: Side and Rear</td>
<td>0</td>
<td>5'-9&quot; S, 5'-0&quot; R</td>
</tr>
<tr>
<td>5. Maximum Building Area (SF)</td>
<td>Not Regulated</td>
<td>3,025</td>
</tr>
<tr>
<td>6. Open Space Bonus</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>7. Maximum Height (ft)</td>
<td>40</td>
<td>17</td>
</tr>
<tr>
<td>8. Height Setbacks</td>
<td>Sec 21-3.110-1[c]</td>
<td>5'</td>
</tr>
<tr>
<td><strong>B. Landscaping and Screening (Sec. 21-4.70)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Parking Area Landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape strip along highway right-of-way</td>
<td>5' wide</td>
<td>5' wide</td>
</tr>
<tr>
<td>Canopy tree, 2&quot; Caliper</td>
<td>1 per 6 stalls</td>
<td>5</td>
</tr>
<tr>
<td>2. Irrigation System</td>
<td>Permanent</td>
<td>Permanent</td>
</tr>
<tr>
<td>3. Outdoor Trash Storage Area</td>
<td>6 ft high wall or hedge on three sides</td>
<td>6 ft high wall on three sides</td>
</tr>
<tr>
<td><strong>C. Screening Wall or Buffering (Sec. 4.70-1)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business and Residential Districts</td>
<td>5 ft wide landscaped area w/ 42&quot; high shrub</td>
<td>6 ft high wall and 5 ft wide planting area</td>
</tr>
<tr>
<td><strong>D. Off-street Parking (Table 21-6.1)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Retail Establishment (1 per 400 sf)</td>
<td>8</td>
<td>15</td>
</tr>
<tr>
<td><strong>E. Loading Requirement (Sec. 21-6.100)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Floor Area in SF 2,000 - 10,000</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>


The property is within the Special Management Area ("SMA") of the City and County of Honolulu and a SMA Use Permit is required prior to construction. 7-Eleven Hawai’i, Inc. will apply for the permit following completion of the environmental assessment review process.
C. Long-term Impacts

The project does not propose significant changes to the property and use over what now exists. The new store will be built on the same lot and serve the same retail function as the existing store. The new store will be built on the same "location" occupied by the existing store with the same floor area. One change is that the building footprint is square-shaped rather than rectangle-shaped. The parking area and access/egress to Kamehameha Highway will remain unchanged but parking in front of the store will be converted from diagonal to 90\(^\circ\) parking stalls, stalls added (for a total of 15), and the loading zone reconfigured.

7-Eleven retains a distributor that receives and delivers products to the 7-Eleven stores. The majority of 7-Eleven vendors deliver products to the distributor for distribution. In a 24-hour period the distributor delivers food products twice daily with various products that are ordered by the store. Deliveries to the Hau'ula Store are scheduled for 1:00 a.m. and 3:00 p.m. Beverages are delivered once a week by the respective vendors between 10:00 a.m. and 2:00 p.m. In consideration of the daily delivery times, minimal impacts on daily traffic are experienced and this condition is anticipated to continue into the future.

In terms of customer and hence vehicle traffic, morning, mid-day, and early evening hours are usually the busiest times for a typical weekday. On weekends the busiest times are between mid-day and early evening.

Delivery schedules and times will remain as is unless changed by the distributor and 7-Eleven. An ample number of parking stalls is provided for customer convenience and parking mitigation.

A major change is to convert the store's individual wastewater system (IWS) from a cesspool to a septic tank with percolation field. The latter IWS is permitted below the Underground Injection Control line and should minimize solid and effluent seepage. Solids will be collected in the septic tank and effluent treated prior to outflow to the effluent field.

New landscape plantings (and on-going maintenance) will improve the aesthetics of the site into the long-term.

In summary, for reasons presented and disclosed in this environmental assessment the proposed action should not result in adverse, significant long-term impacts.

D. Relationship to Special Management Area Objectives and Policies

Potential impacts on coastal resources are discussed in relationship to Special Management Area objectives and policies (See Table 3).
Table 3. Relationship to Special Management Area Objectives and Policies

<table>
<thead>
<tr>
<th>SMA Objectives and Policies</th>
<th>Statement of Consistency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Recreation Resources</td>
<td>Hau'ula Beach Park, a linear beach park, extends along the shoreline directly across Kamehameha Highway from the 7-Eleven store. From the store front, the distance to the shoreline varies from 190 to 240 lineal feet. The store is sufficiently distant from the shoreline so as to not affect recreational facilities and activities at the beach park and its shoreline.</td>
</tr>
<tr>
<td>Objective</td>
<td></td>
</tr>
<tr>
<td>(A) Provide coastal recreational opportunities accessible to the public.</td>
<td></td>
</tr>
<tr>
<td>Policies</td>
<td></td>
</tr>
<tr>
<td>(A) Improve coordination and funding of coastal recreational planning and management; and (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:</td>
<td></td>
</tr>
<tr>
<td>(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas; (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable; (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value; (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation; (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and</td>
<td></td>
</tr>
</tbody>
</table>
waters having recreational value consistent with public safety standards and conservation of natural resources;
(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of section 46-6;

<table>
<thead>
<tr>
<th>2</th>
<th>Historic Resources</th>
</tr>
</thead>
</table>

**Objective**

(A) Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

**Policies**

(A) Identify and analyze significant archaeological resources;
(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
(C) Support state goals for protection, restoration, interpretation, and display of historic resources;

An archaeological survey performed in 1984 prior to construction of the existing store did not reveal the presence of surface archaeological features.

In the unlikely event subsurface features are exposed during construction, work in the immediate area will cease and historic authorities and the Honolulu Police Department notified of the finds.
### Scenic and Open Space Resources

**Objective**

(A) Protect, preserve, and, where desirable restore or improve the quality of coastal scenic and open space resources.

**Policies**

(A) Identify valued scenic resources in the coastal zone management area;

(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

(C) Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources; and

(D) Encourage those developments which are not coastal dependent to locate in inland areas;

The Coastal View Study (Chu and Jones, 1987) does not identify the subject property as a scenic resource. The Study, however, points out that significant stationary views of the ocean are available from Hau'ula Beach Park.

The 7-Eleven store is located inland of Kamehameha Highway, the coastal highway nearest the shoreline, and thus does not obstruct views from the highway to the ocean.

The valleys and lower cliffs of the Ko'olau Mountain Range are identified as important coastal landform. The new store is at a height that will not obstruct views of the mountain range.

### Coastal Ecosystems

**Objective**

(A) Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal resources.

**Policies**

Valuable coastal ecosystems are not found on the premises. The sparse plant material in the landscaping is common to the State of Hawaii.

Faunal habitat was not observed on the property.

An existing cesspool will be replaced with a new individual wastewater system (IWS) consisting of a septic tank and
<table>
<thead>
<tr>
<th>(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;</th>
<th>Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources; Improve the technical basis for natural resource management; Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance; Minimize disruption or degradation of coastal water ecosystems by efficient regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards;</th>
<th>leach/percolation field. The system will be located below the Underground Injection Control line and is a permitted means of wastewater treatment and effluent disposal for this section of Hau‘ula. The new IWS will keep untreated wastewater from percolating into the underlying water table. Solids will be confined and removed as needed or as scheduled. Treated effluent will be discharged into a percolation field where some pollutants will be removed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Economic Uses</td>
<td>The proposed 7-Eleven store is not a coastal dependent facility or development. The new store will continue to serve the Hau‘ula community and motorists/passersby on Kamehameha Highway.</td>
<td></td>
</tr>
</tbody>
</table>

### Economic Uses

**Objective**

(A) Provide public or private facilities and improvements important to the State’s economy in suitable locations.

**Policies**

(A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for
such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
(i) Use of presently designated locations is not feasible;
(ii) Adverse environmental effects are minimized; and
(iii) The development is important to the State’s economy;

<table>
<thead>
<tr>
<th>6 Coastal Hazards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective</strong></td>
</tr>
<tr>
<td>(A) Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.</td>
</tr>
<tr>
<td><strong>Policies</strong></td>
</tr>
<tr>
<td>(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;</td>
</tr>
<tr>
<td>(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;</td>
</tr>
<tr>
<td>(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program;</td>
</tr>
<tr>
<td>(D) Prevent coastal flooding from inland projects;</td>
</tr>
</tbody>
</table>

The Flood Insurance Rate Map (Federal Emergency Management Agency, 2011) depicts two flood zones for the property and adjoining environs: Zone AE and Zone X. The area designated AE is “special flood hazard areas subject to inundation by the 1% annual chance flood (the 100-year flood), base flood elevations determined”. The base flood elevation is 8 feet for the AE zone identified for the property. The finish floor of the new store is at elevation 8.5 feet and above the base flood elevation.

The area designated Zone X is defined as “areas determined to be outside the 0.2% annual chance floodplain” or the 500-year flood plain.

Public safety maps for the City and County of Honolulu identify this area of Hau‘ula as a tsunami evacuation zone (Department of Planning and Permitting, 2011).

<table>
<thead>
<tr>
<th>7 Managing Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective</strong></td>
</tr>
<tr>
<td>(A) Improve the development review process, communication, and public participation in the management of coastal</td>
</tr>
</tbody>
</table>

The proposed project will require a Special Management Area Use Permit. The Department of Planning and Permitting (DPP) will schedule a public hearing in Hau‘ula as part of the SMA review process. Notice of the public hearing will be
resources and hazards.

Policies

(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and
(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process;

published in a local daily newspaper and the agency will notify adjoining property owners by mail as to the time and place of the hearing.

The Honolulu City Council approves SMA permits by resolution. The application for SMA Permit and DPP recommendation will be presented to the Honolulu City Council and to the City Council's Zoning and Planning Committee. The Zoning Committee can also schedule a public hearing. Honolulu City Council hearing procedures provide ample opportunity for the public to comment on the SMA Permit application.

<table>
<thead>
<tr>
<th>8</th>
<th>Public Participation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective</strong></td>
<td>See Managing Development.</td>
</tr>
<tr>
<td>(A) Stimulate public awareness, education, and participation in coastal management.</td>
<td></td>
</tr>
</tbody>
</table>

Policies

(A) Promote public involvement in coastal zone management processes;
(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts;
<table>
<thead>
<tr>
<th>9</th>
<th>Beach Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Objective</td>
</tr>
<tr>
<td></td>
<td>(A) Protect beaches for public use and recreation.</td>
</tr>
<tr>
<td></td>
<td>Policies</td>
</tr>
<tr>
<td></td>
<td>(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;</td>
</tr>
<tr>
<td></td>
<td>(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and</td>
</tr>
<tr>
<td></td>
<td>(C) Minimize the construction of public erosion-protection structures seaward of the shoreline;</td>
</tr>
<tr>
<td></td>
<td>(D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner’s vegetation in a beach transit corridor; and</td>
</tr>
<tr>
<td></td>
<td>(E) Prohibit private property owners from creating a public nuisance by allowing the private property owner’s unmaintained vegetation to interfere or encroach upon a beach transit corridor;</td>
</tr>
<tr>
<td></td>
<td>The project is not proposed on a beach or within a shoreline setback.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10</th>
<th>Marine Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Objective</td>
</tr>
<tr>
<td></td>
<td>(A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.</td>
</tr>
<tr>
<td></td>
<td>Policies</td>
</tr>
<tr>
<td></td>
<td>The project does not propose the use of marine resources and will not affect marine resources at Hau’ula Beach Park.</td>
</tr>
</tbody>
</table>
(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
(B) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
(C) Assert and articulate the interest of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.
A. No Action

A ‘No Action’ alternative would preclude the occurrence of all impacts, short and long term, beneficial and adverse described in this Assessment. The No Action alternative would forego redevelopment of an existing store and maintain the status quo.

B. Alternative Site Plan

Alternative locations for placing the store on the property were considered by the consulting architect and 7-Eleven Hawai‘i, Inc. In consideration of the shape of the property, the location of two separate ingress and egress driveways, and the need to provide adequate off-street parking, it was decided to erect the new building on the same location as the existing building. The floor area of the existing and new buildings is the same but the proposed layout provides an efficient and safe circulation pattern for motorists and pedestrians, wastewater disposal, and adequate merchandising, office, and storage space.

An alternative site plan would not result in environmental impacts on the SMA that are substantially different from what is disclosed in this assessment.
AGENCIES AND ORGANIZATIONS TO BE CONSULTED
IN THE ENVIRONMENTAL ASSESSMENT PROCESS

City and County of Honolulu

Board of Water Supply
Department of Parks and Recreation
Department of Planning and Permitting
Department of Environmental Services
Department of Transportation Services
Police Department

State of Hawai‘i

Department of Health
  Environmental Planning Office
Department of Land and Natural Resources
  Historic Sites Division
Department of Transportation
  Highways Division

Organizations

Hawaiian Electric Company
Ko‘olau Loa Neighborhood Board No. 29
Kahuku Public Library (Placement)
Permits and approvals required for the project and approving authorities are listed below. Additional permits and approvals may be required pending final construction plans.

**City and County of Honolulu**

City Council

Special Management Area Use Permit

**Department of Planning and Permitting**

Certificate of Occupancy
Grubbing, Grading, and Stockpiling Permit
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work

**State of Hawai'i**

**Department of Health**

Individual Wastewater System
Variance from Pollution Controls (Noise Permit)

**Department of Transportation**

Permit to Perform Work within a State Highway Right-or-Way
Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

   There are no natural or cultural resources associated with the property. The proposed improvements will not result in the loss or destruction of any natural or cultural resources.

2) **Curtails the range of beneficial uses of the environment;**

   The proposed improvements will not curtail the beneficial uses of the environment. The use of the property is already established by commercial zoning and the existing store. In association with constructing the existing store, the site has been altered by impervious pavements and landscaping.

3) **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;**

   The proposed improvements will not conflict with the state’s long term environmental goals and policies.

4) **Substantially affects the economic or social welfare of the community or State;**

   The proposed improvements will not substantially affect the economic or social welfare of the community or State.

5) **Substantially affects public health;**

   Public health will not be adversely affected by the proposed improvements.

6) **Involves substantial secondary impacts, such as population changes or effects on public facilities;**

   The proposed improvements will not initiate population changes or significant effects on public facilities in the Hau'ula community.

7) **Involves a substantial degradation of environmental quality;**

   Environmental quality will not be substantially graded.
8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The improvements are not the precursor for a larger action.

9) Substantially affects a rare, threatened or endangered species, or its habitat;

Rare, threatened or endangered flora or fauna are not found on the site.

10) Detrimentally affects air or water quality or ambient noise levels;

Fugitive dust and combustion emissions will temporarily affect ambient air quality but can be controlled by measures stipulated in this Assessment. Construction noise will be audible during site work but should diminish as the structure is erected. All construction activities will comply with air, water quality, and noise control regulations of the State Department of Health.

The existing cesspool will be backfilled, abandoned, and replaced by a septic tank and leach/percolation field. The septic tank and leach field are a better alternative for achieving state and county public health and water quality objectives.

11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The property is not located in an environmentally sensitive area such as an erosion prone area, geologically hazardous land, estuary or fresh water. It is, however, within a flood zone and tsunami evacuation zone. The Zone AE designation indicates the property is subject to flooding from the 1% annual chance flood with a flood height of 8 feet. The finish floor elevation of the new store is at elevation 8.5 feet above the estimated base flood height.

12) Substantially affects scenic vistas and view planes identified in county or state plans or studies, or

The proposed improvements will not affect scenic vistas and view planes identified in county or state plans.

13) Requires substantial energy consumption.

Energy consumption is not anticipated to substantially increase.
REFERENCES


Department of Planning and Permitting, City and County of Honolulu. 1986. Land Use Ordinance (As Amended through 2016).


Department of Planning and Permitting. 2011. Tsunami Evacuation Zone. HOLIS Public Safety Map (Website).


APPENDIX A

ARCHAEOLOGICAL RECONNAISSANCE OF SHELL OIL COMPANY PROPERTY IN HAU'ULA, O'AHU

Prepared by:

Mary F. Riford
Department of Anthropology
Bernice P. Bishop Museum

Prepared for:

The Southland Corporation
7-Eleven Food Stores

August 1984
ARCHAEOLOGICAL RECONNAISANCE
OF SHELL OIL COMPANY PROPERTY
IN HA'ULU, O'AHU

Prepared by
Mary F. Riford
Department of Anthropology
Bernice P. Bishop Museum

Prepared for
The Southland Corporation
7-Eleven Food Stores

3 August 1984

Contract Archaeology Section
Division of Archaeology
Department of Anthropology
Bernice Pauahi Bishop Museum
Honolulu, Hawai'i
ARCHAEOLOGICAL RECONNAISSANCE
OF SHELL OIL COMPANY PROPERTY
IN HAU'ULA, O'AHU

Under contract to the Southland Corporation, the Department of Anthropology, Bernice P. Bishop Museum, conducted a walk-through archaeological reconnaissance of the proposed 7-Eleven Food Store parcel in Hau'ula, O'ahu. The reconnaissance was completed on July 18, 1984, by the author.

The reconnaissance encompassed 0.5 acre (TMK 5-4-02:8) of presently abandoned property in the "āhu'ula of Hau'ula, District of Ko'olauloa, O'ahu Island. The parcel is bounded on the SW (makai) by Kamehameha Highway, on the NE (mauka) by existing house lots, on the SE by existing businesses, and on the NW by undeveloped State Government land. An abandoned railroad right-of-way crosses SE to NW along the mauka 40 ft of the parcel.

Topography of this section of the Hau'ula coastal plain is flat, with a Jauca sand substratum (Foote et al. 1972). Construction of a gasoline station on the parcel altered the surface and subsurface, resulting in the present asphalt covering. The vegetation on the mauka portion of the property (the area not covered with asphalt), consists of Guinea grass (Paniunum maximum) and Hilo grass (Paspalum conjugatum).

The past ownership of the parcel is outlined on the project area plan map provided by the contractor:

All of that certain parcel of land...being a portion of Grant 8923 to Manuel G. Sylvester, Land Deeded by the Territory of Hawaii to Florence S. Burlem, et al. by Deed dated December 14, 1934, and recorded in the Bureau of Conveyances in Book 1264, Page 425, and Parts I and II of Abandoned Railroad Right-of-Way (CSF 14004 and CSF 14005), Grant S-14,354 to W & Z, Limited, the same being also a portion of LOT 23 of the Hauula Homesteads Water Lots...[Thompson n.d.].

A review of the literature (Bishop Museum site card file; Sterling and Summers 1978; Handy 1940) indicates there were no archaeological sites in the general area of the parcel. The only native Hawaiian reference made is to "Helu-moa (Chicken Scratch)," the present site of the Congregational Church, approximately 150 ft west of the parcel (Sterling and Summers 1978: 161). The significance of this reference is not clear. Prehistorically, much of the Hau'ula coastal plain was planted in taro (Handy 1931:91).
The railroad which crosses the parcel was owned by Koolau Railway Company Limited, a freight and passenger line operating between Kualoa and Kahuku from 1908 to 1931. Kahuku Plantation operated the railroad from 1931 until the plantation ceased railroad operations in 1954. On weekends between 1948 and 1950 the Hibiscus and Heliconia Shortline Railroad ran a passenger line between Punalu‘u and Hale‘iwa (Best 1978).

During the reconnaissance, no archaeological or historic resources were encountered. Relatively recent activities, the railroad and the gasoline station, have altered the surface and subsurface of the parcel. Thus, due to the negative results of this survey, this parcel is archaeologically cleared for the proposed development. It should be noted, however, that because coastal areas were populated during the prehistoric and early historic periods, it is possible that subsurface cultural materials are present. It is recommended that the contractor notify the State Historic Preservation Office and the Bernice P. Bishop Museum if construction activities expose any subsurface cultural remains or features.
LITERATURE CITED

Best, Gerald M.

Foote, D. E., E. L. Hill, S. Nakamura, and F. Stephens

Handy, Craighill

Sterling, Elspeth P., and Catherine C. Summers, compilers

Thompson, James R.
n.d. *Survey map of TMK 5-4-02:8*, prepared for The Southland Corp. 7-Eleven Food Stores.
APPENDIX B

PREVIOUSLY APPROVED PERMITS
<table>
<thead>
<tr>
<th>Application Number</th>
<th>Building Permit No.</th>
<th>Issue Date</th>
<th>TMK</th>
<th>Status</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>044896 (HIST)</td>
<td></td>
<td>Mar 11, 1975</td>
<td>5402008-</td>
<td>Converted</td>
<td>SHELL OIL COMPANY - RP, EL</td>
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<tr>
<td>148115 (HIST)</td>
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<td>Dec 19, 1980</td>
<td>5402008-</td>
<td>Converted</td>
<td>HELEN MAYNARD - OT</td>
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<tr>
<td>216359</td>
<td></td>
<td>Nov 19, 1985</td>
<td>5402008-</td>
<td>Completed</td>
<td>SOUTHLAND CORP. - DM</td>
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<tr>
<td>216360</td>
<td></td>
<td>Nov 19, 1985</td>
<td>5402008-</td>
<td>Completed</td>
<td>7-11 STORE - NB, EL, PL</td>
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<tr>
<td>216361</td>
<td></td>
<td>Nov 19, 1985</td>
<td>5402008-</td>
<td>Completed</td>
<td>7-11 STORE - FC</td>
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<tr>
<td>338777</td>
<td></td>
<td>Dec 21, 1992</td>
<td>5402008-</td>
<td>Completed</td>
<td>FLASH FIREWORK HAULU - OT</td>
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<tr>
<td>335406</td>
<td></td>
<td>May 13, 1993</td>
<td>5402008-</td>
<td>Completed</td>
<td>7-ELEVEN - EL</td>
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<td>337240</td>
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<td>Jun 24, 1993</td>
<td>5402008-</td>
<td>Completed</td>
<td>FLASH FIREWORKS - OT</td>
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<td>349737</td>
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<td>Mar 16, 1994</td>
<td>5402008-</td>
<td>Completed</td>
<td>7-ELEVEN #54207 - PL</td>
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<tr>
<td>393185</td>
<td></td>
<td>Aug 28, 1996</td>
<td>5402008-</td>
<td>Permit application closed</td>
<td>SEVEN ELEVEN HI - EL</td>
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<tr>
<td>395277</td>
<td></td>
<td>Oct 17, 1996</td>
<td>5402008-</td>
<td>Completed</td>
<td>7-11 HAULU - AL, EL, PL, OT</td>
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<td>395723</td>
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<td>Oct 29, 1996</td>
<td>5402008-</td>
<td>Completed</td>
<td>7-11 HAULU ELEC - EL</td>
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<tr>
<td>A2000-07-0664</td>
<td>510989</td>
<td>Jul 19, 2000</td>
<td>5402008-</td>
<td>Permit application closed</td>
<td>(BP #510989) [TMK: 5402008] 7-11 STORES # 5420 HAULU - Lamp and ballast retrofit</td>
</tr>
<tr>
<td>A2003-03-0932</td>
<td>546558</td>
<td>Mar 21, 2003</td>
<td>5402008-</td>
<td>Permit application closed</td>
<td>(BP #546558) [TMK: 5402008] 7-ELEVEN HAWAII INC. - REPLACE 300AMP DISCONNECT SWITCH</td>
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# Tax Map Key

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Permit No.</th>
<th>Description</th>
<th>Status</th>
<th>Created Date</th>
<th>Issue Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Permit Applications</td>
<td>B4/SMA-28</td>
<td>PROPOSED 7-11 CONVENIENCE STORE (APPROVED)</td>
<td>APPROVED subject to CONDITIONS</td>
<td>Mar 30, 1984</td>
<td>Feb 13, 1985</td>
</tr>
<tr>
<td>Land Permit Applications</td>
<td>92/VAR-5</td>
<td>ALLOW DIRECTLY ILLUMINATED BUS STOP IDENTIFICATION SIGNS WHICH ARE NOT PERMITTED IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT.</td>
<td>Decision appeal DENIED Jan 30, 1992</td>
<td></td>
<td>May 15, 1992</td>
</tr>
<tr>
<td>Land Permit Applications</td>
<td>96/CUP1-61</td>
<td>7/11/96 EUMM. CONVENIENCE STORE, HAUULA SEVEN ELEVEN (SEE LONG PROJ. DESC)</td>
<td>APPROVED subject to CONDITIONS</td>
<td>Apr 22, 1996</td>
<td>Jul 15, 1996</td>
</tr>
<tr>
<td>Special Management Area (Major SMPI)</td>
<td>2017/SMA-5</td>
<td>SMA Permit (Major) Application - 7-Eleven Hauula Planner designated Store - Hauula Check No. 15546 ($200.00) AND CHECK NO. 15547 ($400.00)</td>
<td></td>
<td>Feb 1, 2017</td>
<td>mm/dd/yyyy</td>
</tr>
</tbody>
</table>

City and County of Honolulu, Department of Planning & Permitting
d50 So. King St., Honolulu, HI 96813 + Fax: (808) 768-6743
e-mail: info@honoiluapps.org
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