

7.7 Relationship between Local Short-term Uses of Humanity’s Environment and the Maintenance and Enhancement of Long-term Productivity

Trade-offs among short-term and long-term gains and losses: The proposed action will have unavoidable short-term and long-term adverse impacts, but will improve land that is presently undeveloped, a result that will have a positive impact on the human environment of the Wai‘anae Coast. Unavoidable impacts are discussed in Sections 7.1 and 7.2; however, an archaeological study conducted for an earlier development proposal did not find resources of archaeological or historic significance within the project area. Similarly, a recent cultural impact assessment concluded that the project will not impact culturally significant sites directly or indirectly, nor obstruct access to culturally significant sites.

An updated flora and fauna study found no biologically significant species or critical habitats. Portions of the project site are classified as “prime lands” under the Agricultural Lands of Importance to the State of Hawaii (ALISH) and an isolated section is rated “B” under the Land Study Bureau (LSB) Detailed Land Classification system; however, actual farming experience has shown that on-site growing conditions are not conducive to crop productivity.

While the project is not expected to diminish local resources that are environmentally or culturally significant, it is expected to have long-term beneficial consequences for the community. The proposed industrial park will establish an employment center in a part of the island that has faced sustained economic disadvantages. Jobs in the industrial, construction, and warehouse industries are appropriate for the region’s occupational profile and typically pay living wages.

Short-term impacts associated with construction activities will be offset by Best Management Practices and other proposed mitigation measures.

Extent to which the proposed action forecloses future options or narrows the range of beneficial uses of the environment: Development of the proposed light industrial park will foreclose future agricultural use. Despite this loss, the range of beneficial land uses for the Wai‘anae Coast will increase by providing an inventory of land for industrial uses that is not available currently to prospective businesses.

Long-term risks to health or safety: The project is not expected to have adverse impacts on public health or safety. On the contrary, improved job prospects and income levels are positive indicators of community health and well-being. By incorporating sound engineering and design, the proposed development is expected to contribute to the region’s economic life for many years.