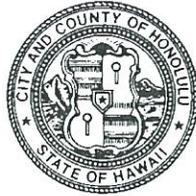


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honoluludpp.org](http://www.honoluludpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR

ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

March 31, 2016

The Honorable Ernest Y. Martin  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

**SUBJECT:** Ewa Public Infrastructure Map Revision for the Leeward Refuse  
Collection Baseyard Project, Kapolei, Oahu (2015/PIM-5)

Transmitted for appropriate action is our report and recommendation for approval to add a Corporation Yard symbol to the Ewa Public Infrastructure Map (PIM) for the subject project.

The revision has been requested by the Refuse Division of the Department of Environmental Services. The Refuse Division plans to relocate its existing Ewa District baseyard operation from the Pearl City Corporation Yard to a vacant City-owned site next to the City's H-POWER Plant in Campbell Industrial Park.

The project is consistent with the policies and guidelines of the General Plan and the Primary Urban Center Development Plan.

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C & C OF HONOLULU  
2016 APR - 1 PM 2:10

The Honorable Ernest Y. Martin  
Chair and Presiding Officer  
and Members  
March 31, 2016  
Page 2

Should you have any questions, please contact me at 768-8000.

Very truly yours,



George I. Atta, FAICP  
Director

Attachment

cc: Mayor Kirk Caldwell  
Lori M. K. Kahikina, P.E., Director  
Department of Environmental Services

APPROVED:



---

Roy K. Amemiya, Jr.  
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING  
OF THE CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

IN THE MATTER OF THE APPLICATION ) FILE NO. 2015/PIM-5  
 )  
 OF )  
 )  
 DEPARTMENT OF ENVIRONMENTAL )  
 SERVICES )

---

REVIEW AND RECOMMENDATION PERTAINING TO A REVISION  
TO THE EWA PUBLIC INFRASTRUCTURE MAP FOR THE  
LEEWARD REFUSE COLLECTION BASEYARD PROJECT

I. APPLICATION

A. Basic Information:

REQUESTED BY : Department of Environmental Services (ENV)

LOCATION : The west side of Campbell Industrial Park, along Kaomi Loop, adjacent to the H-POWER plant and the Chevron Refinery (Attachment A)

TAX MAP KEYS : 9-1-26: 33-35

LAND AREA : The project site totals approximately 23 acres, but the proposed Refuse Collection Baseyard will take up only 2 to 3 acres of the project site.

STATE LAND USE : Urban District

EXISTING ZONING : I-2 Intensive Industrial District

SPECIAL DISTRICT : Not within a Special District

EXISTING USE : Three vacant lots

SPECIAL MANAGEMENT AREA (SMA)/SHORELINE SETBACK AREA : The western edge of parcel 35, adjacent to the Kaomi Loop cul-de-sac, is within the SMA

FLOOD INSURANCE RATE MAP (FIRM) : FIRM Zone "D" (areas in which flood hazards are undetermined)

B. Proposal: The ENV is requesting a revision to the Ewa Public Infrastructure Map (PIM) to add a Corporation Yard (CY) symbol to the three parcels on the west side of the City's H-POWER plant at Campbell Industrial Park. The symbol will allow construction funds to be budgeted and expended to build a City baseyard for refuse trucks on City property to replace the baseyard's current site at the Pearl City Corporation Yard (PCCY).

The relocated City refuse collection baseyard will accommodate the Refuse Division's collection fleet for the Aiea/Ewa area, once it relocates from the PCCY. The PCCY is shared with the baseyards of two Department of Facility Maintenance divisions (the Divisions of Road Maintenance and Automotive Equipment Service). The PCCY does not have enough space to meet the future needs of all three operations and there is a plan to redevelop one part of it. The Refuse Division's proposed new baseyard will be sized to accommodate all of its vehicles serving the area (presently approximately 40 trucks), plus space for on-site employee parking.

The project site already has a Solid Waste (SW) symbol that was added in 2002. The existing SW symbol will cover two new Refuse Division projects that are being planned: A refuse convenience center and a large new warehouse with a solar array on its roof that will be part of the H-POWER plant. The renewable-energy component of this latter project is required by a consent decree between the City and the U. S. Environmental Protection Agency.

According to the Final Environmental Assessment (FEA), the planned warehouse will be located in the northern half of the site, with one end of it close to the H-POWER plant. That project is at the building permit application stage. The proposed baseyard is tentatively planned to be located south of there, not too far from the H-POWER plant.

- C. Background and Basis of Request: This 23-acre project site was acquired by the City in 2002 for a planned Alternative Disposal Technology Park. But that proposed use never materialized. No private company expressed interest in building a small-scale refuse-disposal demonstration plant on this site, although three technologies were considered (plasma arc, anaerobic digestion to create biogas, and a technology that adds polymers to lumber or car parts to create a wood-like product).

The current plan to relocate the Refuse Division's existing Ewa District baseyard from the PCCY to Campbell Industrial Park is also tied to a proposed partial redevelopment of the PCCY. The plan is to expand and redevelop an existing road maintenance facility there.

## II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

- A. Description of Site/Surrounding Uses: The project site is a cluster of three vacant industrial lots near the western edge of Campbell Industrial Park. It is approximately one-sixth of a mile from the ocean and is approximately 15 feet above sea level. It has been cleared and graded, except for four fenced-off natural sanctuaries that are carefully being preserved. They include a sinkhole and archaeological sanctuary, plus three sites where an endangered plant (a small shrub) is being preserved. These fenced-off areas are also ringed by a vegetated buffer area approximately 15 feet wide.

Just to the west, across Kaomi Loop, is a row of five industrial lots adjacent to the ocean. One lot is a warehouse, another is being used for open storage, and the others are either vacant or planned for development. Just to the north is the Chevron refinery and further north and northeast are the Kalaeloa Barbers Point Harbor area and the future site of the Kapolei Harborside industrial area. Other adjacent uses are, to the east, the City's H-POWER garbage-to-energy plant and the private AES coal-burning power plant

and to the south, a recycling facility. The rest of Campbell Industrial Park lies further east and south. The southwestern tip of Campbell Industrial Park also includes a lighthouse and beach park area, at the point of shoreline land called Barbers Point.

- B. Permits/Approvals: Required permits and approvals will be determined during the design phase.
- C. Public Agency Comments: On January 8, 2016, the following public agencies were requested to evaluate the proposed project in terms of their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have “no comments,” “no objections,” or “no impacts on services provided” are identified with an asterisk (\*).

1. City and County of Honolulu

Board of Water Supply  
Department of Budget and Fiscal Services<sup>+</sup>  
Department of Facility Maintenance<sup>+</sup>  
Department of Transportation Services<sup>+</sup>  
Honolulu Fire Department<sup>+</sup>  
Honolulu Police Department (HPD)<sup>+</sup>

2. State of Hawaii

Department of Business, Economic Development & Tourism  
Department of Health<sup>+</sup>  
Office of Environmental Quality Control  
Office of Hawaiian Affairs (OHA)<sup>+</sup>  
Office of Planning<sup>+</sup>  
State Historic Preservation Division, State Department of Land and Natural Resources

3. Federal Agencies

U. S. Army Corps of Engineers  
U. S. Fish & Wildlife Service<sup>+</sup>

Public agency and other comments received are attached in their entirety in Attachment B. Written comments received by the Department of Planning and Permitting (DPP) after the writing of this report will be forwarded to the City Council via a separate transmittal.

- D. Community Comments: On January 8, 2016, a request for comment notice was mailed to the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34. A notice was also sent to nearby landowners and to the Hawaiian Electric Company, Inc. To date, no comments have been received. Written comments received by the DPP after the writing of this report will be forwarded to the City Council via a separate transmittal.

### III. ANALYSIS

- A. Authority: This action initiated by the Director of the DPP meets the criteria for processing revisions to the PIM for a CY under the provisions of Sections 4-8.3(a)(17) and 4-8.4(4), Revised Ordinances of Honolulu (ROH). The general location of symbols for "major" publicly funded facilities, such as a new CY, must be shown on the PIM prior to the appropriation of land acquisition or construction funds. This PIM revision also provides public notice for a new "major" public facility.
- B. Justification: This vacant City-owned 23-acre project site was the staging area for the construction of the third boiler at the H-POWER plant and now it is being prepared for permanent development. The three proposed uses are: (1) Relocating the Leeward Refuse Collection Baseyard here to create a larger and more modern 2 to 3 acre baseyard (the subject of this PIM revision); (2) Constructing on several acres of this site a new H-POWER warehouse with a photovoltaic array on its roof (which is currently at the building permit stage); and (3) A new refuse convenience center that is an optional part of this baseyard relocation project.

The consolidation of these functions within a single location would improve the Refuse Division's operational efficiency.

The 4.3-acre PCCY that is the current home of the Leeward Baseyard also houses two DFM baseyards and there are plans to improve both of them. One, a Division of Road Maintenance baseyard, is seeking a building permit to expand onto an adjacent City-owned vacant lot and then partially redevelop its 2-plus acres. The other, an Automotive Equipment Service baseyard, is tentatively planning to relocate to a different location within Campbell Industrial Park, but it could also take over the Refuse Division's PCCY site.

- C. Conformance with Land Use Plans, Policies, and Regulations: The project is consistent with the following State and City land use laws, policies, and regulations.
1. Conformance with Chapter 343, Hawaii Revised Statutes (HRS): In accordance with Chapter 343, HRS, the preparation of an Environmental Assessment for the Leeward Refuse Collection Baseyard will be done when planning funds are available.
  2. Conformance with State Land Use District: The site is located within the State Urban District. The proposed baseyard is an allowable use per the State Urban District designation. Therefore, the proposed PIM revision is consistent with the Urban District.
  3. Conformance with the General Plan: The proposal is in conformance with and supports one objective and policy of the General Plan:

#### Chapter V. Transportation and Utilities

Objective B: "To meet the needs of the people of Oahu for an adequate supply of water and for environmentally sound systems of waste disposal."

Policy 5: "Provide safe, efficient, and environmentally sensitive waste-collection and waste disposal services."

The proposed project is consistent with this objective and policy. It would build a larger and more modern baseyard for City refuse trucks serving the Aiea/Ewa region. It would also remove from a mixed residential and commercial area of congested central Pearl City an intrusive industrial activity and its truck traffic.

4. Conformance with the Revised Ewa Development Plan (Ewa DP), Chapter 24, Article 3, Ewa, Adopted and Effective July 22, 2013 as Ordinance No. 13-26:

The proposed Leeward Refuse Collection Baseyard will relocate an industrial activity from a mostly residential area within lower Pearl City out to the western edge of the growing secondary urban center in Kapolei. Thus, it conforms to the City's islandwide directed growth policy (see Sections 1 and 2.1 of the Ewa DP), whose key goal is to create a secondary employment center out in west Kapolei that reduces the need for workers to commute from leeward and central areas into the Primary Urban Center.

5. Impact on Proposed Projects That Are Shown on the Public Infrastructure Map, Chapter 4, Article 8, ROH: The project site and its neighbor, the H-Power plant, already have Solid Waste PIM symbols. Thus, adding a storage site for refuse trucks is a compatible use, given that these same refuse trucks already drop off their loads at the H-POWER plant. Nor will the proposed baseyard significantly impact two other City corporation yards in the area, the Kapolei Corporation Yard (Ewa PIM No. 43) and the Campbell Industrial Park Bus Heavy Maintenance Facility (Ewa PIM #5).

6. Conformance with the Land Use Ordinance, Chapter 21, ROH: The project site is located on land currently zoned I-2 Intensive Industrial District. City baseyards are deemed to be "public uses and structures" and are permitted in all zoning districts.

D. Other Considerations:

The HPD was concerned that the project will increase traffic congestion within Campbell Industrial Park and along Kalaeloa Boulevard heading towards the H-1 Freeway. The DPP responds that traffic concerns will be addressed in the project's anticipated environmental assessment.

The OHA had two concerns. First, the proposed site grading will affect the natural sinkholes, anchialine pond features, and plant sanctuaries in this area. The OHA noted the presence of three plant sanctuaries and an archaeological sanctuary on the site as evidence of the very sensitive nature of all parts of the site and its neighbors. Second, they commented that the FEA for the H-POWER warehouse should have noted this new Refuse Division baseyard project.

The Department of Environmental Services (ENV) will be informed of all comments, concerns, and responses via this report. The DPP anticipates that the comments and concerns will be further addressed by the ENV during the planning and design phases of the proposed project.

**ATTACHMENT A  
(PROJECT SUMMARY, LOCATION MAP,  
AND FLOOD HAZARD MAP)**

Ref. No.: 2015/PIM-5  
NB Area: Makakilo/Kapolei/Honokai  
Hale NB No. 34  
Area: Approximately 23 acres  
TMK: 9-1-026: 033-035

## PROPOSED REVISION TO THE EWA PUBLIC INFRASTRUCTURE MAP

**Project Title:** Leeward Refuse Collection Baseyard

**Request:** To revise a portion of the Ewa Public Infrastructure Map (PIM) by adding a Corporation Yard (CY) symbol for a City refuse collection baseyard, a parking and servicing center for City refuse trucks. The site already has a Solid Waste (SW) PIM symbol (Ewa PIM #37) for two other uses also being planned for this site: a Refuse Convenience Center and an H-POWER warehouse and rooftop solar array.

**Requested By:** Department of Environmental Services (ENV)

**Description of Project:** The new City refuse collection baseyard will accommodate the Refuse Division's collection fleet for the Halawa/Ewa area, once it relocates from the Pearl City Corporation Yard. That small corporation yard is shared with the baseyards of two Department of Facility Maintenance divisions (the Divisions of Road Maintenance and Automotive Equipment Service). The site does not have enough space to meet the future needs of all three operations, and a repurposing of this corporation yard is being planned. The Refuse Division's proposed new Leeward baseyard will be sized to accommodate all of its existing vehicles serving the area (approximately 40 trucks) and to provide for expansion capability, as required.

**Project Cost:** Approximately \$9,000,000 (Baseyard and Refuse Convenience Center)

**Project Location:** Campbell Industrial Park, abutting the west side of the H-POWER plant and the south side of the Chevron Refinery, at the north end of Kaomi Loop

**Land Ownership:** City and County of Honolulu

**Basis of Request:** The project will allow the Refuse Division's Ewa District collection fleet to relocate from a cramped space at the Pearl City Corporation Yard to a new and larger facility. In addition, there are plans to repurpose the Pearl City Corporation Yard.

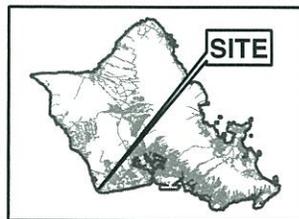
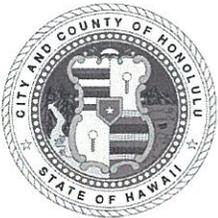
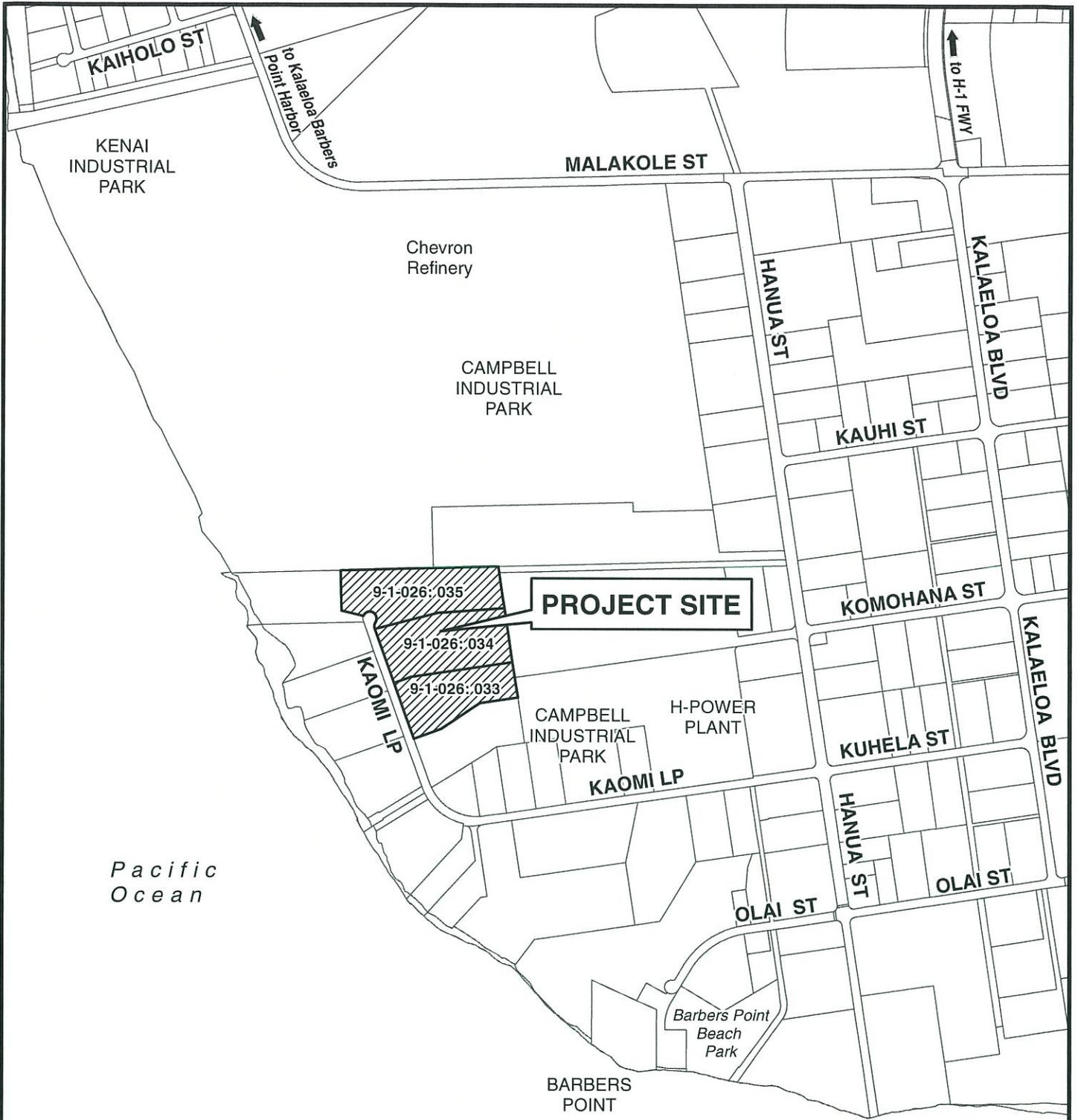
**Public Infrastructure Map Designation:** The site, which already has a Solid Waste symbol (Ewa PIM #37), is next to the H-POWER plant, which retains a Solid Waste symbol (Ewa PIM #36) to allow for further improvements. To the south, near Barbers Point, there is a symbol for the ongoing Kapolei Corporation Yard project (Ewa PIM #43). To the northeast, there is a symbol (Ewa PIM #5) for the Campbell Industrial Park Bus Heavy Maintenance Facility.

**Zoning:** I-2 Intensive Industrial District

**State Land Use Designation:** Urban District

**Special Management Area:** The western edge of parcel 35, located just northwest of the Kaomi Loop cul-de-sac, is within the Special Management Area.

**Existing Use:** Three vacant lots



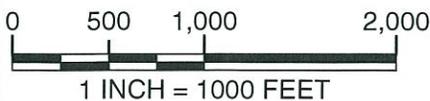
VICINITY MAP

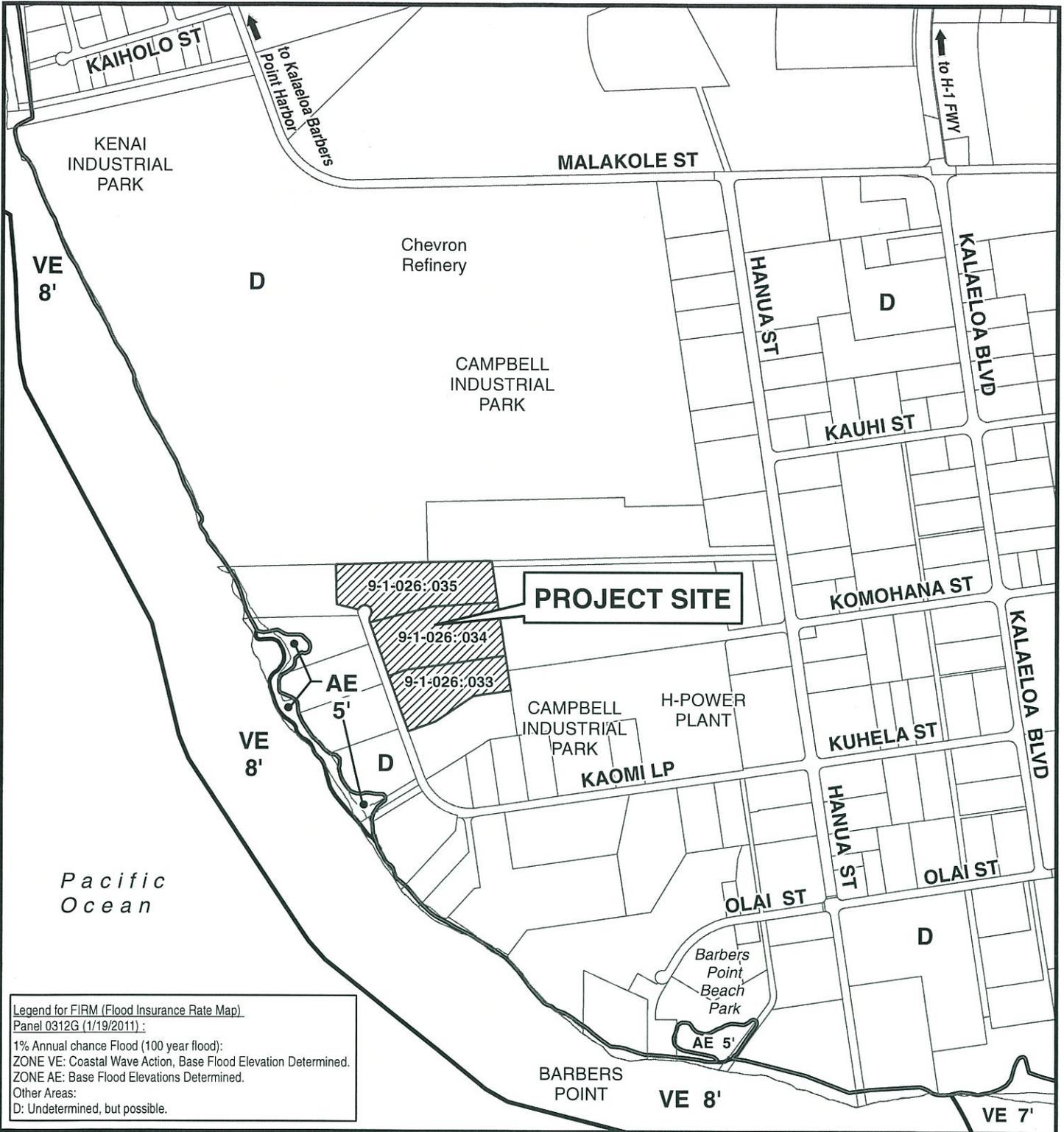
# LOCATION MAP

## EWA

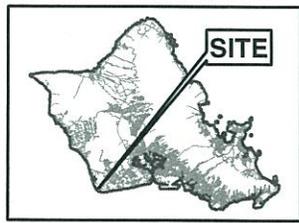
 PROJECT SITE -  
TMKS: 9-1-026: 033, 034 & 035

FOLDER NO.: 2015/PIM-5





Legend for FIRM (Flood Insurance Rate Map)  
 Panel 0312G (1/19/2011):  
 1% Annual chance Flood (100 year flood):  
 ZONE VE: Coastal Wave Action, Base Flood Elevation Determined.  
 ZONE AE: Base Flood Elevations Determined.  
 Other Areas:  
 D: Undetermined, but possible.



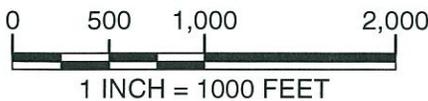
VICINITY MAP

# FLOOD HAZARD MAP

## EWA

 PROJECT SITE -  
 TMKS: 9-1-026: 033, 034 & 035

FOLDER NO.: 2015/PIM-5



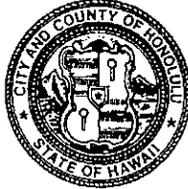
**ATTACHMENT B  
(COMMENTS BY PUBLIC AGENCIES AND OTHERS)**

RECEIVED  
DEPARTMENT OF BUDGET AND FISCAL SERVICES  
**CITY AND COUNTY OF HONOLULU**  
530 SOUTH KING STREET, ROOM 208 • HONOLULU, HAWAII 96813  
PHONE: (808) 768-3900 • FAX: (808) 768-3179 • INTERNET: www.honolulu.gov

'16 JAN 20 P 3:22

KIRK CALDWELL  
MAYOR

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU



NELSON H. KOYANAGI, JR.  
DIRECTOR

GARY T. KUOKAWA  
DEPUTY DIRECTOR

January 19, 2016

**MEMORANDUM**

TO: George I. Atta, Director  
Department of Planning and Permitting

FROM: Wendy K. Imamura, Purchasing Administrator  
Division of Purchasing *Wendy K. Imamura*  
Department of Budget and Fiscal Services

SUBJECT: Public Infrastructure Map Revision  
for Ewa Leeward Refuse Collection Baseyard  
2015-PIM-5

Thank you for providing us an opportunity to comment on the subject map revision. We do not anticipate any impact on the public facilities and services, which are planned or provided by our department.

Please contact Diane Murata at ext. 3950 for further assistance.

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DEPARTMENT OF FACILITY MAINTENANCE

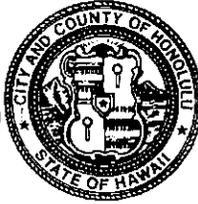
**CITY AND COUNTY OF HONOLULU**

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707  
Phone: (808) 768-3343 • Fax: (808) 768-3381  
Website: www.honolulu.gov

'16 JAN 27 A 7:56

KIRK CALDWELL  
MAYOR

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU



ROSS S. SASAMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN  
DEPUTY DIRECTOR

IN REPLY REFER TO:  
DRM 16-85

January 25, 2016

**MEMORANDUM**

TO: George I. Atta, FAICP, Director  
Department of Planning and Permitting

FROM: Ross S. Sasamura, P.E.  
Director and Chief Engineer  
Department of Facility Maintenance

SUBJECT: Public Infrastructure Map Revision for Ewa  
Leeward Refuse Collection Baseyard, 2015/PIM-5

Thank you for the opportunity to review and provide our input regarding your letter dated January 8, 2016, on the above-subject project.

Our comments are as follows:

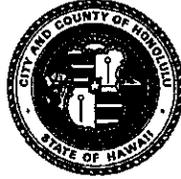
- Once construction phase commences, install approved Best Management Practices fronting all drainage facilities on Kaomi Loop.
- During construction and upon completion of the project, any damages/deficiencies within City property and Kaomi Loop right-of-way, shall be corrected to City Standards and accepted by the City at the contractor's expense.

If you have any questions, please contact Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU  
RECEIVED 650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL  
MAYOR

16 FEB -4 P2:33



MICHAEL D. FORMBY  
DIRECTOR

MARK N. GARRITY, AICP  
DEPUTY DIRECTOR

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

TP1/16-638711R

February 3, 2016

**MEMORANDUM**

TO: George I. Atta, FAICP, Director  
Department of Planning and Permitting

FROM:   
Michael D. Formby, Director  
Department of Transportation Services

SUBJECT: Public Infrastructure Map (PIM) Revision for Ewa Leeward Refuse  
Collection Baseyard, 2015/PIM-5, Campbell Industrial Park, Oahu, Hawaii

This is in response to your memorandum dated January 8, 2016, requesting our comments and recommendations on the above PIM revision.

We have reviewed your document and have no comments or recommendations.

Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

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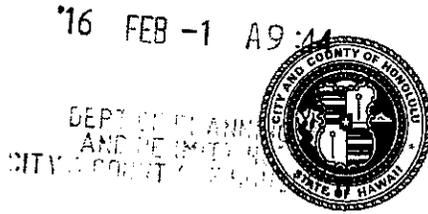
HONOLULU FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

636 South Street  
Honolulu, Hawaii 96813-5007  
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL  
MAYOR

MANUEL P. NEVES  
FIRE CHIEF

LIONEL CAMARA JR.  
DEPUTY FIRE CHIEF



January 26, 2016

**TO: GEORGE ATTA, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING**

**FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF**

**SUBJECT: PUBLIC INFRASTRUCTURE MAP REVISION FOR EWA  
LEEWARD REFUSE COLLECTION BASEYARD, 2015/PIM-5**

In response to your memorandum dated January 8, 2016, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) 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 of 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]<sup>TM</sup>, 2012 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 feet (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. (NFPA1, UFC<sup>TM</sup>, 2012 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 (45 720 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

George Atta, FAICP, Director  
Page 2  
January 26, 2016

provided when required by the AHJ [Authority Having Jurisdiction].  
(NFPA 1, UFC™, 2012 Edition, Section 18.3.1, as amended.)

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

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or [tseelig@honolulu.gov](mailto:tseelig@honolulu.gov).

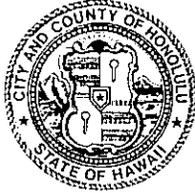


SOCRATES BRATAKOS  
Assistant Chief

SDB/SY:bh

POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813  
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.org



KIRK CALDWELL  
MAYOR

LOUIS M. KEALOHA  
CHIEF

MARIE A. McCAULEY  
CARY OKIMOTO  
DEPUTY CHIEFS

OUR REFERENCE MT-AL

January 22, 2016

**MEMORANDUM**

TO: George I. Atta, FAICP, Director  
Department of Planning and Permitting

FROM: Louis M. Kealoha, Chief of Police

SUBJECT: Public Infrastructure Map Revisions for Ewa  
Leeward Refuse Collection Baseyard, 2015/PIM-5

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

16 JAN 25 AM 1:53

RECEIVED

Thank you for the opportunity to review the subject application.

The Honolulu Police Department has concerns regarding traffic congestion around the project area. The base yard will increase the number of commercial and personal vehicles traveling through Campbell Industrial Park and Kalaeloa Boulevard, and contribute to the traffic congestion for motorists entering and exiting this area. Any increase in the number of vehicles will be partly responsible for the build up of traffic overflow on the H-1 on-ramps and off-ramps in the East and West bound directions. Improvements to the surface roadways around the project site and access to the H-1 on and off ramps should be planned for a steady flow of traffic for commuters in this district.

If there are any questions, please call Major Kurt Kendro of District 8 (Kapolei-Waianae) at 723-8403.

Sincerely,

LOUIS M. KEALOHA  
Chief of Police

By

  
MARK TSUYEMURA  
Management Analyst VI  
Office of the Chief

DAVID Y. IGE  
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

16 MAR -3 P 3:48

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

In reply, please refer to:  
File:

02058PGH.16

February 29, 2016

Mr. George I. Atta, FAICP  
Director  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Atta:

**SUBJECT: Comments on Public Infrastructure Map Revision for Ewa  
Leeward Refuse Collection Baseyard, 2015/PIM-5**

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated January 8, 2016, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: <http://health.hawaii.gov/epo/files/2013/05/Clean-Water-Branch-Std-Comments.pdf>

1. Any project and its potential impacts to State waters must meet the following criteria:
  - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
  - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
  - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You may be required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55).

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For NPDES general permit coverage, a Notice of Intent (NOI) form must be submitted at least 30 calendar days before the commencement of the discharge. An application for a NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the applicable form ("CWB Individual NPDES Form" or "CWB NOI Form") through the e-Permitting Portal and the hard copy certification statement with the respective filing fee (\$1,000 for an individual NPDES permit or \$500 for a Notice of General Permit Coverage). Please open the e-Permitting Portal website located at: <https://eha-cloud.doh.hawaii.gov/epermit/>. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the appropriate form. Follow the instructions to complete and submit the form.

3. If your project involves work in, over, or under waters of the United States, it is highly recommended that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 835-4303) regarding their permitting requirements.

Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and HAR, Chapter 11-54.

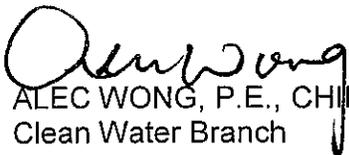
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.
5. It is the State's position that all projects must reduce, reuse, and recycle to protect, restore, and sustain water quality and beneficial uses of State waters. Project planning should:
  - a. Treat storm water as a resource to be protected by integrating it into project planning and permitting. Storm water has long been recognized as a source of irrigation that will not deplete potable water resources. What is often overlooked is that storm water recharges ground water supplies and feeds streams and estuaries; to ensure that these water cycles are not disrupted, storm water cannot be relegated as a waste product of impervious surfaces. Any project planning must recognize storm water as an asset that sustains and protects natural ecosystems and traditional beneficial uses of State waters, like community beautification, beach going, swimming, and fishing. The approaches necessary to do so, including low impact development methods or ecological

bio-engineering of drainage ways must be identified in the planning stages to allow designers opportunity to include those approaches up front, prior to seeking zoning, construction, or building permits.

- b. Clearly articulate the State's position on water quality and the beneficial uses of State waters. The plan should include statements regarding the implementation of methods to conserve natural resources (e.g. minimizing potable water for irrigation, gray water re-use options, energy conservation through smart design) and improve water quality.
- c. Consider storm water Best Management Practice (BMP) approaches that minimize the use of potable water for irrigation through storm water storage and reuse, percolate storm water to recharge groundwater to revitalize natural hydrology, and treat storm water which is to be discharged.
- d. Consider the use of green building practices, such as pervious pavement and landscaping with native vegetation, to improve water quality by reducing excessive runoff and the need for excessive fertilization, respectively.
- e. Identify opportunities for retrofitting or bio-engineering existing storm water infrastructure to restore ecological function while maintaining, or even enhancing, hydraulic capacity. Particular consideration should be given to areas prone to flooding, or where the infrastructure is aged and will need to be rehabilitated.

If you have any questions, please visit our website at: <http://health.hawaii.gov/cwb/>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

  
ALEC WONG, P.E., CHIEF  
Clean Water Branch

GH:ak

c: DOH-EPO #16-015 [via e-mail [Noella.Narimatsu@doh.hawaii.gov](mailto:Noella.Narimatsu@doh.hawaii.gov) only]

DAVID Y. IGE  
GOVERNOR OF HAWAII



RECEIVED

VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

'16 FEB 19 P2:51

DEPT. OF PLANNING  
AND PERMITTING  
CITY AND COUNTY OF HONOLULU

February 16, 2016

In reply, please refer to:  
File:

EPO 16-015

Mr. George I. Atta, FAICP  
Director  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Atta:

**SUBJECT: Public Infrastructure Map Revision for Ewa  
Leeward Refuse Collection Baseyard, 2015/PIM-5**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your memo to our office on January 11, 2016. Thank you for allowing us to review and comment on the proposed project. The memo was routed to the Clean Air, Clean Water, and Solid Hazardous Waste Branches. They will provide specific comments to you if necessary. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/landuse>. Projects are required to adhere to all applicable standard comments.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP  
Program Manager, Environmental Planning Office

LM:nn

Attachments: OEQC viewer - <http://eha-web.doh.hawaii.gov/oeqc-viewer>  
U.S. EPA EJSCREEN Map 3 page report - <http://www2.epa.gov/ejscreen>

c: CAB, CWB, & SHWB {via email only}

Scanned 1317870

H-Power Plant  
2 sites found

Results Filter

Field Release of Eurytoma Erythrina  
Gall Wasp BioControl (FEA-FONSI)  
Environmental Assessment (Agency)

Sand Island Wastewater Plant Basin  
Facilities (FEA-EISPN)  
Environmental Impact Statement (Agency)



Hybrid

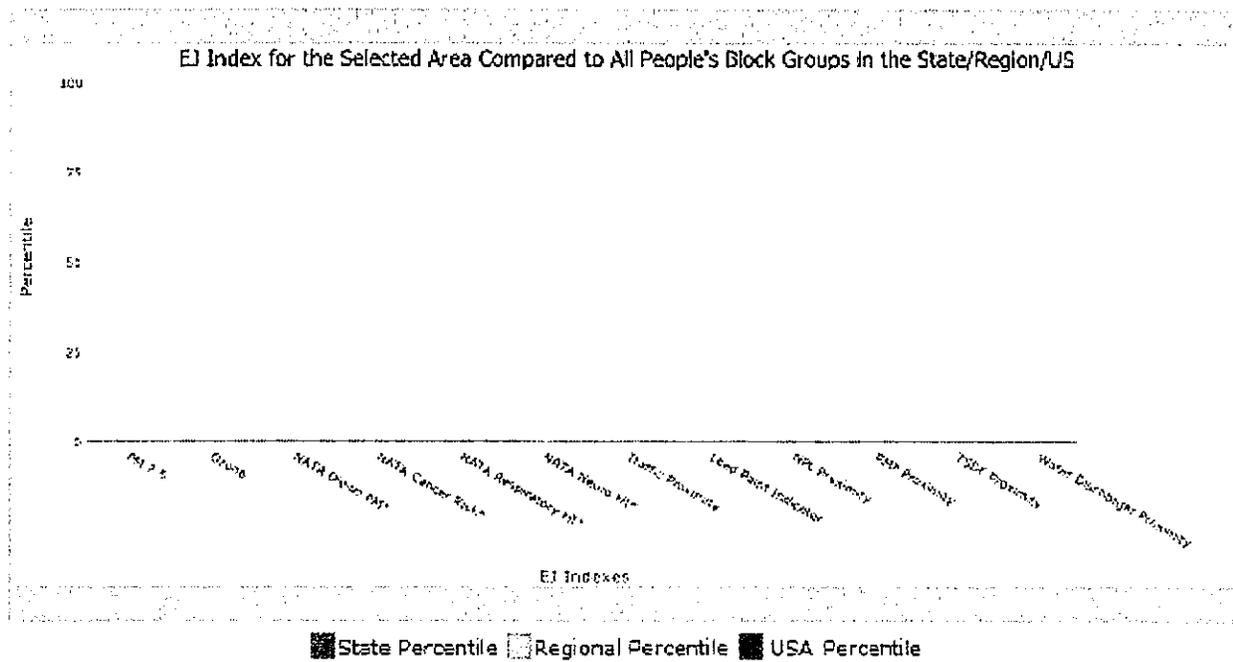
Google



for 1 mile Ring around the Corridor, HAWAII, EPA Region 9

Approximate Population: 0

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EI Index for PM2.5	N/A	N/A	N/A
EI Index for Ozone	N/A	N/A	N/A
EI Index for NATA Diesel PM*	N/A	N/A	N/A
EI Index for NATA Air Toxics Cancer Risk*	N/A	N/A	N/A
EI Index for NATA Respiratory Hazard Index*	N/A	N/A	N/A
EI Index for NATA Neurological Hazard Index*	N/A	N/A	N/A
EI Index for Traffic Proximity and Volume	N/A	N/A	N/A
EI Index for Lead Paint Indicator	N/A	N/A	N/A
EI Index for Proximity to NPL sites	N/A	N/A	N/A
EI Index for Proximity to RMP sites	N/A	N/A	N/A
EI Index for Proximity to TSDFs	N/A	N/A	N/A
EI Index for Proximity to Major Direct Dischargers	N/A	N/A	N/A

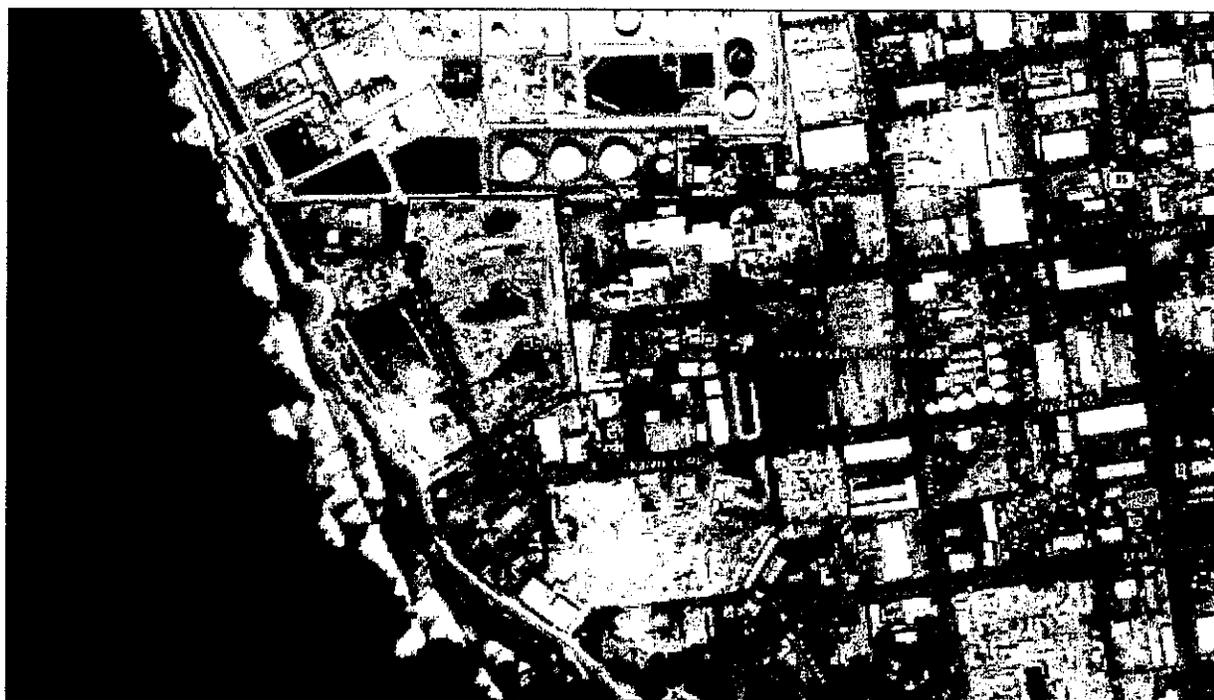


This report shows environmental, demographic, and EJ indicator values. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

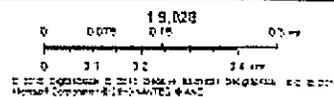


for 1 mile Ring around the Corridor, HAWAII, EPA Region 9

Approximate Population: 0



February 12, 2016  
Digitized Line



## EJSCREEN Report

for 1 mile Ring around the Corridor, HAWAII, EPA Region 9



Approximate Population: 0

Selected Variables	Raw Data	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	N/A	N/A	N/A	9.85	N/A	9.78	N/A
Ozone (ppb)	N/A	N/A	N/A	48.7	N/A	48.1	N/A
NATA Diesel PM ( $\mu\text{g}/\text{m}^3$ ) <sup>*</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Cancer Risk (lifetime risk per million) <sup>*</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Respiratory Hazard Index <sup>*</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Neurological Hazard Index <sup>*</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Traffic Proximity and Volume (daily traffic count/distance to road)	N/A	280	N/A	190	N/A	110	N/A
Lead Paint Indicator (% Pre-1960 Housing)	N/A	0.17	N/A	0.25	N/A	0.3	N/A
NPL Proximity (site count/km distance)	N/A	0.092	N/A	0.11	N/A	0.098	N/A
RMP Proximity (facility count/km distance)	N/A	0.18	N/A	0.41	N/A	0.31	N/A
TSDF Proximity (facility count/km distance)	N/A	0.092	N/A	0.12	N/A	0.054	N/A
Water Discharger Proximity (facility count/km distance)	N/A	0.33	N/A	0.19	N/A	0.25	N/A
<b>Demographic Indicators</b>							
Demographic Index	N/A	51%	N/A	46%	N/A	35%	N/A
Minority Population	N/A	77%	N/A	57%	N/A	38%	N/A
Low Income Population	N/A	25%	N/A	35%	N/A	34%	N/A
Linguistically Isolated Population	N/A	6%	N/A	9%	N/A	5%	N/A
Population With Less Than High School Education	N/A	10%	N/A	18%	N/A	14%	N/A
Population Under 5 years of age	N/A	6%	N/A	7%	N/A	7%	N/A
Population over 64 years of age	N/A	14%	N/A	12%	N/A	13%	N/A

<sup>\*</sup> The National-scale Air Toxics Assessment (NATA) environmental indicators and EI indexes, which include cancer risk, respiratory hazard, neurodevelopment hazard, and diesel particulate matter will be added into EJSCREEN during the first full public update after the soon-to-be-released 2011 dataset is made available. The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <http://www.epa.gov/ttn/atw/natamain/index.html>.

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

2015/PIM-5  
X1317870

PHONE (808) 594-1888

FAX (808) 594-1938



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
560 N. NIMITZ HWY., SUITE 200  
HONOLULU, HAWAII 96817

HRD15/1622E  
HRD16/5708C

January 28, 2015

Manuel S. Lanuevo, P.E., LEED AP, Chief  
ENV-Refuse  
1000 Uluohia St., Suite 201  
Kapolei, HI 96707

George I. Atta, FAICP, Director  
Department of Planning and Permitting, C&C Honolulu  
650 South King St., 7<sup>th</sup> Floor  
Honolulu, HI 96813

Re: Concerns regarding the *“Building for Supplemental Environmental Project at H-Power”* final environmental assessment [RH 16-027] and *“Public Infrastructure Map Revision for ‘Ewa Leeward Refuse Collection Baseyard”* [2015/PIM-5]  
Honouliuli Ahupua‘a, ‘Ewa Moku, O‘ahu Mokuupuni  
Tax Map Key (1) 9-1-026:033, 034, 035

Aloha Mr. Lanuevo:

The Office of Hawaiian Affairs (OHA) writes you to express our concerns regarding the project entitled *“Building for Supplemental Environmental Project at H-Power”* (“Solar Building project”). Our agency previously submitted comments on the draft environmental assessment (EA) for this project by letter dated September 8, 2015. The proposing agency, the Refuse Division of the Department of Environmental Services (ENV-Refuse) for the City and County of Honolulu (C&C Honolulu), provided a response to our comments by letter dated November 19, 2015. On December 23, 2015, the final EA for the project was published in the Environmental Notice by the Office of Environmental Quality Control.

Having reviewed the final EA and additional documentation relevant to this project, OHA would like to raise additional concerns to the attention of ENV-Refuse, related to the grading activities and additional uses planned for the parcel. Based on information added to the

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DEPT. OF PLANNING & PERMITTING  
CITY AND COUNTY OF HONOLULU

final EA, it now appears that the Solar Building project will require substantial grading and fill work, all of which has a heightened potential to disturb subsurface Native Hawaiian cultural features and sensitive habitats nearby. We also have concerns regarding the potential use of the three subject parcels as a baseyard, as described in a separate memorandum from the C&C Honolulu, Department of Planning and Permitting (DPP), entitled "*Public Infrastructure Map Revision for 'Ewa Leeward Refuse Collection Baseyard.*"

Mass grading activities have the potential to adversely affect Native Hawaiian cultural resources

Specific information on grading activities was not contained in the draft EA, but was later added to the final EA, apparently in response to comments on the draft EA by DPP. The final EA states that "[t]he area to be graded is approximately 9.25 acres with approximately 560 cubic yards of excavation required and approximately 14,800 cubic yards of fill required."<sup>1</sup> The final EA also includes a newly introduced "Figure S3: Site Layout Plan"<sup>2</sup> which depicts additional improvements not previously shown on maps in the draft EA. The final EA states that grading is necessary "in order to meet the proposed finish floor elevation for the new Solar Building" and for "the construction of a new drainage swale and detention basin at the northwestern side of the project site."<sup>3</sup>

The descriptions of grading activities added to the final EA are a notable increase beyond the general grading descriptions provided in the draft EA. In the draft EA, grading appeared to be limited to the building footprint, measuring no more than 142,000 square feet or about 3 acres.<sup>4</sup> In the final EA, the area to be graded was revealed to be nearly three times larger, with the additional disclosure that approximately 14,800 cubic yards of fill would be required, mainly to fill an existing drainage swale that runs through the proposed location of the building footprint. In order to meet this fill volume, a high percentage of the three parcels (if plant and archaeological sanctuaries are excluded) will need to be graded to meet the 9.25 grading area and generate the necessary 14,800 cubic yards of fill for the Solar Building project.

The scale of the grading raises serious concerns over potential impacts to unidentified subsurface features, given that the Solar Building site has already been shown to contain concentrations of subsurface paleontological and cultural materials. The karst systems and sinkholes of the 'Ewa plain are known to contain subsurface cultural materials and past ground disturbance at or near this site has already yielded cultural materials. As noted in the final EA, an archaeological inventory survey of Parcel 035 in 2010 found avifaunal remains in all test excavations, leading to the designation of Sinkhole 9 as a historic site (SIHP No. 50-80-12-7417) and the preservation of a concentration of sinkholes on Parcel 035. A Native Hawaiian burial was also discovered during the construction of the nearby H-Power facility.

Our agency also has concerns over the impacts of grading to natural resources on the parcels, given that the site contains several endangered plant preserves and anchialine pond

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<sup>1</sup> Solar Building final EA, p. 14.

<sup>2</sup> *Id.* p. 13.

<sup>3</sup> *Id.* pp. 14-15.

<sup>4</sup> See Solar Building draft EA, p.9 (Figure S1: Conceptual Solar Building Layout Plan).

features. Anchialine ponds, by their very nature, are water bodies interconnected by a network of subsurface connections that transport water to and from these ponds. We have concerns that these subsurface connections, as well as underground water sources for the plant sanctuaries, could be impacted by poorly planned grading and compacting of the ground surface.

Accordingly, ENV-Refuse should consult with an anchialine pool biologist, as recommended by the U.S. Fish and Wildlife Service, and the plant sanctuary steward, Mr. Shad Kane, before proceeding with grading activities. Although the final EA contains references to consultation with Mr. Kane, these consultations appear to have occurred in 2004 and 2008, rather than as a separate consultation related to the Solar Building project and the grading activities described in the final EA.

#### Additional impacts to parcel under a proposed baseyard use

Our agency is also concerned about the future planned use of the Solar Building site as a baseyard. By memorandum dated January 8, 2016, OHA received a separate proposal to revise the 'Ewa Public Infrastructure Map to "add a Corporation Yard symbol so that a baseyard for City refuse trucks can be built on a City-owned site that already has a Solid Waste PIM symbol."<sup>5</sup> The C&C Honolulu ENV plans to use the three parcels of the Solar Building project to site "a baseyard, refuse convenience center, and other support facilities for the Refuse Division."<sup>6</sup>

The baseyard use was not described in the draft EA or final EA for the project, published in August and December 2015, respectively. Similarly, baseyard facilities, the refuse convenience center, and support facilities are not depicted on the Site Layout Plan that was added to the final EA.<sup>7</sup> Environmental impact statement rules require that for agency actions, "the agency shall assess at the earliest practicable time the significance of potential impacts of its actions, including the overall, cumulative impact in light of related actions in the region and further actions contemplated."<sup>8</sup>

The additional actions associated with the proposed baseyard use raise additional concerns over ground disturbing activities at the Solar Building site. Additional paving for a baseyard, refuse convenience center, and support facilities would reduce the permeable surfaces on the parcel, further increasing the likelihood of disrupting underground water sources that serve the plant preserve areas and anchialine ponds. We urge C&C ENV to reconsider the scope of the EA for the Solar Building project to include the baseyard use also proposed by ENV.

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<sup>5</sup> Memorandum from George I. Atta, Director, Department of Planning and Permitting, to Federal, State, and City Agencies (Jan. 8, 2016).

<sup>6</sup> *Id.*

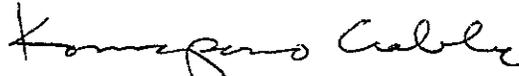
<sup>7</sup> See Solar Building final EA, p.13 (Figure S3: Site Layout Plan).

<sup>8</sup> Haw. Admin. R. § 11-200-5(a).

Manuel S. Lanuevo, ENV-Refuse  
January 28, 2016  
Page 4

Thank you for the opportunity to raise these additional concerns with your respective agencies. Should you have questions regarding this letter, please have staff contact Everett Ohta, OHA Lead Compliance Specialist, at 594-0231 or by email at everetto@oha.org.

‘O wau iho nō me ka ‘oia ‘i‘o,



Kamana ‘opono M. Crabbe, Ph.D.  
Ka Pouhana, Chief Executive Officer

KC:eo

C: Eugene Takahashi, Dept. of Planning and Permitting ✓  
Mike Watkins, Dept. of Planning and Permitting  
Thomas Blair, Dept. of Planning and Permitting  
Susan Lebo, State Historic Preservation Division

*\*Please address replies and similar, future correspondence to our agency:*

*Dr. Kamana ‘opono Crabbe  
Attn: OHA Compliance Enforcement  
560 N. Nimitz Hwy., Ste. 200  
Honolulu, Hawai ‘i 96817*



**OFFICE OF PLANNING  
STATE OF HAWAII**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE  
GOVERNOR

LEO R. ASUNCION  
DIRECTOR  
OFFICE OF PLANNING

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <http://planning.hawaii.gov/>

Ref. No. P-15040

February 8, 2016

Mr. George I. Atta, FAICP  
Director  
Department of Planning and Permitting,  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Attn.: Mike Watkins

Dear Mr. Atta:

Subject: Public Infrastructure Map Revision for Ewa Leeward Refuse Collection  
Baseyard, 2015/PIM-5;  
TMK: (1) 9-1-026:033-035

Thank you for the opportunity to provide comments on the Public Infrastructure Map (PIM) Revision Ewa Leeward Refuse Collection Baseyard. This request was transmitted to our office by letter dated January 8, 2016.

It is our understanding that this PIM revision is for budgetary purposes for planning and construction activities and that an environmental disclosure document has yet to be developed for this project. The Office of Planning (OP) has no comments to offer at this time.

When a Draft Environmental Assessment for this project is ready for agency review, OP would like to receive a copy of this document. If you have any questions regarding this comment letter, please contact Josh Hekeia of our office at (808) 587-2845.

Sincerely,

Leo R. Asuncion  
Director

RECEIVED  
16 FEB 11 PM 3:38  
DEPT. OF PLANNING  
ATTN: ASUNCION

2016/EI09-465



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Boulevard, Room 3-122  
Honolulu, Hawai'i 96850

In Reply Refer To:  
01EPIF00-2016-TA-0165

Mr. George I. Atta  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Subject: Technical Assistance for the Ewa Public Infrastructure Map Revision for the Leeward Refuse Collection Baseyard (2015/PIM-5), Kapolei, O'ahu

FEB 18 2016  
16 FEB 22 P 3:33  
RECEIVED  
DEPARTMENT OF PLANNING  
AND PERMITTING  
CITY AND COUNTY OF HONOLULU

Dear Mr. Atta:

The U.S. Fish and Wildlife Service received your letter on January 19, 2016, requesting our review and comments on the proposed revision to the Ewa Public Infrastructure Map (PIM) for the Leeward Refuse Collection Baseyard (project number 2015/PIM-5). The proposed project is located on City and County of Honolulu land at Campbell Industrial Park, abutting the west side of the H-POWER plant and the south side of the Chevron Refinery, at the north end of Kaomi Loop, Kapolei, O'ahu [TMK's: (1) 9-1-026:033, 034, and 035]. The Ewa PIM will be revised to add a Corporation Yard symbol for a City refuse collection baseyard and a parking and servicing center for City refuse trucks. Other uses planned for the site include a refuse convenience center and a Refuse Division support facility. The project will allow the Refuse Division's Pearl City collection fleet to relocate from a cramped space at the Pearl City Corporation Yard to a new and larger facility at the proposed project site. The proposed project site will be sized to accommodate all of the Refuse Division's existing vehicles (approximately 40 trucks) serving the Halawa/Ewa area and allow for future expansion capability.

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawai'i Biodiversity and Mapping Program as it pertains to listed species and designated critical habitat in accordance with section 7 of the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C. 1531 *et seq.*). Our data indicate that the federally and State listed endangered plant *Achyranthes splendens* var. *rotundata* is present in enclosed fence areas at the proposed project site. In addition, the proposed project is within the federally designated critical habitat unit O'ahu Coastal-Unit 13. Other species documented within the general project vicinity include the federally endangered Hawaiian waterbirds; the Hawaiian stilt or ae'o (*Himantopus mexicanus knudseni*), Hawaiian common moorhen or 'alae 'ula (*Gallinula chloropus sandvicensis*), and Hawaiian coot or 'alae ke'oke'o (*Fulica alai*), the endangered

Hawaiian hoary bat or ope‘ape‘a (*Lasiurus cinereus semotus*), the endangered Hawaiian petrel or ‘ua‘u (*Pterodroma sandwichensis*), and the wedge-tailed shearwater or ‘ua‘u kani (*Puffinus pacificus*), a seabird protected under the Migratory Bird Treaty Act [16 U.S.C. 703-712] (MBTA).

This area also has a high concentration of unique limestone anchialine pool communities. The anchialine pools support two anchialine pool shrimp: the at-risk opae ula (*Halocaridina rubra*) and *Metabetaeus lohena*. Additionally, there are restored pools near your location that have begun translocation of the orange black damselfly (*Megalagrion xanthomelas*), a species proposed to be listed as endangered. We offer the following comments for your consideration.

#### *Achyranthes splendens* var. *rotundata* and O‘ahu Coastal-Unit 13

*Achyranthes splendens* var. *rotundata* is an herbaceous species that may have seedlings appear within the proposed project area at any time. This critical habitat unit is occupied by the endangered *Achyranthes splendens* var. *rotundata*, and is designated unoccupied critical habitat for 6 additional federally endangered plants (*Bidens amplexans*, *Centaurium sebaeoides*, *Chamaesyce celastroides* var. *kaenana*, *Schiedea kealiae*, *Sesbania tomentosa*, and *Vigna oahuensis*). All 7 of these plant species face a plethora of threats, including but not limited to, fire, non-native plants, and loss of habitat. Critical habitat is the scientifically calculated land area within the range of one or more species that is essential to the conservation of the species by providing the physical and biological features necessary for the expansion of the existing wild population. We recommend a qualified botanist survey for listed plants prior to any detrimental construction activities resulting from your proposed project.

#### Hawaiian waterbirds

The Hawaiian stilt, Hawaiian coot, and Hawaiian common moorhen, collectively referred to as Hawaiian waterbirds, occur at various sites within the vicinity of the project area (e.g., Chevron Refinery, Pearl Harbor). Hawaiian waterbirds, in particular, the Hawaiian stilt, is known to nest in sub-optimal locations (e.g., any ponding water) if present. Hawaiian waterbirds attracted to sub-optimal habitat may suffer adverse impacts, such as predation, reduced reproductive success due to disturbance within the vicinity of a nest, injury or death from being hit by a vehicle or exposure to contaminated material and thus the project may create an attractive nuisance. Therefore, we recommend you design the facility in a manner that minimizes the amount of time standing water is present, eliminates open water or prevents waterbirds from accessing open water, thereby, reducing the potential to attract waterbirds and shorebirds.

#### Hawaiian hoary bat

The Hawaiian hoary bat is most often observed foraging in open areas, near the edges of forests, or over open water. Hawaiian hoary bats have been documented traveling up to 6.8 mi (11 km) one way in single night to forage (Bonaccorso 2015, p. 69). The area surrounding the project area is an industrial area interspersed with open areas. Forested areas are located approximately three miles east of the project area adjacent to Kalaeloa Airport and five miles north in the Waianae Mountains. Based upon the above information, as well as Hawaiian hoary bats being observed in various locations throughout O‘ahu, it is anticipated that bats may potentially forage within the project area.

One threat to the Hawaiian hoary bat includes entanglement on barbed wire fences (Service 2011, pp. 8-9). Hawaiian hoary bats are more vulnerable to barbed wire fences that occur in open areas than fences in forested areas (Jeffrey 2007 pers. comm. 2007). Therefore, if fencing is needed for the project, the Service recommends barbed wired not be used.

The Hawaiian hoary bat roosts in both exotic and native woody vegetation and, while foraging, will leave young unattended in “nursery” trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the breeding season, there is a risk that young bats could inadvertently be harmed or killed since they are too young to fly or may not move away. To minimize impacts to the endangered Hawaiian hoary bat, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Site clearing should be timed to avoid disturbance to Hawaiian hoary bats in the project area.

#### Hawaiian seabirds

Outdoor lighting, such as street lights and night-time work, can adversely impact listed and migratory seabird species found in the vicinity of the proposed project. Seabirds fly at night and are attracted to artificially lighted areas which can result in disorientation and subsequent fallout due to exhaustion or collision with objects such as utility lines, guy wires, and towers that protrude above the vegetation layer. Once grounded, they are vulnerable to predators or often struck by vehicles along roadways. Wedge-tailed shearwater nesting colonies are located on offshore islets and several locations on O‘ahu and every year many young shearwaters are downed and struck along O‘ahu roadways. Any increase in the use of night-time lighting, particularly during each year’s peak fallout period (September 15 through December 15), could result in additional seabird injury or mortality.

If night-time work is proposed for your project, impacts to seabirds can be minimized by shielding outdoor lights to the maximum extent possible, eliminating night-time construction, and providing all project staff with information about seabird fallout. All lights, including street lights, should be shielded so the bulb can only be seen from below and use the lowest wattage bulbs possible. The project should address all potential impacts to seabirds and outline conservation measures to minimize these impacts.

#### Anchialine Pools

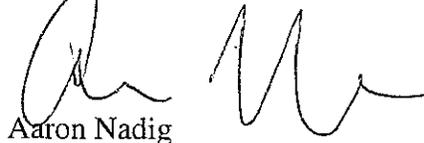
Since there are numerous anchialine pools in the vicinity of the proposed project area, the Service recommends incorporating an anchialine pool biologist into your proposed project plan to ensure that the integrity of any existing anchialine pools and listed species within them are not compromised (*e.g.*, filled in, crushed, etc.) by the proposed activities.

If it is determined that the proposed project may affect federally listed species, we recommend you contact our office in the planning process so that we may assist you with 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 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 laying out the proposed actions, determine the effects of the action on affected fish and wildlife species and their habitats, and define measures to minimize and mitigate adverse effects.

We appreciate your efforts to conserve Hawai'i's listed species. If you have questions regarding information contained in this letter please contact Leila Gibson, Fish and Wildlife Biologist (phone: 808-792-9400, email: Leila\_Gibson@fws.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Nadig', written in a cursive style.

Aaron Nadig  
Island Team Manager  
O'ahu, Kaua'i, North Western Hawaiian Islands,  
and American Samoa

Literature Cited

Bonaccorso, F. J., C. M. Todd, A. C. Miles, and P. M. Gorresen. 2015. Foraging range movements of the endangered Hawaiian hoary bat, *Lasiurus cinereus semotus* (Chiroptera: Vespertilionidae). *Journal of Mammalogy* 96: 64-71.

Jeffrey, J. 2007. Personal Communication. Biologist, Hakalau National Wildlife Refuge, United States Fish and Wildlife Service.

U.S. Fish and Wildlife Service. 2011. Hawaiian Hoary Bat (*Lasiurus cinereus semotus*), 5-Year Review Summary and Evaluation. 13 pp.

#### IV. RECOMMENDATION

Based on the foregoing Findings of Fact and Analysis, the Department of Planning and Permitting recommends that this Ewa Public Infrastructure Map (PIM) revision be approved. The Corporation Yard symbol of this PIM revision is needed to allow the relocation of the Refuse Division's Ewa District Baseyard out of the Pearl City Corporation Yard. The new baseyard will be sized to accommodate all of the existing refuse trucks that service the Aiea/Ewa area.

#### V. ATTACHMENTS

The project summary, location map, and flood hazard map are provided in Attachment A. Comments which have been received from public agencies and others are provided in their entirety in Attachment B. The draft PIM resolution and map (Exhibit A) are provided in Attachment C.

Dated at Honolulu, Hawaii, this 31<sup>st</sup> day of March, 2016.

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

By  \_\_\_\_\_  
George I. Atta, FAICP  
Director

Attachments

**ATTACHMENT C  
(DRAFT RESOLUTION)**



RESOLUTION

ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE MAP FOR THE EWA DEVELOPMENT PLAN AREA, KAPOLEI, OAHU, HAWAII

WHEREAS, the Refuse Division of the Department of Environmental Services is responsible for the City's refuse collection service; and

WHEREAS, the Refuse Division currently provides refuse collection service to the communities from Halawa to Honokai Hale out of its Ewa District Baseyard at the 4.3-acre Pearl City Corporation Yard, which it shares with two Department of Facility Maintenance baseyards; and

WHEREAS, the Pearl City Corporation Yard has become dilapidated and too small for all three baseyards, as evidenced by the City's ongoing Capital Improvement Program project (CIP No. 1994015) to expand and partially rebuild and renovate the Division of Road Maintenance's portion of the Pearl City Corporation Yard; and

WHEREAS, the Refuse Division is preparing to construct a new H-POWER warehouse with a photovoltaic solar array on its roof on a portion of a vacant 23-acre City-owned property next to its H-POWER plant in Ewa, as part of a federal consent decree that H-POWER generate its own internal electrical power needs; and

WHEREAS, the Refuse Division is now proposing to construct on another part of this 23-acre site a larger and more modern Ewa District baseyard and by vacating its portion of the Pearl City Corporation Yard, to free up its existing space for the Division of Automotive Equipment Services to expand its own baseyard there; and

WHEREAS, the Public Infrastructure Map for the Ewa Development Plan area has been adopted under Resolution No. 97-325, CD1; and

WHEREAS, Chapter 4, Article 8, Revised Ordinances of Honolulu, 1990, as amended, requires a major public facility, including a corporation yard, to be shown on the appropriate public infrastructure map; and

WHEREAS, the Leeward Refuse Collection Baseyard project, shown on Exhibit A, is consistent with the adopted General Plan and the Ewa Development Plan; now, therefore

DPP-PIM5.R16



**RESOLUTION**

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BE IT RESOLVED by the Council of the City and County of Honolulu that the Public Infrastructure Map for the Ewa Development Plan area be revised to include a symbol for a corporation yard as shown on Exhibit A; and

BE IT FURTHER RESOLVED by the Council of the City and County of Honolulu that the corporation yard symbol shall be deleted from the Ewa Public Infrastructure Map by administrative procedure once completion of all necessary components has been certified by the Department of Environmental Services to the Department of Planning and Permitting and the City Council; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the City Clerk is hereby directed to transmit copies of this Resolution to George I. Atta, FAICP, Director, Department of Planning and Permitting; and Lori M. K. Kahikina, P.E., Director, Department of Environmental Services, immediately upon its approval.

INTRODUCED BY:

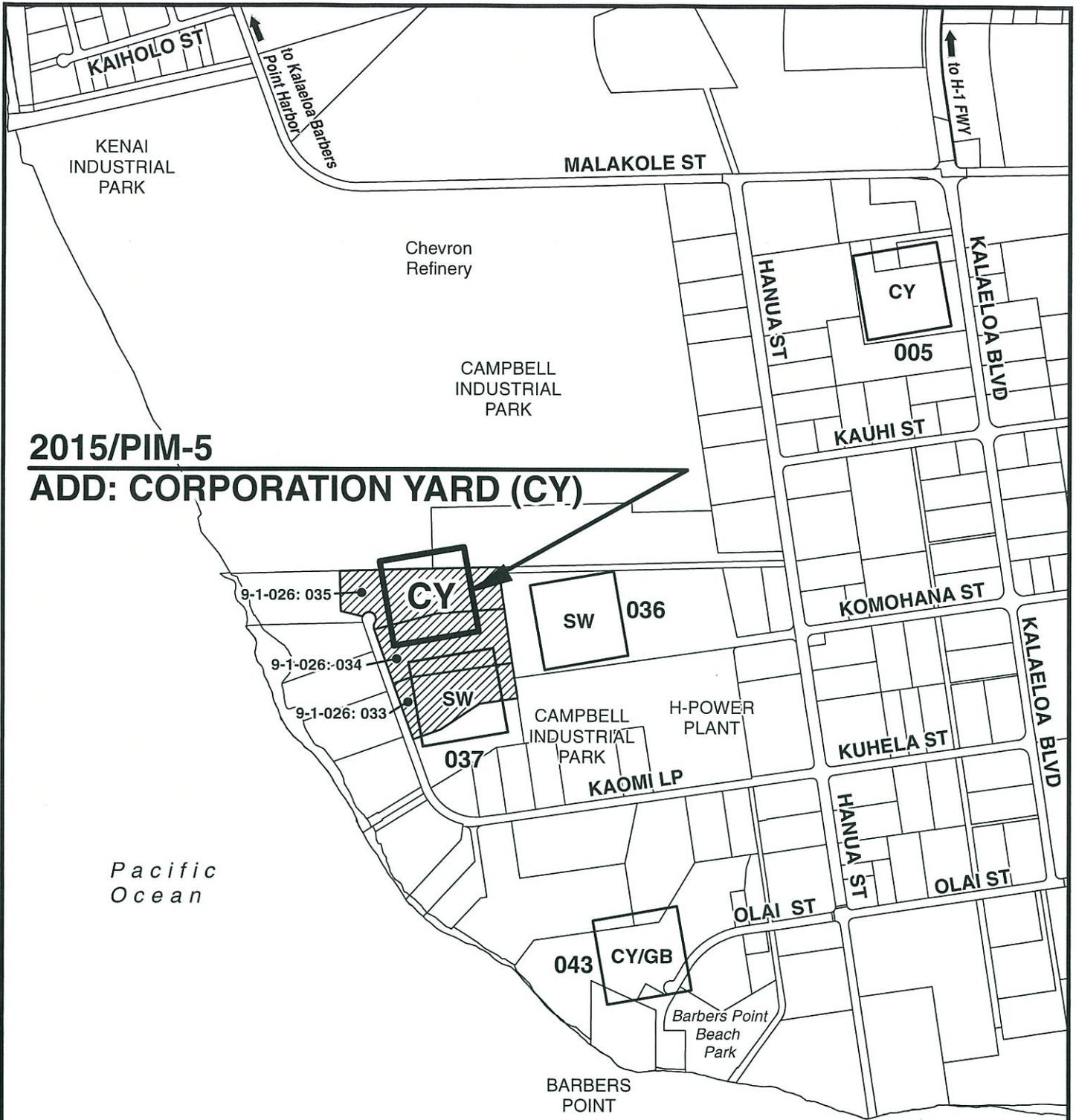
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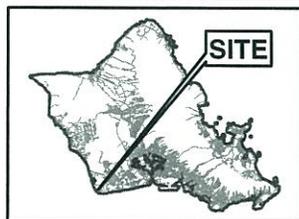
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\_\_\_\_\_  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers



**2015/PIM-5**  
**ADD: CORPORATION YARD (CY)**



VICINITY MAP

**PUBLIC INFRASTRUCTURE  
MAP REVISION FOR EWA**

**LEGEND**

- CY - CORPORATION YARD
- SW - SOLID WASTE FACILITY
- GB - GOVERNMENT BUILDING



**PROJECT SITE -**  
**TMKS: 9-1-026: 033, 034 & 035**

**FOLDER NO.: 2015/PIM-5**

