

APPENDIX A-1: PRE-ASSESSMENT CONSULTATION LETTERS AND RESPONSES

Page Blank



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96888-5440

July 28, 2010

REPLY TO
ATTENTION OF:

INTERNATIONAL, INC.
RECEIVED
JUL 30 2010
den
FILE

Regulatory Branch

File No. POH-2010-00185

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

Dear Mr. Minakami:

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

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

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

Once an aquatic resource inventory is conducted, the landowner should submit a request to our office for a jurisdictional determination. Note that regulated waterbodies may be permanent, temporary, or ephemeral and may be natural, human-altered, or human-made. Only the Corps has authority to determine if a waterbody is jurisdictional. The Corps can then determine what, if any, regulations may apply to potential work within jurisdictional waterbodies. This

information can greatly assist in the design phase of the project as well as any pre-application meetings with our agency if impacts to jurisdictional waters are proposed.

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

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

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

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch



501 Summer Street
 Suite 620
 Honolulu, Hawaii 96817
 Phone: (808) 531-1308
 Fax: (808) 521-7348
www.ssfm.com

September 16, 2010

SSFM 2007_086.004

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

Dear Mr. Young:

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

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

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

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

SSFM INTERNATIONAL, INC.

Dean Minakami

Dean Minakami
 Planner



United States Department of the Interior

FISH AND WILDLIFE SERVICE
 Pacific Islands Fish and Wildlife Office
 300 Ala Moana Boulevard, Room 3-122, Box 50088
 Honolulu, Hawaii 96850



RECEIVED
 AUG 23 2010
 dcm

In Reply Refer To:
 2010-TA-0402

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

AUG 19 2010

Subject: Preparation of an Environmental Assessment for Land Acquisition of Kalaeloa Barbers Point Harbor Expansion, Ewa, Oahu

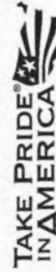
Dear Mr. Minakami:

This letter acknowledges the U.S. Fish and Wildlife Service's (Service) receipt of your letter on July 15, 2010, in which you requested assistance regarding the preparation of a draft Environmental Assessment (DEA) for the proposed State of Hawaii Department of Transportation acquisition of 63.57 acres in the James Campbell Industrial Park on the island of Oahu [TMK (1) 9-1-014:026]. The purpose of the acquisition is to allow for the future expansion of the Barbers Point Harbor.

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Two federally endangered plants, Ewa hinahina (*Achyranthes splendens* var. *rotundata*) and Ewa plains akoko (*Chamaesyce skottsbergii* var. *kalaeloana*) are known to occur near the proposed project location. This area also has a high concentration of unique limestone anchialine pool communities. The anchialine pools support opae ula (*Halocaridina rubra*), an at risk anchialine pool shrimp, and *Metabetaeus lohena*, an anchialine pool shrimp that is a candidate for listing under the Endangered Species Act (ESA). Additionally, there are restored pools near your location that have begun translocation of the orangeblack damselfly (*Megalagrion xanthomelas*), also a candidate species.

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

If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency,



FILE COPY

Mr. Dean Minakami

2

then that 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 that identifies the effects of the action on listed species and their habitats, and defines measures to minimize and mitigate those adverse effects.

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

Sincerely,



for Loyl Mehrhoff
Field Supervisor



501 Summer Street
Suite 620
Honolulu, Hawaii 96817
Phone: (808) 531-1308
Fax: (808) 521-7348
www.ssfm.com

September 16, 2010

SSFM 2010_068.000

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

Dear Ms. Loyl Mehrhoff:

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

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

We appreciate the information provided regarding federally listed species that may be impacted by the project. The subject Environmental Assessment is specific to acquisition of the project site by the Department of Transportation, Harbors Division (DOT-HAR). DOT-HAR will be developing plans in the future identifying specific uses for the property. When the plans have been finalized, DOT-HAR will prepare subsequent environmental review documentation, including an assessment of impacts to federally listed species.

A copy of the Draft EA will be provided when published.

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

Sincerely,

SSFM INTERNATIONAL, INC.



Dean Minakami
Planner

501 Summer Street
Suite 620
Honolulu, Hawaii 96817
Phone: (808) 531-1308
Fax: (808) 521-7348
www.ssfm.com



September 16, 2010

SSFM 2007_086.004

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

Dear Ms. Salmonson:

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

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

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

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

SSFM INTERNATIONAL, INC.

Dean Minakami
Planner

RECEIVED
JUL 27 2010

CHRYMEL L. FUNGBO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to
File:
EPO-13262



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

July 22, 2010

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

Dear Mr. Minakami:

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

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

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

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

Sincerely,

GENEVIEVE SALMONSON, Acting Manager
Environmental Planning Office

FILE COPY

DAR 3226

Laura N. Thiblen
Board of Land and Natural Resources
Commissioner of Water Resources Management



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 21, 2010

RECEIVED
LAND DIVISION
2010 AUG -4 P 1:44
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

MEMORANDUM

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

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaheo Barbers Point Harbor Expansion
LOCATION: Island of Oahu
APPLICANT: SSFM International on behalf of Department of Transportation

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by August 5, 2010.
If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: *M. Unoki*
Date: 8-2-10



Linda Lingle
Governor of Hawaii



Laura N. Thiblen
Board of Land and Natural Resources
Commissioner of Water Resources Management

SEFM INTERNATIONAL, INC
RECEIVED

AUG 06 2010

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 5, 2010

FILE COPY

SSFM International
501 Summer Street Suite 620
Honolulu, Hawaii 96817

Attention: Mr. Dean Minakami, Senior Project Planner
Ladies and Gentlemen:

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

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

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

Sincerely,

Morris M. Atta
Morris M. Atta
Acting Administrator



21 PM02-42 ENGINEERING

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 21, 2010

RECEIVED
LAND DIVISION
2010 AUG -4 A 8:46
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

MEMORANDUM

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

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaheo Barbers Point Harbor Expansion
LOCATION: Island of Oahu
APPLICANT: SSFM International on behalf of Department of Transportation

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

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

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:
Date: 8/13/10

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

I.D. Charlene Unoki
RE: Pre-Assessment Consultation for Kalaheo Barbers Point Harbor Expansion
Oahu, 785

COMMENTS

- We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone _____.
- Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone D. The Flood Insurance Program does not have any regulations for developments within Flood Zone D.
- Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
 - Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting
 - Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works
 - Mr. Francis Cerro at (808) 270-7771 of the County of Maui, Department of Planning.
 - Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- Additional Comments: _____
- Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed:
Date: 8/13/10
Charlene Unoki, Assistant Administrator

LINDA LINGLE
ADMINISTRATOR



RECEIVED
LAND DIVISION

2010 JUL 29 P 3:11

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCE MANAGEMENT
HONOLULU, HAWAII 96809

LAURA H. THIELEN
COMMISSIONER
WILLIAM D. BALEOUR, JR.
NEAL S. FUJIMOTO
CHRYOME L. FUJIMOTO, M.D.
LAWRENCE H. MIKE, M.D., J.D.
BERNARD H. O'RIE
ADMINISTRATIVE SERVICES

July 29, 2010

REF: Kalaheoa Barbers Pt Harbor Expansion Pre-DEA

TO: Morris Atta, Administrator
Land Division

FROM: Lenore N. Ohye, Acting Deputy Director
Commission on Water Resource Management

SUBJECT: Acquisition of Lands for the Development of Kalaheoa Barbers Point Harbor Expansion, Ewa, Oahu
Pre-Assessment Consultation for Draft Environmental Impact Statement

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

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

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the re-classification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/epb/index.html>.

DRF-1A 06/19/2008

Morris Atta, Administrator
Page 2
July 29, 2010

- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbead/czrm/initiative/ld.php>.
- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at http://hawaii.gov/dlnr/cwrm/resources_permits.htm.

- 8. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water.
- 9. A Well Construction Permit(s) is (are) required any well construction work begins.
- 10. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 11. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 12. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 13. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- 14. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- 15. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 16. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

OTHER:

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

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

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

DRF-1A 06/19/2008



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 21, 2010

MEMORANDUM

TO: *Tom*

DLNR Agencies:

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

TO: *Tom*

FROM: Charlene Unoki, Assistant Administrator
 SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaela Barbers Point Harbor Expansion
 LOCATION: Island of Oahu
 APPLICANT: SSFM International on behalf of Department of Transportation

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

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

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Charlene Unoki*
Date: *7/22/10*

JUL 27 10PM 14680K DTU



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 21, 2010

MEMORANDUM

TO: *Tom*

DLNR Agencies:

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

FROM: *Tom*

FROM: Charlene Unoki, Assistant Administrator
 SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Acquisition of Lands for Kalaela Barbers Point Harbor Expansion
 LOCATION: Island of Oahu
 APPLICANT: SSFM International on behalf of Department of Transportation

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

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

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Tom*
Date: *July 22, 2010*



501 Summer Street
 Suite 620 Honolulu, Hawaii 96817
 Phone: (808) 531-1308
 Fax: (808) 521-7348
www.ssfm.com

September 16, 2010

SSEM 2007_086.004

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

Dear Mr. Atta:

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

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

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

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

SSFM INTERNATIONAL, INC.

Dean Minakami

Dean Minakami
 Planner

SSFM INTERNATIONAL, INC.
 RECEIVED
 AUG 18 2010
 4:04m
 Ref. No.: PL KALAELOA 17.2.4a
 FILE

August 16, 2010

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

Dear Mr. Minakami:

Subject: Acquisition of Lands for the Development of Kalaela Barber's Point Harbor Expansion
 Pre-Assessment Consultation for Draft Environmental Assessment
 Tax Map Key 9-1-014-026 Ewa, Oahu, Hawaii

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

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

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

Sincerely,

Anthony J. H. Chung
 Anthony J. H. Chung
 Executive Director

AJHC/TM:py



Linda Lingle
 Governor

C. Scott Bradley
 Chairperson

Anthony J. H. Chung
 Executive Director

461 Cooke Street
 Honolulu, Hawaii
 96813

Telephone:
 (808) 594-0300

Facsimile:
 (808) 594-0299

E-Mail
contact@hdaweb.org

Web site
www.hdaweb.org

FILE COPY



501 Summer Street
 Suite 620
 Honolulu, Hawaii 96817
 Phone: (808) 531-1308
 Fax: (808) 521-7348
www.ssfm.com

September 16, 2010

SSFM 2010_068.000

Mr. Anthony J.H. Ching, Executive Director
 Hawai'i Community Development Authority
 461 Cooke Street
 Honolulu, Hawai'i 96813

Dear Mr. Ching:

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

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

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

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

Sincerely,

SSFM INTERNATIONAL, INC.

Dean Minakami
 Planner

SSFM INTERNATIONAL, INC.

RECEIVED

AUG 13 2010



BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
 630 SOUTH BERETANIA STREET
 HONOLULU, HI 96843

August 9, 2010

KIRK W. CALDWELL, Acting Mayor
 RANDALL Y. S. CHUNG, Chairman
 THERESIA C. MAIURRO
 ADAM C. WONG
 SCOTTREY S. CUDAMAT, Ex-Officio
 BRENNON T. MORIOKA, Ex-Officio
 WAYNE M. HASHIRO, P.E.
 Manager and Chief Engineer
 DEAN A. MINAKAMI
 Deputy Manager

FILE

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

Dear Mr. Minakami:

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

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

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

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

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

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

Very truly yours,

PAUL S. KIKUCHI
 Chief Financial Officer
 Customer Care Division

FILE COPY



501 Sumner Street
 Suite 620
 Honolulu, Hawaii 96817
 Phone: (808) 531-1308
 Fax: (808) 521-7348
www.ssfm.com

September 16, 2010

SSFM 2010_068.000

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

Dear Mr. Kikuchi:

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

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

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

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

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

Sincerely,

SSFM INTERNATIONAL, INC.

Dean Minakami

Dean Minakami
 Planner

DEPARTMENT OF TRANSPORTATION SERVICES
 CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
 HONOLULU, HAWAII 96813
 Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov



PETER B. CARLISLE
 MAYOR

SSFM INTERNATIONAL, Inc.

WAYNE Y. YOSHIOKA
 ACTING DIRECTOR
 SHARON ANN THOM
 ACTING DEPUTY DIRECTOR
 KENNETH TORU HAMAYASU, P.E.
 SECOND DEPUTY DIRECTOR

RECEIVED
 067-2 0-2010
 jkc
 TKS
 TP9/10-384675R
 FILE

October 18, 2010

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

Dear Mr. Minakami:

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

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

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

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

Very truly yours,

Wayne Yoshioka
 WAYNE Y. YOSHIOKA
 Acting Director

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK W. CALDWELL
ACTING MAYOR



WAYNE Y. YOSHIOKA
DIRECTOR
SHARON ANN THOM
DEPUTY DIRECTOR
KENNETH TORU HAMAYASU P.E.
DEPUTY DIRECTOR

RECEIVED

AUG 13 2010

dm

TP8/10-375397R

August 10, 2010

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

Dear Mr. Minakami:

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

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

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

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

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

Very truly yours,
Wayne Y. Yoshioka

WAYNE Y. YOSHIOKA
Director



501 Sumner Street
Suite 620
Honolulu, Hawaii 96817
Phone: (808) 531-1308
Fax: (808) 521-7348
www.ssfm.com

September 16, 2010

SSFM 2010_068.000

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

Dear Mr. Yoshioka:

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

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

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

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

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

Sincerely,

SSFM INTERNATIONAL, INC.

Dean Minakami

Dean Minakami
Planner

FILE COPY