

**DEPARTMENT OF THE NAVY
UNITED STATES MARINE CORPS**

**FINDING OF NO SIGNIFICANT IMPACT FOR THE PROPOSED PALI KILO BEACH COTTAGES
EXPANSION PROJECT AT MARINE CORPS BASE HAWAII, KANEOHE BAY, OAHU, HAWAII**

Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, the Council on Environmental Quality regulations (40 CFR Parts 1500-1508) implementing the procedural provisions of NEPA, Environmental Compliance and Protection Manual, Chapter 12, Marine Corps Order (MCO) P5090.2A CH 3 of 26 August 2013, and U.S. Marine Corps (USMC) NEPA Manual (Version 2 of September 2011), the USMC gives notice that an Environmental Assessment (EA) has been prepared for the Pali Kilo Beach Cottages Expansion Project at Marine Corps Base Hawaii (MCBH), Kaneohe Bay, Oahu, Hawaii. Based upon the EA, the proposed action was determined to not result in significant impacts to the human or natural environment; therefore, an Environmental Impact Statement (EIS) is not required.

Background: The Marine Corps Community Services (MCCS) manages 11 existing single and duplex recreational cottages (13 units) in the Pali Kilo district of MCBH, Kaneohe Bay, Oahu, Hawaii. MCCS is proposing the development of additional recreational cottages. The purpose of this proposed action is to increase the number of existing recreational cottages to meet current and future demand, and promote the overall morale and welfare of the USMC and U.S. Department of Defense (DOD) community. The need to increase MCCS's recreational lodging at Pali Kilo is due to high occupancy rates throughout the year resulting in long wait lists and having to frequently turn away guests. The proposed mix of additional lodging units would expand the range of affordable rental rates, and support MCCS's recreational housing program objectives.

Proposed Action: The proposed action would construct 19 new recreational cottages (16 duplex and 3 single), and an Efficiency Unit (EU) complex (14 units) comprising a total of 49 new lodging units within the 16.8-acre project site. The new cottages would be single-story, wood-framed buildings similar in character to the existing cottages and range in size from 950 square feet (single unit) to about 2,600 square feet (duplex unit).

The EU complex would consist of studio units in a cluster of single-story buildings and a separate maintenance building. The studio units would have a floor area of about 450 square feet. The maintenance building would be used for housekeeping, an administrative office, and storage. The EU complex would be constructed on a previously developed 0.44-acre site with an existing facility used to store emergency generators and other portable equipment. That use, referred to as the Building 1180 site, would be relocated to a new facility in a vacant area of the base along D Street.

Access driveways to the new cottages and supporting utilities such as electrical power, communication, potable water, and sewer collection would be constructed to connect with the existing systems serving the area. Proposed construction is intended to comply with a minimum Leadership in Energy and Environmental Design (LEED) Silver certification.

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The design and construction of the new cottages and EU complex would be implemented in phases, subject to MCCS funding and program priorities, starting in late 2016. It is estimated that this project should be completed within a 10-year timeframe.

Alternatives Analyzed: Alternatives to the proposed action included: 1) No Action Alternative; and 2) Pali Kilo Beach EU Alternative. The Pali Kilo Beach EU Alternative is a variation of the proposed action with up to 45 new lodging units constructed with the main difference being the EU complex now situated inland of Pali Kilo Beach instead of at the Building 1180 site. Two duplex cottages would be constructed at the Building 1180 site, and two duplex cottages proposed on the ridge overlooking Pali Kilo Beach would be eliminated. This alternative was rejected because of potential adverse effects on historic sites and impact upon biological resources from increased recreational usage at Pali Kilo Beach. The No Action Alternative was rejected because it would not meet the purpose and need for the proposed action.

Environmental Effects: The EA evaluated probable direct, indirect, and cumulative impacts of the proposed action and alternatives on relevant environmental resources. The proposed action would not result in significant impacts to the following resources: geology, topography, soils, natural and man-made hazards, air quality, noise, terrestrial biological resources, visual resources, land use compatibility, infrastructure, surface and water quality, and recreation. The Hawaii Coastal Zone Management Office has acknowledged that the proposed action is an activity covered by the 2009 Navy and Marine Corps *de minimis* list under the State of Hawaii Coastal Zone Management Act, and would not result in any reasonably foreseeable direct or indirect effects to uses or resources within the Hawaii Coastal Zone.

Marine Biological Resources. MCBH conducted informal consultation with the U.S. Fish and Wildlife Service (FWS) and the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS) under Section 7 of the Endangered Species Act. These parties agreed to a determination that the proposed action may affect, but is not likely to adversely affect, Federally threatened or endangered sea turtle species or the Hawaiian monk seal subject to mitigation consisting of implementing construction best management practices (BMP), measures addressing ocean recreation behavior (e.g. designating water craft launch areas, controlling vehicle access, etc.), and extensive outreach and education of guests by MCCS. MCBH also consulted on Essential Fish Habitat (EFH) with NMFS in accordance with the Magnuson-Stevens Fishery Conservation and Management Act of 1976. Although the proposed action's construction footprint is primarily terrestrial, future impacts to essential fish habitat are possible due to increased recreational activity in the nearshore marine environment. MCBH and NMFS agreed that the proposed action may affect EFH, but effects will be minimal and insignificant because BMPs and conservation measures will be taken to minimize and avoid adverse effects.

Cultural Resources. As part of the MCBH Section 106 consultation with the State Historic Preservation Officer (SHPO) and other consulting parties, construction of the proposed action (19 cottage buildings and 14-unit EU) would have had an adverse effect on several of the

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historic properties identified within the project's area of potential effect. However, modifications were made to reduce the number of lodging units from 49 to 33 to avoid these historic properties. Accordingly, only 12 cottage buildings and a smaller 10-unit EU complex will be constructed. The smaller EU complex layout would also be re-configured to avoid historic properties and encroachment into the floodplain at the Building 1180 site. The SHPO concurred with MCBH that the reduced number of cottages and smaller EU complex would avoid and have no adverse effect on historic properties. In addition, archaeological monitoring will be implemented during construction.

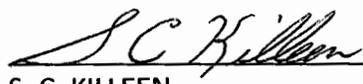
Public Involvement: A 30-day public review period for the Draft Finding of No Significant Impact (DFONSI) and EA for the proposed action was initiated with a Notice of Availability (NOA) published in the Honolulu Star-Advertiser on June 17, 18, and 19, 2016. Notice was also published in the July 8, 2016 edition of *The Environmental Notice*, the bi-monthly bulletin of the State Department of Health, Office of Environmental Quality Control (OEQC). In addition to the OEQC website, the NOA, DFONSI, and EA were made available to the public on the MCBH website.

No comments were received.

Finding: Based on the information gathered and analysis conducted during the preparation of this EA, the USMC has determined that the modified proposed action (reduced number of units and EU complex re-configuration) will have no significant impacts on the quality of the human or natural environment. Mitigation and best management practices will be implemented to further minimize both short-term construction and long-term effects on the environment. Consequently, an EIS is not required.

Point of Contact: For further information, please contact Naval Facilities Engineering Command Pacific, Building 258 Makalapa Drive, Suite 100, Pearl Harbor, Hawaii 96860-3134 (Attn: Pali Kilo Beach Cottages EA Project Manager).

21 SEP 2016
Date


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