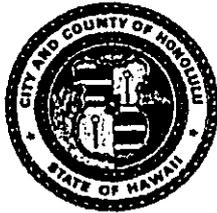


DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



March 28, 1990

RECEIVED

WALTER M. OZAWA
DIRECTOR

'90 APR -2 P5:39 HIROAKI MORITA
DEPUTY DIRECTOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dr. Marvin Miura, Director
Office of Environmental Quality Control
State of Hawaii
Kekuanaoa Building, Room 104
465 South King Street
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Negative Declaration for Kakela Beach Park
Acquisition

We are forwarding for your review and publication in the
OEQC Bulletin a Negative Declaration and four copies of
the Environmental Assessment for Kakela Beach Park
Acquisition.

The proposed action consists of City acquisition of a
11.115 acre private beach park identified by Tax Map Key:
5-5-01: 54.

Sincerely,

A handwritten signature in cursive script that reads "Hiroaki Morita".

HIROAKI MORITA, Acting Director

HM:js

1990-04-08-0A-IEA

Environmental Assessment
for
* Kakela Beach Park Acquisition
Koolauloa * Oahu, Hawaii
(Tax Map Key: 5-5-01: 54)

RECEIVED

'90 APR -2 P5:39

Proposing Agency:

Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Consulted Parties:

The following parties were asked for input prior to preparation of this Environmental Assessment.

Department of the Army (Corps of Engineers)
Department of Land and Natural Resources
Department of Health
University of Hawaii Environmental Center
Department of Land Utilization
Department of General Planning
Department of Public Works
Board of Water Supply
Honolulu Police Department
Honolulu Fire Department
Hawaiian Electric Company, Inc.
Hawaiian Telephone Company
Zions Securities Corporation
Koolauloa Neighborhood Board No. 28

I. Proposed Project.

A. Summary

The proposed action consists of City acquisition of an 11.115-acre private beach park identified by Tax Map Key: 5-5-01: 54. The property is currently owned by the Corporation of the President of the Church of Jesus Christ of Latter Day Saints.

B. Technical Characteristics

Zions Securities Corporation currently maintains and manages use of the property. After City acquisition, the City Department of Parks and Recreation will assume responsibility for maintenance and management. The property is adjacent to a recently acquired 4.4-acre City beach park at Tax Map Key: 5-5-01: 2.

C. Social Characteristics

The property proposed for City acquisition historically has been managed by the Church of Jesus Christ of Latter Day Saints under the name Kakela Beach Park. The area is extremely popular with formal and informal organizations formed by Church members (such as Boy Scout troops). Use of the property now requires a permit from Zions Securities Corporation. Although no one is excluded from obtaining such permits, casual public recreational use is discouraged.

City acquisition of Kakela Beach Park is for the purpose of assuring that the property remains in park use. The property is zoned for residential use and there have been proposals for residential development. Despite promises that the private park will be retained, Zions Securities Corporation has not requested that their beachfront property be designated Preservation on the Koolauloa Development Plan Land Use Map and zoned Preservation on the applicable zoning map.

City ownership of Kakela Beach Park will allow casual public day use without any permits. However, organized group outings and camping will require permits from the City Department of Parks and Recreation (as with other City parks).

D. Applicable Land Use Controls

City acquisition and public recreational use of Kakela Beach Park is permitted under applicable land use controls. The property is designated Park on the Koolauloa Development Plan Public Facilities Map.

Other land use controls (applicable to possible future improvement of the property) include Residential designation on the Koolauloa Development Plan Land Use Map, R-5 zoning, inclusion of the entire property within the City special management area, inclusion of a 40-foot strip along the property's shoreline within the City shoreline setback area, and inclusion of part of the property's shoreline within Flood Insurance Rate Map Zone AE (with a projected 100-year tsunami inundation height of 8 feet above mean sea level).

E. Economic Characteristics

City Ordinance No. 89-153 appropriated \$7 million to acquire Kakela Beach Park. The City believes this is sufficient to pay for the fair market value of the property.

II. Summary Description of the Environmental Setting

A. Topography

Most of the property ranges in elevation between 10 and 20 feet above mean sea level. The highest part of the property is a vegetated shoreline dune typically ranging between 14 and 18 feet in elevation. This dune blocks most views of the ocean from the nearest coastal road (Kamehameha Highway).

B. Soils

Soils at Kakela Beach Park are predominantly calcareous sand. They are extremely permeable and have low shrink swell.

C. Climate

There is usually between 40 to 50 inches of rainfall a year at Kakela Beach. The predominant tradewinds blow onshore. Temperatures typically are between 70 degrees and 90 degrees Fahrenheit.

D. Drainage/Water Resources

There are no well-defined drainage channels across the property. There are no surface water bodies on-site and no potable ground water aquifers underlying the property.

E. Shoreline/Offshore Conditions

Offshore water conditions are calm except during episodic periods of large surf generated by winter storms in the North Pacific. Water quality is excellent. The area is popular for spear fishing, pole fishing, net fishing and swimming. The beach fronting the park is normally over 100 feet wide and is of high recreational value. A winter surf site named "Statues", located offshore of the property, requires either calm or southerly winds for use (because onshore tradewinds generate choppy conditions).

F. Natural Hazards

A small portion of the shoreline of Kakela Beach Park is at risk from tsunami inundation. The 1988 City Department of Land Utilization Oahu Shoreline Study indicates that a representative transect along the property's shoreline fluctuated within a 19-foot range (but moved seaward by a net distance of 6-feet) between September 1949 and February 1988. Hence, there seems relatively little risk of beach retreat.

G. Vegetation

There are no rare species on the property. Predominant grasses are Bermuda and St. Augustine. Predominant trees are Ironwood, False Kamani, and Hau. There are a few Coconut palms and Pandanus clumps. All of these species were introduced to Hawaii by human action. Beach morning glory found along the shoreline occurs naturally throughout the Pacific.

H. Fauna

The area is highly disturbed and contains no rare native fauna.

I. Existing Land Uses

Kakela Beach Park is privately managed. Use is allowed by permit. There is heavy use by Church groups. Structures present include a 2.5-foot high rock wall on the property's mauka side (abutting Kamehameha Highway), a caretaker's house, a small restroom for park users, a telephone booth, and a coral slab (which was the foundation of a former beach house). Water is supplied by Zions Securities Corporation's private water system. No sewer hookup is available.

J. Historic Sites and Archaeological Resources

There are no significant surface historic or prehistoric resources. Subsurface archaeological resources may be present.

K. Air Quality, Noise, and Nuisances

There are no significant sources of air pollution, noise, or nuisances at Kakela Beach Park.

L. Traffic and Roads

Kamehameha Highway abuts the property. The two-lane undivided road's capacity at Kakela is about 1,300 vehicles per hour. Peak-hour traffic is less than half this much.

III. Summary of Potential Impacts and Mitigation Measures

City acquisition of Kakela Beach Park will expand an existing 4.4-acre City beach park to 15.5 acres. City ownership will improve public beach access and encourage casual public recreational use. Use of the property by organized groups will be regulated with City permits instead of permits by Zions Securities Corporation. No adverse environmental effects are anticipated. There will be no possibility that Kakela Beach Park might become a housing development.

In the immediate future, the City will need to purchase water from Zions Securities Corporation for Kakela Beach Park. A longer range possibility is to connect the property to the Board of Water Supply system in Hauula.

IV. Alternatives Considered

The no-action alternative was considered. If the City chose not to acquire Kakela Beach Park, there was a risk that the property would be developed and sold for private housing. Housing development would have the effect of eliminating traditional public recreational uses.

V. Determination

An environmental impact statement would not appear justified under Chapter 343, Hawaii Revised Statutes.

VI. Reasons Supporting Determination

No significant change in use is planned. There is no reason to anticipate any significant environmental impacts.