

*Aloha Wedding Chapel
(SMA)*

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



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'97 JUL 30 A8:13

JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

97/SMA-002 (ASK)
97-04068

UFC, SF ENVIRONMENTAL
July 29, 1997 QUALITY CONTROL

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment(EA)/Determination
Finding of No Significant Impact

Recorded Owner: Kahaluu Pond, Inc.
Applicant : World of Aloha, Inc.
Agent : Analytical Planning Consultants, Inc.
Location : Kahaluu, Oahu
Tax Map Keys : 4-7-11: 01 and 07
Request : Special Management Area Use Permit
Proposal : Construction of a wedding chapel and support structures
Determination : A Finding of No Significant Impact is Issued

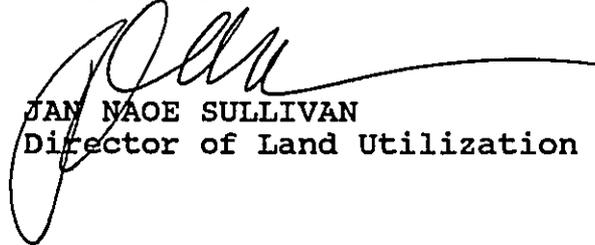
Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

84

The Honorable Gary Gill, Director
Page 2
July 29, 1997

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,



JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am
Encls.

cc: Analytical Planning Consultants, Inc.,
Donald Clegg (w/o encls.)
World of Aloha, Inc., Linda Wong (w/o encls.)

g:fea97em2.ask

1997-08-08-0A-FEA-Aloha
Wedding Chapel

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CITY & COUNTY OF HONOLULU

AUG 8 1997

FILE COPY

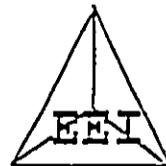
World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

June 1997



ANALYTICAL PLANNING
CONSULTANTS, INC.



ENVIRONMENTAL ENGINEERING, INC.

World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

Applicant:
World of Aloha, Inc.
Honolulu, Hawaii

Agent:
Analytical Planning Consultants
Honolulu, Hawaii

Architect:
Roy Yamamoto Architect, AIA, Inc.
Honolulu, Hawaii

Environmental Consultant
Environmental Engineering, Inc.
Honolulu, Hawaii

DOCUMENT CAPTURED AS RECEIVED

OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: Aloha Ke Akua Chapel

LOCATION: ISLAND Oahu DISTRICT

TAX MAP KEY : 4-7-011:007

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY APPLICANT X

Applicable State or Federal Statute:

Chapter 343, HRS Chapter 205A, HRS NEPA (Federal Actions Only)

Type of Document:

Draft Environmental Assessment (Negative Declaration anticipated) Draft EIS NEPA NCP

X Final Environmental Assessment (Negative Declaration) Final EIS NEPA Draft EIS

Final Environmental Assessment (EIS Preparation Notice) NEPA FONSI NEPA Final EIS

Type of Revision (if applicable):

Revised Supplemental Addendum Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR ACCEPTING AUTHORITY:

Department of Land Utilization

ADDRESS: City and County of Honolulu

650 So. King Street

Honolulu, HI 96813

CONTACT: Mr. Patrick Onishi PHONE: (808) 523-4432

PROPOSING AGENCY OR APPLICANT:

World of Aloha

ADDRESS: 2667 B Tantalus Drive

Honolulu, HI 96813

CONTACT: Linda Wong PHONE: (808) 533-4572

CONSULTANT: Analytical Planning Consultants Inc.

ADDRESS: 84 No. King Street

Honolulu, HI 96817

CONTACT: Donald Clegg PHONE: (808) 536-5655

COMMENT PERIOD END DATE:

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

Use of State or County lands or funds
HRS 343-5(a)(1)

Use of Conservation District Lands
HRS 343-5(a)(2)

Use of Shoreline Setback Area
HRS 343-5(a)(3)

Use of Historic Site or District
HRS 343-5(a)(4)

Use of lands in the Waikiki Special District
HRS 343-5(a)(5)

Amendment to a County General Plan
HRS 343-5(a)(6)

Reclassification of Conservation Lands
HRS 343-5(a)(7)

Construction or modification of helicopter facilities
HRS 343-5(a)(8)

OTHER CONDITIONS:

Use of Special Management Area (City & County of Honolulu)

Other: _____

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

The applicant is proposing to construct a small wedding chapel to be located on the northeast portion of an 82,182 square foot commercially zoned parcel in Kahaluu on Oahu. There are no historic artifacts on the property, nor are there any endangered plant, animal, or bird species present.

Development of the property will provide the applicant a source of revenue, a portion of which will be utilized for the restoration, maintenance, and operation of the Kahaluu Fishpond. Environmental, social and economical impacts are minimum and mitigative measures will be taken to prevent adverse impacts on the environment and on the community

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

Double-sided, high-density diskettes are acceptable

DETERMINATION AND REASONS SUPPORTING THE DETERMINATION

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. The "significance criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. No irrevocable commitment to loss or destruction of any natural or cultural resource would result.

All construction is located on previously disturbed land and no natural or cultural resources are present. The project is located near a reconstructed fishpond, which will not be impacted by operations of the chapel. In fact the fishpond will receive some benefit from the chapel operations as some of the funds generated from the chapel will be used to improve and maintain the fishpond.

2. The action would not curtail the range of beneficial uses of the environment.

The project will occupy only a very small area of land none of which is currently in any significant environmental use.

3. The proposed action does not conflict with the state's long term environmental goals and guidelines.

Conservation of natural resources and enhancement of the quality of life are the two broad policies of the "State Environmental Policy" in Chapter 344 of the Hawaii Revised Statutes. The proposed project does not consume any natural resources. It will enhance the quality of life by creating jobs and by providing an attractive setting for local weddings.

4. The economic or social welfare of the community or state would not be substantially affected.

The economic and social well being of the community and the State will not be negatively affected. The wedding facility will provide an additional incentive for visitors to come to Hawaii to get married which will create jobs for local residents in direct and related activities.

5. The proposed action does not substantially affect public health.

There are no public health issues associated with the proposed wedding chapel. The wastewater system for the project will be connected to the City sewer system. The existing water run off patterns will be maintained.

6. No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.

There will be no significant secondary impacts from the operation of the wedding chapel. No new population pressures will be created. The estimated 50 automobile movements per day that the chapel operations will generate are insignificant when compared to the traffic counts at the intersection of Kamehameha Highway and Kahekili Highway. The two peak hours alone result in 2,675 movements at this intersection. The State Department of Transportation already has plans for signalization of the intersection of Kamehameha Highway and Kahekili Highway.

7. No substantial degradation of environmental quality is anticipated.

No degradation of the environment is anticipated. The project area has already been extensively altered during dredging for the Kahaluu flood control project. In fact much of the land on which the chapel will be located is fill from the dredging.

8. The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable impacts on the environment.

The project is self contained and independent of any other installations or proposed projects. There are no plans for additional facilities or activities on this property.

9. No rare, threatened or endangered species or their habitats would be affected.

The area involved with this project is very small and previously has been extensively altered. There are no endangered or threatened species, or their habitats on this property or on the adjacent fishpond property.

10. Air quality, water quality, or ambient noise levels would not be detrimentally affected.

The approximately 25 cars per day and 50 people per day that will use the property as a result of the chapel operations will not create any air quality, water quality, or noise that will be environmentally detrimental to the surrounding neighborhood. All waste water will be discharged into the city sewer system. Wedding services will cease at sundown. The chapel will be air-conditioned and loud amplified music will not be permitted.

11. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.

The western portion of the project site is located in flood zone X on the FEMA map. Areas are determined to be in zone X if they are in the 100 or 500 year flood plain with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from a 100 year flood. The remainder of the property is in zone D which is an area for which flood hazards are undetermined. Construction of the chapel will not impact the 100 or 500 year flood plain. The project area is not in a tsunami zone, an erosion-prone area, an estuary, or a geographically hazardous area.

It is located on land that borders on the coastal waters of Kaneohe Bay, however there will be no impact on the coastal waters from the project. Very little grading will be done and the current water run off patterns will be maintained. Sewage will be discharged into the City sewer system.

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World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

**Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application**

SECTION 1.0

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

SECTION 1.0

GENERAL INFORMATION

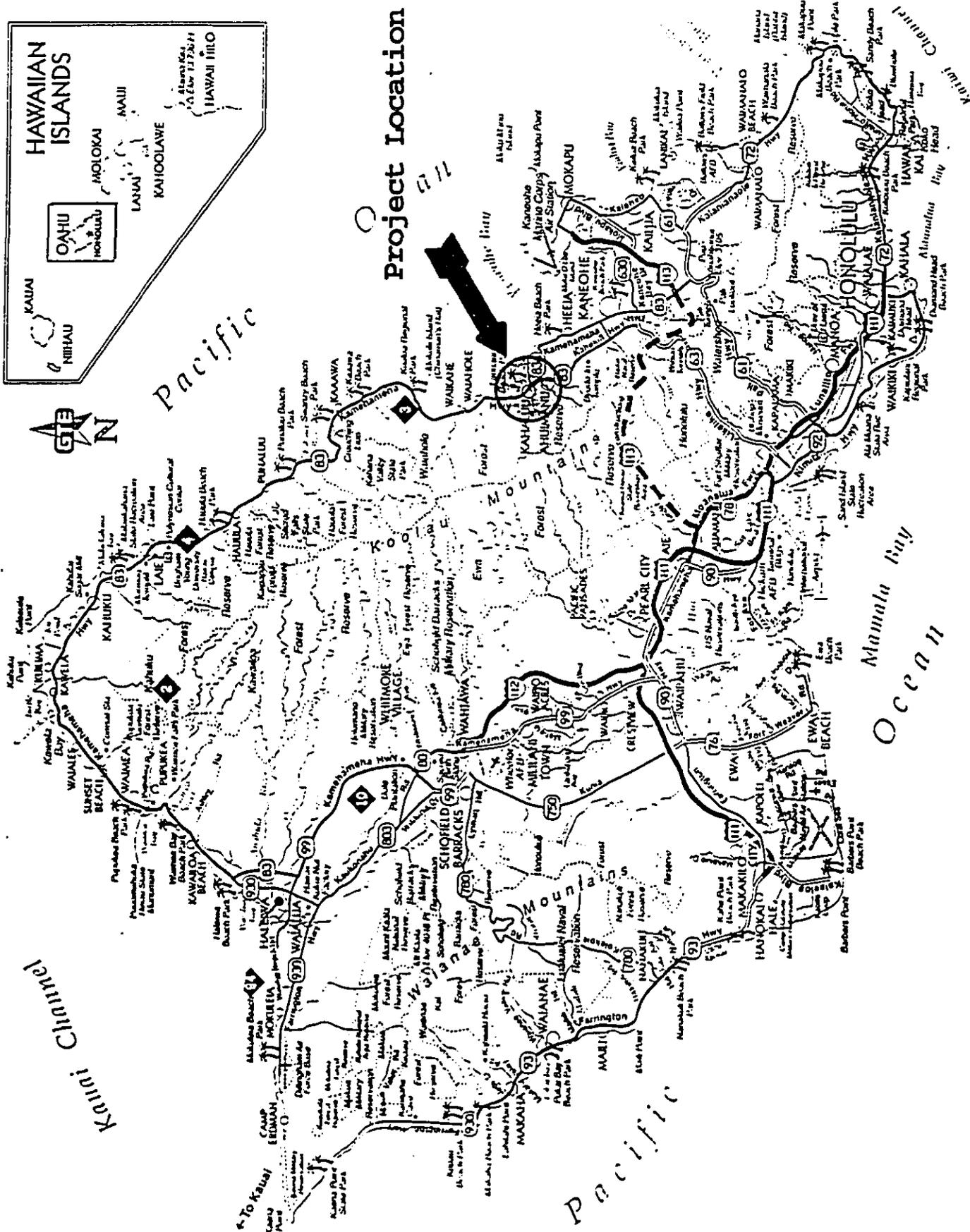
World of Aloha, Inc. is proposing to construct a wedding chapel and gazebo on a small portion of land adjacent to the Kahaluu Fish Pond area. The site is zoned for commercial use and the proposed chapel is an allowed use.

World of Aloha will apply for a Special Management Area Use Permit (SMP) to allow for the construction of this wedding chapel. Pursuant to Chapter 25 ROH - Shoreline Management, an Environmental Assessment (EA) including exhibits, drawings and a description of the technical, economic, social and environmental characteristics of the project is required for the SMP application.

Applicant/Land Owner:	World of Aloha, Inc. 2667 B., Tantalus Drive Honolulu, Hawaii 96813
Recorded Fee Owner:	Kahaluu Pond, Inc. 1240 Waimanu Street Suite C Honolulu, Hawaii 96814
Agent:	Analytical Planning Consultants 84 N. King Street Honolulu, Hawaii 96813 Donald Clegg, President Tel: 536-5695
Environmental Consultant:	Environmental Engineering, Inc. 828 Fort St. Mall, Suite 203 Honolulu, Hawaii 96813 Larry G. Olson, President Tel: 521-1045
Tax Map Key:	TMK 4-7-011:007
Project Area:	82,182 Sq. Ft.

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WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT



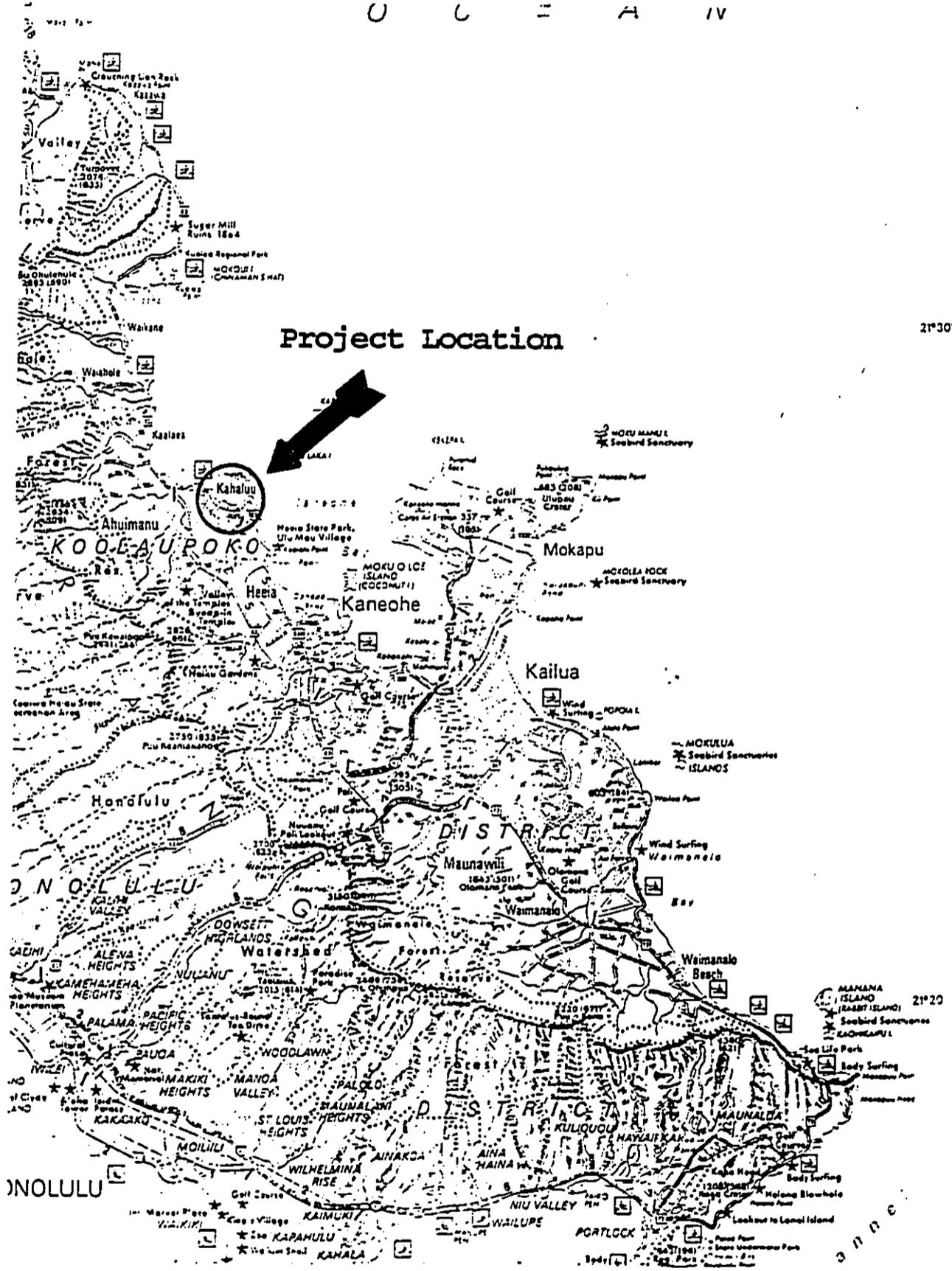
Project Location Map
Oahu, Hawaii

To Molokai →

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WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

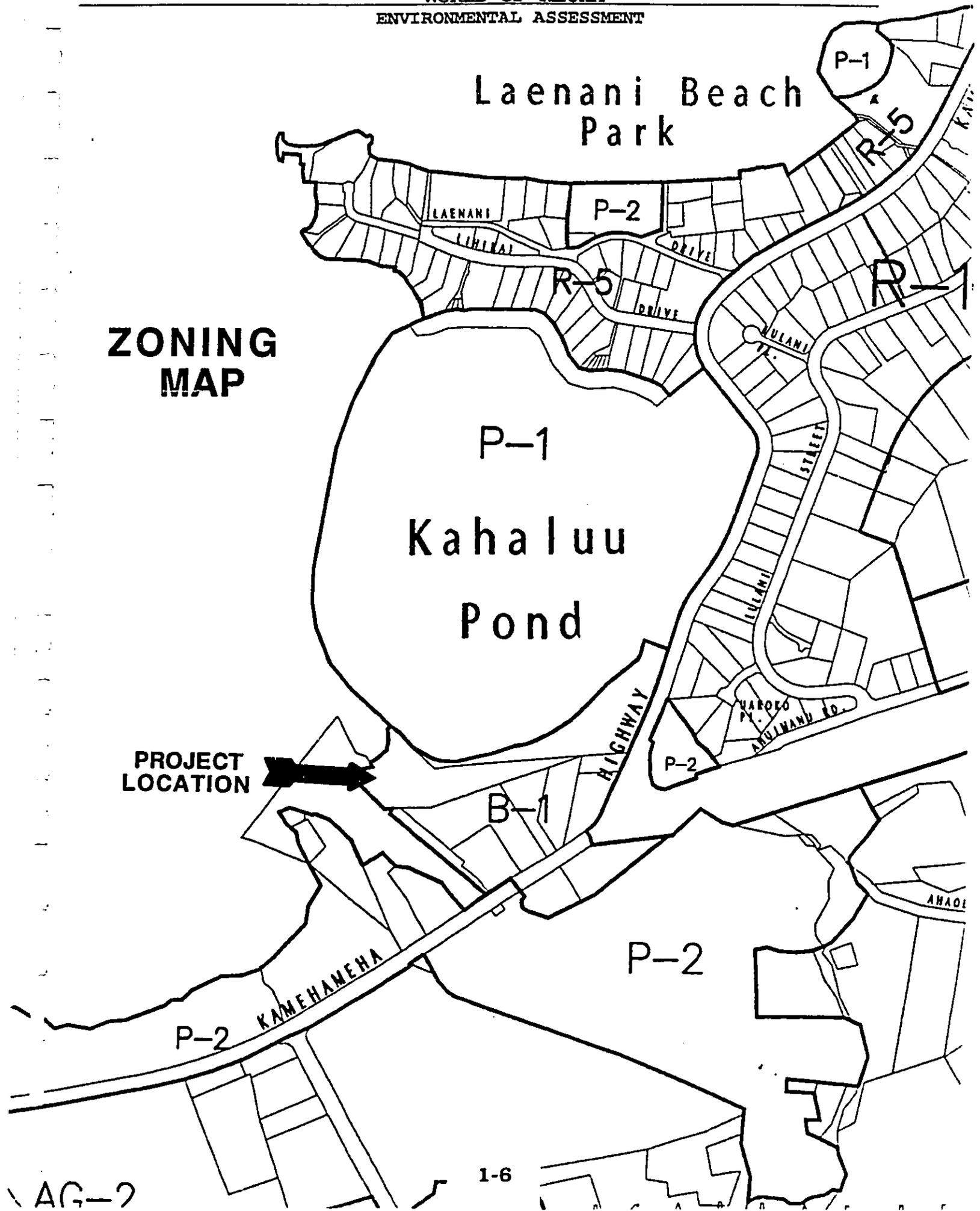
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Project Location Map
Windward Oahu

DOCUMENT CAPTURED AS RECEIVED

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT



WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

**Agencies and Individuals
Organizations consulted
in Making Assessment:**

The following list includes governmental agencies and officials, private organizations, and community associations who have been contacted as part of the planning for this project.

State of Hawaii, Department of Business, Economic Development and Tourism

City and County of Honolulu, Department of Planning

City and County of Honolulu, Department of Land Utilization

Council members of the City and County of Honolulu

Department of Land and Natural Resources

U.S. Army Corps of Engineers

University of Hawaii, Sea Grant Program: Dr. Clyde Tamaru

Office of Hawaiian Affairs

Kahaluu Neighborhood Board

Reverend Abraham Akaka

William Kikuchi; Historic Preservation Specialists

For preparation of this Environmental Assessment, additional discussions were held with these agencies and organizations.

State of Hawaii DLNR
Historic Sites Division
Division of Forestry and Wildlife
Aquatic Resources Division
Land Division, Engineering Branch

U.S. Army Corp. of Engineers - Planning Division and Operations Branch

U.S. Senators Daniel K. Akaka and Neil Abercrombie

Council members Steve Holmes, Donna Kim, Mufi Hannemann, John Henry Felix, Jon Yoshimura, John Desoto, Duke Balnum, Rene Mansho and Andy Mirikitani.

Senators Mike Mcarthney, Joe Tanaka, and Rod Tam

Representative Colleen Meyer

City and County of Honolulu, Department of Land Utilization, Environmental Review Branch

City and County of Honolulu, Department of Waste Water Management

City and County of Honolulu, Board of Water Supply

City and County of Honolulu, Department of Public Works

Hawaiian Electric Company

Kahaluu Neighborhood Board

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

Content of Environmental Assessment:

This Environmental Assessment report is presented in four sections. General information on the World of Aloha project proposal is summarized in this section. It is followed by Section 2 which presents the proposed project and Section 3 which describes the environment affected by the project. Section 4 summarizes mitigative measures.

World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

SECTION 2.0

SECTION 2.0

DESCRIPTION OF THE PROPOSED ACTION

2.1 **GENERAL DESCRIPTION**

2.1.1 **DESCRIPTION OF WORLD OF ALOHA PROJECT**

The applicant is proposing to construct a small wedding chapel on the northeast portion of the commercially zoned parcel affecting approximately 32,000 square feet of the 82,182 square foot parcel. A connecting driveway, on-site parking, utility infrastructure, gazebo, and landscaping are also part of the proposed project. Development of the subject property will provide the applicant a source of revenue, a portion of which will be utilized for the restoration, maintenance and operation of the historic Kahaluu Fishpond.

Figure 2-2 depicts the conceptual site plan for the wedding chapel at full development. Figure 2-3 depicts the conceptual landscaping plan in association with the proposed chapel. As the chapel is small in size (<1500 sq. ft.) the entire project will be constructed in one phase, including the on-site and off-site improvements.

2.1.2 **RELATION OF THE PARCEL TO THE SMA**

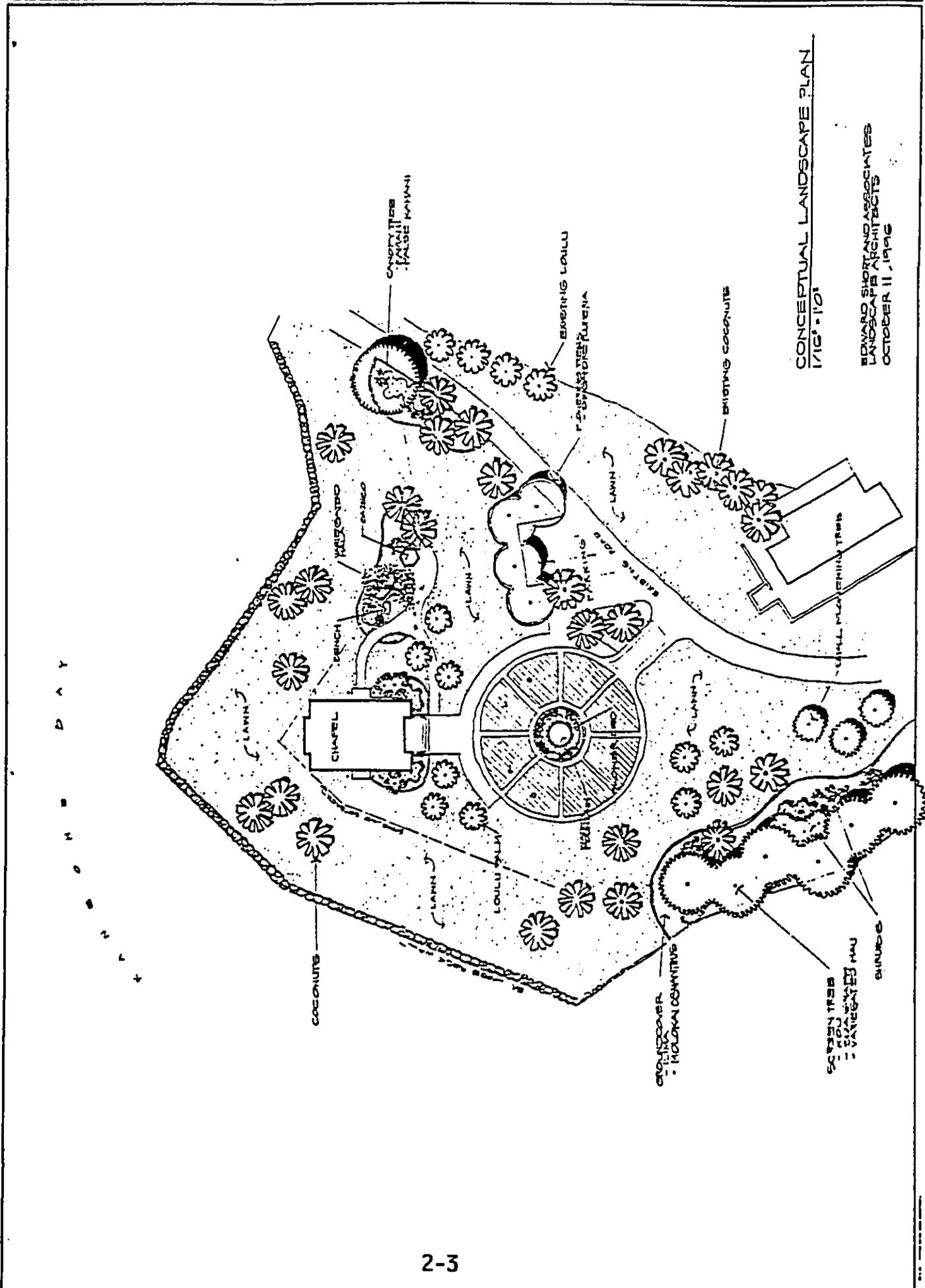
The project site is located entirely within the Special Management Area (SMA) and all construction conforms to the 40 foot shoreline setback as shown in 2-2.

2.1.3 **LOCATION OF THE SMA**

The new wedding chapel proposed is northeast of and adjacent to the historic Kahaluu Fishpond located at the intersection of Kamehameha Highway and Kahekili Highway in Kahaluu. Location and property boundary maps are shown in Figures 1-2 through 1-4 and a SMA map is shown in Figure 2-2. The Special Management Area encompasses the Kahaluu Fishpond and the areas adjacent to the pond.

DATE	
BY	
CHECKED	
APPROVED	
SCALE	
PROJECT	
CLIENT	
LOCATION	
DATE	

DATE	
BY	
CHECKED	
APPROVED	
SCALE	
PROJECT	
CLIENT	
LOCATION	
DATE	



CONCEPTUAL LANDSCAPE PLAN
1/16" = 1'0"

EDWARD SHORTLAND ASSOCIATES
LANDSCAPE ARCHITECTS
OCTOBER 11, 1996

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

2.1.4 LAND USE APPROVALS GRANTED OR REQUIRED

1) Zoning

The proposed project site is zoned B-1, Neighborhood Commercial. Construction of a wedding chapel is a permitted use and therefore no additional zoning is required.

2) Special Management Area Use Permit (SMP)

Approval of a major SMP is required because the project site lies within the Special Management Area and has a construction cost in excess of \$125,000.00. Processing and approval of the SMP involves the Department of Land Utilization (DLU) and City Council.

Prior to the DLU's acceptance of the SMP application, the acceptance of a Final Environmental Assessment (EA)/Negative Declaration is required.

3) Required Permits for Construction

Other approvals will be required from the City and County of Honolulu and State of Hawaii to implement the proposed action.

Building Permit for Building, Electrical, Plumbing, and Sidewalk/Driveway Work (City and County Building Department)

Grading, Grubbing and Stockpiling Permit (City and County Department of Public Works)

Joint Development Agreement for Parcels 4-7-011:001 and 4-7-011:007 to provide access to parcel 7 (City and County of Honolulu, Department of Land Utilization)

Water System (Board of Water Supply)

Sewer Connection (City and County Department of Waste Water Management: approved.)

Sign Permits (City and County Department of Land Utilization, City and County Building Department)

2.2 TECHNICAL CHARACTERISTICS

2.2.1 USE CHARACTERISTICS

The proposed Wedding Chapel and Gazebo will be entirely within the SMA. Access driveways, parking, utilities, and drainage facilities required for the chapel will also be developed within the SMA.

Access to the chapel will be from an improved driveway consisting of all weather paving and will begin at the entrance to the property from Kamehameha Highway. A paved and landscaped turnaround area will be constructed fronting the chapel and required parking will be constructed adjacent to the turnaround area (Figures 2-2 & 2-3).

Underground utility connections, where feasible, are planned for the entire project and will follow the general course of the proposed driveway from the chapel building to Kamehameha Highway for connection to City and County and other services (phone/electric) as required.

The Wedding Chapel will be a one story structure of traditional design encompassing approximately 1500 square feet of interior area. (See Figure 2-6). The chapel will include a dressing room, staff office, restroom, storage facility and the minister's office. It is anticipated that less than 50 individuals will occupy the structure at any given time.

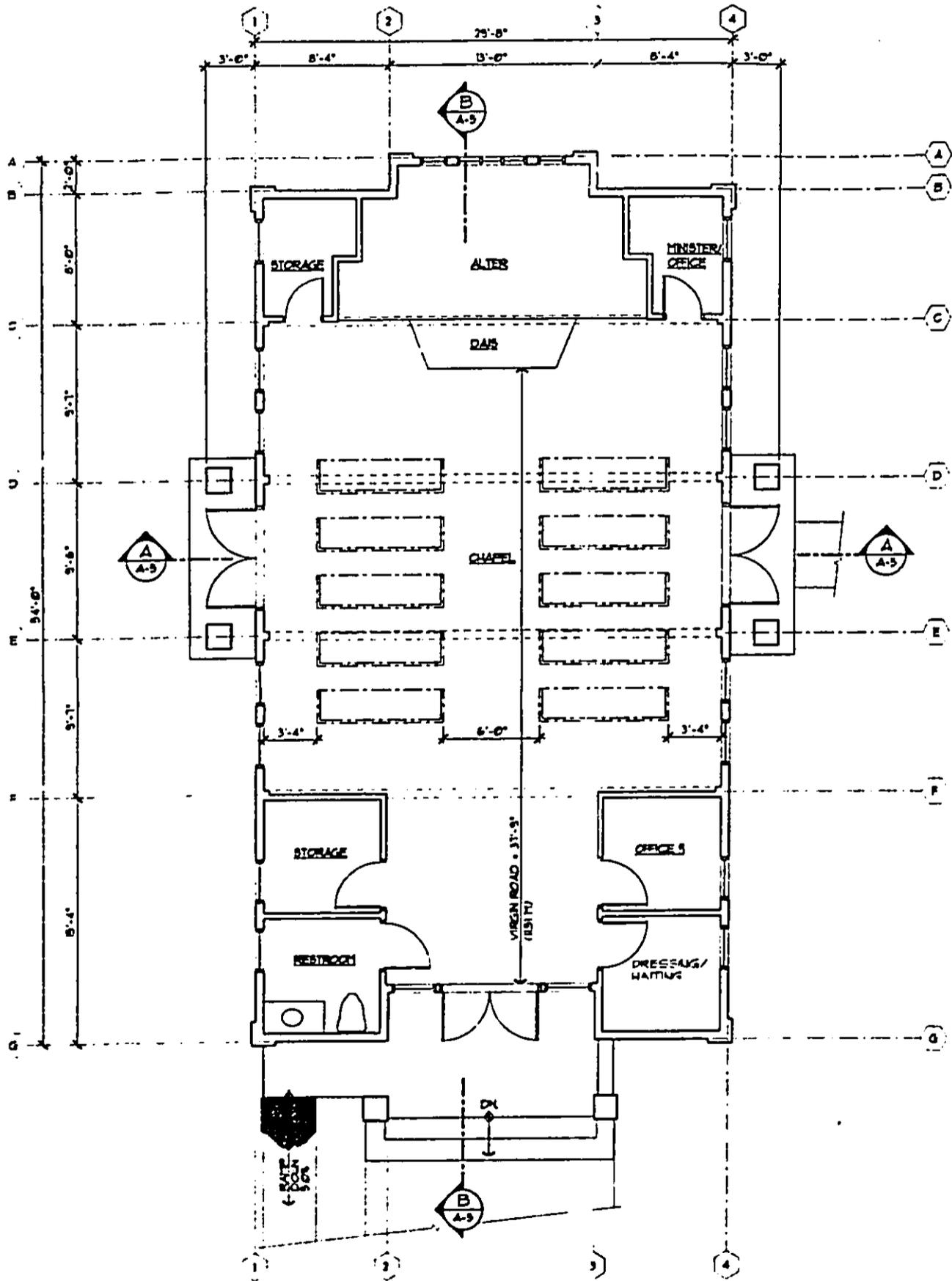
2.2.2 CONSTRUCTION CHARACTERISTICS, INCLUDING DEMOLITION

The proposed chapel site is currently vacant level land and is partially covered by asphalt paving and grass. No demolition of existing structures is required.

Construction of the chapel will require site preparation involving removal of the existing asphalt paving, vegetation clearing, minor grading, excavation, general construction, planting and landscaping. A brief description of each element is provided below.

Vegetation Clearing, Grading and Grubbing

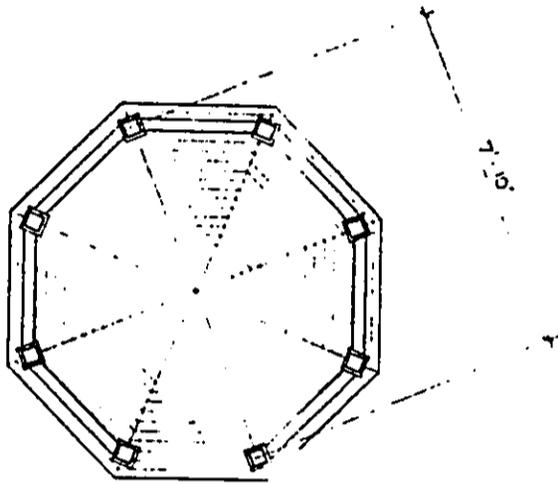
The land area (32,000 sq. ft. of a 82,182 sq. ft. parcel) proposed for the Wedding Chapel and ancillary improvements is level grassed ground. Clearing and grubbing will be minimal. Differences between existing grade and finished grade for the proposed construction is generally one (1) foot or less. Grading will be required for leveling the site and providing a grade slope for drainage. Clearing and grubbing will consist of removing only existing asphalt and some grassed areas as required for construction. No trees, plants or other vegetation will be removed from the site area.



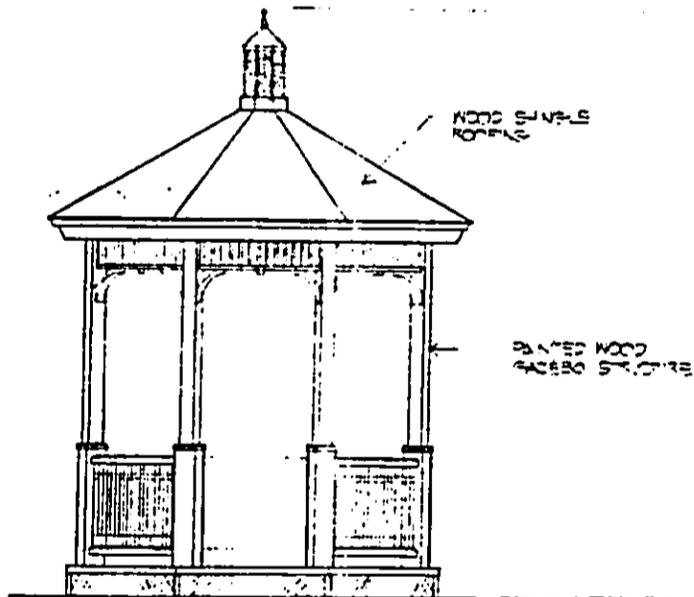
CHAPEL FLOOR PLAN
 1/4" = 1'-0"

2-6 A

B GA
 A-3 12'



FLOOR PLAN

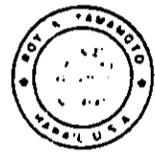


ELEVATION

B GAZEBO FLOOR PLAN & ELEVATION
A-3 1/2" = 1'-0"



Roy K. Yamamoto
 Architect, AIA, Inc.
 Architects and Engineers



This drawing was prepared by the
 architect and is not to be used
 for any other purpose without the
 architect's written consent.

Project Name:

CHAPEL
 AT KAHALUU FISHPOND

Sheet Title

CHAPEL FLOOR
 PLAN

Revisions

Project Number: _____

Drawn By: _____

Date: 5 MAY, 1997

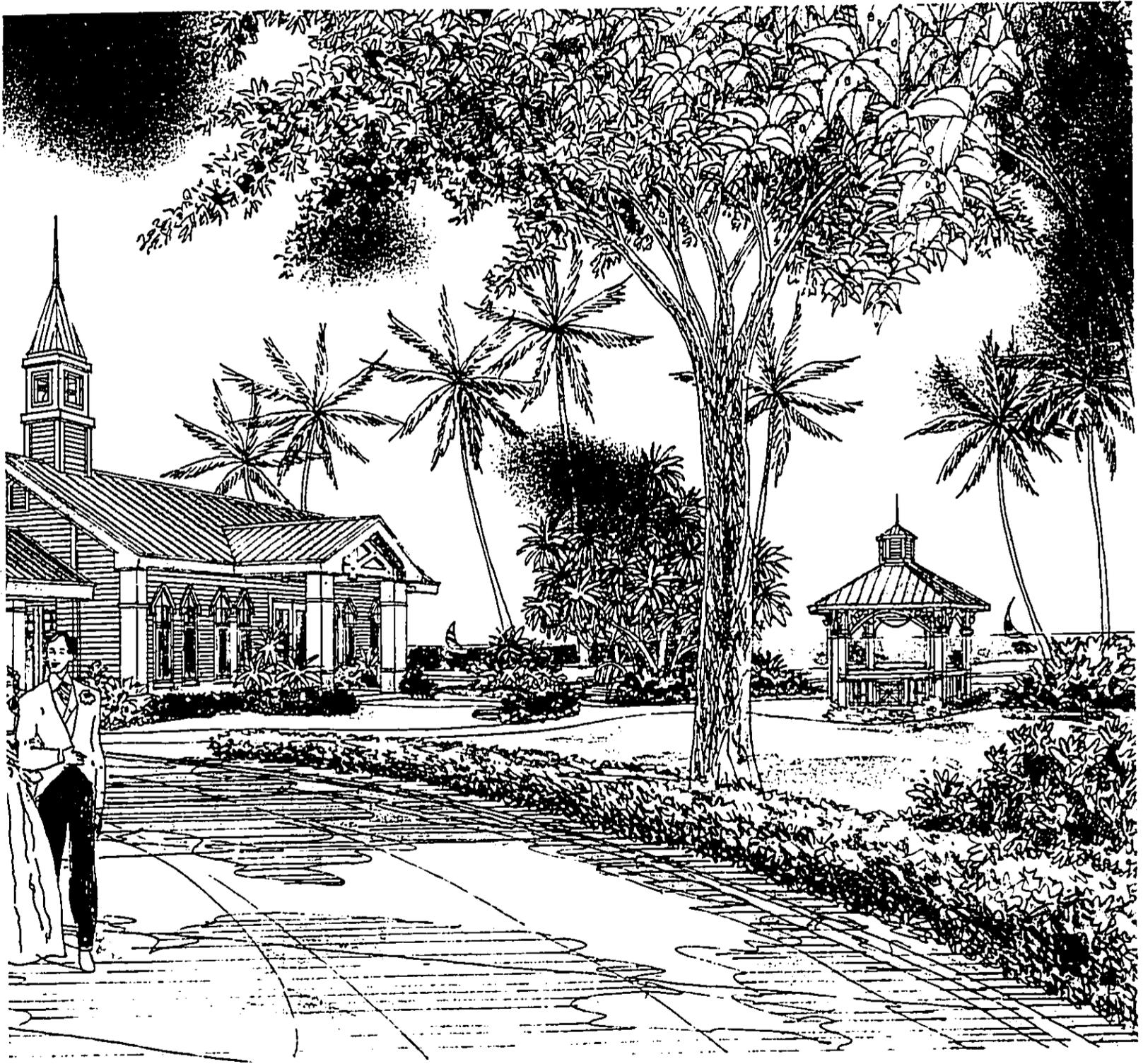
Drawing Number:

A-3

Sheet 3 of 3



2-6 B



WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

Excavations

The entire site is currently level and the proposed finished grade and existing grades are almost identical. Trench excavations for underground utilities will comprise the majority of infrastructure earthwork activities.

General Construction

The general construction of the chapel structure will include the formation and placement of a concrete foundation, the installation of electrical wiring and equipment, general carpentry work, painting, plumbing and various other trades and work associated with construction. No special equipment will be required for construction activities.

Planting and Landscaping

Extensive landscaping will be incorporated into the new wedding chapel site (Figure 2-3). The landscaping will utilize indigenous plants and trees and is designed to blend with the existing Kahaluu Fishpond area. An irrigation system will also be installed to service the landscaping.

2.2.3 UTILITY REQUIREMENTS

Water Supply Facilities

A. Existing Conditions: There is an 8 inch water main running down Kamehameha Highway which services the subject property. The existing structure on the adjacent Fishpond lot and the existing structure on the subject parcel are currently connected by a 3/4 inch water meter.

B. Potential Impacts and Mitigative measures: The chapel project will tap directly into the existing BWS 8 inch main for their potable water demand. This structure, with one toilet facility, will minimally impact existing usage. The irrigation system can also be serviced by the existing water system. Actual consumption requirements will be determined when the facility is developed in the coming months. There is adequate capacity in the existing BWS system to serve the fire regulation requirements of the project.

Potential nuisances such as dust, noise and traffic disturbances will be minimized during construction of the water system connection.

06/20/97 09:47 DEVLAND MANAGEMENT, INC. - 808 536 5720 NO. 539 002
 06/19/97 18:26 808 582 2803 ENGR SURV RI 002/003

City and County of Honolulu
 DEPARTMENT OF WASTEWATER MANAGEMENT
SEWER CONNECTION APPLICATION
 (Allow at least 2 weeks processing time)

7715/42

PART A - TO BE FILLED BY APPLICANT (Please Print Legibly)

1. Project Name: World of Aloha Wedding Chapel

2. Address: 47-507 Kamehameha Highway

3. Tax Map Key: 4-7-011; 007

4. Development: PD-H [] Cluster [] Apt. [] Subdiv. []
 (Type) Other [x] Chapel If Commercial Area =

5. Total Number of Units Proposed: (provide breakdown below)
 Studio 1 Bdrm. 1 2 Bdrm. 2 3 Bdrm. 3 4 Bdrm. 4
 Other small 1-story wedding chapel

6. Sewer Connection Work Desired: (Give length, size, depth, etc.)
Utilize existing 12" municipal sewer line in Kamehameha Highway. Invert 7. (-) 1.45
at point of connection. Manhole to be installed over 12" main providing for
connection of approximately 30 Lin. Ft. of new 8" sewer line.

7. Approximate Date of Connection: Late 1997

8. Number & Type of Existing Structures on Property: 1 Exist. House and Shop
 Indicate Number of Structures: 2 Remain [x] Demolished

9. Remarks:

10. Information Provided By:
 Name: Feliza Rivera Date: 6/18/97
 Firm: Engineers Surveyors Hawaii, Inc. Phone: 808-536-5720
 Mailing Address: 1020 Auahi Street, Bldg. 6, Room 1, Honolulu, Hawaii
Street City, State Zip Code

PART B - TO BE FILLED BY THE CITY

1. Current Zoning: R-1 General Plan _____

2. Sewer System: Adequate [x] Inadequate [] Unavailable []
 Other: see brick page for submitting requirements

3. Charges:
 a. Sewer Assessment _____ times _____ Area (sq. ft) _____ \$ _____
 Rate _____
 b. Wastewater System Facility Charge: _____ \$ _____
 c. Other (new laterals, etc.): _____ \$ _____

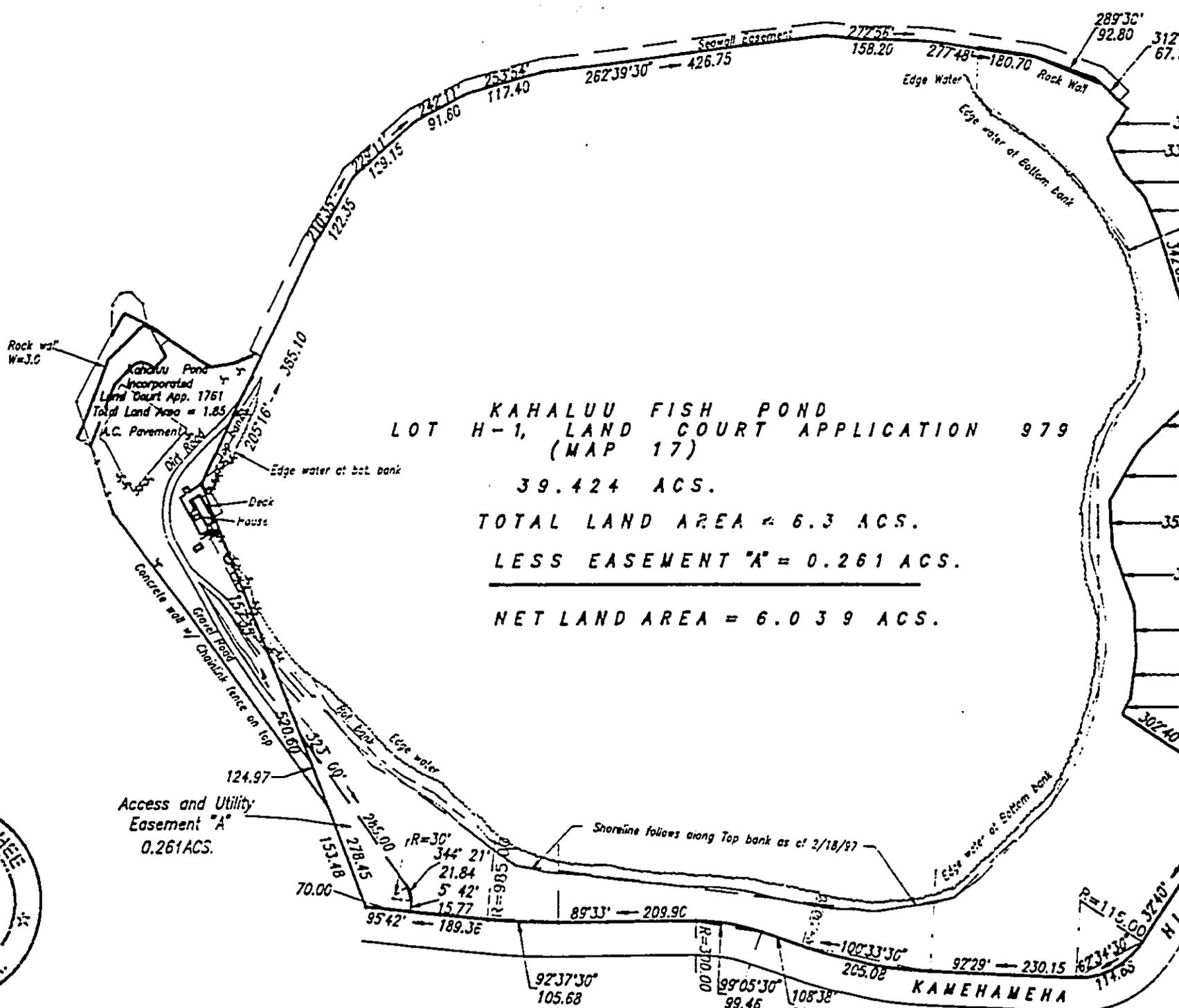
TOTAL CHARGES (estimated) = \$ _____

Remarks: * U.S.F.C. shall apply. To be determined and paid at time of approval of the building permit application.

Application:
 Approved: A. Lawrence, Jr. Date: 6/18/97
 Valid 2-years after approval date. Construction plans shall be completed & approved within this 2-year period. Construction shall commence within 1-year after approval of plans.

Not Approved: _____ Date: _____

Shoreline follows along Seawall as of 2/18/97



Kahaluu Fish Pond
LOT H-1, LAND COURT APPLICATION 979
(MAP 17)
 39.424 ACS.
 TOTAL LAND AREA = 6.3 ACS.
 LESS EASEMENT "A" = 0.261 ACS.
 NET LAND AREA = 6.039 ACS.



This work was prepared by me or under my direct supervision.

Kendall N. H. Hee

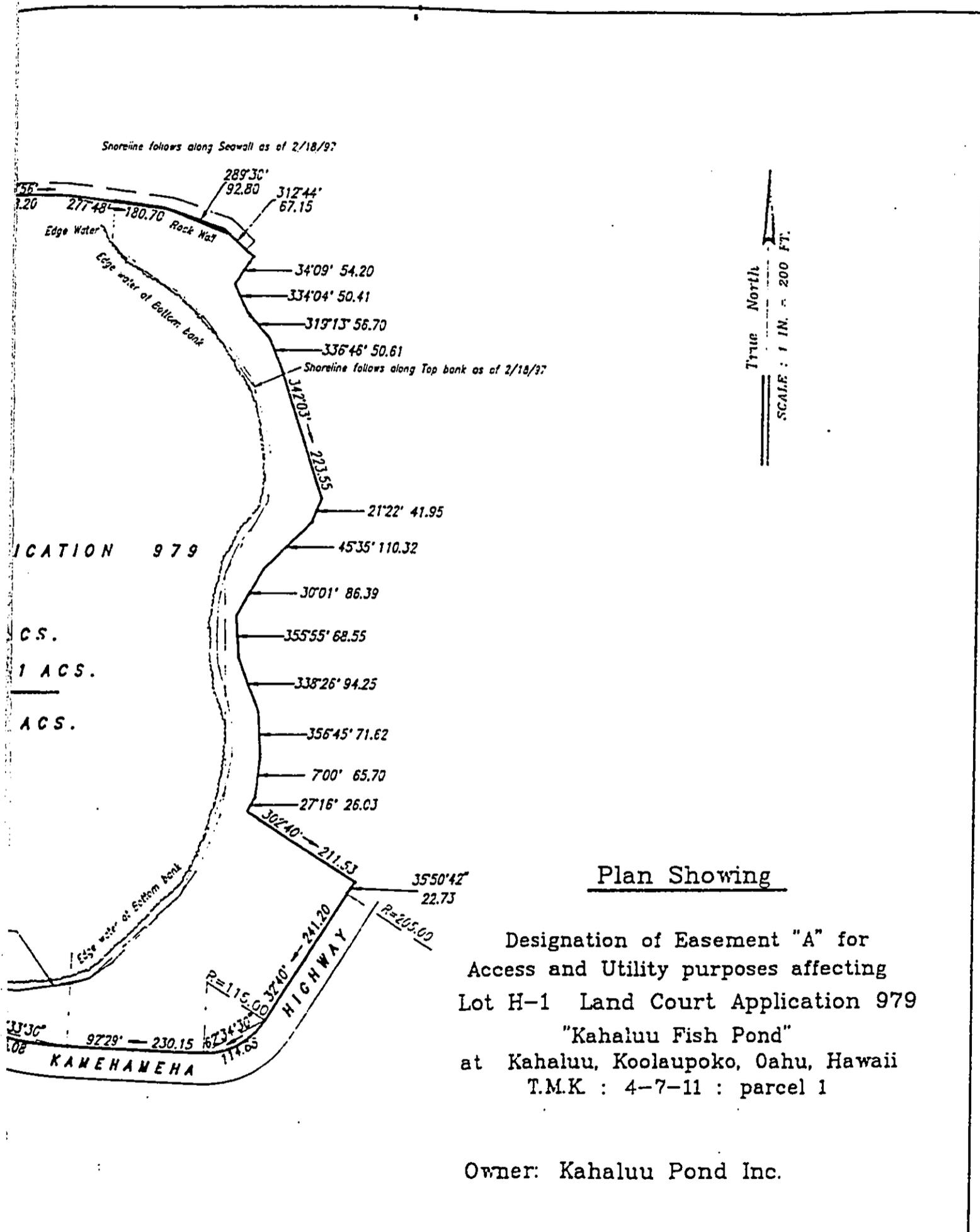
Kendall N. H. Hee
 Licensed Professional Land Surveyor
 Certificate Number 5649

Honolulu, Hawaii

2-7 B

ENGINEERS SURVEYORS HAWAII, INC.
 CIVIL ENGINEERS ~ LAND SURVEYORS ~ PLANNERS

95-118



Plan Showing

Designation of Easement "A" for
 Access and Utility purposes affecting
 Lot H-1 Land Court Application 979
 "Kahaluu Fish Pond"
 at Kahaluu, Koolaupoko, Oahu, Hawaii
 T.M.K : 4-7-11 : parcel 1

Owner: Kahaluu Pond Inc.

**OVERSIZED
DRAWING/MAP**

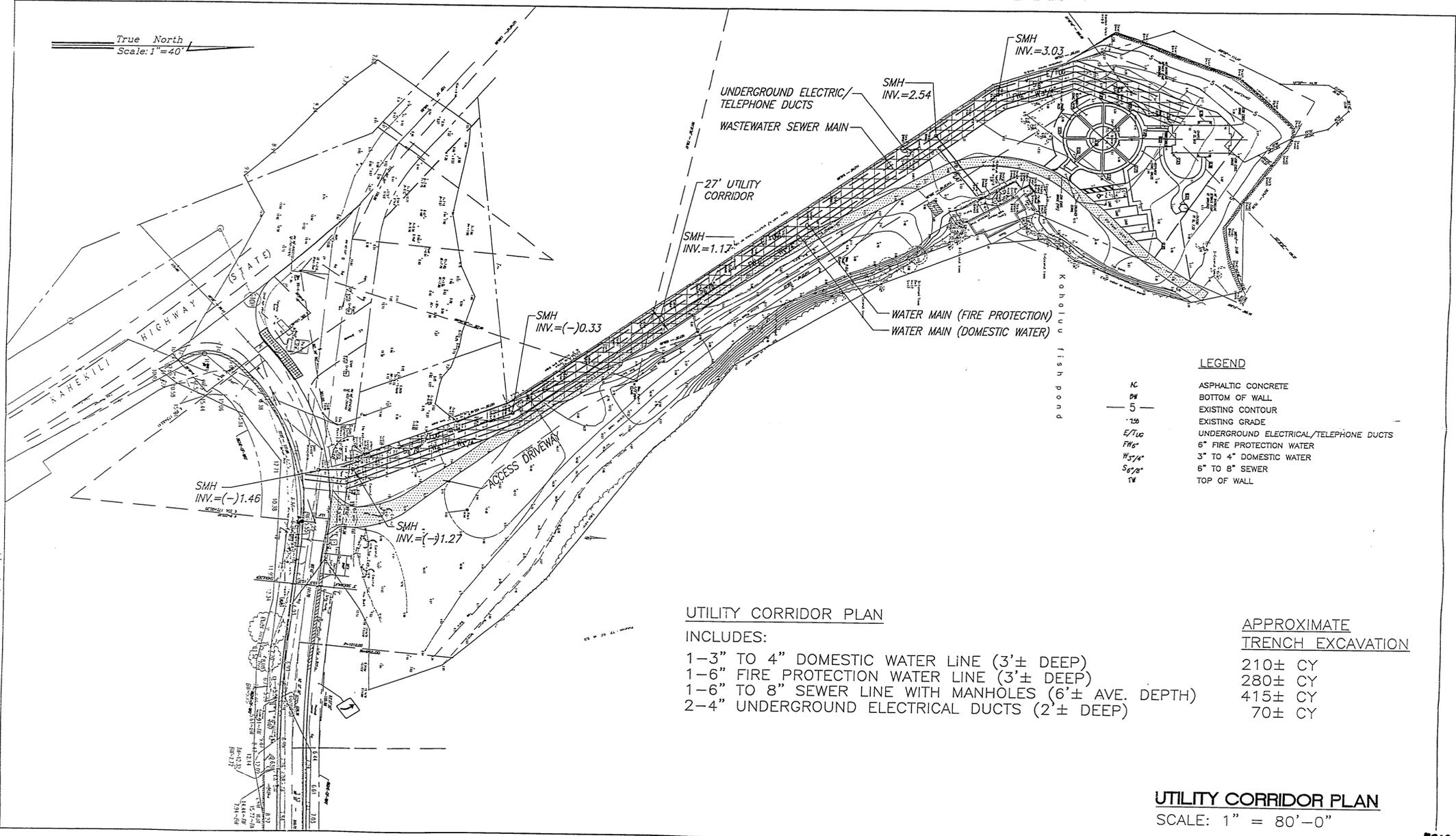
**PLEASE SEE
35MM ROLL**

0011

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

0012



LEGEND

AC	ASPHALTIC CONCRETE
BW	BOTTOM OF WALL
5	EXISTING CONTOUR
100	EXISTING GRADE
E/TUC	UNDERGROUND ELECTRICAL/TELEPHONE DUCTS
FW6"	6" FIRE PROTECTION WATER
W3"4"	3" TO 4" DOMESTIC WATER
S6"8"	6" TO 8" SEWER
TV	TOP OF WALL

UTILITY CORRIDOR PLAN

INCLUDES:

- 1-3" TO 4" DOMESTIC WATER LINE (3'± DEEP)
- 1-6" FIRE PROTECTION WATER LINE (3'± DEEP)
- 1-6" TO 8" SEWER LINE WITH MANHOLES (6'± AVE. DEPTH)
- 2-4" UNDERGROUND ELECTRICAL DUCTS (2± DEEP)

APPROXIMATE TRENCH EXCAVATION

- 210± CY
- 280± CY
- 415± CY
- 70± CY

UTILITY CORRIDOR PLAN

SCALE: 1" = 80'-0"

5- THE 27' UTILITY CORRIDOR. DISK/SHRUB/CHPT/1 EXH. (A) P.1-40 05/07/97 BY

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

Liquid Waste Disposal

A Existing Conditions: There are currently no municipal waste water lines servicing the site. The structure on the adjacent Fishpond lot and the structure on the subject parcel utilize a cesspool for waste water disposal. There is a 12 inch line on Kahekili Highway with a pump station on an adjacent site. This area is currently under K-3 design.

B Potential Impacts and Mitigative Measures: The Department of Waste Water Management anticipates that design currently under review will incorporate the waste water system from the chapel into the 12 inch line on Kahekili Highway. As the chapel has only one half-bathroom, the current line is anticipated to be adequate to accommodate the chapel's waste water generation. Further, applicants plan to connect the existing structures to the system and abandon the existing cesspools.

Potential nuisances such as dust, noise and traffic disturbances will be minimized during construction of the waste water connection.

Electrical Supply

A Existing Conditions: Hawaiian Electric Company's (HECO) overhead electrical lines enter the adjacent lots and service the existing two structures from the West connected to the sub-transmission line on Kahekili Highway.

B Potential Impacts and Mitigative Measures: The project will require the installation of on-site electrical and communications utilities. The existing HECO distribution system has adequate capacity to serve the anticipated demand from the project which is considered minimum.

World of Aloha will coordinate its electrical supply needs with HECO to avoid service disruption to local customers. According to current plans, underground utilities will be installed at the new chapel site. It is anticipated that existing overhead lines servicing existing structures will also be relocated underground as the goal for the project in its entirety is to present as natural an environmental setting as possible without disruption of above ground utility lines.

Solid Waste Disposal

A Existing Conditions: There is currently no solid waste generated on the project site.

B Potential impacts and Mitigative Measures: The proposed chapel will have refuse removed by a private hauling service. The amount of solid waste is anticipated to be minimum and can be accommodated by existing solid waste management facilities for the area.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

2.2.4 ACCESS TO SITE

A **Existing Conditions:** The site is bordered on the west by Noriko's, a large commercial tourist-oriented complex. A chain link fence separates this commercial activity from the subject site. To the north of the site is Kaneohe Bay and the Kahaluu Fish Pond is directly to the east. Access to the site is from the south and across Parcel number 1 which is the southern land portion of the property. A chain link fence and double gate provide access from Kamehameha Highway. The existing driveway is currently a gravel roadway which links the access from the property to the proposed site area.

B **Potential Impacts and Mitigative Measures:** As shown on the site plan, the existing gravel roadway will be covered with all weather pavement in accordance with City and County requirements. The roadway will lead to a drop-off and turn-around paved area in front of the chapel and to a paved parking lot. As the site is relatively flat, no major cut and fills are projected for the driveway and construction activities will be minimum. Potential nuisances such as dust, noise and traffic disturbances will be minimized during construction of the access driveway.

2.3 ECONOMIC AND SOCIAL CHARACTERISTICS.

2.3.1 ESTIMATED COST AND PHASING OF CONSTRUCTION

Development Schedule: The project is ready to proceed as soon as all permits for the project are obtained. As this project is relatively small, consisting of one building structure and a gazebo with associated infrastructure as discussed above, the entire project will be completed in a single phase operation and is expected to be completed within 120 days after its commencement.

Development Cost: Costs for full development of the proposed wedding chapel facility, gazebo and associated infrastructure is estimated to be approximately \$700,000.00. Whereas \$300,000.00 of this proposed budget is allocated for the Chapel construction and associated fixtures and \$400,000. is allocated for the infrastructure (electrical, water, sewage, driveway and phone system) and extensive landscaping to insure an esthetic environment in harmony with the existing Fish Pond and its ongoing landscaping and restoration plans.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

2.2.4 ACCESS TO SITE

A **Existing Conditions:** The site is bordered on the west by Noriko's, a large commercial tourist-oriented complex. A chain link fence separates this commercial activity from the Fish Pond and adjacent property. To the north of the site is Kaneohe Bay and the Kahaluu Fish Pond is directly to the east. Access to the site is from the south and across Parcel number 1 which is the southern land portion of the property. A chain link fence and double gate provide access from Kamehameha Highway. The existing driveway is currently a grassed path area which links the access from the property to the proposed site area.

B **Potential Impacts and Mitigative Measures:** As shown on the site plan, the existing grassed driveway will be covered with white crushed coral imported for this purpose. The coral driveway will lead to a drop-off and turn-around paved area in front of the chapel and to a parking lot constructed with crushed coral material. As the site is relatively flat, no major cut and fills are projected for the driveway and construction activities will be minimum. Potential nuisances such as dust, noise and traffic disturbances will be minimized during construction of the access driveway.

2.3 ECONOMIC AND SOCIAL CHARACTERISTICS.

2.3.1 ESTIMATED COST AND PHASING OF CONSTRUCTION

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WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

2.4 ENVIRONMENTAL CHARACTERISTICS

2.4.1 SOILS

A Existing Conditions: Based on the USDA Soil Conservation Service (1972) map for the area, the general soil type found at the site and at most of the surrounding lands is composed of Kaena - Waialua Association soils relating to coastal level and poorly drained soils. Specifically, the site area (parcel No. 7) is classified as FL - Fill Land. This type of land occurs mostly adjacent to the ocean and consist of areas filled with material dredged from the ocean or hauled from near by areas, garbage and general material from other sources (refer to Figure 2-11).

Fill material, for over more than fifty years, has been transported to the site area from surrounding construction activities of Kamehameha Highway and Kahekili Highways. Subsequent fill materials were added to the site from development construction activities in the immediate vicinity and finally dredged materials from Kaneohe Bay and the Kahaluu Multi-Purpose Channel System KA 1-B were deposited on the subject site. (refer to photo Figure 2-12).

The entire project site consists of fill material imported from the local area. Most of the site area is grassed (except for the asphalt paving pad) and some local vegetation has been planted. There is one building structure on the parcel which is located outside the proposed project area and will not be affected by construction. The project area is currently accessed by a grassed driveway.

B Potential Impacts: Construction at the project site will be limited primarily to the northern most section of the parcel encompassing approximately 32,000 square feet. This area is level and grading will be extremely limited as elevations vary < 1 foot. The stability of soils in the construction area of the site will be studied through subsurface explorations in the construction design program. The project will not cause any significant elevation changes and all construction activity will be stabilized with landscaped ground cover.

Preparation of the land for construction will involve limited clearing and grading operations. These activities during construction will temporarily disturb the soil retention values of the existing vegetation and expose the soils to erosion forces. Wind erosion and precipitation during construction will cause the erosion of soils over disturbed areas, but these will be minimized by utilization of drainage system of swales and erosion control programming in the construction design program. Erosion, due to the level existing ground and the projected similar finished grade elevations, should be minimum.

Once construction is complete, ground cover plantings and extensive landscaping will be in place, effectively ending the soil loss. The proposed project is anticipated to eliminate the current amount of soil erosion and silt runoff from the site.

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WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

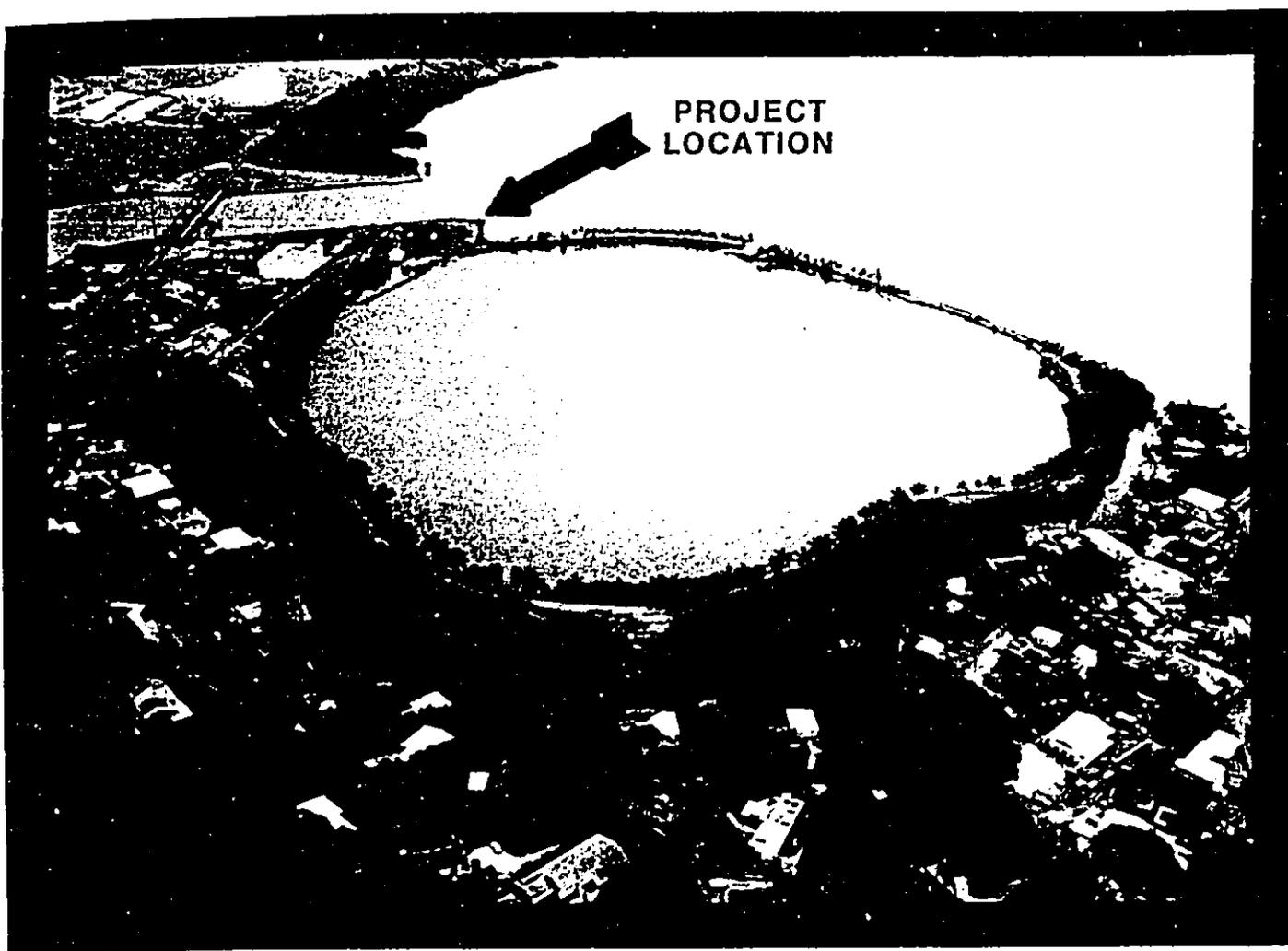
OAHU ISLAND. HAWAII — SHEET NUMBER 58



Scale 1:24 000



WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT



WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

C **Mitigative measures:** Mitigative measures will be implemented to reduce short-term soil erosion during construction. The impact of construction activities and long-term operations on soils will be mitigated by several measures, as listed below:

(1) **Construction Planning:** Utilization of level lands and minimal alteration of existing elevations are anticipated. No areas of high erosion potential will be incorporated in construction planning.

(2) **Construction Erosion Control:** Construction activities will follow strict erosion control measures specified in the reports and regulations of the City and County of Honolulu, State Department of Health, U.S. Department of Agriculture Soil Conservation Service, and U.S. Environmental Protection Agency.

In addition to measures listed above, erosion control measures that are typically implemented to lessen construction impacts include:

- a. Minimize time of construction.
- b. Retain existing ground cover until the latest date before construction.
- c. Early construction of drainage control features.
- d. Use of temporary area sprinklers in non-active construction areas when ground cover is removed.
- e. Continue watering of graded areas after construction activity has ceased for the day and on weekends.
- f. Construct temporary silt fences to trap silt.

(3) **Dust Control:** A watering program will be implemented to minimize soil loss through fugitive dust particulate emissions levels from the construction site. Other control measures include good housekeeping at the job-site, and pavement or planting of bare soil areas as quickly as possible after construction to avoid dust generation.

(4) **Landscaping and Long-term Erosion Control.** New ground cover plantings and other landscaping will generally re-establish the soil retention value of the removed vegetation. World of Aloha will have extensive planting and landscaping throughout the developed parcel. Continuous, long-term management of the property will reduce erosion from existing conditions.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

2.4.2 TOPOGRAPHY

A **Existing Conditions:** The topography of the site, shown in Figure 2-15 and Photo on 2-12, reflect the minimum amount of grading requirements for this project as the site is relatively level where the chapel foundation joins the existing grade. No additional development is planned for the parcel other than the improvement to the existing driveway which will alter the elevations minimally at the turn around.

B **Potential Impacts:** To the extent possible, the chapel will be designed to minimize changes to topography. Limited earthwork will be required to perform essential modifications to site grades and fine adjustments to accommodate construction of the new chapel. Over the main portion of the site, final elevations are expected to be within one foot of existing grade.

C **Mitigative Measures:** Grading operations will primarily be used to balance the existing material on-site and will avoid the transportation of existing material off-site and the importation of material to the site. Strict City Grading permit and State NPDES permit requirements will be adhered to by the contractor.

2.4.3 SURFACE RUNOFF, DRAINAGE AND EROSION HAZARD

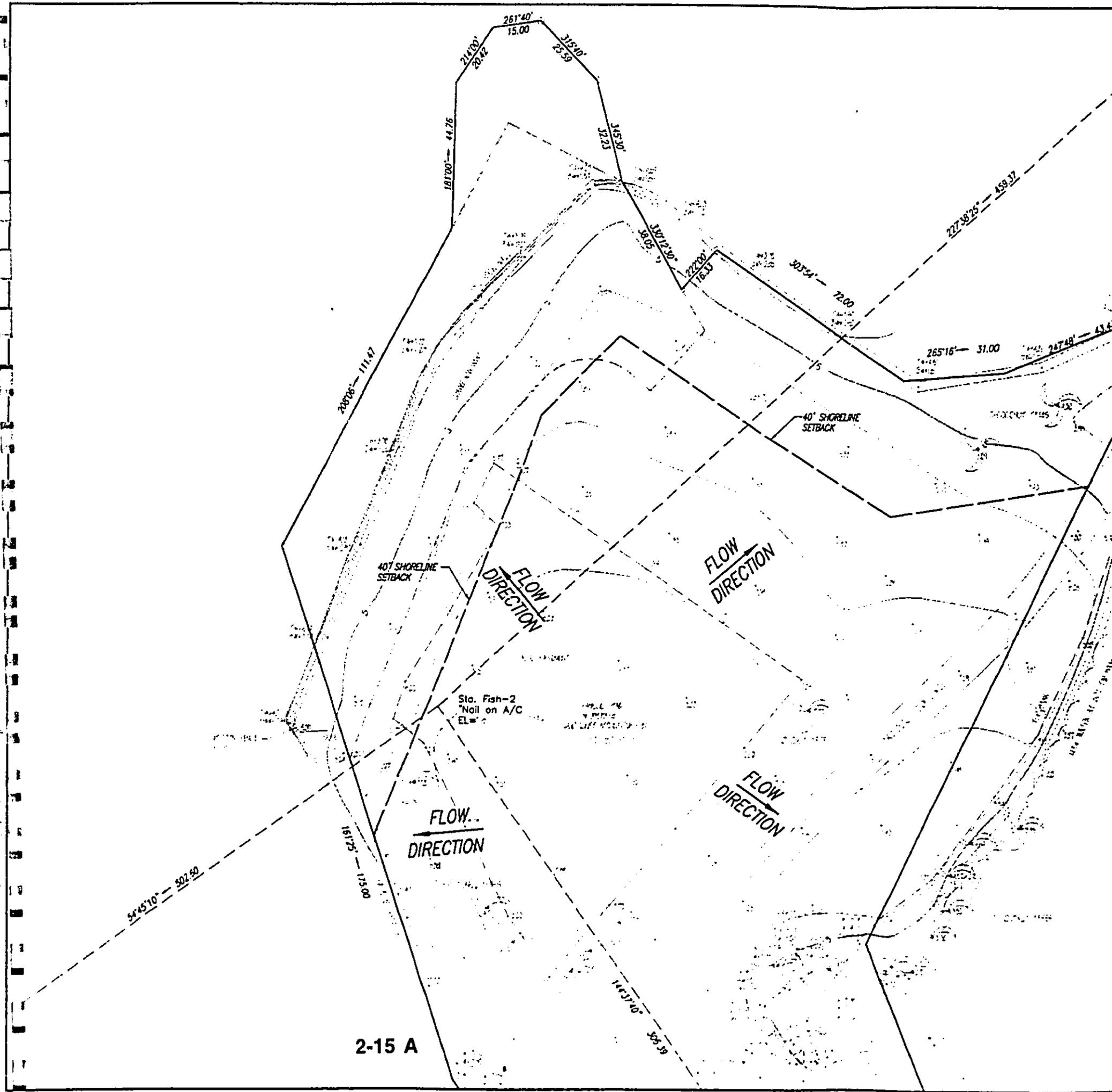
A **Existing Conditions:**

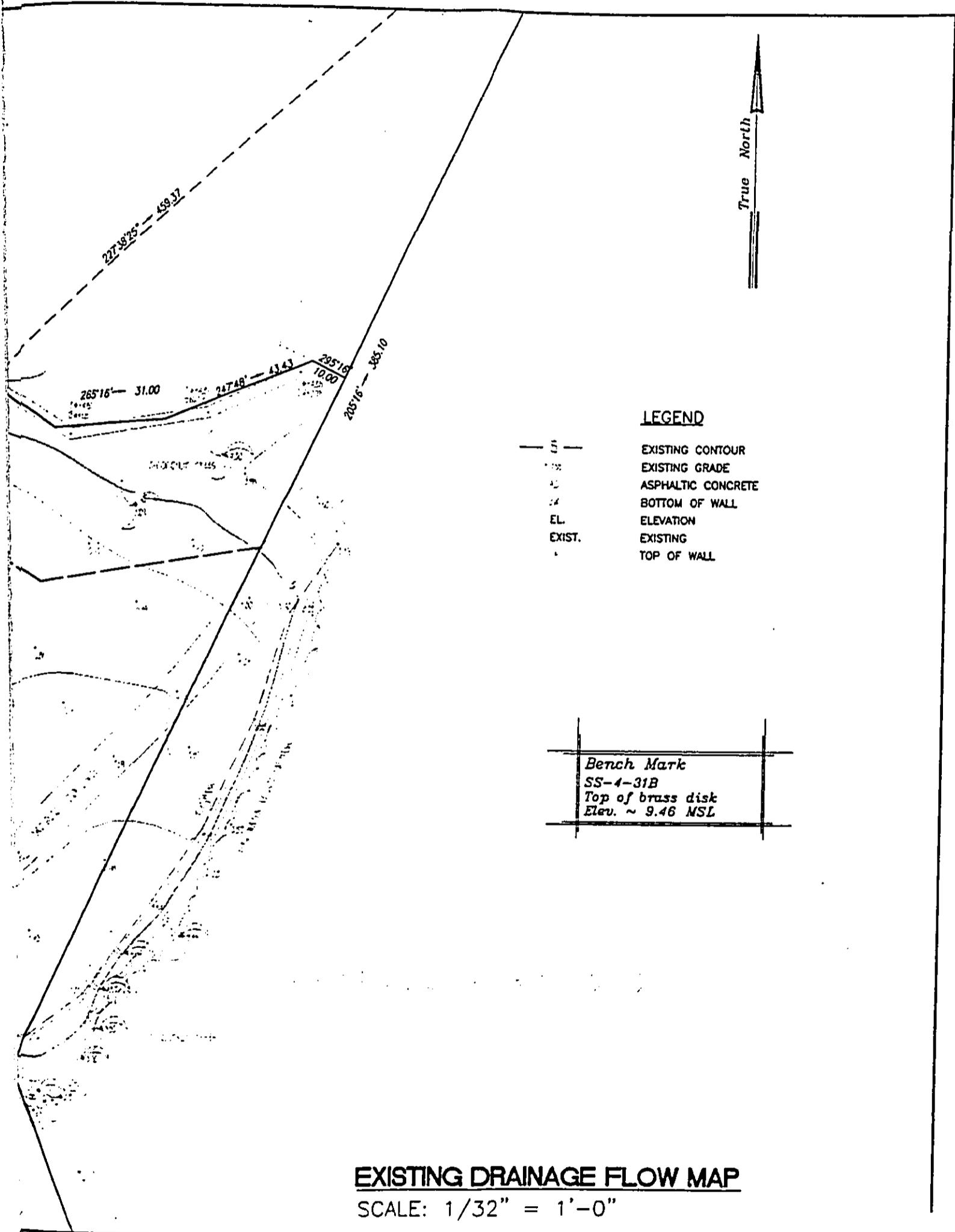
Runoff/Drainage: The project site lies at the furthestmost point of a peninsula surrounded on three sides by ocean water (See Photo 2-12). Existing runoff from the main portion of the site flows to the ocean and/or Fish Pond.

Erosion Hazard: Refer to Section 2.4.1

B **Potential Impacts:** The proposed chapel site will reduce the rate and volume of runoff to ocean waters because of the extensive landscaping of the project. The increase in permeable surface area due to the removal of the existing asphalt pad will allow for increased infiltration of incident precipitation. Further, a slower rate of surface runoff is anticipated due to the implanted landscape ground cover.

Clearing and grubbing of vegetation of a small portion of the site and some grading will occur during construction. The general pattern of on-site drainage flow will remain similar to existing conditions.





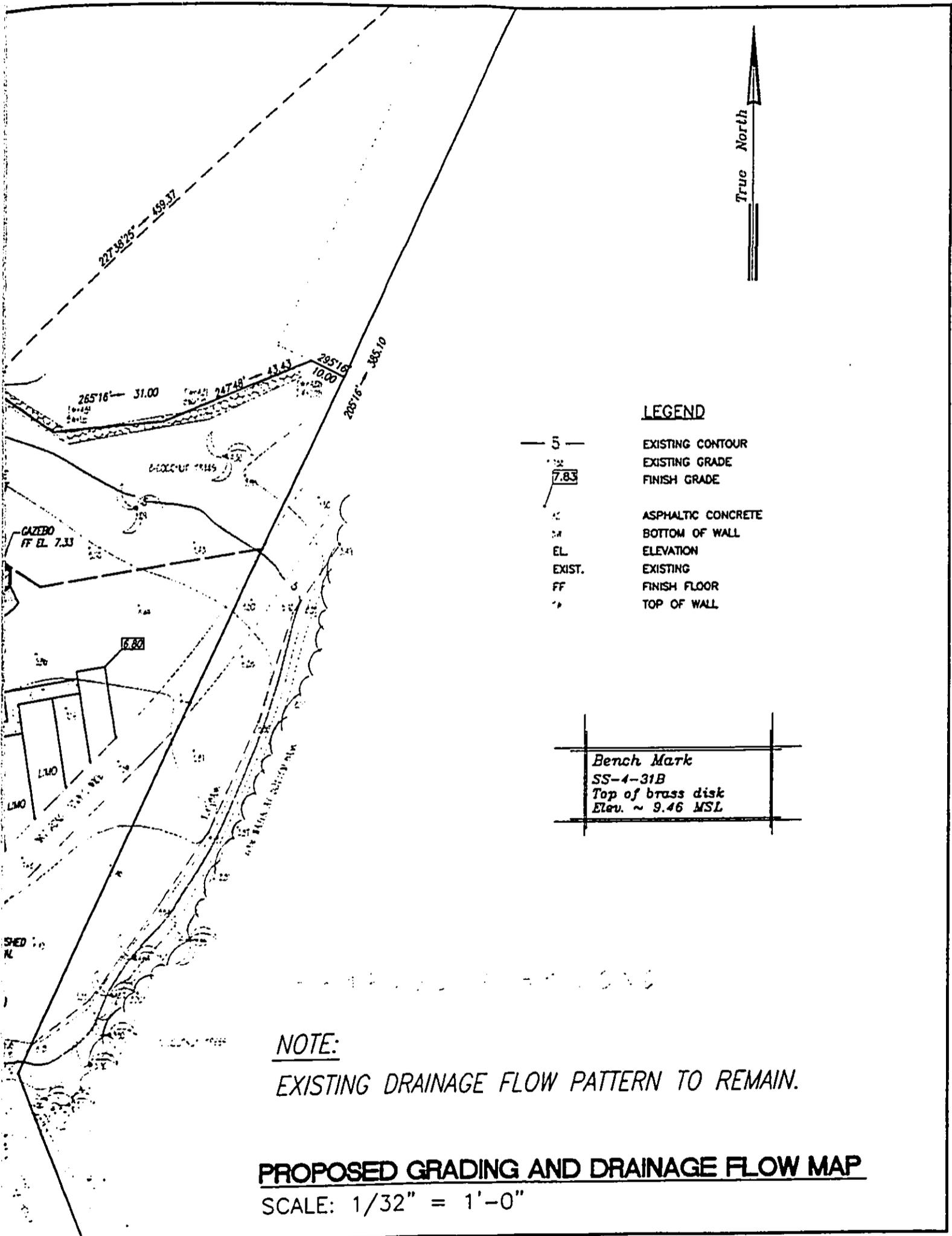
LEGEND

- EL — EXISTING CONTOUR
- EL — EXISTING GRADE
- ASPHALTIC CONCRETE
- EL — BOTTOM OF WALL
- EL — ELEVATION
- EL — EXIST. EXISTING
- EL — TOP OF WALL

<p><i>Bench Mark</i> <i>SS-4-31B</i> <i>Top of brass disk</i> <i>Elev. ~ 9.46 MSL</i></p>
--

EXISTING DRAINAGE FLOW MAP

SCALE: 1/32" = 1'-0"



WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

C. Mitigative Measures:

(1) Reduction in Impervious Surfaces: The reduction in impervious surfaces on this site will substantially reduce the rate and volume of storm water runoff from the site. The existing pavement will be replaced by landscaped areas, which will increase the infiltration of rainfall.

(2) Construction Phase and Long-term Erosion Controls: After construction of the chapel is completed, the total amount of erosion and sediment transport presently occurring can be expected to decrease. Bare or grassed areas presently found on the site will be extensively landscaped, thereby eliminating areas exposed to erosion forces.

2.4.4 FEDERAL FIRM ZONE, LUO FLOOD HAZARD DISTRICT, OTHER GEOLOGICAL HAZARDS

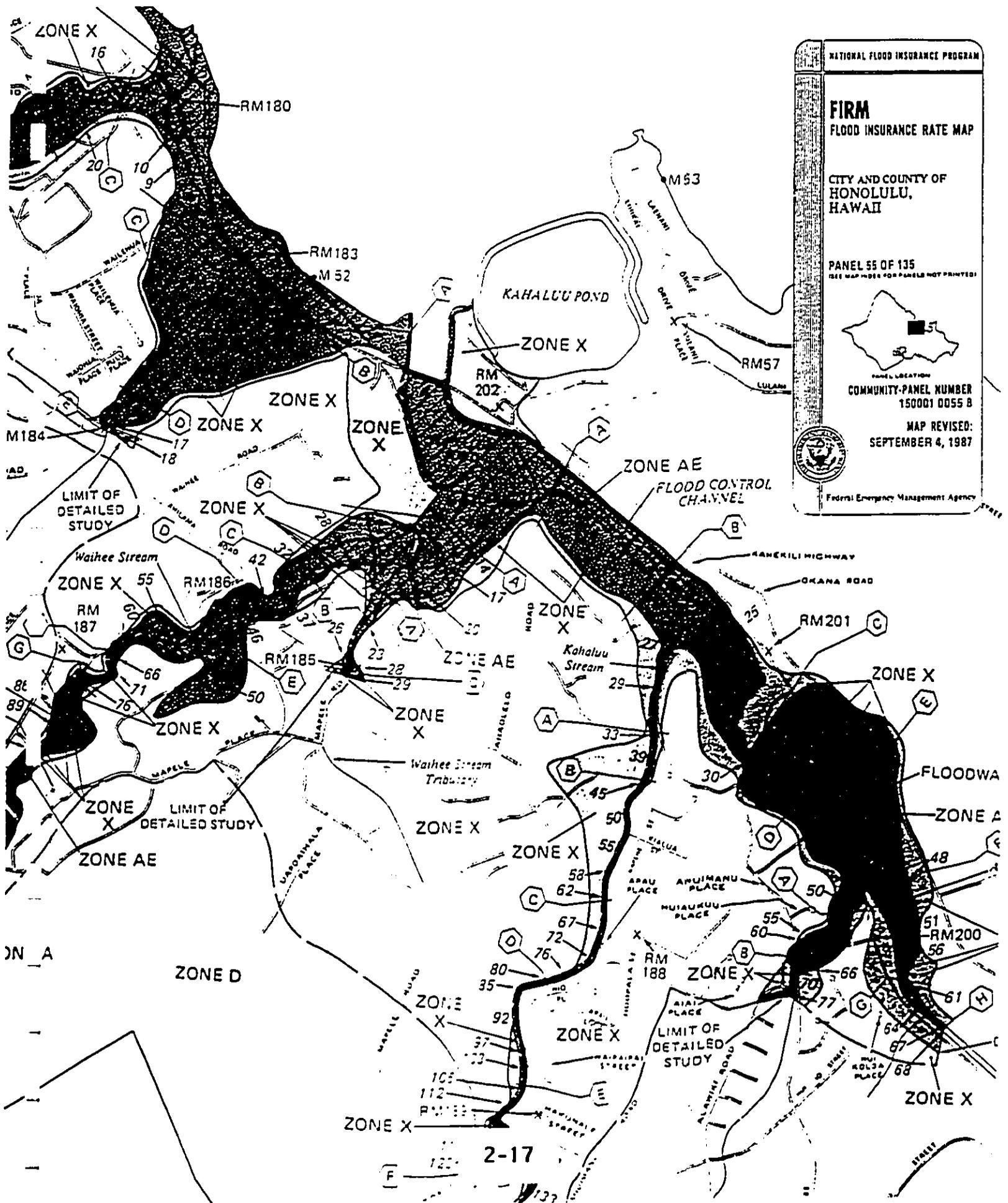
The entire site is designated Zone X on the Flood Insurance Rate Map (FIRM) (Refer to Figure 2-17). This rating indicates an area protected by levees from 100 year flood and does not require any special construction conditions.

2.4.5 OTHER INFORMATION PERTINENT TO THE SMA

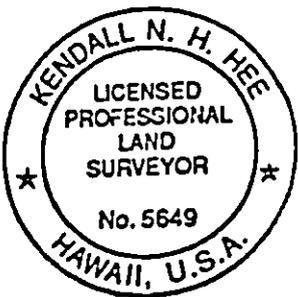
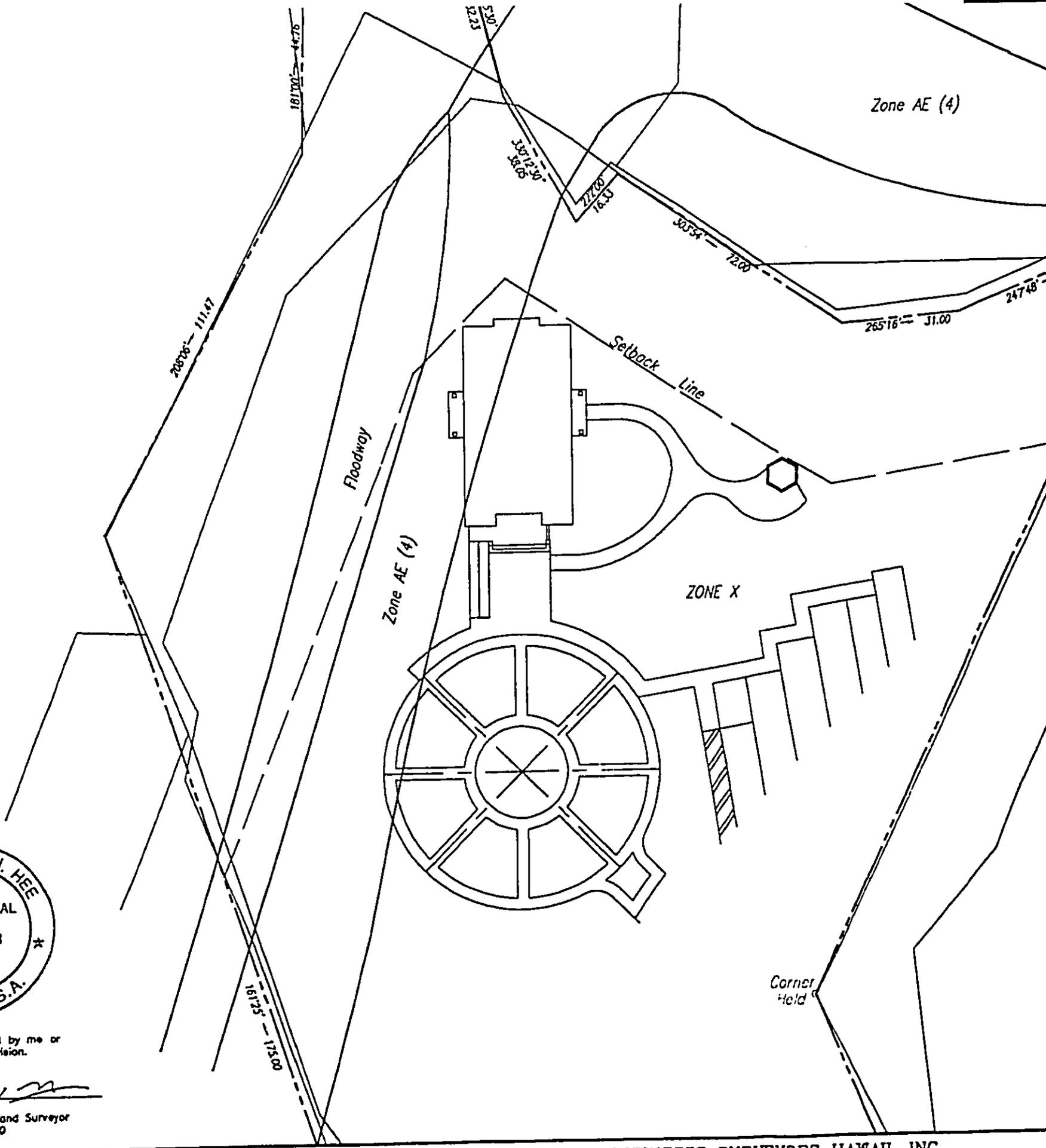
The entire site area consist of material which has been imported and used as general fill to build up the existing area. The previous land from proto-historic and prehistoric times has been altered severely by this more recent import material. Natural environmental parameters on this parcel have been so severely altered during early historic times that the concept referring to "natural" conditions (especially with reference to flora, fauna and land conditions) is not existent. The land parcel is not a "natural" condition but rather a man made environment.

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WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT



2-17



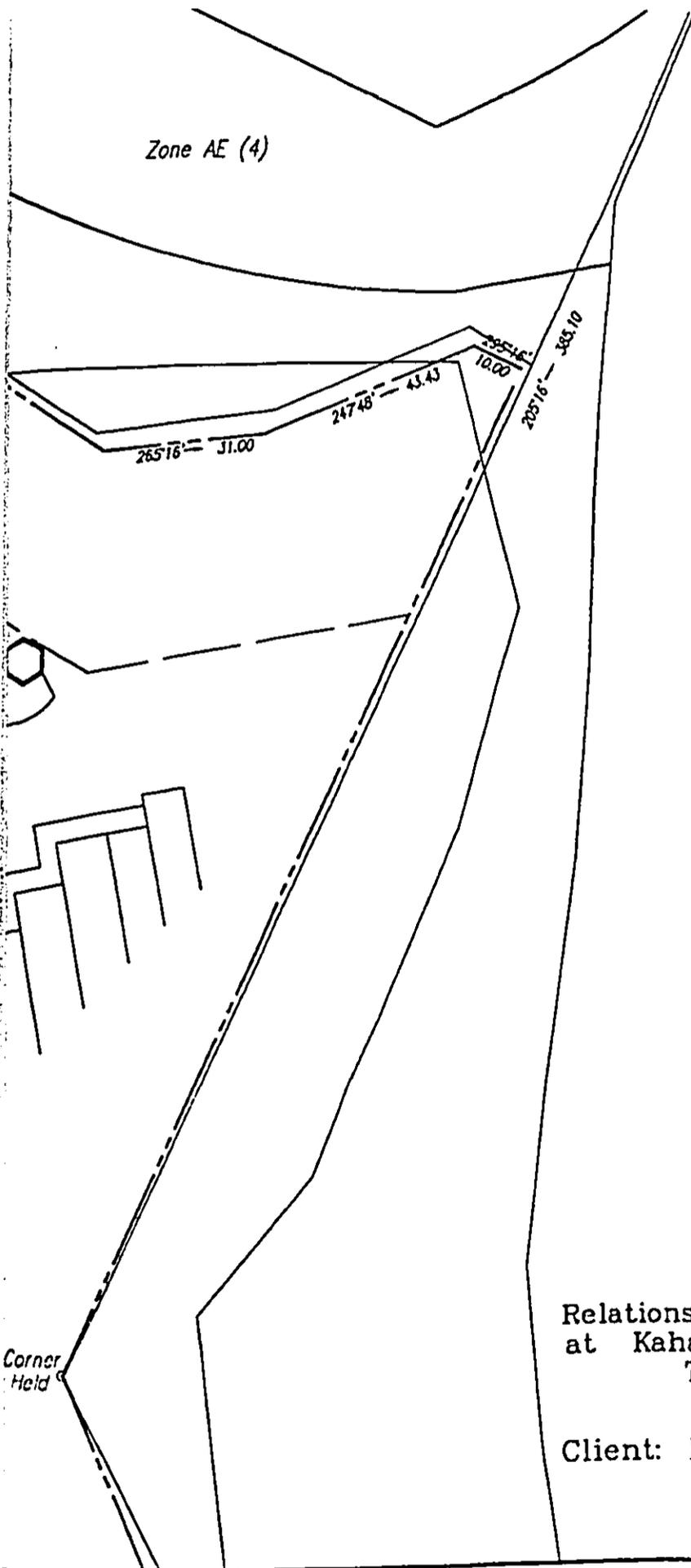
This work was prepared by me or under my direct supervision.

[Signature]

Kendall N. H. Hee
 Licensed Professional Land Surveyor
 Certificate Number 5649

Honolulu, Hawaii
 FB: 1111 / pages 22-33
 95-118

ENGINEERS SURVEYORS HAWAII, INC.
 CIVIL ENGINEERS ~ LAND SURVEYORS ~ PLANNERS



True North
 SCALE : 1 IN. = 30 FT.

NOTES:
 Flood zoning lines from City & County
 of Honolulu G.S. files.
 Lower right property corner held to
 superimpose chapel location.

Plan Showing
 Kahaluu Chapel
 Relationship Between Chapel And Floodway
 at Kahaluu, Koolaupoko, Oahu, Hawaii
 T.M.K. : 4-7-11 : parcel 7

Client: Kahaluu Fish Pond Development

World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

SECTION 3.0

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

SECTION 3.0

AFFECTED ENVIRONMENT

This section addresses the potential environmental impacts of the project's construction and long-term operation at the site and surrounding area. Man-made features such as the land fill parcel, utilities and archaeology are addressed as are natural factors such as flora and fauna. The project's consistency with applicable land use policies set forth in the General Plan and Development Plan are also discussed.

3.1 *Described below is a brief description of the site in relation to the surrounding area as well as a description of the surrounding area: including considerations and information on existing land uses; General Plan and Development Plan land use designations; and zoning.*

3.1.1 **Description of site in relation to surrounding area**

The site is bordered on its northern and northeastern sides by the Kahaluu Multi-Purpose Channel System (Ka 1-B) and Kaneohe Bay respectively. The Kahaluu Fish Pond borders the property on the east and the west is bordered by Noriko's large commercial tourist-oriented complex. Kamehameha Highway and Kahakili Highway intersection just to the south of the property.

3.1.2 **Description of surrounding area**

The site is situated adjacent to the Kahaluu Fish Pond (Ka Houna Fish Pond) which is a 42 acre ocean side parcel on the Windward side of Oahu on Kaneohe Bay. The privately owned and operated fish pond site is one of the few fish ponds on Oahu in workable condition. Hawaiian fish ponds are unique in all the world and were symbols of chiefly power. In ancient Hawaii, fish ponds were owned by and operated to serve Hawaiian chiefs and kings. The uniqueness of the pond and its history have earned it a Historic Site classification on the Federal Register of Historic Sites. The owners of the fish pond are committed to a restoration program utilizing their own funds to restore and maintain the pond and surrounding land.

On the opposite side of the site is a commercial activity center consisting of a gas station, quick markets and Noriko's tourist complex and bus parking facilities. To the south of the property is Kamehameha Highway, a residential area located on the highway hillside, and a tourist oriented facility (Pineapple Hut) on Kamehameha Highway.

WORLD OF ALOHA
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3.1.3 Considerations and information on existing land uses

The proposed site area is level grassed land. There is currently a paving pad on the northern most portion of the parcel and a structure (house) on the southeastern portion of the parcel adjacent to and used for maintenance of the Fishpond. Excepting the one structure, the land has remained vacant since its creation at the turn of the century.

No SMP permits have been requested for this property in the past. Building permits have been obtained to repair the existing structure. Other than the existing structure, the parcel has remained undeveloped.

3.1.4. Considerations on Existing Plans and Policies

A General Plan for the City and County of Honolulu

The following discussion provides an assessment of how the proposed project conforms to and implements the objectives and policies of the General Plan. Relevant objectives and policies of the General Plan pertaining to the proposed action are outlined below.

Natural Environment

Objective A. To protect and preserve the natural environment of Oahu.

Policy 4. Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation.

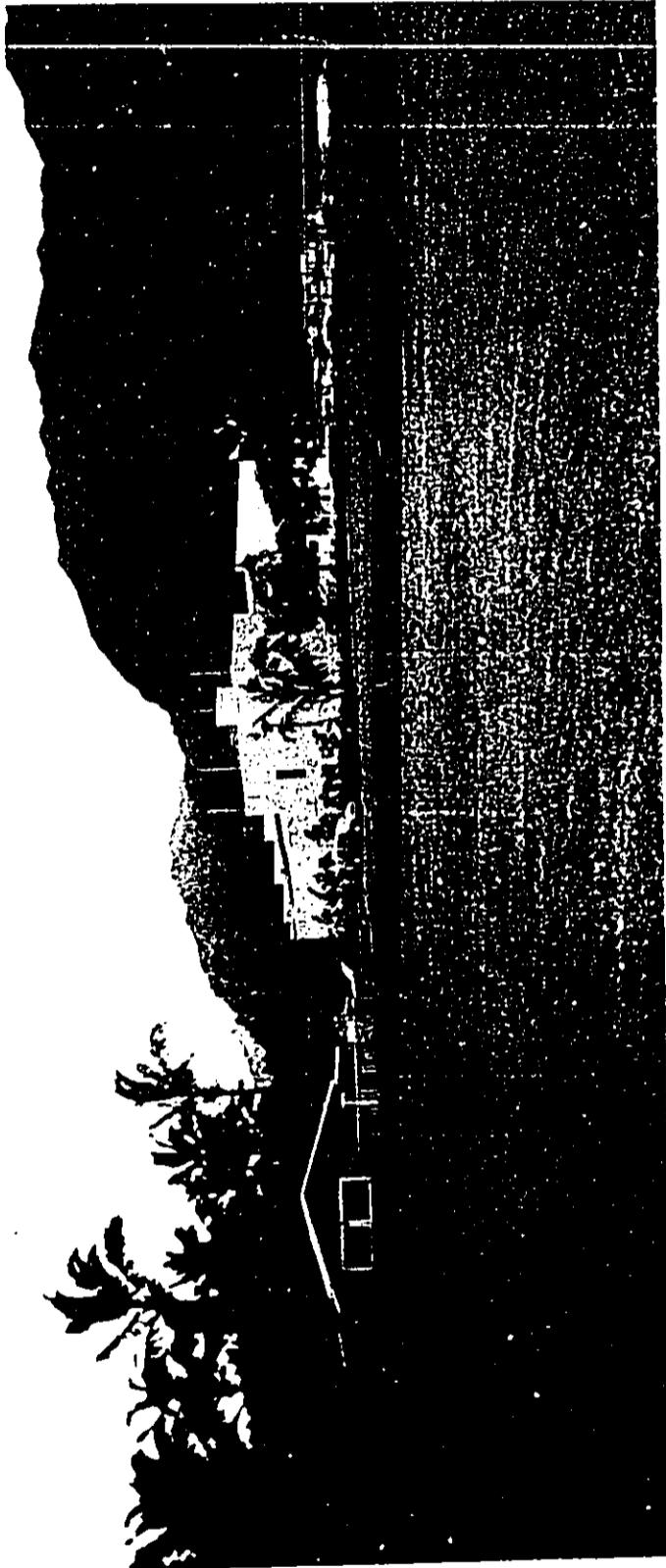
Policy 9. Protect mature trees on public and private lands and encourage their integration into new developments.

Objective B. To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policy 1. Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers and streams; shoreline, fishponds and bays; reefs and offshore islands.

Discussion: The proposed action will significantly enhance the environment and scenic character of the parcel due to the extensive landscaping proposed. The single chapel structure will also add to the scenic character of the property.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT



A C PAVING TO BE REMOVED
TO CONSTRUCT CHAPEL

3-2-A

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

The proposed action will also afford the owners of the fishpond an opportunity to produce income necessary for the restoration, operation and maintenance of the Historic Kahaluu Fishpond. Additional landscaping for the entire fishpond area is planned as well as several cultural and educational prospects which can only be addressed through additional income sources which the proposed project will provide.

Physical Development and Urban Design

Objective A. To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 2. Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

Objective E. To create and maintain attractive, meaningful and stimulating environments throughout Oahu.

Policy 4. Require the consideration of urban design principles in all development projects.

Policy 5. Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

Policy 7. Promote public and private programs to beautify the urban and rural environments.

Discussion: The proposed action will be served by established public infrastructure systems (water, sewer, electrical and roads) which have the capacity to accommodate the planned uses. The applicant will be installing a sewer system connecting with the municipal sewer at Kahaluu subdivision. The Kahaluu Fishpond is currently served by existing utility systems. Urban design principals are considered in the planning and design of the project to ensure its compatibility with the surrounding area. As the new infrastructure planned is underground, esthetic improvements will be immediate as no above ground or overhead utilities are projected for either the proposed development of the chapel site or the Kahaluu Fishpond and its associated structures. The extensive landscaping program will beautify this barren land fill area and enhance the entire area.

WORLD OF ALOHA
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Culture and Recreation

Objective B. To protect Oahu's cultural, historic, architectural, and archaeological resources.

Policy 4. Promote the interpretative and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

Discussion: No cultural, historic, architectural or archaeological resources are on the subject property.

The World of Aloha, Inc. has studied, planned, consulted and discussed numerous proposals and concepts for the commercially zoned property adjacent to the Fishpond complex. Final analyses indicate that a wedding chapel operation is the most harmonic income producing concept and can be developed in such a manner as to add to the beauty of the environment and blend both culturally and environmentally with the Fishpond Complex.

Zoning Designations: The existing zoning for the entire property (82,182 square feet) is Neighborhood Commercial, B-1. For the construction of a wedding chapel, which is a permitted use, no special zoning is required.

Unique Features: The project site has no unique physical features which are recognized as a public resource. The somewhat uniqueness of this parcel is that it was recently (historic times) man made utilizing fill material from road construction, housing development and ocean channel dredging.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

3.2 Description of the project site in relation to publicly owned or used beaches, parks and recreation areas; rare, threatened, or endangered species and their habitats; wildlife and wildlife preserves; wetlands, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; other coastal/natural resources.

3.2.1 Project site in relation to publicly owned or used beaches, parks and recreation areas.

The site is located adjacent to the Kahaluu Multi-Purpose Channel System (Ka 1-B) which separates the site from the Kahaluu Regional Park on the opposite side of the channel. The site is also located adjacent to Kaneohe Bay and the Kahaluu Fishpond. Laenani Beach Park is located approximately one half mile to the east of the site.

3.2.2 Rare, threatened, or endangered species and their habitats; wildlife and wildlife preserves; wetlands, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; other coastal/natural resources.

A Existing Conditions: The SMA containing the project site has no known or reported findings of endangered, candidate endangered or threatened plant or animal species present on this recently created landfill. The site is barren excepting recent introduced grass and limited planting incorporated in the fishpond restoration and maintenance program.

B Potential Impacts:

Fauna

Although there will be temporary disturbance during construction, no significant impact is expected to occur to any wildlife species (birds) on the project site. Several measures will be implemented that will minimize effects on wildlife due to project construction. These will include minimized clearing of existing vegetation and extensive landscaping and control of biocide application.

Noise will be generated during the construction period. The noise levels generated on the site could range from 70 to 90 dBA at 50 feet for typical construction activities. This will be a short term impact, and is not anticipated to have a significant effect on waterbirds at Kaneohe Bay or Kahaluu Fishpond. Existing traffic noise at Kamehameha Highway (particularly truck traffic) and tourist bus traffic at Noriko dominates the noise environment.

WORLD OF ALOHA
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Flora

Clearing and grubbing activities during construction will temporarily disturb the existing vegetation and expose the soils to erosion forces. Steps will be taken during the construction phase to reduce erosion tendencies, as discussed in Section 2.4.1. Extensive landscaping will be incorporated into the new chapel site to provide visual buffering and some noise buffering between the chapel and surrounding areas. Formal as well as informal landscaped areas will be featured throughout the parcel.

C. Mitigative Measures:

(1) Minimized Vegetation Clearing: Vegetation clearing is proposed only for the 1500 square foot chapel area. The remaining parcel will only be landscaped and improved with a paved driveway and parking spaces.

(2) Native Plants: Native plants will be included in the landscaping of the project site and will be utilized extensively throughout the entire parcel.

(3) Biocide Controls: Use of biocides (herbicides, insecticides, fungicides) will be strictly limited and controlled on the site. Only those compounds which are allowed by law will be applied and, where applicable, alternatives to biocide use will be considered. Applications will be supervised by a trained grounds manager.

3.3 *The project in relation to historic, cultural and archaeological resources*

A. Existing Conditions: Environmental Engineering, Inc. conducted an archaeological reconnaissance survey of the project site and surrounding area in June 1996. The background historical research, walk-through survey and recommendations regarding future archaeological research indicated that due to the extensive alteration of the area by historic land fill operations, no archaeological sites were identified and there is no record of any such sites on the State Register of Historic Sites. The closest registered archaeological sites in the immediate area are several miles east and upland consisting of agricultural terrace complexes. The adjacent Kahaluu Fishpond is, however, a significant site and is placed on the Federal Register of Historic Sites.

B. Potential Impacts and Mitigative Measures: The closest archaeological registered sites (excepting the Kahaluu Fishpond itself) are located several miles off-site and will not be affected by the construction of a small wedding chapel. The proposed construction will also not affect the Kahaluu Fishpond.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

The project site was heavily disturbed and altered by extensive land fill operations during the past century. Despite the fact that the site has been altered/created, the potential does exist that subsurface remains may be uncovered during construction of the infrastructure (especially utility trenches). In such a situation, work in the area of such remains would be suspended immediately and the Historic Sites Office of the State Department of Land and Natural Resources would be immediately notified to determine the appropriate course of action.

As the World of Aloha, Inc. is well aware of the proximity to the Historic Kahaluu Fishpond and the potential existence of cultural remains being uncovered, they have retained the services of a professional archaeological consulting firm to monitor and consult all earthwork activities planned for the project.

View from Kamehameha Highway looking across Kahaluu Fish Pond



B e f o r e C h a p e l



A f t e r C h a p e l

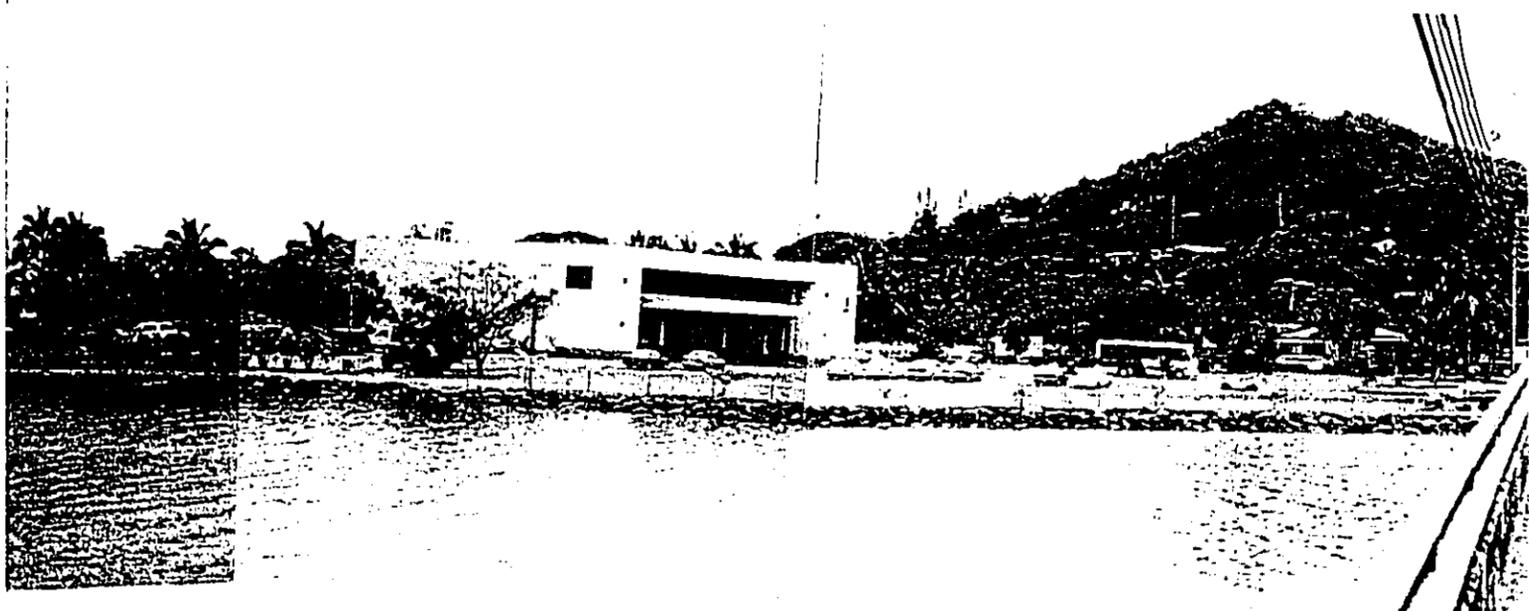
View from Kamehameha Highway at Kaha



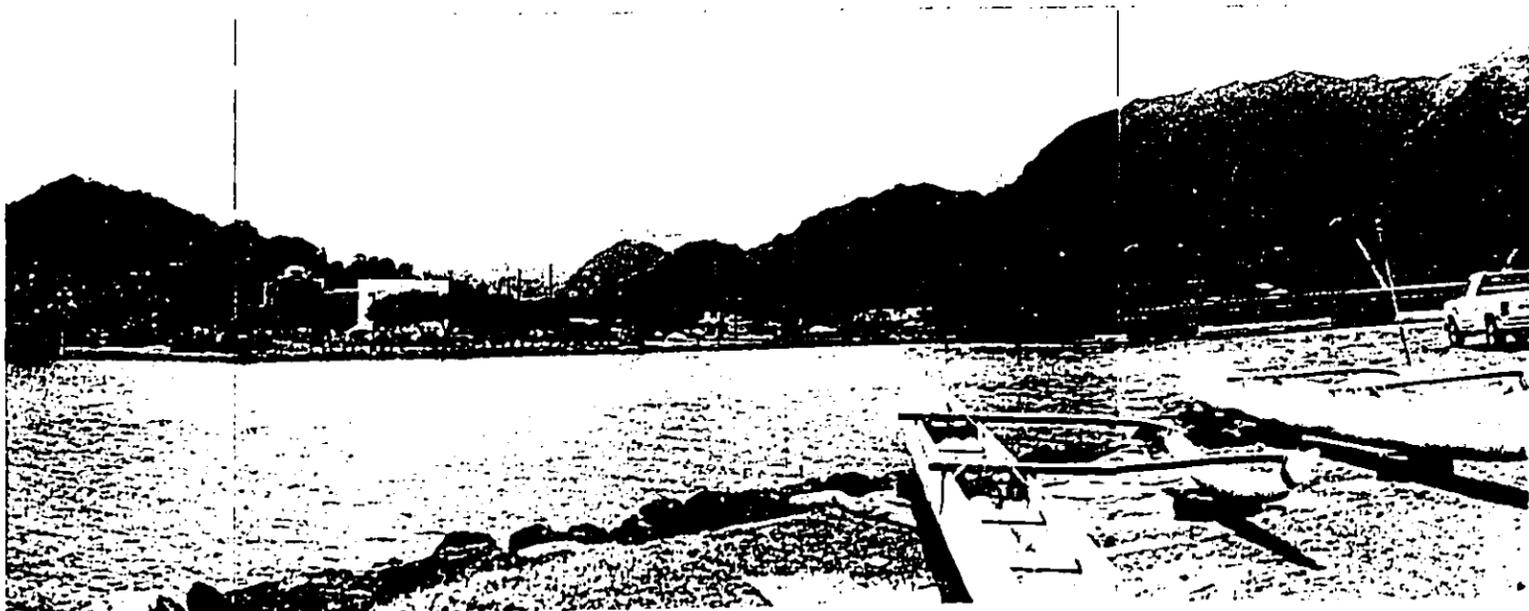
View from point at Kahaluu Stream's mo



ha Highway at Kahaluu Stream



Kahaluu Stream's mouth



World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

SECTION 4.0

SECTION 4.0

MITIGATIVE MEASURES

This section includes a summary presentation of mitigative measures planned to be implemented at the project site to minimize potential impacts. The issues addressed are relevant to SMA issues, and additional mitigation is planned to offset other impacts that are not SMA-related.

4.1 **POTENTIAL SHORT-TERM ADVERSE IMPACTS AND MITIGATIVE MEASURES**

Project development activities will involve the construction of a wedding chapel, gazebo, utilities and a driveway with parking spaces. Short-term construction related impacts on the environment will be generated by the project, and mitigative measures will be implemented to minimize these impacts.

Potential short-term adverse impacts and mitigative measures are listed below.

1. Soils will be disturbed for grading and excavation, and some short-term soil erosion will occur. An Erosion Control Plan for the construction will be prepared for the project and must be approved by the City and County of Honolulu Department of Public Works as part of the Grading, Grubbing and Stockpiling Permit. Proposed mitigation will include soils management measures and drainage controls that will substantially minimize soil erosion. Planting programs will be implemented immediately following construction to minimize soil erosion.
2. There is anticipated to be a slight increase in suspended sediments in storm runoff as a result of some unavoidable soil erosion during the construction period. Proposed soil management measures and drainage controls will minimize soil erosion and subsequent addition of suspended sediments to storm water runoff, as per State Department of Health (DOH) recommended techniques including Best Management Practices and Coastal Nonpoint Pollution Control programs.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

3. Noise will be generated by construction activities on the project site. Construction operations must comply with State DOH regulations and the City and County of Honolulu Noise Ordinance, which limits construction operations and resultant noise to daytime hours and specific maximum levels. Construction noise is not anticipated to raise concerns as the nearest residential area is over 2000 feet from the project site.
4. Air quality will be affected by the generation of fugitive dust, and construction equipment and worker vehicle emissions. Dust conditions will be controlled by frequent watering of driveways and other soil management measures. Equipment will be maintained in proper working order to minimize emissions.
5. Construction activities may be visible at the northern edge of the project site. Views of the construction operations on the site will be minimized by proper equipment and materials storage, minimized vegetation clearing, sensitive site planning and building design, and expedient re-vegetation and landscaping after construction.
6. If construction activities uncover archaeological remains, a professional archaeological consulting firm will be retained to evaluate the remains and to monitor all earthwork activities for the duration of the project.

4.2 POTENTIAL LONG-TERM ADVERSE IMPACTS AND MITIGATIVE MEASURES

Once World of Aloha's wedding chapel is completely developed, some long-term effects will have occurred or will continue to occur. Mitigative measures will be implemented to minimize the long-term adverse effects of the project.

Potential long-term adverse impacts and mitigative measures are listed below.

1. Limited grading will be completed to make fine adjustments to the project site grades for the wedding chapel construction.
2. It is possible that minor contributions of fertilizer constituents and biocides may enter storm water runoff generated on the project site. Fertilizers and biocides will be carefully controlled in amounts applied to landscaped areas following an Integrated Pest Management (IPM) program. No applications will occur during high precipitation periods, and applications will be managed by trained personnel.

WORLD OF ALOHA
ENVIRONMENTAL ASSESSMENT

3. Water for the site will be derived from the City Board of Water Supply system. Wastewater generated on-site will be conveyed to the City's treatment facility. HECO electrical service and private solid waste collection will be required at the new site. The demand on all these services will be extremely small and have no adverse impact on current services for the area. All utilities are planned for underground placement and will not present a visual impairment to the scenic environment.
4. Vegetation clearing will be minimal for chapel and infrastructure development. All cleared land will be re-vegetated with grasses, trees and other plants as soon as possible after construction operations. No significant vegetation or native plants will be affected by the development of the site.
5. Parts of the new chapel will be visible from Kamehameha Highway, Kahekili Highway and other select locations in the surrounding area. Landscaping and appropriate site planning and facility design will minimize the visibility of the structure from off-site areas. Extensive landscaping, including trees and indigenous plants will add significantly to the existing condition of this current barren land fill area.

World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

APPENDIX 1



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 P.O. BOX 821
 HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT PROGRAM
 AQUATIC RESOURCES
 BOATING AND OCEAN RECREATION
 CONSERVATION AND RESOURCES ENFORCEMENT
 CONVEYANCES
 FORESTRY AND WILDLIFE
 HISTORIC PRESERVATION
 LAND DIVISION
 STATE PARKS
 WATER RESOURCE MANAGEMENT

MAY 15 1997

Ref.:LD-PEM

Land Mgmt. Case No. OA-542

Mr. Kendall Hee
 Engineers Surveyors Hawaii Inc.
 1020 Auahi Street, Suite 1
 Building 6
 Honolulu, Hawaii 96814

RECEIVED
 MAY 16 1997

ENGINEERS SURVEYORS HAWAII, INC.

Dear Mr. Hee:

Subject: Shoreline Certification Request
 Applicant: Engineers Surveyors Hawaii, Inc.
 Property Owner: Linda Wong
 Location - Island: Oahu District: Koolaupoko
 Tax Map Key: 4-7-11:1
 Property Description: Lot H-1, Ld Ct App 979, Kahaluu Fishpond, Koolaupoko, Oahu
 Land Management Case No.: OA-542

This is to inform you that the subject shoreline re-certification request has been certified. Six (6) certified copies of the map are enclosed herewith.

Should you have any questions regarding this matter, please feel free to contact Patti Miyashiro of our Honolulu Office at 587-0430.

Very truly yours,

DEAN Y. UCHIDA
 Administrator

Enclosures

c: Oahu Land Board Member
 At-Large Land Board Member
 Oahu District Land Office
 Survey Div., DAGS (w/enclosures)

World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

APPENDIX 2

DOCUMENT CAPTURED AS RECEIVED

DIRECTOR'S OFFICE
DEPT. OF
TRANSPORTATION
MAR 20 11 52 AM '97

INTERSECTION OF KAMEHAMEHA HIGHWAY AND KAHEKILI HIGHWAY
LENGTH OF SOUTHBOUND LEFT TURN LANE

Introduction

A traffic signal will be installed at the intersection of Kahekili and Kamehameha Highways, in Kahaluu, Oahu. Both highways are two-lane highways and there are various driveways in the vicinity of the intersection. Traffic on the minor approach from the east (Kamehameha Highway) is served by a single lane which is presently controlled by a stop sign; the highway to the east has a speed limit of 30 miles per hour. On the major street (Kamehameha Highway to the north and Kahekili Highway to the south), the speed limit is 35 miles per hour; the northbound approach consists of a through lane and a separate right turn lane which also serves as a bus turnout.

A single southbound lane is used by through traffic as well as vehicles making the left turn onto the east leg. North of the intersection, a median lane for southbound left turns is provided between the Kahaluu Stream bridge (approximately 500 feet north of the intersection) and a driveway serving the parcel identified on the topographic survey map as TMK: 4-7-11: 2. The existing lane is approximately 200 feet long.

The desirable layout of the intersection when signalized would consist of an additional lane on the southbound approach for the left turn movement. The extension of the existing left turn lane south to the intersection would provide a turn lane with an approximate length of 480 feet. This report describes the analyses and methodology used to determine the adequacy of the left turn lane. Four exhibits are attached showing peak hour traffic volumes at the intersection and a conceptual layout of the intersection. Also attached is a computation of the optimum cycle length for the proposed signal.

Traffic Counts and Forecast

A turning movement count was taken during the morning and afternoon peak periods on Tuesday, May 28, 1996. The turning movements during the most critical hour (most conflicting movements) at the intersection are shown in the attached Exhibit 1. The highest 15-minute volume recorded for southbound left turns was 87 vehicles between 7:15 a.m. and 7:30 a.m. (or at a rate that is 37% higher than the average for the peak hour). During the peak hour, 34% of the southbound traffic turned left onto Kamehameha Highway.

Future traffic volumes have been projected for two conditions: near-term (1998) and design year (2020). Table 2-6 of the Oahu Regional Transportation Plan report dated November 1995 indicates that a 29% increase in daily traffic can be expected at Kualoa, approximately five miles north of the intersection, in the thirty years between 1990 and

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To	Linza Wong	From	Kern		
Co./Dept.		Co			
Phone #		Phone #			
Fax #		Fax #			

2020. Using a similar growth rate, the 1996 counts were increased by 2% for the 1998 forecast and factored by 1.25 for the design year forecast.

The State Highways Division is currently widening a portion of Kahekili Highway from three to four and six lanes, approximately four miles to the south. The existing highway at that location has been operating near capacity levels during peak periods, and many motorists use Kamehameha Highway as an alternative route to avoid this congestion. The widening is expected to be completed in two years and traffic conditions should improve. The near-term forecast, therefore, describes conditions before completion of the widening and is based on the counted turning movements. The near-term forecast is shown in Exhibit 2.

The design year forecast is based on a reduced left turn volume during the morning peak hour, due to the improvement of Kahekili Highway to the south. The proportion of southbound traffic that would turn left to Kamehameha Highway is expected to be closer to the proportion during other hours. A review of the manual counts indicates that 10% to 20% of the southbound traffic turns left at times other than the morning peak period. Therefore, the design year turn volume is estimated to be 20% of the total southbound traffic. The design year forecast is shown in Exhibit 3.

Design Recommendations

Desirably, the southbound left turn lane would include a taper, deceleration length, and storage. The American Association of State Highway and Transportation Officials (AASHTO), in their 1990 design guide (p. 828), recognizes that "(c)ommon practice, however, is to accept a moderate amount of deceleration within the through lanes and to consider the taper as part of the deceleration length." The State Highway Design Manual (page 6-28) provides that, "(f)or normal urban design, ... the deceleration length is ignored and only taper and storage lengths are considered."

The existing southbound left turn lane should be extended south to the intersection. The existing taper, which begins at the south end of the bridge, should be retained. For the design year traffic, the southbound left turn lane should include deceleration and storage lengths. In the near term, the requirements of the State Design Manual (taper plus storage) should be met.

The deceleration length should be adequate for a vehicle traveling at the average highway speed for the appropriate design speed to comfortably decelerate to a stop. For a design speed of 40 miles per hour (posted speed limit is 35 miles per hour), this distance is 315 feet for level conditions (AASHTO 1990, p. 991). The roadway is relatively flat, with a grade of less than 3 percent; therefore, no adjustment of the stopping distance is needed. A turn lane that is 480 feet long will therefore have a storage length of 165 feet.

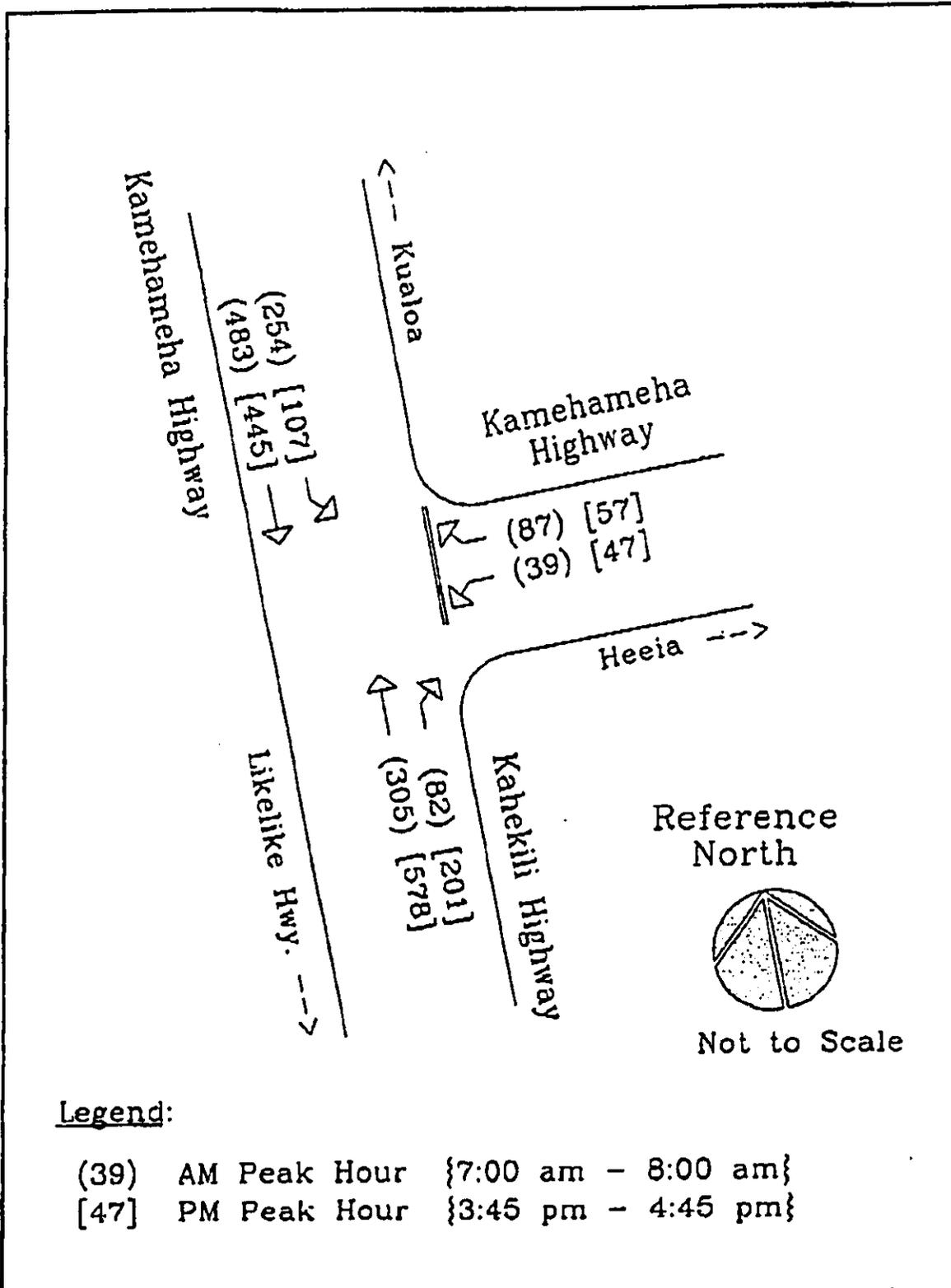
The storage length that should be provided is based on the peak hour turn volume and the cycle length. The design year volumes indicate that the signal should operate with a cycle of 90 seconds in the AM Peak Period, or 40 cycles per hour. For an AM Peak Hour left turn volume of 185 vehicles factored by 1½ to accommodate surges that may occur, storage for 7 vehicles should be provided; for the PM Peak Hour, a 120-second signal cycle and a peak hourly volume of 135 vehicles will also require storage for 7 vehicles. The 165 feet of storage that will be available would mean that the average vehicle spacing would be 23½ feet, a reasonable spacing considering the average size of vehicles that are on the road during the peak hours.

For near-term conditions, the AM Peak Hour left turn volume of 260 vehicles per hour would require a storage length of 180 feet, using an optimum cycle length of 70 seconds and the spacing discussed above; the PM Peak Hour volume of 110 vehicles would require a storage length of 90 feet, using the optimum cycle length of 80 seconds. The existing taper is less than 60 feet long; using the standard taper of 180 feet (15:1 for 12-foot wide turn lane), the available storage length would be 300 feet, which exceeds the requirement in either peak hour.

The extension of the existing southbound left turn lane to the intersection would meet the State's *Highway Design Manual* criteria for urban conditions in the near-term, and AASHTO's more general criteria for design year traffic.

Attachments: Exhibits 1-4
Optimum Cycle Length Computation

KAH-KAMI.DOC

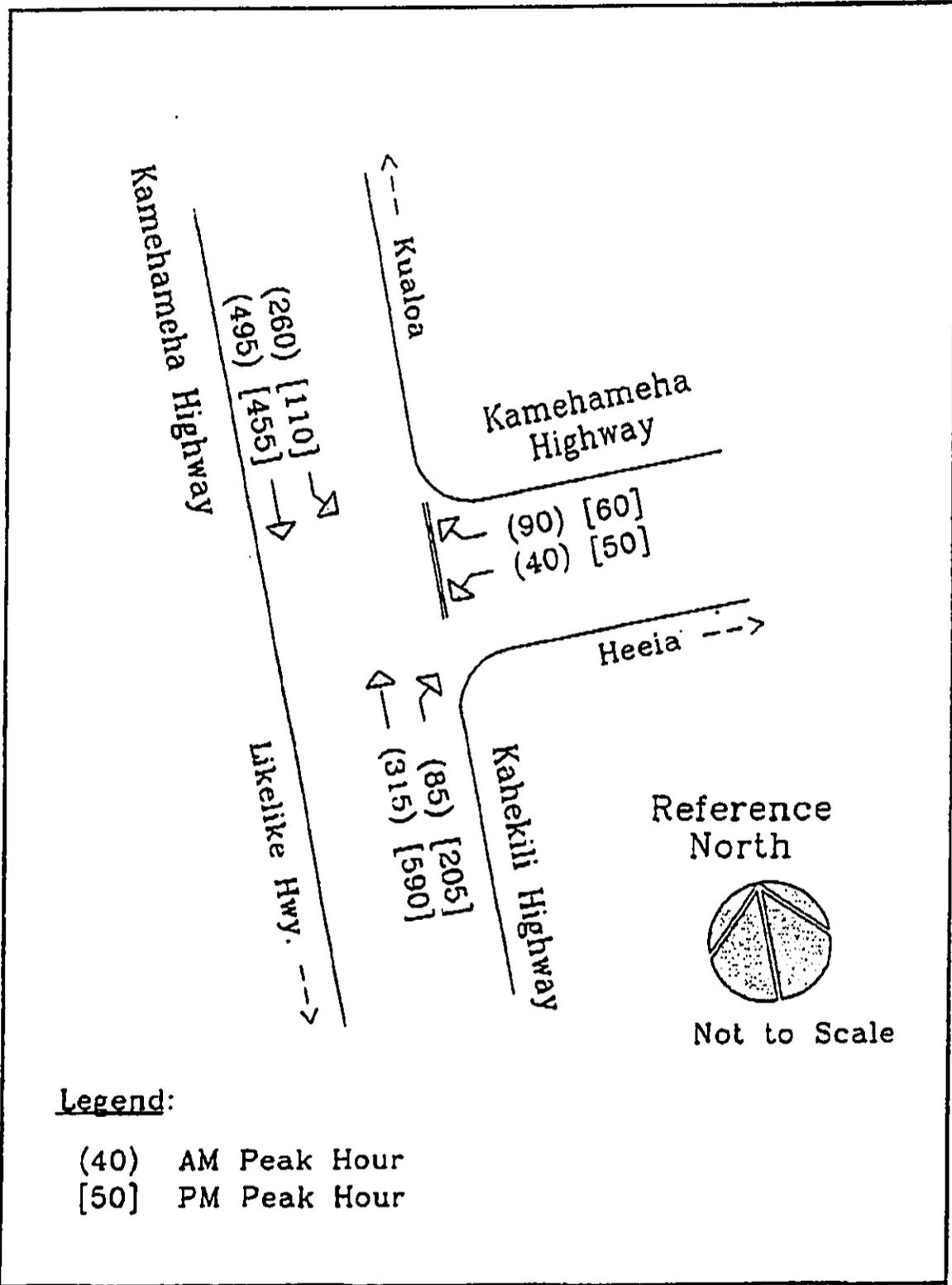


Legend:

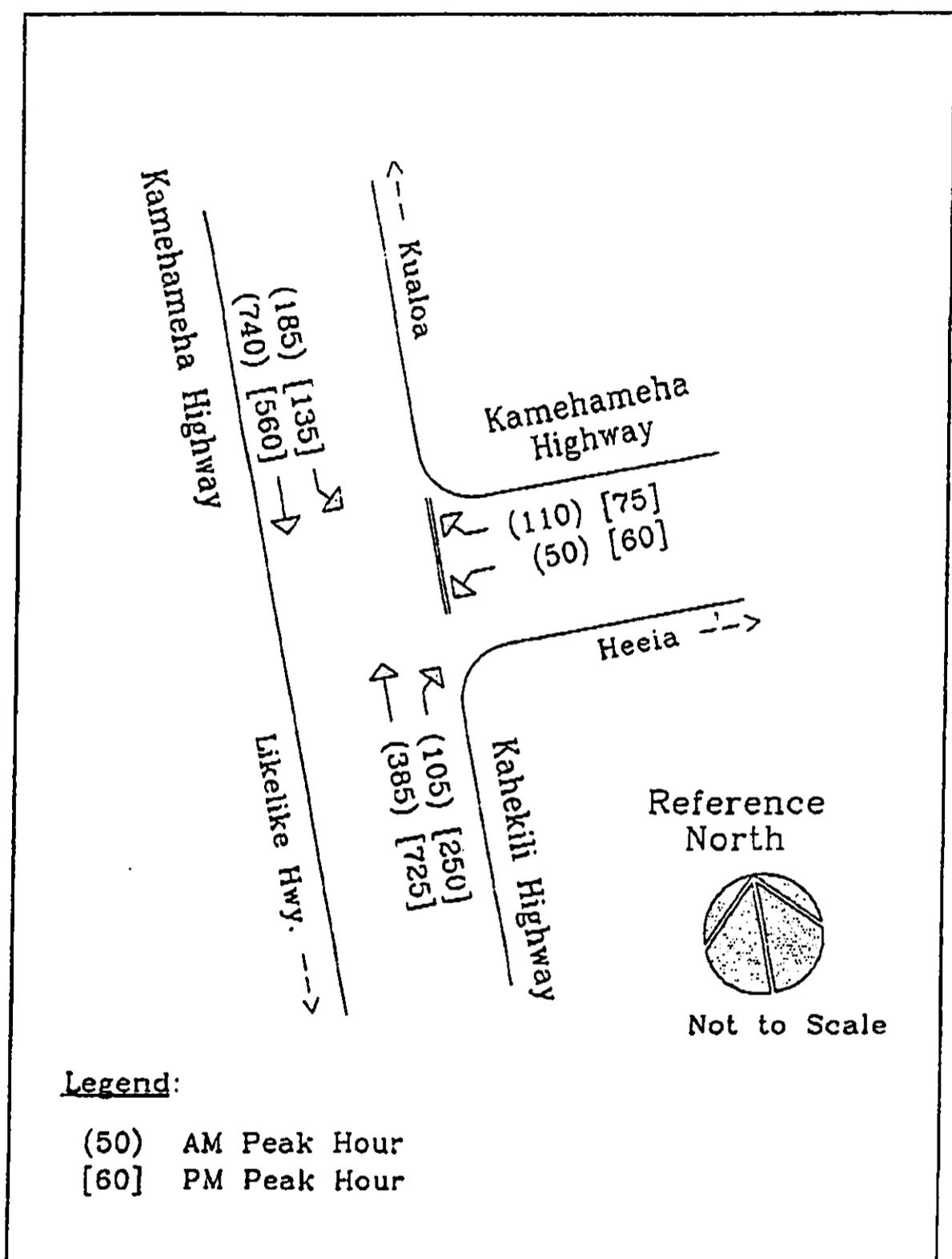
- (39) AM Peak Hour {7:00 am - 8:00 am}
- [47] PM Peak Hour {3:45 pm - 4:45 pm}

<p>Left Turn Lane for Kahakili Highway at Kamehameha Highway</p>	<p>TRAFFIC COUNTS (Tuesday, 5/28/96)</p>	<p><u>Exhibit</u> 1</p>
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5/28/96 08:30 AM



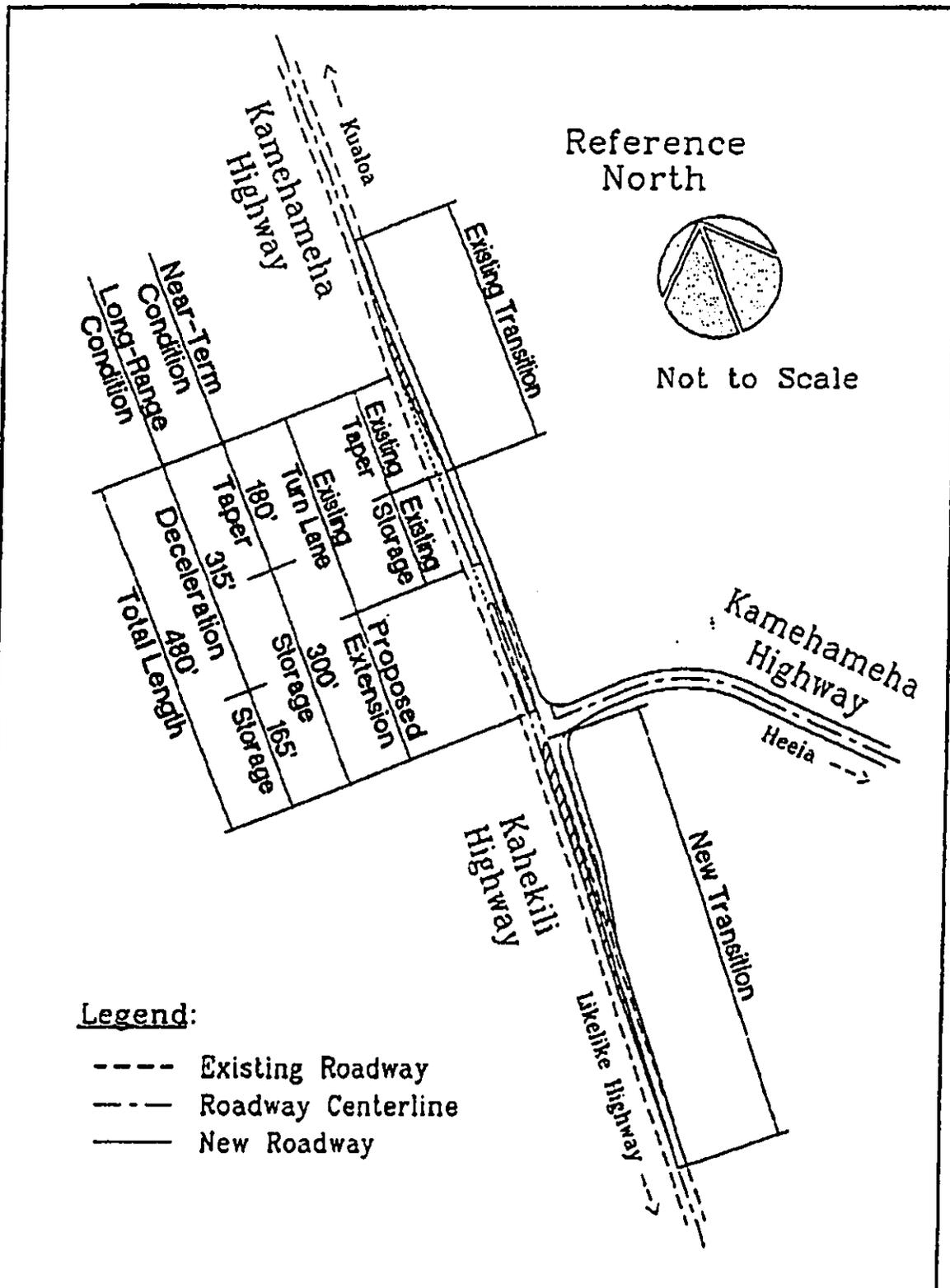
4/11/78 04:30 PM Left Turn Lane for Kahakili Highway at Kamehameha Highway	1998 TRAFFIC ASSIGNMENTS	Exhibit 2
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Legend:

(50) AM Peak Hour
 [60] PM Peak Hour

<small>11/12/79 08:30:11 PM</small> Left Turn Lane for Kahakili Highway at Kamehameha Highway	2020 TRAFFIC ASSIGNMENTS	<u>Exhibit</u> 3
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Legend:

- Existing Roadway
- Roadway Centerline
- New Roadway

ENR-11583 04/11/98

Left Turn Lane for
Kahekili Highway at
Kamehameha Highway

CONCEPTUAL DESIGN
OF INTERSECTION

Exhibit

4

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Optimum Cycle Length Computation

21-Jun-96 11:53 PM

Reference: ITE, *Manual of Traffic Signal Design, Second Edition*, pp. 145-146

$$C = \frac{1.5L + 5}{1.0 - \sum(Y_i)}$$

where C = optimum cycle length (seconds)
 Y_i = ratio of critical lane volume to saturation flow, phase i
 L = unusable time per cycle, seconds

For L = and saturation flow =

	Near-Term (1998)		Design Year (2020)			
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour		
Volumes						
V2 NB TH	315	590	385	725		
V3 NB RT	85	205	105	250		
V4 SB LT	260	110	185	135		
V5 SB TH	495	455	740	560		
V7 WB LT	40	50	50	60	shared lane	
V9 WB RT	90	60	110	75	shared lane	
Phase	Critical Lane volumes					
1	WB LT + RT	130	110	160	135	
2	SB LT	260	110	185	135	
3	SB* or NB TH	315	590	555	725	
	Sum	705	810	900	995	
	Sum (Y _i)	0.504	0.579	0.643	0.711	
	optimum cycle length	64.46	75.93	89.60	110.62	seconds
	Use	70	80	90	120	seconds

* remainder of SB TH not served by phase 2

World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

APPENDIX 3

Sharon Manatad
4B-009C Kamehameha Hwy.
Kaneohe, HI 96744

March 25, 1997

Linda Wong, President
World of Aloha, Inc.
2667-B Tantalus Drive
Honolulu, HI 96813

Dear Ms. Wong:

Thank you for your letter dated March 20, 1997.

In your presentation at the Neighborhood Board Meeting on March 12th, you discussed your plans to build a small wedding chapel and gazebo at Kahalu'u Fishpond. At that same presentation you mentioned that in the future you planned to expand on this by creating a Hawaiian Cultural Center, hula halau with "Hawaiian show" and the possibility of building a restaurant.

Not only do I feel that this would be over development of this small area but also any use of lands surrounding the fishpond should be master planned.

I understand the need for you to generate income from Kahalu'u Fishpond for its restoration and I would like to offer the following suggestion.

Instead of building a wedding chapel, why not consider building a small educational center for the children of Hawaii to come to learn about fishing? You could have our Kupuna teach them how to sew net, patch damaged nets, throw net, different styles of fishing, crabbing, etc. and educate them on the types of fish raised in the pond while explaining the knowledge and expertise required to do so. Maybe the children could even help with the restoration.

The children in our schools go on excursions all the time and this would help you to generate funds but, more importantly, you would be giving valuable knowledge to our keiki and would positively influence our community.

I hope my input will assist you in your planning.

Sincerely,



Sharon Manatad

cc: City Council Members
Mayor Jeremy Harris
Rep. Colleen Meyer

Ms. Ardis-Shaw Kim, Dept. of Land Utilization
Senator Mike McCartney

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

March 11, 1997

World of Aloha
2667B, Tantalus Drive
Honolulu, HI 96813

Dear Sir/Madam:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for Special Management Area Use Permit Application for the construction of a wedding chapel and gazebo on a small portion of land adjacent the Kahaluu Fish Pond area, Island of Oahu.

After a review of the DEA and supporting documentation, the Office of Hawaiian Affairs has no concerns at this time to the proposed development. Based on information contained in the DEA, the proposed wedding chapel bears no significant long-term adverse impacts on adjacent ecosystems nor upon wildlife habitats. Furthermore, no known archaeological remains exist and the proposed development will neither significantly affect scenic resources nor air quality or noise level. But OHA views the chapel as a poor choice of coastal land use and one which wholly conflicts with the pristine nature of the fishpond.

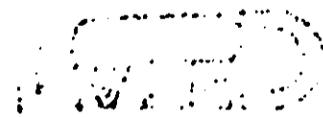
Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Luis A. Manrique, should you have any questions on this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "Martha Ross".

Martha Ross
Deputy Administrator

LM:lm



BENJAMIN J. CAYETANO
GOVERNOR



97-00991

GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 686-4186
FACSIMILE (808) 686-4186

97 FEB 18 AM 9 04
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

February 12, 1997

Patrick K. Onishi, Director
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Attention: Ardis Shaw-Kim

Dear Mr. Onishi:

RE: Draft Environmental Assessment/Special Management Area (EA/SMA) for
Aloha Wedding Chapel, Kahaluu, Oahu

Please include the following in the final EA:

1. Regarding *Kahaluu Fishpond*:

a. The Fishpond is listed on the Federal Register of Historic Sites. Is the parcel in which it or the wedding chapel is located also on a *State or Federal historic register*?

b. What are the *restoration plans* for the Fishpond? Will it be restored to productive use? Will this project affect *native practices* or gathering rights? What measures will be taken to protect or provide *public access* to the shoreline?

2. Consult the *Coastal Zone Management* Program of the Office of Planning and the *Army Corps of Engineers* and document your contacts in the final EA.

3. Notify *neighbors* or neighboring landowners of the project and document your contacts in the final EA.

Patrick Onishi
February 12, 1997
Page 2

4. A discussion of findings and reasons, according to the *significance criteria* listed in HAR Title 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination. You may use the enclosed sample as a guideline.

If you have any questions call Nancy Heinrich at 586-4185.

Sincerely,



Gary Gill
Director

c: World of Aloha, Inc.
Donald Clegg, APC

accomplishment of project objectives and an evaluation of various criteria. A highway makai of the existing facility would better accommodate the major direction of traffic flow. In addition, travel along State Highway 130 will improve due to fewer intersections and the "restricted" access of the bypass.

Most of the right-of-way required for Alternative 1 would pass through former cane fields, now fallow. A macadamia nut orchard near Keaau-Pahoa Road may be impacted, depending on specific alignment decisions. No parcels would be left without access, although some adjacent parcels may not be provided direct access to the bypass.

Alternative 1 would improve the level-of-service from the present peak hour LOS E to LOS C or better through the design year of 2013. Benefits would include improved public safety and more efficient delivery of goods and services, including emergency services, to Puna residents. Evacuation of residents in the event of natural disaster may become easier after bypass construction.

D. Determination and Reasons Supporting the Determination

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. The "Significance Criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. *No irrevocable commitment to loss or destruction of any natural or cultural resource would result.* The right-of-way for Alternative 1 is primarily in former cane lands, now unused. No significant natural resources are present. Protection of potential cultural resources would be accomplished through an archaeological mitigation program comprised of either advance subsurface testing or monitoring during construction. Such a program would require approval of the State Division of Historic Preservation.
2. *The action would not curtail the range of beneficial uses of the environment.* The project, while certainly curtailing use of lands within the right-of-way to transportation and utilities uses, would increase access to Lower Puna, thereby facilitating beneficial uses of other lands in the District.
3. *The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines.* The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy." Two broad policies are espoused: conservation of natural resources, and enhancement of the quality of life. The proposed project does not consume significant natural resources. It would include

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DIVISION

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8 1/4 Mile Camp would be elevated. Mitigation measures can be employed to reduce the impacts to acceptable levels. The project is not expected to result in concentrations of air pollutants exceeding State or federal standards for ambient air quality.

8. *The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effects on the environment. The proposed project is self-contained and independent of other proposed highway improvements or other types of projects. It does however, address deficiencies in the roadway network recognized in various State and County planning documents.*
9. *No rare, threatened or endangered species or their habitats would be affected. A small amount of potential forage habitat for Hawaiian Hawks, Owls and Bats would be removed, but the large home ranges of these animals render the loss insignificant. No endangered, threatened or candidate floral species would be affected by the project.*
10. *Air quality, water quality or ambient noise levels would not be detrimentally affected. The net effect of the project on air quality would be to reduce emissions within Keaau village, while increasing emissions along the bypass corridor. Improved traffic flow, however, would reduce the possibility of "hot spot" formation. Potential violations of State Ambient Air Quality Standards within Keaau would be alleviated. Noise in Keaau would be reduced, but that at residences near the bypass would be significantly increased. Implementation of various mitigation measures will be necessary to minimize this impact. No significant water quality impacts are anticipated either during construction or operation of the bypass.*
11. *The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters. No environmentally sensitive areas would be affected. The project site is on basically flat land well inland of the coast. Tsunami inundation is unlikely. Seismic risks are minimal; no structures are anticipated as part of the project. The volcanic hazards are comparable to those in Hilo.*

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
97 FEB 18 AM 9 05



University of Hawai'i at Mānoa

Environmental Center
A Unit of Water Resources Research Center
2550 Campus Road • Crawford 317 • Honolulu, Hawai'i 96822
Telephone: (808) 956-7361 • Facsimile: (808) 956-3980

March 10, 1997
EA:00156

Ms. Ardis Shaw-Kim
City & County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Shaw-Kim:

Draft Environmental Assessment (DEA)/
Special Management Area (SMA)
Aloha Wedding Chapel
Kahalu'u, 'O'ahu

World of Aloha, Inc. Plans to construct a 1,500 square foot wedding chapel and a gazebo on a 82,182 square foot parcel of land adjacent to the ancient Ka Houna Fishpond at Kahalu'u overlooking Kaneohe Bay, 'O'ahu. Also included in the project is construction of an access driveway, on-site parking, utility infrastructure, and landscape improvements. The project site is located within a commercially zoned B-1 district and is within the Special Management Area (SMA). All construction will conform to the 40 feet shoreline setback requirement.

Assisting in our review are David Penn, Geography; Panos Prevedouros, Civil Engineering; Marion Kelly, Ethnic Studies; and Malia Akutagawa of the Environmental Center. We have several comments on potential environmental, aesthetic, and cultural impacts especially with regards to the 42-acre Ka Houna Fishpond which has been placed on the Federal Register of Historic Sites.

Ms. Ardis Shaw-Kim
March 10, 1997
Page 2

Botanical & Wildlife Resources

On page 3-5 the DEA states:

The SMA containing the project site has been surveyed for botanical and wildlife resources. There are no endangered or threatened plant or animal species present ...

No survey report has been included in the DEA to confirm the above statement. A mere assertion that there are no threatened or endangered plants and animals on the property or in the surrounding environs without evidence of an actual survey is insufficient. We have contacted the U.S. Fish & Wildlife Service (FWS) to inquire whether there are any data on endangered species in the fishpond. FWS notified us that there have been two sightings, one of an endangered Hawaiian stilt in 1970 and one of an endangered gallinule in 1977. The fishpond area has not been surveyed on a regular basis in the last 20 years. It is imperative, then, that a survey be conducted now and the report included in the DEA.

Also noteworthy is that the FWS is considering acquiring a parcel of land across from the proposed project site for use as a wildlife refuge. The Waihee Marsh which is fed by the Waihee Stream is currently owned by two private landowners; the FWS is researching the feasibility of purchasing the property in order to protect valuable endangered waterbird habitat. The Hawaiian stilt is said to frequent this area. Typically, ancient Hawaiian fishponds have become habitat for the stilt and other waterfowl. A survey of Ka Houna fishpond documented in the EA is essential, particularly in light of the pond's proximity to the Waihee Marsh and thus, an increased likelihood of the presence of waterfowl adjacent to the project site.

There are also legal implications if endangered species are present on or near the project area. The federal Endangered Species Act and its Hawai'i counterpart prohibit the "taking" of threatened and endangered species. Taking does not mean only direct harm (e.g., actual killing of a species) but includes habitat degradation and any action which alters the behavioral ecology and breeding patterns of a given species. Noise and artificial lighting particularly at night may affect any endangered wildlife present. For these reasons, if the survey report concludes that threatened or endangered species are present, then an assessment of potential impacts must be conducted.

Erosion & Run-off

Although the project area is in a B-1 Business District, it is adjacent to a buffer and preservation zone around Ka Houna Fishpond. Adequate protections against run-off into the fishpond should be considered.

Ms. Ardis Shaw-Kim
March 10, 1997
Page 3

The DEA notes that the chapel shall have a 50-person capacity. A diagram sketch of the project reveals a parking area directly adjacent to the fishpond wall with only 6 parking spaces. Are the 6 parking spaces an accurate depiction of what shall be constructed, or is this just a rough sketch. If there are only six parking spaces, where are the rest of the cars going to park? With the chapel being able to seat 50 people, it seems that 6 parking spaces are not enough. Will additional vehicles be forced to park on the grassway fronting the pond wall? The DEA discusses landscaping as a mitigative measure for run-off and erosion; but if cars will have to constantly drive over the grassway and park there, how can the vegetation be maintained? If erosion and run-off are not actually mitigated, then water quality in the adjacent fishpond and shore waters nearby may be affected.

Discouraging Increased Development Along the Shoreline

The project site and the historic fishpond are located within the SMA, an area regulated by the City and County pursuant to existing state coastal law. Federal and state coastal zone laws and policies discourage development along the shoreline. The overriding policy has been that any development in this critical strip of land should involve "shoreline dependent activity." How does a wedding chapel fit within this policy? Projects such as a fish hatchery and other aquaculture-related activities would be deemed a more appropriate fit in this category. Although the proposed project would conform to the 40-foot shoreline setback requirement; there is still the policy question of whether such a project which is not shoreline-dependent should be built so close to the ocean.

Also, the 40-foot shoreline setback has been criticized by researchers as not stringent enough. Recent research suggests that a 100-foot setback or greater would be more protective of the environment. With the increase of impermeable surfaces from shoreline development there is a proportionate increase in run-off emptying into the bay. Kaneohe Bay is also noted as an important fishery for nehu. Maintenance of optimum salinity and water quality is important to the viability of these fish populations.

The proposed project is also located in a tsunami zone and natural floodplain area. Building in such an area entails assumption of substantial risk.

Proposed Activity is Incompatible with Purpose of B-1 Business District

There are several sections in Land Use Ordinance No. 86-96 that are pertinent for analysis of compatibility with the current B-1 Business District zoning. Section 5.80 Business Purpose and intent reads:

- (a) *The purpose of the business districts is to set aside areas for commercial and business activities to meet and support the economic growth of the city ... These districts help to ensure a favorable business climate and*

support the economic and social well-being of city residents. (emphasis added)

- (b) *The intent of the B-1 neighborhood business district is to provide relatively small areas which serve the daily retail and other business needs of the surrounding population. It is intended that this district be generally applied to areas within or adjacent to urban residential areas, along local and collector streets, but not along major travel routes or on a large scale basis. (emphasis added)*

Some of the permitted uses include: indoor amusement and recreation facilities; art galleries and museums; automobile service stations; business services; commercial parking lots and garages; consulates; convenience stores; dance or music schools; day-care facilities; drive-through facilities; eating establishments; financial institutions; medical laboratories and clinics; etc.

How does a wedding chapel serve the "needs of the surrounding population"? In response to our queries, members of the Kahalu'u community informed us that at one time when just the local Hygienic Store was in operation, this place was the hub of the community, a gathering place. This was the heart of Kahalu'u where neighbors would visit and shop. When the Texaco gas station and convenience store was built, the local Hygienic Store began to suffer economically. When Norikos also was constructed, the community no longer had a feeling of coming to this central area. As far as serving the needs of the population and supporting the "economic and social well-being" of residents; Norikos did not make any direct contribution to the community. This establishment did not purchase any locally produced items, nor market commodities favored by local residents. Instead it catered specifically to Japanese tourists who arrived by the hundreds on big tour buses. To the residents this site was unattractive, a degradation of viewplanes of the bay and the fishpond.

Community members are concerned about further impact on viewplanes if this chapel and related facilities are built. Now with an already congested area, the people wonder in what manner would a wedding chapel contribute to the Kahalu'u community. How would the proposed project enhance the community and contribute to its identity and semi-rural character?

In the 1980s, Kahalu'u Residents unsuccessfully petitioned the County to request that that area be considered a Special Design District. Residents feel that there needs to be some kind of master planning for Kahalu'u, especially for this triangle area where so much activity takes place.

Additionally, there are concerns about traffic impacts. Our reviewers differ on this issue. One reviewer states that a traffic assessment (which was not done here) would not

be necessary if the chapel, with a 50-person capacity, would on the average turn an estimated 40 trips in and out of the chapel site. However, residents who frequent this area daily have expressed that the intersection where Kahekili Highway and Kamehameha Highway is an already dangerous one and given unique circumstances, a traffic assessment would be warranted. Many cars exit from the Texaco gas station, and it is but a short distance from the chapel/Ka Houa fishpond exit area. At the same time, the city bus as well as tour buses arriving at and departing from Norikos frequent this intersection. Thus, there is a greater likelihood for vehicular accidents and increased congestion in this area. Residents question the wisdom of building a wedding chapel in this area and whether it is an appropriate development in the B-1 District since projects built "along major travel routes" are discouraged. Depending on the relative frequency of wedding ceremonies at the chapel and based on the fact that weddings traditionally end with a procession of limousines and other cars following the bridal group, the proposed project may serve only to exacerbate existing traffic problems. Thus, some of our reviewers recommend that an assessment of cumulative traffic effects be conducted.

The Need for More Community Input

Residents have informed us that the Kahalu'u Neighborhood Board has placed the proposed project on the agenda for its Wednesday meeting on March 12, 1997, two days after the public comment deadline. They are very concerned that they have not had an adequate time to respond to the given project which shall have a significant effect on their community.

Aesthetics

Page 3-2 of the DEA states:

The proposed action will significantly enhance the environment and scenic character of the parcel due to the extensive landscaping proposed. The single chapel structure will also add to the scenic character of the property.

As discussed above, residents feel that further development in this area would contribute to the visual blight already present due to existing structures like Norikos and the Texaco service station. There are other ways in which the applicant may "add to the scenic character of the property," such as, growing native plants around the fishpond.

Cultural Impacts & Culturally Sensitive Alternatives to the Proposed Action

The EA mentions a *heiau* as a place "where goods and services were exchanged, [and] offerings [and] tribute [were] made for the maintenance and operation of the fishpond." Is a *heiau* located on the property? Will it be affected by the proposed

Ms. Ardis Shaw-Kim
March 10, 1997
Page 6

action? There is no mention in the DEA of an archaeological survey done to determine the presence of a *heiau* and other important cultural items.

Page 3-4 of the DEA states:

Objective B. To protect Oahu's cultural, historic, architectural, and archaeological resources.

Policy 4. Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

In pursuance of this objective and policy, the applicant states on page 3-4:

One of the primary objectives and purposes of the development of this parcel within the Kahaluu Fishpond Complex is to produce the required income necessary to satisfy the General Plan Objective.

There is no basis for this reasoning. How is a wedding chapel consistent with the "cultural, historic, architectural, and archaeological" aspects of this unique site? How will it promote "interpretive and educational use" of this site? Ka Houna Fishpond is considered a national historical site. How is the proposed action compatible with the fishpond's cultural, religious, and historical importance?

In ancient times, a fishpond was cared for by the native people of the ahupua'a. It was used to feed the people and the chiefs. A land with many fishponds was considered *aina momona*, a "fat land". According to *kumu hula* John Ka'imikaua, the *mana* or spiritual power of the fishpond comes from the native ancestors who transferred each rock, hand-to-hand to make a wall that was *pa'a* (firm). The fishpond stands today after hundreds of years as a testament of the *kupuna* to feed not only themselves, but generations yet unborn. Typically in the fishpond there was a *mo'o* or guardian which would call the fish together so that the people may scoop them up. If a chief was greedy, then the *mo'o* would chase the fish away and there would be food for no one. According to *Kumu John*, *'ai* (to eat) is the most sacred act. Anything which infringes on *'ai* is sacrilege. Thus, a fishpond is sacred because it feeds the people.

If the applicant truly desires to "protect Oahu's cultural, historic, architectural, and archaeological resources," then it should consider other alternatives to its proposed action as required under the Title 11-200 of the Hawaii Administrative Rules. An appropriate alternative, and one which would generate the needed revenue which the applicant is concerned about, would be to actually cultivate the fishpond. Historically, *auwai* (irrigation ditches developed by the early Hawaiians) fed water into the fishpond. The freshwater came from Ma'ele'ele ridge. Permits have not been issued yet for use of water from Waihee Stream. There is tremendous potential for using the stream water to

Ms. Ardis Shaw-Kim
March 10, 1997
Page 7

not only open up *lo'i kalo* (taro patches) and *auwai*, but also as a source to feed the fishpond. The applicant should consult with fishpond operators such as George Uemura and Mary Brooks who manage the Hakipuu and Heeia Fishponds, respectively.

One can only speculate from the DEA as to why a wedding chapel is so important to the economic viability of the fishpond. Ka Houna fishpond is one of the few intact fishponds on the windward side of Oahu; it has great potential for success in aquaculture, as an educational model of Hawaiian culture, and for the promotion of Hawaiian and local values in the Kahalu'u community.

The Hawai'i Supreme Court held in Public Access Shoreline Hawai'i v. Hawai'i County Planning Commission that the State and its agencies must protect and preserve Hawaiian custom and practices. Thus, the Department of Land Utilization must consider seriously whether a wedding chapel is consistent with the cultural and religious significance of the adjacent fishpond.

Conclusion

Given the significance of this project on the Kahalu'u community; potential environmental and cultural impacts to Ka Houna Fishpond and adjacent waters; and the possible presence of endangered waterfowl in the vicinity of the proposed project we recommend that an Environmental Impact Statement (EIS) be done in compliance with Section 11-200-12, H.A.R. We recommend that a traffic assessment, archaeological and biological surveys be conducted and that the applicant work closely with the Kahalu'u community.

Sincerely,

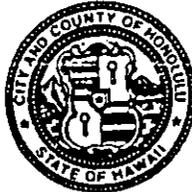


John T. Harrison
Environmental Coordinator

cc: OEQC
Analytical Planning Consultants, Inc.
World of Aloha, Inc.
David Penn
Marion Kelly
Panos Prevedouros
Malia Akutagawa

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743



JEREMY HARRIS
MAYOR

JAN MADE SULLIVAN
ACTING DIRECTOR

LORETTA K.C. CHEK
DEPUTY DIRECTOR

97/SMA-002 (ASK)
97-00359

February 24, 1997

Mr. Donald Clegg
Analytical Planning Consultants, Inc.
84 North King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Draft Environmental Assessment (EA)
World of Aloha, Inc. Wedding Chapel
Tax Map Key: 4-7-11: 07

We have reviewed the above-referenced document and offer the following comments:

1. Access

The Final EA must describe how legal and physical access from Kamehameha Highway to the site will be provided. A plan showing the location of the access roadway from Kamehameha Highway to the parking area must be included in the Final EA.

2. Wastewater

The section on liquid waste disposal is confusing and should be clarified to answer the following questions:

- How much additional liquid wastewater will be generated by the project?
- What facilities currently exist and are these facilities adequate to accommodate the added flows?
- What additional improvements will be required, if any, and how and when will they be provided?

Mr. Donald Clegg
Page 2
February 24, 1997

Page 3-3 states that the "The applicant will be installing sewer system improvements to connect to the municipal sewer at Kahaluu subdivision". The Final EA should include a plan showing the location of these improvements and text describing them.

3. Project Scope

The Draft EA makes several references to the use of proceeds from the project to restore the Kahaluu Fishpond. The Final EA should clarify that the proposal does not involve activities related to the fishpond operations or restoration.

The Draft EA, Figure 2-2 and text found on page 2-9, indicates that crushed coral will be used to construct the access roadway and parking area. This type of surface does not meet the requirements of Section 3.70-5 of the Land Use Ordinance which mandates that off-street parking spaces, parking lots, and driveways be provided and maintained with an all-weather surface. The Final EA should clarify your intention regarding satisfaction of this requirement.

4. Site Plan

The Final EA should include a site plan identifying proposed structures and those that will remain, including the one structure which appears to straddle the property's east boundary.

5. Archaeology

The Draft EA indicates that there will be subsurface excavation for utility lines, including irrigation and sewer lines. Some of these lines may be located off-site. The Final EA should describe the approximate location of the proposed excavation and describe the potential impacts to cultural resources which may exist.

6. Plans

Page 2-5 of the Draft EA indicates that the wedding chapel will include a dressing room, staff office, restroom, storage facility and minister's office. We ask that a conceptual floor plan be included in the Final EA, if available.

The Final EA should include an elevation drawing for the proposed gazebo.

Mr. Donald Clegg
Page 3
February 24, 1997

7. Signage

As the project parcel does not abut Kamehameha Highway, what type of signage, if any, is contemplated to identify the site?

8. Grading and Drainage

Page 2-4 states that a grading permit will be required for proposed grading work. The Final EA should include plans and text describing existing drainage patterns in terms of direction, volume and constituents, and how these characteristics are expected to change as a result of the project.

The Special Management Area Use Permit (SMP) should include a preliminary grading plan.

9. Activities

The Final EA should more clearly describe the proposed activities. Page 2-5 indicates that less than 50 individuals will occupy the structure at any given time. The Final EA should describe daily visitor counts and days and hours of operation. Aside from wedding ceremonies, are other activities, such as wedding banquets or other gatherings anticipated?

10. Flood Hazards

Page 2-16 of the Draft EA states that the entire site is designated Zone X on the Flood Insurance Rate Maps (FIRM). Our records indicate that portions of the property are within the AE Flood Fringe and Floodway Districts. The Final EA should include a site plan showing the flood fringe and floodway boundaries and a description of how flood hazard requirements will be met.

11. Flora and Fauna

Page 3-5 states that a biological survey determined there were no endangered plants or animals on the site. A copy of the survey report should be included in the Final EA.

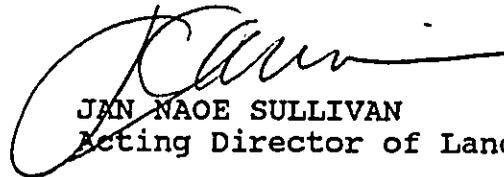
Mr. Donald Clegg
Page 4
February 24, 1997

12. Shoreline Survey

A current certified shoreline survey must be submitted prior to our acceptance of the SMP application for processing.

Should you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,



JAN NAOE SULLIVAN
Acting Director of Land Utilization

JNS:am

g:kahaluu.ask
a:kahaluu.as9

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
APR - 9 1997

97-02-220
KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-PS
2.4110

Ms. Jan Naoe Sullivan, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Environmental Assessment for Special Management Area Permit Application
(97/SMA-002), World of Aloha Wedding Chapel, Kahaluu, Oahu
TMK: 4-7-11: 7

Thank you for your letter of March 17, 1997, transmitting the subject document for our review and comments.

We have the following comments:

1. The applicant should prepare a Traffic Assessment Study discussing the impact caused by the proposed Chapel on our State facility (Kamehameha Highway). The report should accordingly discuss appropriate roadway congestion and safety mitigation measures.
2. Work to be done within the Kamehameha Highway right-of-way must be submitted for our review and approval.

Very truly yours,


KAZU HAYASHIDA
Director of Transportation

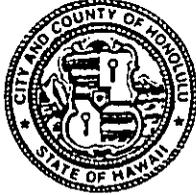
1997 APR 11 AM 7:52
CITY & COUNTY OF HONOLULU

97-00919

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4341 • FAX: (808) 527-5857

JEREMY HARRIS
MAYOR



JONATHAN K. SHIMADA, PhD
Acting DIRECTOR AND CHIEF ENGINEER
ROLAND D. LIBBY, JR.
DEPUTY DIRECTOR
ENV 97-023

February 7, 1997

MEMORANDUM:

TO: JAN N. SULLIVAN, DIRECTOR DESIGNATE
DEPARTMENT OF LAND UTILIZATION

FROM: JONATHAN K. SHIMADA, PHD
ACTING DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
WORLD OF ALOHA WEDDING CHAPEL
TMK: 4-7-11: 07

REPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
97 FEB 13 AM 10 35

We have reviewed the subject EA and have no comments to offer at this time.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at Local 4150.

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

1997 FEB 24 AM 9:55

DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU



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

97-01133
LAWRENCE MIKE
DIRECTOR OF HEALTH

In reply, please refer to

February 14, 1997

97-016/epo

Ms. Jan T. Sullivan, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR SPECIAL
MANAGEMENT AREA USE PERMIT APPLICATION (97/SMA-002)
Project: World of Aloha Wedding Chapel
Location: Kahaluu, Oahu
TMK: 4-7-11: 07

Thank you for allowing us to review and comment on the subject permit application. We have the following comments to offer:

Wastewater

The subject project is located within the County sewer service area, which will be sewerred by a 12-inch line on Kahekili Highway with a pump station at the Noriko Area. The County Department of Wastewater Management anticipates that designs currently under review will incorporate the wastewater system from the chapel into the 12-inch sewer line of Kahekili Highway. As such, we have no objections to the project, provided that all wastewater is discharged into the City's sewer system.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project as well as the timing of the availability of the collector sewer projects in the area. Non-availability of treatment capacity or non-completion of collector sewers will not be an acceptable justification for use of any private treatment works.

Ms. Jan T. Sullivan
February 14, 1997
Page 2

97-016/epo

Should you have any questions, please contact Ms. Lori Kajiwara
of the Wastewater Branch at 586-4294.

Sincerely,



BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

c: WWB

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S. COLOMA-AGARAN

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

JAN 15 1997

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

REF:LD-AJ

Ms. Linda Y. Wong
World of Aloha
2667-B Tantalus Drive
Honolulu, Hawaii 96813

FILE NO. A156

Dear Ms. Wong:

SUBJECT: Special Management Permit
Project Name : World of Aloha wedding chapel
Location : Kahaluu fish pond, 47-507 Kamehameha
Hwy, Kaneohe
Tax Map Key : 4-7-11: 1 & 7

We have reviewed the subject application and would like to offer the following comments:

Aquatic Resources Division:

We suggest the forthcoming SMA discuss in detail potential short term impacts and propose specific means for averting or minimizing adverse effects to aquatic resource values, and provide possible mitigation for unavoidable damage to the nearby aquatic environment from construction material, eroded soil, landscaping chemicals, and other potential contaminants that may affect Kaneohe Bay or the Kahaluu fish pond.

Any shoreline improvements or modifications seaward of the certified shoreline, associated with this project, should be adequately described in the SMA and Department should have the opportunity to review all activities that may restrict or discourage the public use of State shoreline land in this vicinity.

Land Division, Engineering Branch:

The western portion of the proposed project site is located in Zone X on the FEMA Community Panel Map No. 150001 0055B. This is an area within the 500-year flood plain; areas within the 100-year flood plain, with average depths of less than 1 foot or with

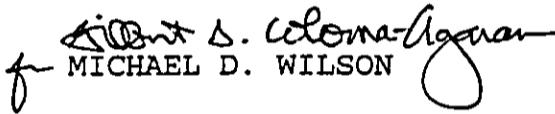
Ms. Linda Wong
Page 2

drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The remainder of the site is located in Zone D, an area in which flood hazards are undetermined.

Should you have any questions, you may contact Al Jodar at 587-0424.

Very truly yours,


MICHAEL D. WILSON

I:\NETDATA\OAHU\AL\COM156.WNG

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 528-4186
FACSIMILE (808) 528-4186

February 26, 1997

Rep. Colleen Meyer, 46th District
State Capitol
Honolulu HI 96813

RE: Draft Environmental Assessment/Special Management Area (EA/SMA) for
Aloha Wedding Chapel, Kahaluu, Oahu

Dear Representative Meyer:

We are in receipt of your letter dated February 19th, 1997, in which you inquire about extending the public comment deadline on the above-mentioned project to accomodate the public meeting schedule of the Kahaluu Neighborhood Board.

A comment period deadline can be extended provided this is acceptable to both the applicant and the approving agency, in this case the Department of Land Utilization. Linda Wong, as the applicant, needs to request the contact person at DLU, Ardis Shaw-Kim, to send us a memo requesting a new comment period deadline. We would then publish the new deadline in our *Environmental Notice*. A typical deadline extension is an additional 30 days.

Another alternative is to ask Linda Wong and DLU to accept late comment letters. We encourage applicants to accept letters postmarked after the deadline. The EIS law is designed to establish a venue for communication and exchange of ideas on proposed projects. Although the applicant is not required to accept late comment letters, to do so would be in keeping with the spirit of the EIS law.

Finally, as I mentioned to you in person, a representative of the neighborhood board could write a letter with prelliminary comments within the 30-day period and inform the applicant that additional and final comments would be submitted as soon as board approval is received.

Post-It™ brand fax transmittal memo 7571		# of pages	2
To	Don Clegg	From	DEQC
Co.		Co.	
Dept.		Phone #	586 4185
Fax #	599 1522	Fax #	

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 202
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4126

February 26, 1997

Rep. Colleen Meyer, 46th District
State Capitol
Honolulu HI 96813

RE: Draft Environmental Assessment/Special Management Area (EA/SMA) for
Aloha Wedding Chapel, Kahaluu, Oahu

Dear Representative Meyer:

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Finally, as I mentioned to you in person, a representative of the neighborhood board could write a letter with preliminary comments within the 30-day period and inform the applicant that additional and final comments would be submitted as soon as board approval is received.

Post-It™ brand fax transmittal memo 7671		# of pages • 2
To	Don Clegg	From
Ca.		Co.
Dept.		Phone #
Fax #	599 1552	Fax #
		586 4185

DOCUMENT CAPTURED AS RECEIVED

Rep. Colleen Meyer
February 26, 1997
Page 2

I hope you and the board find these suggestions useful. Please contact me at 586-4185 if you have any questions.

Sincerely,



Gary Gill
Director

c: Linda Wong, World of Aloha
Donald Clegg, APC
Amy Luersen, Kahaluu Neighborhood Board
Ardis Shaw-Kim, DLU

97-02962

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR • HONOLULU HAWAII 96813
PHONE (808) 527 6663 • FAX (808) 527 6675

JEREMY HARRIS
MAYOR

1997 MAY 14 AM 8 40
CITY AND COUNTY OF HONOLULU



KENNETH E. SPRAGUE, P.E.
DIRECTOR

CHERYL K. OKUMA-SEPE, ESG
DEPUTY DIRECTOR

In reply refer to:
WCC 97-118

May 8, 1997

MEMORANDUM

TO: MS. JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KENNETH E. SPRAGUE, DIRECTOR *Chase*
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH PROJECTS
WITHIN THE SPECIAL MANAGEMENT AREA, WORLD OF ALOHA
WEDDING CHAPEL, KAHALUU, OAHU, TMK: 4-7-011:007

We have no objection to the proposed World of Aloha Wedding Chapel. The project will consist of a small wedding chapel, a connecting driveway, on-site parking, utility infrastructure, gazebo, and landscaping.

We do not have a 12-inch municipal sewer line located on Kahekili Highway, as stated in the report, but we do have a 12-inch line on Kamehameha Highway. Please see the attached map.

The subject property will be sewered under the Kahaluu Sewers Section 3, Improvement District (ID) project. This project is tentatively scheduled for completion in 1999, provided funding is available. The owner of the property may either wait for the ID project or connect to the existing municipal sewer line in Kamehameha Highway.

This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form. This project is also liable for payment of a Wastewater System Facility Charge.

If you have any questions, please contact Mr. Scott Gushi of the Service Control Branch at 523-4886.

Attachment

Kahala Fish Co.

8" FM B.S.M.S.
(By Others)

KAHALUU
WWPS

B1

KAMEHAMEHA

UAKOKO
PL.

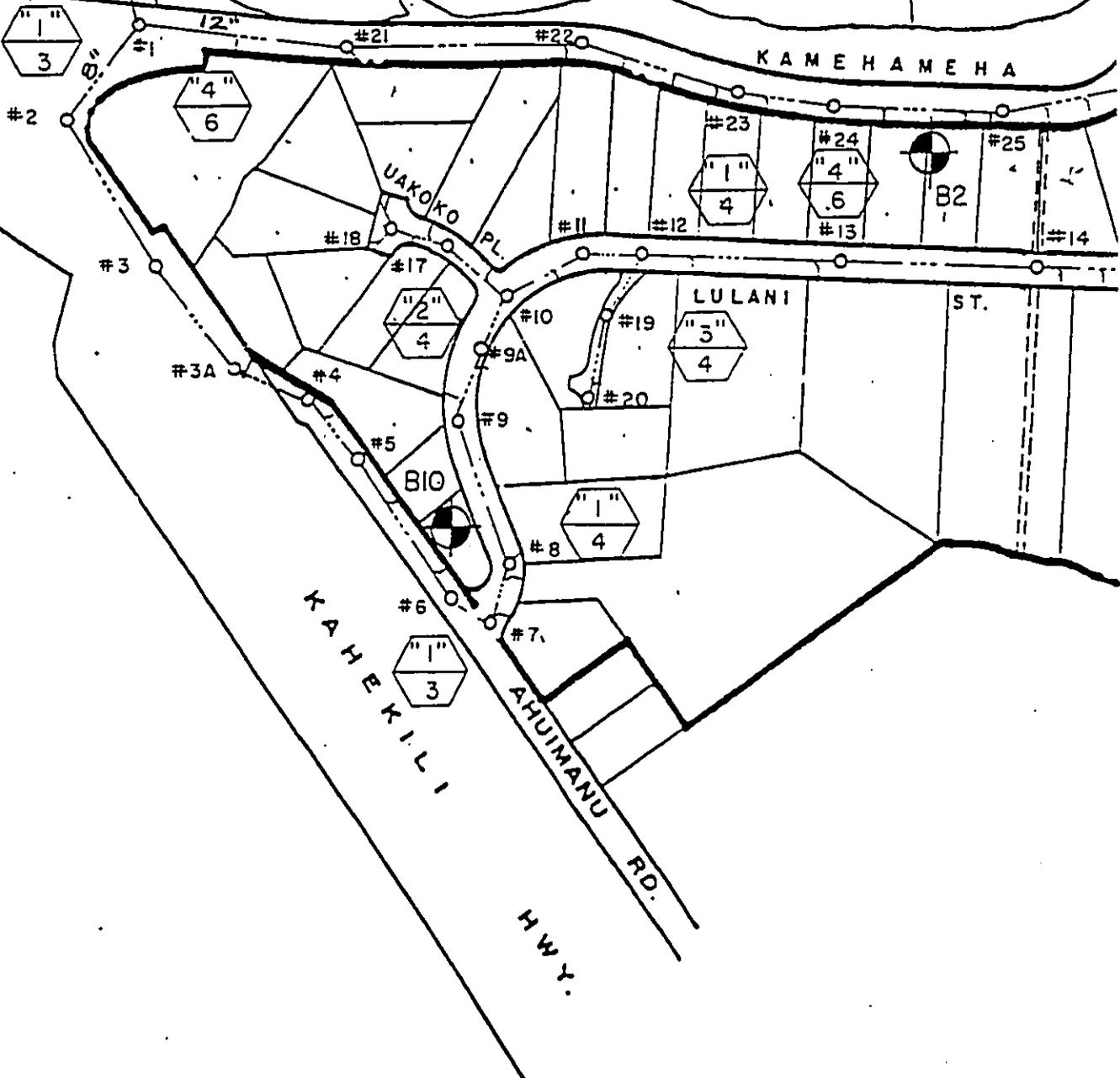
LULANI

ST.

KAHEKILI

AHUMANU
RD.

HWY.



LOCAT



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

January 9, 1997

Operations Branch

Ms. Linda Y. Wong
World of Aloha, Inc.
2667-B Tantalus Drive
Honolulu, Hawaii 96813

Dear Ms. Wong:

This is in response to your letter regarding the proposed wedding chapel located at 47-507 Kamehameha Highway, TMK 4-7-11:01 and 07. The project involves the construction of a wedding chapel, approximately 1,600 square feet on the northwestern corner of the property.

A site visit was conducted on January 8, 1997 by my staff and it was determined that the proposed work will not be constructed in waters of the United States. Therefore, a Department of the Army permit will not be required.

Should your construction plans change to include work in the fishpond or waters of the U.S., please consult with our office for permit requirements. You may call Ms. Lolly Silva at 438-9258, extension 17.

File number 970000060 has been assigned to this project. Please refer to this number in any correspondence with us.

Sincerely,

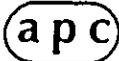
A handwritten signature in cursive script, appearing to read "Linda M. Hihara-Endo".

Linda M. Hihara-Endo, Ph.D., P.E.
Acting Chief, Operations Branch

World of Aloha, Inc.
Kahaluu, Kaneohe Bay, Oahu, Hawaii

Environmental Assessment
for
Special Management Area (SMA)
Use Permit Application

APPENDIX 4



PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 17, 1997

Mr. John T. Harrison
University of Hawai'i at Manoa
Environmental Center
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

Dear Mr. Harrison,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated March 10, 1997. We are responding in the following way:

Botanical and Wildlife Resources

The area under consideration for this SMP does not include the fishpond nor is there any documented impact on the fishpond or the abutting land by the chapel project. The issues raised by the Environmental Center are speculative and unsubstantiable. (Pictures of the chapel location are included with this FEA.) The environmental consultant, Environmental Engineering, Inc., did in fact do a physical site survey by walking all the property to be utilized for the chapel and did not find any botanical wildlife resources or any endangered or threatened plant or animal species. To the best of our knowledge no members of the evaluation team from the Environmental Center visited the site. At least no requests were made to the owners for access to the property.

It is noted that the U.S. Fish and Wildlife Service stated that there were only two sightings of the endangered Hawaiian silt in 1970, and one of an endangered Newly Tallinule in 1977. Given the infrequent appearance of these endangered species in and around the pond it would appear that the area is not frequented in any significant manner by these endangered species. Thus, there is no evidence to substantiate the need and the expense for an additional survey. The applicants are stating that there will be no operations at night, except those which are in the community

and public interest.

The report notes that the Federal Wildlife Service is considering acquiring a parcel of land across from the fishpond site to use for a wildlife reserve. This site is approximately one half mile from the Kahaluu Stream and its acquisition status is uncertain. The report states that "the Hawaiian stilt is said to frequent this area" The Environment Center report does not offer any substantiating evidence that this is the case.

There is no documented proof that the fishpond or the area of the chapel is inhabited by any endangered species. In fact the evidence collected by the applicant indicates that there are no endangered species in the pond or in the environs around the pond which includes the property to be used for the wedding chapel.

Erosion and Runoff

The current asphalt parking area will be removed. The footprint of the chapel will be smaller than parking lot area hence, the proposed chapel will actually reduce the amount of runoff from the property. Additional landscaping will be provided which will absorb much of the precipitation on the property.

With regard to parking, while the chapel will have a 50 person capacity, it is anticipated that the vast majority of the weddings will include fewer than 10 persons transported in a stretch limousine and one additional automobile. Six parking places are adequate to handle this number of participants. In the event that there are more people present, which is only likely for local weddings, there is adequate space for parking on other areas of the property away from the fishpond. The frequency of this kind of event will not result in deterioration of the landscaping. Thus, the erosion and runoff into the fishpond and the shore waters nearby will be less than or not more than equal to what exists today.

Discouraging Increased Development Along the Shoreline

The Federal and State coastal zone laws and policies are not designed to discourage developments along the shoreline. They are designed to control development within the special management area. Much of the special management area on Oahu includes areas which are not near the shoreline and could not possibly support "shoreline dependent activities." For example the Special Management Area extends behind

Diamond Head and along Monsarat Avenue. Obviously, the area behind Diamond Head could not support "shoreline dependent activities." The SMA in Lanikai extends from the ocean to top of the ridge behind the Lanikai community. Obviously, the homes in this community and their activities do not only involve "shoreline dependent activities."

Shoreline dependent activities must certainly include activities which, because of their presence near the shoreline, will enhance the life experiences of those who participate in those activities. Weddings for those individuals involved represent one of their most significant life experiences. To permit them to participate in this experience in the setting to be provided by this chapel, located on the shoreline is certainly a justifiable shoreline dependent activity.

The report states that the 40-foot setback has been criticized as not being stringent enough. The City Council had the opportunity a number of years ago to increase the shoreline setback to 60 feet. They did not do so, thus in spite of the opinions of the Environmental Center reviewers, 40 feet apparently is an adequate setback.

The report is incorrect in stating that the proposed area is located in a tsunami zone. That is not the case. The report states that building in such an area entails assumption of substantial risk. If there is risk, the applicant is willing to accept that risk.

Proposed Activity is Incompatible with Purpose of B-1 Business District.

The use is a permitted use within the B-1 Business Zoning District.

The report from the Center states correctly that the intent of the business districts, as stated in the Land Use Ordinance, are to "meet and support economic growth of the City and that these districts shall insure favorable business climate, support the economic and social well-being of city residents." The chapel will provide a service to tourists who are essential integral part of the economic base which supports the economy and the residents of Oahu.

The LUO also describes the B-1 neighborhood business district by stating that it is the intent of this district to provide relatively small areas which serve the daily retail and other business needs of the surrounding population. It also states "it is intended that the

district be generally applied to areas within or adjacent to urban residential areas, along local and collector streets but not along major travel routes on a large scale basis."

The applicants note that the LUO refers to the intent which does not mean that every B-1 zoned district would necessarily be in conformance with these provisions. It also states that it is "generally" applied to areas within or adjacent to urban residential areas. While this is the general intent of the B-1 zoning, there are many areas on Oahu which do not totally meet this requirement, and that is permitted by the ordinance. The Noriko operation which is adjacent to this property on B-1 zoned property is a case in point.

It is not necessary or intended that all businesses located in a B-1 District must only serve the business needs of the surrounding population. It is sufficient that the business activities in the B-1 District are available to residents in the surrounding area and that the type of businesses involved are something that the surrounding population needs. The applicants feel that weddings are a universal activity and wedding facilities are an integral part of all neighborhoods.

With regard to the impact on view planes, a visual impact analysis has been performed by taking photographs from visual vantage points along Kamehameha Highway of the area where the chapel will be constructed and superimposing the chapel onto these photographs. This analysis shows that the visual impact of the proposed chapel will be insignificant and none intrusive. The chapel is designed as a structure that fits into a rural Hawaiian environment. The floor area of the chapel will be approximately 1,500 square feet on a 32,000 square foot property and will be no higher than 25 feet exclusive of a steeple. This is not the kind of chapel structure which one would find in an intensive urban environment.

The center report states that the Kahaluu residents unsuccessfully petitioned the county over 10 years ago to request that the area be considered for a special design district. It is evident that the City Council does not feel that a special design district is appropriate for this area as no action has been taken over the past 10 to 15 years.

The center report discusses the concerns about traffic and states that a traffic analysis was not done. This is not the case. A traffic analysis has been done for the Kahekili-Kamehameha Highway intersection by the State

Department of Transportation in anticipation of installing a traffic signal at this intersection. A decision to install a signal has been made. The study shows that the peak A.M. traffic at the intersection is 788 cars and the peak P.M. hour movement is 1,387 cars, for a total of 2,675 vehicles passing through the intersection or along Kamehameha Highway in these two hours of the day. The chapel operations will generate at a maximum 50 automobile trips per day. It is obvious that 50 additional automobile trips over a 10 hour period, when compared to 2,675 in just two hours, will not create a traffic problem, and that an extensive, and expensive traffic study is not justified. Further, traffic is not an SMP issue.

The description by the center of the kind of weddings which will take place at the chapel is totally erroneous. The weddings will not end with a procession of limousines and other cars following the bridal group. It is anticipated that there will be no more than two cars in attendance at any wedding, one of which would be a limousine. Because of the fishpond and the existing homes on the adjacent property, the owners intend to limit the number of vehicles allowed on the property for weddings.

The need for more community input

The center's report cites the need for more community input. The SMP application was published in the OEQC Bulletin in accordance with the rules and regulations of that office and a full 30-days for comment was available. In order to accommodate the Kahaluu Neighborhood Board members, and other members of the community, the applicants extended that period an additional 30 days until the April 9 meeting of the Kahaluu Neighborhood Board. No additional written comments were received.

Aesthetics

The center's report states that the residents feel that further development of this area would contribute to the visual blight already present due to the existing Noriko and the Texaco Service Station structures. The report frequently mentions the residents as being against this project. A correct statement is that some residents are against this project. In fact, a majority of the neighborhood board at the meeting held on April 9 were in favor of the project and a majority of those who spoke from the audience were also in favor of this project. The members of the Kahaluu Neighborhood Board as well as residents of community were given an open invitation to

visit the site. Council member Steve Holmes, Board member Susan Carpenter Yamane, a representative from Senator Mike McCartney's office, and some members of the community who live on the hill overlooking the property, did make a site visit.

The center's report suggests that the applicants could "add to the scenic character of the property" by "growing native plants around the fishpond". The owners do plan extensive planting of native plants on the property to be used by the chapel and on the property adjacent to the fishpond.

It appears that the reviewers from the Environmental Center analyzed this project from a distance. They did not participate in, and were not present at the neighborhood board meetings. They did not request a site visit from the applicants to review the area under consideration for the chapel or to review the fishpond. It is easy to see how erroneous impressions and comments could arise the center's report. The reviewers also exhibit a consistent ignorance of the issues that are pertinent to a special management area permit analysis.

Cultural impacts & culturally sensitive alternatives to the proposed action.

The center's report questions whether a heiau is located on the property. The answer is no. There is no heiau on the property to be utilized for the chapel nor on the property around the fishpond. It should be noted that the EA stated that the land where the chapel is to be located is reclaimed land and hence could not possibly be the location for an ancient heiau.

The center's report questions how the wedding chapel will contribute to the promotion of interpretive and educational use of cultural, historic architectural and archeological sites, buildings and artifacts. It is not necessary that the wedding chapel itself be a cultural, historic or architectural artifact. What the applicant has stated is a that part of the income from the chapel operations will be used to restore and to operate a functional fishpond and to create an interpretive Hawaiian cultural center on other portions of the land around the fishpond. The bottom line is, it takes money to do these things and there have not been funds available from other sources for these purposes. The applicants are being extremely generous in utilizing the funds from the wedding chapel operation to restore and operate the fishpond and create a cultural experience for

all the peoples of Hawaii.

The center's report suggests that the way to protect the fishpond and the cultural, historic and architectural resources would be to generate the necessary income from the pond itself. The applicants have consulted with experts on this issue and have concluded that the fishpond cannot be economically self sufficient.

This response and your letter was included in the Final Environmental Assessment.

Sincerely,



Donald Clegg
President



PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 17, 1997

Mrs. Jan Sullivan, Director
Department of Land Utilization
City and County of Honolulu
650 So. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mrs. Sullivan,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated February 24, 1997. We are responding in the following way:

Access

"The parcel where the chapel will be located is currently landlocked."

The abutting portion of the adjacent parcel is also zoned B-1 and has access to Kamehameha Highway. A 24-foot access easement across this parcel to the parcel on which the chapel will be located is currently being processed. The access to the chapel will be constructed to City standards. A map showing this easement is submitted as an exhibit of the final EA.

Wastewater

"Wastewater that is currently generated is processed utilizing a cess pool. This is not adequate to meet current health standards."

It is estimated that the chapel operation will generate less than 500 gallons of waste water per day. The applicant is proposing to construct a sewer line from the chapel to the mauka edge of the property and then along this boundary to Kamehameha Highway with a hookup into the existing city sewer line. The existing house which is on a cess pool will be hooked to the sewer line. A plan showing the location of

these improvements is included in the final EA.

Project Scope

The references in the draft EA to the use of proceeds from the project to restore the Kahaluu fishpond were included for informational purposes only. The proposal for the chapel does not involve any activities or land that is dedicated to fishpond operations or restoration.

The draft EA proposed that crushed coral would be used to construct the access roadway and parking area. It was felt that this type of roadway would be more in keeping with a rural environment. The applicants recognize however, that the LUO requires the driveway and parking spaces to be constructed with an all-weather surface. The applicant intends to provide such a surface for these areas.

Site Plan

The structures propose for the project are identified on the plans submitted with the draft EA. As noted in the comments from DLU, an existing structure does straddle the property's east boundary line. This is a non-conforming residential unit which juts out into the fishpond, and hence across the boundary line which runs along the shoreline. There are no plans to remove or relocate this non-conforming structure.

Archeology

The final EA includes a site plan which shows the location of all subsurface excavation for utility lines including irrigation and sewer lines. A site survey by the consulting company, Environmental Engineers, Inc., did not reveal any archeological or cultural resources in any area of the property. It should be noted that much of the property is fill land resulting from dredging of the Kahaluu channel.

Plans

The final EA includes a conceptual floor plan of the wedding chapel which includes areas for dressing rooms, staff offices, restrooms, storage facilities, and a minister's office. The final EA also includes an elevation drawing for the proposed gazebo.

Signage

There will be a single sign on Kamehameha Highway meeting the sign requirements of the LUO which will identify that

this is the driveway for the World of Aloha Chapel.

Grading and Drainage

A grading and drainage plan is submitted with this FEA. Grading will be minimal and the drainage patterns will be essentially as it is today.

Activities

The applicants anticipate an average of 5 weddings per day with a maximum of 8 weddings in any single day. Weddings will take place up to 7 days per week. Hours of operation will be from 8:00 A.M. to 6:00 P.M.

Since the chapel will only hold 50 people it is catering to the smaller weddings. The average number of persons attending each wedding is expected to be 10 - 12 persons including the bride and groom and the minister. The majority of the weddings will be for visitors to the islands who will arrive at the facility in not more than two or three automobiles including a stretch limousine. No wedding banquets or gatherings are anticipated at the facility.

The facility will be available, to local residents who wish to get married. Those weddings would generate more people however, since the facility can only accommodate 50 people, it is anticipated that only the smaller local weddings would be able to use the facility.

Flood Hazard

A review of the FIRM maps reveals that the property is not in a tsunami area. The western portion of the property is in flood zone X and the remainder of the property is in flood zone D.

Floral and Fauna

The SMA containing the project site was surveyed for botanical and wildlife resources. There are no endangered or threatened plant or animal species present on this recently created landfill site which is barren except for recently introduced grass planted for aesthetic and ground stabilization purposes.

Survey

A re-certified shoreline survey has been approved by the Department of Land and Natural Resources as of May 16, 1997.

(2)

A certified copy of the map is enclosed as a part of FEA.

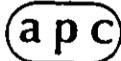
This response and your letter was included in the Final Environmental Assessment.

Sincerely,



Donald Clegg
President

PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 17, 1997

Mr. Gary Gill
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Gill,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated February 12, 1997. We are responding in the following way:

- (a) "The fishpond is listed on the Federal Register of Historic sites. Is the parcel on which it or the wedding chapel is located also on a State or Federal Historic Register?"

The fishpond was placed on the Federal Register of Historic Sites without permission from the owner. However, the wedding chapel is not located on any of the property on the Federal Historic Register. Neither the parcel nor the fishpond are on the State Historic Register.

This environmental assessment is associated with a Special Management Permit (SMP) which is for a wedding chapel on a property in the State Urban boundary zoned B-1. The fishpond and any operations associated with the pond are not a part of the proposed project.

- (b) "What are the restoration plans for the fishpond? Will it be restored to productive use? Will this project affect native practices or gathering rights? What measures will be taken to protect or provide public access to the shoreline?"

The fishpond is beyond restoration, however, it has been reconstructed along the same wall boundaries as the original pond. There is currently a road around the outer perimeter wall of the fishpond which permits

cars to drive around the pond. Operationally, the fishpond is currently in productive use and the applicants are intending to expand that use.

There are no native practices or gathering rights that are involved with this particular area. Public access to the shoreline is not impacted by this project, however, unrestricted public access to the pond is not permitted nor is it desirable. Past uncontrolled and unauthorized public access to the pond resulted in poaching and use of the pond area as a dumping ground for trash. The current owners, who are also the applicant, have removed all of the automobiles, appliances, and other trash from the pond and have largely restored the waters into a livable habitat for aquatic life.

2. "Consult with the coastal zone management program of the Office of Planning and the Army Corp of Engineers and document contacts in the final EA."

The Coastal Zone Management program on Oahu is administered by the Department of Land Utilization. This Special Management Area application is to the Department of Land Utilization and will subsequently be reconstructed along the same wall boundaries as the original pond. There is currently a road around the outer perimeter wall of the fishpond which permits cars to drive around the pond. Operationally, the fishpond is currently in productive use and the applicants are intending to expand that use. There are no native practices or gathering rights that are involved with this particular area. Public access to the shoreline is not impacted by this project, however, unrestricted public access to the pond is not permitted nor is it desirable. Past uncontrolled and unauthorized public access to the pond resulted in poaching and use of the pond area as a dumping ground for trash. The current owners, who are also the applicant, have removed all of the automobiles, appliances, and other trash from the pond and have largely restored the waters into a livable habitat for aquatic life.

2. "Consult with the coastal zone management program of the Office of Planning and the Army Corp of Engineers and document contacts in the final EA."

The Coastal Zone Management program on Oahu is administered by the Department of Land Utilization.

This Special Management Area application is to the Department of Land Utilization and will subsequently be approved or disapproved by the City Council. The Army Corps of Engineers was contacted and responded on January 9, 1997 that "A site visit was conducted on January 8, 1997 by my staff and it was determined that the proposed work will not be constructed in waters of the United States. Therefore, a Department of the Army permit will not be required.

3. "Notify neighbors or neighboring landowners of the project and document your contacts in the final EA."

All landowners within 300 feet of the project were sent a certified letter notifying them of the project. In addition the project has been on the Kahaluu Neighborhood Board for three meetings.

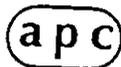
This response and your letter was included in the Final Environmental Assessment.

Sincerely,



Donald Clegg
President

PHONE (BUS): (808) 536-5695
PHONE (RES): (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 17, 1997

Mr. Michael D. Wilson
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated January 15, 1997. We are responding in the following way:

The Department of Land and Natural Resources (DLNR) states "We suggest the forthcoming SMA discuss in detail the potential short term impacts and propose specific means for averting or minimizing adverse effects to aquatic resource values, and provide possible mitigation for unavoidable damage to the nearby aquatic environment from construction material, eroded soil, landscaping chemicals, and other potential contaminants that may affect Kaneohe Bay or the Kahaluu fishpond."

There will be no impacts on the adjacent waters of Kaneohe Bay or the fishpond. During construction, which should not take more than two months, best management practices will be observed. There will be no runoff from the project construction into the Bay or the fishpond. Only a minimum amount of fine grading will be necessary, primarily due to the removal of the existing asphalt parking area and provision of an all weather driveway from Kam Hwy.

"Any shoreline improvements or modifications seaward of the certified shoreline, associated with this project, should be adequately described in the SMA and the Department should have the opportunity to review all activities that may restrict or discourage the public use of State shoreline land in the vicinity."

(2)

There will be no improvements or modifications seaward of the certified shoreline, and no State shoreline land is involved.

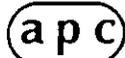
This response and your letter was included in the Final Environmental Assessment.

Sincerely,



Donald Clegg
President

PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 23, 1997

Mr. Gary Gill
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii

Re: Final Environmental Assessment for the World of Aloha Wedding Chapel

Dear Mr. Gill,

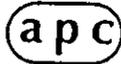
Please be advised that all landowners within 300 feet of the project will be notified about the project by the Department of Land Utilization prior to the public hearing. In addition, the project has been on the Kahaluu Neighborhood Board for three meetings.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Donald Clegg', written in a cursive style.

Donald Clegg
President

PHONE (BUS): (808) 536-5695
PHONE (RES): (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N KING STREET • HONOLULU, HI 96817

June 17, 1997

Rep. Colleen Meyer, 46th District
State Capital
Honolulu, Hawaii 96813

Dear Representative Meyer,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated February 26, 1997. We are responding in the following way:

Representative Colleen Meyer requested an extension of the public comment deadline to accommodate the public meeting schedule of the Kahaluu Neighborhood Board.

The applicants did extend the public input deadline for a period of 30 days to the next Neighborhood Board meeting on April 9, 1997. No additional written comments were received.

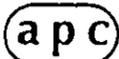
This response and your letter was included in the Final Environmental Assessment.

Sincerely,

A handwritten signature in cursive script that reads 'Donald Clegg'.

Donald Clegg
President

PHONE (BUS): (808) 536-5695
PHONE (RES): (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 17, 1997

Mr. Kazu Hayashida, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Hayashida,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated April 9, 1997. We are responding in the following way:

The state DOT comments that "The applicant should prepare a traffic assessment study discussing the impact caused by the proposed chapel on our state facilities (Kamehameha Highway). The report should accordingly discuss appropriate roadway congestion and safety mitigation measures."

A report analyzing Kahakili/Kam highway intersection is included. The analysis concludes that signalizing the intersection would be desirable.

The applicant is applying for a Special Management Area Permit for a wedding chapel on land which is zoned B-1. Traffic is not one of the issues that is addressed by State statute or by city ordinance in the Special Management Area Permit. The applicant notes however, that a traffic analysis of the Kahakili - Kamehameha Highway intersection done in June of 1996 by the State DOT shows a traffic count for the AM and PM peak hours of 2,675 vehicles. The study also shows that during the two peak hours there were 250 movements from Kamehameha Highway to Kahekili highway and 644 movements from Kahekili Highway to Kamehameha Highway. It is estimated that the chapel will generate a maximum of 50 vehicle movements per day (25 entrances and 25 exits). Considering the total number of vehicles which transit this section of Kamehameha Highway, and the intersection, per day

(2)

the addition of 50 trips represents an insignificant impact and the applicant does not feel that an expensive traffic study is warranted.

"Work to be done within the Kamehameha Hwy. right of way must be submitted for our review and approval."

The applicants will submit all proposed construction within the Kamehameha Highway right of way to the DOT for review and approval.

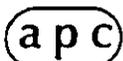
This response and your letter was included in the Final Environmental Assessment.

Sincerely,



Donald Clegg
President

PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 17, 1997

Ms. Martha Ross
State of Hawai'i
Office of Hawaiian Affairs
711 Kap'iolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Dear Ms. Ross,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated March 11, 1997. We are responding in the following way:

OHA states "The Office of Hawaiian Affairs has no concerns at this time to the proposed development." They state further "Based on information contained in the DEA, the proposed wedding chapel bears no significant long term adverse impacts on adjacent eco systems nor upon wildlife habitats. Furthermore, no known archeological remains exists and the proposed development will neither significantly affect scenic resources nor air quality or noise level. But OHA views the chapel as a poor choice of coastal land use and one which wholly conflicts with the pristine nature of the fishpond."

Compared to other structures which are along all of Oahu's coastlines, the chapel represents a relatively benign structure. With respect to the conflicts with the pristine nature of the fishpond, it should be pointed out that this is a reconstructed fishpond, not a restored fishpond. Thus, the "pristine" nature of the pond was destroyed many years ago by natural sea and weather actions, and by years of trash that was dumped into the fishpond. Further, the applicants do not feel that the presence of the small chapel structure which is being proposed will adversely impact on the fishpond or it's environs.

This response and your letter was included in the Final Environmental Assessment.

Sincerely,



Donald Clegg



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ANALYTICAL PLANNING CONSULTANTS, INC.
84 N KING STREET • HONOLULU, HI 96817

June 17, 1997

Ms. Sharon Manatad
48-009C Kamehameha Hwy.
Kaneohe, Hawaii 96744

Dear Ms. Manatad,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated March 25, 1997. We are responding in the following way:

Ms. Manatad suggests that instead of building a wedding chapel to generate income to restore and maintain the Kahaluu Fishpond, that the applicants should build a small educational center for the children of Hawaii to visit and learn about fishing.

While this is a positive suggestion, the amount of income that could be realized from charges to the children for the visits would not even come close to meeting the expenses of the fishpond. It is anticipated that the income from the chapel could subsidize the cost for children to visit the fishpond to learn about fishing.

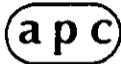
This response and your letter was included in the Final Environmental Assessment.

Sincerely,

A handwritten signature in cursive script that reads "Donald Clegg".

Donald Clegg

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PHONE (RES): (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

June 17, 1997

Mr. Bruce S. Anderson, Ph.D.
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Dr. Anderson,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated February 14, 1997. We are responding in the following way:

The State Department of Health states "...we have no objections to the project, provided that all waste water is discharged into the city's sewer system. "

All wastewater from the project will be discharged into the city sewer system along Kamehameha Hwy.

The DOH states "non availability of treatment capacity or none completion of collector sewers will not be an acceptable justification for use of any private treatment works."

As stated previously, the applicant will discharge all wastewater into the city's sewer system which is adequate to receive this discharge in this area.

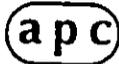
This response and your letter was included in the Final Environmental Assessment.

Sincerely,

A handwritten signature in cursive script that reads "Donald Clegg".

Donald Clegg
President

97-03832



PHONE (BUS): (808) 536-5695
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ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

1997 JUN 10 10:10 AM
CITY & COUNTY OF HONOLULU

June 17, 1997

Mrs. Jan Sullivan, Director
Department of Land Utilization
City and County of Honolulu
650 So. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mrs. Sullivan,

Thank you for your comments on the World of Aloha Wedding Chapel in your letter dated February 24, 1997. We are responding in the following way:

Access

"The parcel where the chapel will be located is currently landlocked."

The abutting portion of the adjacent parcel is also zoned B-1 and has access to Kamehameha Highway. A 24-foot access easement across this parcel to the parcel on which the chapel will be located is currently being processed. The access to the chapel will be constructed to City standards. A map showing this easement is submitted as an exhibit of the final EA.

Wastewater

"Wastewater that is currently generated is processed utilizing a cess pool. This is not adequate to meet current health standards."

It is estimated that the chapel operation will generate less than 500 gallons of waste water per day. The applicant is proposing to construct a sewer line from the chapel to the mauka edge of the property and then along this boundary to Kamehameha Highway with a hookup into the existing city sewer line. The existing house which is on a cess pool will be hooked to the sewer line. A plan showing the location of

these improvements is included in the final EA.

Project Scope

The references in the draft EA to the use of proceeds from the project to restore the Kahaluu fishpond were included for informational purposes only. The proposal for the chapel does not involve any activities or land that is dedicated to fishpond operations or restoration.

The draft EA proposed that crushed coral would be used to construct the access roadway and parking area. It was felt that this type of roadway would be more in keeping with a rural environment. The applicants recognize however, that the LUO requires the driveway and parking spaces to be constructed with an all-weather surface. The applicant intends to provide such a surface for these areas.

Site Plan

The structures propose for the project are identified on the plans submitted with the draft EA. As noted in the comments from DLU, an existing structure does straddle the property's east boundary line. This is a non-conforming residential unit which juts out into the fishpond, and hence across the boundary line which runs along the shoreline. There are no plans to remove or relocate this non-conforming structure.

Archeology

The final EA includes a site plan which shows the location of all subsurface excavation for utility lines including irrigation and sewer lines. A site survey by the consulting company, Environmental Engineers, Inc., did not reveal any archeological or cultural resources in any area of the property. It should be noted that much of the property is fill land resulting from dredging of the Kahaluu channel.

Plans

The final EA includes a conceptual floor plan of the wedding chapel which includes areas for dressing rooms, staff offices, restrooms, storage facilities, and a minister's office. The final EA also includes an elevation drawing for the proposed gazebo.

Signage

There will be a single sign on Kamehameha Highway meeting the sign requirements of the LUO which will identify that

this is the driveway for the World of Aloha Chapel.

Grading and Drainage

A grading and drainage plan is submitted with this FEA. Grading will be minimal and the drainage patterns will be essentially as it is today.

Activities

The applicants anticipate an average of 5 weddings per day with a maximum of 8 weddings in any single day. Weddings will take place up to 7 days per week. Hours of operation will be from 8:00 A.M. to 6:00 P.M.

Since the chapel will only hold 50 people it is catering to the smaller weddings. The average number of persons attending each wedding is expected to be 10 - 12 persons including the bride and groom and the minister. The majority of the weddings will be for visitors to the islands who will arrive at the facility in not more than two or three automobiles including a stretch limousine. No wedding banquets or gatherings are anticipated at the facility.

The facility will be available, to local residents who wish to get married. Those weddings would generate more people however, since the facility can only accommodate 50 people, it is anticipated that only the smaller local weddings would be able to use the facility.

Flood Hazard

A review of the FIRM maps reveals that the property is not in a tsunami area. The western portion of the property is in flood zone X and the remainder of the property is in flood zone D.

Floral and Fauna

The SMA containing the project site was surveyed for botanical and wildlife resources. There are no endangered or threatened plant or animal species present on this recently created landfill site which is barren except for recently introduced grass planted for aesthetic and ground stabilization purposes.

Survey

A re-certified shoreline survey has been approved by the Department of Land and Natural Resources as of May 16, 1997.

(2)

A certified copy of the map is enclosed as a part of FEA.

This response and your letter was included in the Final Environmental Assessment.

Sincerely,

A handwritten signature in cursive script that reads "Donald Clegg".

Donald Clegg
President