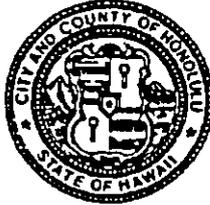


Kuliouou Beach Park  
Imp.

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 2ND FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 523-4564 • Fax: (808) 523-4567

JEREMY HARRIS  
MAYOR



RANDALL K. FUJIKI, AIA  
DIRECTOR

ROLAND D. LIBBY, JR., AIA  
DEPUTY DIRECTOR

August 24, 1998

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

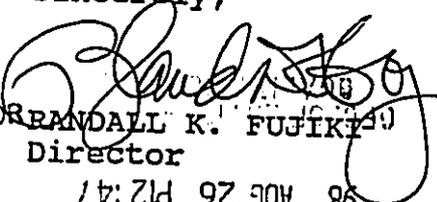
Dear Mr. Gill:

Subject: Finding of No Significant Impact  
Kuliouou Beach Park Improvements  
Honolulu, Hawaii (TMK: 3-8-03:32)

The Department of Design and Construction has reviewed the comments received during the 30-day public comment period which began on July 23, 1998. The agency has determined that the project will not have significant environmental effects and has issued a FONSI (finding of no significant impact). Please publish this notice in the September 8, 1998 OEQC Environmental Notice (submission deadline August 26, 1998). ✓

We have enclosed a completed OEQC Publication Form, four copies of the final Environmental Assessment and the project summary on disk. Please call Dan Takamatsu at 527-6301 or Stanford Kuroda at 523-4755 if you have any questions.

Sincerely,

  
FOR RANDALL K. FUJIKI  
Director

AUG 26 12:47 '98

RKF:ct

Enclosures

cc: LP&D Hawaii

RECEIVED

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1998-09-08-OA- FEA- Kuliouou Beach  
Park Improvements

SEP 8 1998

**FILE COPY**

\*\*\*\*\*  
**FINAL**  
**ENVIRONMENTAL**  
**ASSESSMENT**  
 \*\*\*\*\*

***Kuliouou***  
***Beach Park***  
***Improvements***

TMK: 3-8-03: 32

*Prepared for: Department of Design & Construction, City & County of Honolulu*  
*Prepared by: AES Design Group, Inc. and LP&D Hawaii*  
 August 26, 1998

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**FINAL ENVIRONMENTAL ASSESSMENT**  
**KULIOUOU BEACH PARK IMPROVEMENTS**

prepared by: AES Design Group, Inc. and LP&D Hawaii  
26 August 1998

\*\*\*\*\*

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Exhibit 2:	TMK: 3-8-03
Exhibit 3:	DP Land Use Map
Exhibit 4:	DP Public Facilities Map
Exhibit 5:	Zoning
Exhibit 6:	Special Management Area Map
Exhibit 7:	Flood Zone Map
Exhibit 8:	Site Photos, Existing Conditions
Exhibit 9:	Comfort Station Design, Plan and Elevation
Exhibit 10:	Shoreline Survey
Exhibit 11:	Proposed Site Plan
Exhibit 12:	Existing Conditions

**APPENDIX B, COMMENTS & RESPONSES TO DEA**

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## 1. Introduction

### 1.1 Project Data

Applicant: Department of Design and Construction  
City and County of Honolulu

Architect/ Engineer: AES Design Group, Inc.

Agent: LP&D Hawaii (EA, SMA)

Accepting Agency: Department of Design and Construction  
City and County of Honolulu

Land Owner: State of Hawaii

Lessee: City and County of Honolulu (EO 1080 & EO 1546)

Project Location: Kuliouou, East Honolulu

TMK: 3-8-03: 32

Project Area: 140,829 sf (3.233 acres)

Existing Zoning: Preservation, P-2

DP Land Use: Park

SMA: yes

Shoreline Setback: yes

Flood Zone: AE, 6 Ft.

### 1.2 Purpose of Environmental Assessment

The purpose of this environmental assessment (EA) is to identify and evaluate the environmental impacts of the proposed City and County improvements at Kuliouou Beach Park, and where applicable, recommend mitigative measures that may be employed to minimize adverse environmental effects. This environmental review is a requirement of HRS Chapter 343. It is "triggered" by the project's use of county land and county funds.

The subject property also lies within the Special Management Area (SMA) and is within the shoreline setback. The project is subject to Chapter 25 and Chapter 23 of the City and County of Honolulu respectively.

This EA is prepared based on the Guidebook for the Hawaii State Environmental Review Process as prepared by the Office of Environmental Quality Control, October 1997. This EA seeks to satisfy the environmental review requirements and discloses all relevant issues and concerns expressed in Chapter 343, Chapter 25 and Chapter 23.

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### **1.3 General Description of Proposed Action**

Kuliouou Beach Park is an existing City and County facility, leased to the City through Executive Orders (por.) No. 1080 and 1546 in 1944 and 1953 respectively. The existing comfort station was erected in 1952. Except for incidental repairs and maintenance, very few improvements have occurred at Kuliouou Beach Park since the 1950's.

Recognizing the need to comply with modern safety standards and ADA requirements, the City's FY 1997-98 CIP budget allocated \$800,000. for the 45 year old Kuliouou Beach Park. The thrust of this project is to improve the park's facilities, upgrading its infrastructure, accommodating ADA accessibility requirements, and where desirable, enhance recreation opportunities. The project does not include land acquisition, a change in land use nor any off site improvements. Generally, the project will include the following:

- Renovation of existing comfort station
- Reconstruction of an existing parking lot
- Installation of play apparatus
- Improvement/ replacement of on site utilities
- Incidental site grading and drainage improvements
- Improvement/ replacement/ addition of park appurtenances (i.e. picnic tables, charcoal pits, play equipment, security lighting)
- Site landscaping and irrigation

The Department of Design and Construction anticipates advertising for construction bids in late 1998 and construction is anticipated to begin in 1999.

Principal permits needed to implement this project include the following:

- Special Management Area Permit
- Shoreline Certification
- NPDES
- Grading Permit
- Building Permit

### **1.4 Agencies Consulted**

The following agencies were consulted with by LP&D Hawaii during the preparation of this assessment:

State of Hawaii

Department of Land and Natural Resources  
Historic Preservation Division

Department of Land and Natural Resources  
Land Division

City and County

Department of Design and Construction  
City and County of Honolulu

Department of Parks and Recreation  
City and County of Honolulu

Department of Wastewater Management  
City and County of Honolulu

Department of Planning and Permits  
City and County of Honolulu

Honolulu City Council  
Councilmember John Henry Felix

In addition, twenty draft copies of the draft EA was distributed to various agencies and/ or organizations (see enclosed distribution list). Upon the closure of the 30 day comment period, a total of seven comment letters were received and are contained in the this final EA.

**1.5 Community Input**

Planning and design for park improvements was performed with community input. In addition to briefing the Kalani Iki/ Kuliouou Neighborhood Board No. 2 on July 9th, a community based ad hoc group was formed consisting of area residents and park users. A total of 3 meetings were held with the ad hoc group at the Aina Hina Community Park during the months of June and July. In addition, a questionnaire was distributed to adjacent land owners and park users. A total of 40 written responses to the questionnaire was received.

The ad hoc group concluded its work on July 13 with a consensus to support the concept plan contained in this report (Exhibit No. 11).

On August 7, the Department of Design and Construction and their consultants presented the concept plan to the Kuliouou Neighborhood Board No. 2. The Board vote unanimously to endorse the plan.

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## 2. Project Description

### 2.1 Site Location and Description

Kuliouou Beach Park is a 3.233 acre neighborhood park, located in the East Honolulu district. It is linear in shape, parallel to the shoreline with approximately 650 linear feet of ocean frontage. It is located approximately 500 ft. makai of Kalaniana'ole Highway. The Diamond Head boundary of the park is parallel to the channelized Kuliouou Stream. A narrow strip of land and a maintenance easement (approx. 5 ft. wide) is located between the park and the stream wall.

The park is leased to the City through Executive Orders No. 1080 and No. 1546, issued in 1944 and 1953 respectively, specifically for usage as a beach park. The site is fully accessible to the general public via two public roadway (Bay Street and Maunalua Avenue). The park presently has a 26 stall paved parking lot and a small comfort station which was originally constructed in 1952. The park has a jr. high school basketball court and apparatus for grass volleyball at the Koko Head end of the park, and a cluster of galvanized metal play equipment located near the comfort station. There is a scattering of concrete and wooden picnic tables near the makai edge of the park.

Due its size and proximity to residential homes, it is predominantly a passive park. Less than 10% of the site is paved or utilized for buildings. The majority of the site consist of grass park land.

The park is serviced with a sewer lateral, municipal water and underground electrical power. It has one overhead light located near the existing parking lot. With the exception of ADA requirements, there are no known zoning violations at the park site. The existing comfort station however is partially located in the shoreline setback area and below the FIRM base flood elevation (6 feet). Constructed in 1952, the existing comfort station is a non-conforming structure. Existing picnic tables which are located in the shoreline setback area are permitted as minor structures.

While containing no distinct or pronounced land forms on site, the park is gifted with outstanding coastal views and it has a sandy beach frontage. The climatic conditions of the area allows for usage of the park year round. Except for a grove of mature coconut palms towards the Koko Head end, the park is sparsely landscaped with but a few small shade trees and patches of groundcover (Beach Morning Glory and Akulikuli) near the vegetation line. The play field is fully grassed (common Bermuda, Zoysia, St. Augustine). The

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*Kuliouou Beach Park  
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Diamond Head, Koko Head and mauka edges of the park are secured with a chain link fence.

There are 7 abutting privately owned lots and immediately mauka of the park (Summer Street). Six lots are developed with single family residential homes, the seventh lot is utilized as a nursing home facility. Residential cluster developments (Napua Point and Kuliouou Kai Villa) are located nearby.

Kuliouou Beach Park is integrated in a quiet residential neighborhood and in close proximity to 2 other public open spaces. The first is Maunalua Bay Beach Park, located in the Koko Head direction. The second is the off shore Paiko Peninsula Wildlife Refuge.

During low tide the ocean recedes, exposing a silt reef along the park's ocean frontage. The silt reef extend seaward for over 200 feet. To the west and easily visible from the park is the Paiko Lagoon and Wildlife Refuge, a habitat and permanent sanctuary for native and migratory birds. Lying less than a thousand feet off shore, Kuliouou Beach Park provides one of the few public observation points of the sanctuary.

To the southeast, the park provides views across Maunalua Bay and of Koko Head. The view of Koko Head is striking. It is sufficiently close to reveal distinct features of this well preserved geological feature of the Koko Rift zone.

## **2.2 Park Users**

Primary users of the park are nearby residents who frequent the park for passive recreational purposes (i.e. picnicking, strolling, jogging, tot lot playing, etc.).

Other users include fishermen and surfers who use the park primary as a staging area for off shore recreational activities. Still other users include schools and/ or organizations that user the park for picnics on an infrequent basis.

It is understood that a Youth Baseball team and the Bulls Soccer Club also use the park's open field for practice (permit and non-permit basis).

## **2.3 Description of Park Improvements**

The overall improvements to Kuliouou Beach Park wrestles with balancing the desires of nearby residence, the natural resources of the site and the community at large. While incidental repair and maintenance projects may occur from time to time at the park, it is

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likely that improvements that are performed under this project will be the only major capital expenditures at Kuliouou Beach Park for many years to come.

Attempts to define a park improvement program was initiated through a questionnaire which was disseminated to adjacent land owners and known park users, as well as a series of public meetings (ad hoc group) during the months of June and July 1998. These outreach activities provided the Department with a fundamental basis for the proposed park plan and provided an open forum for community input. In addition, the Kalani Iki-Kuliouou Neighborhood Board No. 2 was consulted on two occasions with their unanimous endorsement of the plan (Exhibit 11) occurring at the Board's regular meeting of August 7.

In general, the result of these activities indicated that improvements at Kuliouou Beach Park should be selected to enhance the site as a passive park, in keeping with its unique coastal and residential setting. Citing the small size of the park and its close proximity to private homes, active sports usage (such as baseball and soccer) was criticized and suggested by several respondent that such activities be no longer permitted.

The proposed improvement plan for Kuliouou does not preclude the continued usage of the park for active recreation however no physical improvements are proposed to accommodate these types of usage, and requirements for park permits for such usage shall be more strictly emphasized.

Other public suggestions that received strong support included:

- Planting of more coconut palms
- Sprinkler irrigation
- Installation of a public telephone
- More picnic tables and benches
- Night lighting
- Renovate existing comfort station

Little support was expressed for:

- Exercise station
- Bicycle racks
- Additional sports courts
- General landscaping (i.e. shade trees)

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Primary park improvements expressed in the park plan are:

Parking Lot Improvements- The existing parking was evaluated by the AES Design Group. It is reported that the lot is plagued with flooding problems brought on by the location of the existing drainage outlet to the adjacent Kuliouou Stream. During moments of high tide, stream water occasionally backs up through the opening and floods the parking lot. Nearby resident Albert Leong confirms this condition and reports that such flooding inundates his property and "destroys his plants."

The existing parking lot is also excessively large with a middle aisle being 2 to 3 times normal width.

Complete reconstruction of the parking lot is proposed to include reconfiguring the lot into a more traditional and efficient shape, as well as raising portions of the site (in the area of the parking lot) to facilitate better drainage. The parking lot is proposed to be located along the Diamond Head side of the site, in approximately the same location as the existing lot. The new parking lot will have concrete curbs and will contain approximately 26 paved stalls. It will conform to ADA handicap parking requirements (2 stalls).

Drainage of the parking lot area will continue to utilize the existing 18 inch opening in the Kuliouou Stream wall which is located off site. The parking lot however will be constructed with improved swales and concrete curbs to facilitate surface flow towards the drainage opening and to control ponding within the parking lot area that occurs from the stream water backing up through the drainage opening. Because the base flood elevation for the area and adjacent properties is 6 feet, and because the existing grades throughout the park as well as the surrounding properties are already below the base flood elevation, occasional flooding/ ponding may continue to occur when high tide and heavy rainfall coincides. The parking lot design however will not increase the existing flooding problem and will retain most of the flood water within the park site. Curb openings along the Diamond Head edge of the new parking lot will also allow storm and flood waters to flow and percolate into the landscape area adjacent to the channel wall, thereby filtering non-point source pollutants that would otherwise enter the stream and nearby ocean.

Approximately 3 overhead lights (for night security) will be installed in the vicinity of the parking lot and comfort station. The lights are intended to provide night security.

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The lights will be outfitted with "cut offs" to minimize glare into adjacent homes. An automatic timer will be installed to turn the lights off after park closure at 10 pm.

Comfort Station Improvements- Architectural analysis of the existing comfort station was performed by AES Design Group. Constructed in the 1950's, it is a modest, CMU structure consisting of approximately 915 sq. ft. and is surrounded with an additional 3439 sf of paving.

The existing comfort station is serviced with water, sewer and electrical power however it is deficient in meeting several ADA (Americans With Disabilities Act) standards. In addition it is located partially within the shoreline setback and is approximately 2-1/2 feet below the minimum base flood elevation (FIRM, 6 ft.).

Rehabilitation of the existing comfort station, as opposed to constructing a new facility, was expressed by several community members who participated in the project's ad hoc meetings. It was felt that the architectural style was in keeping with the character and scale of the neighborhood, and the nostalgia of the 1950's park.

While significant renovation will be needed and certain regulatory restrictions are imposed (non-conforming structure) due to its location within the shoreline setback area and elevation, rehabilitation of the existing comfort station be performed. Preliminary cost analysis indicates that the work will not exceed 50% of its full replacement cost.

Some community comments also suggested that a second comfort station be constructed towards the Koko Head side of the park. The convenience of having two comfort stations was understood by the park planners, however given the budgetary limitations of the project, this suggestion was determined to be unfeasible.

New Play Equipment- The existing galvanized metal play equipment will be removed and replaced with new play equipment that will be made of plastic and set on a level, rubberized safety mat. The new apparatus will be located near the basketball court and completely outside of the 40 ft. shoreline setback area.. Picnic tables and shade trees will be installed nearby.

Due to its design and materials, the new equipment will have a "bulkier" appearance than the old metal pipe play equipment.

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Pathway and Picnic Tables- Because grass is not considered to be a handicap accessible surface, a pathway system is proposed along the makai portion of the park thereby enabling lateral access along the ocean frontage of the park and to the picnic areas along the makai boundary. It will be a hard surface pathway (i.e. concrete or AC) , approx. 5 ft. width and will provide handicap accessibility to all new picnic tables.

A total of 9 existing concrete picnic tables are located in the park. These tables will remain. An additional 6 new picnic tables will be installed.

Secondary Park Improvements:

- New on-site utility improvements (water, drain, electrical, sewer hook-up)
- Exterior shower and foot wash
- Vehicle barriers
- Public telephone
- Additional Coconut palms
- New landscape sprinkler system
- Additional lighting

#### 2.4 Access

Primary vehicular access to the park will continue to be from Bay Street. It is a 40 ft. wide residential street (right-of-way width). The proposed park plan will leads vehicles directly into the new parking lot. Metal posts and a chain is proposed at Bay Street to enable the city to close and secure the park at night. No street widening or other off site utility improvements associated with Kuliouou Beach Park are planned for Bay Street.

Maunalua Avenue, located towards the Koko Head portion of the park, is a narrow (25 ft. wide right-of-way width) residential street which terminates at the park boundary. It is not used currently by the public for vehicular ingress/ egress to the park and is normally chained.

Some community comments suggested that a second parking lot be installed at the Koko Head end of the park. This was considered by park planners, however due to the narrow right-of-way at Maunalua Avenue as well as the overall level of park usage, it was determined to be unnecessary at this time.

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No off site improvements associated with Kuliouou Beach Park are planned for Maunalua Avenue.

Traffic barriers will be installed around the parking lot. Plagued by breakage to its underground irrigation system, the traffic barriers are intended to prevent vehicles from driving across the park grounds. Traffic barriers will consist of low concrete post with horizontal wooden poles.

## **2.5 Utilities**

The park is fully serviced with water, electricity and sewer.

**Water-** A municipal water meter (SN 14529545, 2" size) is located immediately outside the park boundary at Bay Street. This water meter will be utilized to service the new comfort station and the sprinkler system. New backflow preventers may be installed, subject to the engineer's evaluation. No new water meter will be required.

Comments from the BWS indicate that the existing water system is presently dequate to accommodate the proposed improvements.

**Sewer-** A 6" sewer connection to the municipal system currently exist, servicing the existing comfort station. The sewer connection (sewer manhole) is located at Bay Street. This sewer connection will continue to be utilized to service the renovated comfort station.

**Electrical-** Underground electrical power currently exist at the site. An electrical box is located near the park's entry at Bay Street. Underground conduits extend into the park to another electrical box near the existing comfort station. The existing electrical service line will be utilized to service the new comfort station and lighting requirements in the parking lot.

**Drainage-** There are no storm drains on site however provisions for drainage is provided by way of:

- a) An existing concrete swale located along the mauka side of the park.
- b) A drop box inlet located adjacent to the park site which allows drainage into Kuliouou Stream.

Given the flat topographic conditions (1% to .5%) and the makai to mauka slope orientation of the site, most storm water run-off at the park is accommodated through ground percolation.

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Telephone- The site does not contain telephone service. Phone service however is available from overhead lines located at Bay Street and Hawaiian Telephone/ GTE will be requested to provide service.

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### 3. Affected Environment

#### 3.1 Site Characteristics

Kuliouou Beach Park is located near the base of the Koolau Cliff and Valley formation and within the Kahala Plain (source: Atlas of Hawaii), a relatively small, narrow and low lying coastal region located between the Diamond Head Cone and Crater and the Koko Head Cone and Crater formations.

The Kahala Plain is characterized by its absence of significant topographic relief. The plain is bisected by several drainage ways (streams) which descend from the upper reaches of the Koolau range. These drainage ways have all been altered and/ or channelized to accommodate the urbanization of East Honolulu. Within the plain, several springs, as well as anchiline ponds which are fed by underground lava tubes can still be found along the coast area. There are no springs or ponds located on this park site, however a channelized drainage way (Kuliouou Stream) is located adjacent to the Diamond Head boundary of Kuliouou Beach Park.

As explained in Chapter 1 of this report, the park was created through two Executive Orders. The first EO (EO No. 1080, 1944) consisted of 2.44 acres of fill land. A survey contained within the EO shows that on August 24, 1944 the high water mark was determined to be along the seaward edge of EO No. 1080.

Later, with the addition of EO 1546 in 1953, another .786 acres of fill land was added to the park. The high water mark was revised to the seaward boundary of the second EO (December 28, 1950).

In 1998, the topographic survey prepared for this in project (June 28, 1998) shows that the current shoreline has changed significantly since 1953. In studying the 1998 topographic survey performed by ControlPoint, it is evident that both erosion and accretion has taken place since the 1950 survey. Erosion consist of approximately 2145 sf of land near the southwest corner of the property in the vicinity of the Kuliouou Stream outfall. However more significant is the amount of accretion that has occurred along most of the park's beach frontage. The net gain in land area is estimated to consist of approximately 12,500 square feet and extends seaward by as much as an additional 35+ feet. Although located seaward of the 1950 survey, the accreted land is visually and functionally inseparable from the overall park site and usage, and has been maintained by the City's Parks Department over

the years. It is fully grassed and contains several mature coconut palms that are 30+ feet in height.

The Shoreline Study performed by Sea Engineering, Inc. in 1981 for the Department of Land Utilization describes the Kuliouou Beach Park as being constructed from land fill and its shoreline consisting of erodible terrestrial silts and clays with some scattered sand. The study further states that recent changes (1974- 88) at Kuliouou include an average growth of over 25 feet over the past 14 years and that most of the accretion is the result of land fill operations rather than natural coastal process. The study concludes that the shoreline at Kuliouou Beach Park is highly erodible but is protected by a wide fringe reef, and therefore not prone to rapid change.

The Shoreline Study does not provide any additional information which accounts for the accretion (i.e. land fill operations), however long time residents of the area do not recall such land fill operations occurring along the shoreline since 1974.

### **3.2 Surrounding Land Use Activities**

Kuliouou Beach Park is a passive and community based public beach park. It is secured on three sides (Diamond Head, Koko Head, mauka) with fencing. The park site is surrounded by residential properties and is not visible from the main travel corridor (Kalaniana'ole Highway). As a result it is very insulated and has a distinct "neighborhood" quality.

A total of 6 single family residential lots and one private nursing home abuts the mauka portion of the park. Multi-family developments are located across Kuliouou Stream and across Maunalua Avenue.

Kuliouou Beach Park is within the State Land Use Urban district; is designated as a "Park" on the East Honolulu Development Plan Land Use Map; and is zoned P-2 Preservation.

### **3.3 Coastal Environment**

Kuliouou Beach Park is part of the Maunalua Bay coastal environment. The bay, ranging from Kahala to Porlock is a large crescent shaped basin.

Koko Head and Paiko Peninsula forms a protective coastal configuration, buffering the park site from most southerly coastal storms. In addition, a continuous barrier reef is

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located approximately .75 miles off shore, protecting the site from wave action and surges..

Near shore conditions consist of a coral reef. It is covered with a thick layer of clay and mud (i.e. mud flats). The ocean depth near the shoreline and extending seaward for over 250 feet, is very shallow. Often during low tide, much of the reef becomes exposed. Dredged channels through the reef are located immediately to the left and right of the park's ocean frontage and form a semi-circular ring around the silted reef. The dredged channel located in the Diamond Head direction facilitates the drainage of Kuliouou Stream while the channel located in the Koko Head direction leads into a portion of the Hawaii Kai Marina.

A topographic survey performed by ControlPoint during July 1998 graphically illustrates the location of the beach area (top and bottom of slope) as well as the debris line/ edge of water (see Exhibit Nos. 10 and 12). The beach is gently sloped between the grassy vegetation line and the water's edge (see Exhibit No. 8, Photo No. 3). The vegetation line softly undulates and shows only minor signs of erosion. Except for the concrete channel at Kuliouou Stream, the shoreline at the park is natural and without hardening.

### **3.4 Flood Zone**

Kuliouou Beach Park is within the FIRM AE flood zone, with a flood elevation of 6 feet (see Exhibit No. 7). This is typical of the entire coastal area from Wailupe to Kuliouou. Present elevations at the park generally range from 2-1/2 to 5 feet in the vicinity of the existing parking lot and comfort station. Although below the FIRM base flood elevation, the park does not contain any dwelling facilities that would be threaten or endangered from flood inundation.

### **3.5 Site Drainage**

The Kuliouou Beach Park site is flat, elongated in shape and parallel to the shoreline. On site elevations generally range from 2-1/2 to 5 feet. Within the park, there are only a few topographic and site characteristics of note. The first and perhaps somewhat surprising feature is that the Kuliouou Beach Park site slopes backwards, in a makai to mauka direction. Elevations near its seaward boundary are approximately 4 to 4-1/2 feet while the elevations along its mauka edge are 2-1/2 to 3 feet, resulting in an average cross slope of less than .5%. As a result, very little storm water run-off is generated from the park site. During heavy rainfall, minor puddling within the grassy area of the park may occur but it quickly percolates into the ground.

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A 4 ft. wide concrete drainage swale is located along the rear and Koko Head boundary of the park. The swale transports storm water run-off in two directions (see Exhibit No. 12). The first is in a Koko Head direction and it eventually leads to the beach.

The second is in a Diamond Head direction towards the existing parking lot and Bay Street. The swale is very shallow and has an average slope of .2%. Most of the water that is collected in the swale comes from run-off from adjacent residential properties.

Site drainage in the area of the parking lot is transported by sheet flow across the paved parking surface towards an opening in the Kuliouou Stream wall.

During high tide and heavy rainfall, the elevation of the stream rises to the extent that stream water backs up through the opening and floods portions of the parking lot. It is reported from a nearby resident that on occasions, this flooding extends into one adjacent property. It is reported from nearby residents that while flooding does occur, it is on an infrequent basis and has never been life threatening.

### **3.6 Climate**

According to Atlas of Hawaii (information source: National Weather Service), Kuliouou receives less than 20 inches of annual rainfall, most it occurring in the winter months of November through February. This is consistent with rainfall throughout the coastal region of the Kahala Plain. Given the low rainfall of the area, sprinkler irrigation of the park is essential in order to maintain the grass play field and picnic grounds.

Mean low temperature in the general vicinity is slightly above 60 degrees Fahrenheit. Mean high temperature is near 90 degrees Fahrenheit. Fluctuation of less than 10 degrees occurs between the winter and summer months.

Climatic conditions are extremely favorable in this coastal vicinity, and supportive of outdoor recreational activities.

### **3.7 Vegetation**

Kuliouou Beach Park is landscaped to accommodate public recreational use. Over 90% of the site is planted and maintained in grass and/ or natural sand beach. The most pronounced feature at the park is a cluster of over 50 mature (40+ ft.) coconut palm trees

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(*Cocos nucifera*) located towards the Koko Head portion of the site (see Exhibit No. 8, Photo No. 1). Random shade trees are located throughout the park. Based on site inspections, there are no rare or endangered plant species within the park.

### **3.8 Fauna and Wildlife**

Although located in close proximity to the Paiko Lagoon Wildlife Sanctuary, Kuliouou Beach Park is not a habitat for rare or endangered wildlife; nor does the park contain vegetation or physical condition that are conducive to supporting wildlife habitation.

### **3.9 Visual and Scenic Resources**

The Oahu Coastal View Study (DLU, 1987) identifies Kuliouou Beach Park as a coastal resource due to the panoramic pedestrian views visible from the park site. From Kuliouou, park users are able to enjoy a sweeping view from the Koko Head land form to the Paiko Lagoon Wildlife Sanctuary (see Exhibit No. 8, Photo 3). It is a high quality view, containing elements of vividness, intactness and unity. The line of sight does not extend to the coastal highway, but is limited to the residential lots which surround the park.

Protection and preservation of this scenic resource is assured by the continued usage of the site as a public park, and by keeping park improvements from encroaching into the view plane.

### **3.10 Archaeology and Historic Resources**

Based on consultation with the State Historic Preservation Office (Muffet Jordane), ancient Hawaiian burial sites were recovered in the vicinity of Bay Street and Kalaniana'ole Highway. SHPO believes that discovery of additional burial sites in the makai direction (i.e. within the park) are unlikely, especially if site excavation activities are minimal.

It was felt that no archaeological reconnaissance survey was necessary, however in the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity will be stopped and the State Historic Preservation Division will be contacted.

### **3.11 Circulation, Traffic and Access**

Presently, vehicular access to Kuliouou Beach Park is available through the residential neighborhood from Bay Street and Maunalua Avenue. Bay Street terminates at the park's

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parking lot. Although the park closes at 10 pm, the physical access via Bay Street is not restricted.

Ingress/ egress via Maunalua Avenue is presently restricted with a post and chain across the roadway. Both streets are public roadways.

### **3.12 Recreational Resources**

Kuliouou Beach Park is one of 7 beach parks fronting Maunalua Bay. These beach parks consist of the following:

- Waiālae Beach Park
- Wailupe Beach Park
- Kawaikui Beach Park
- Kuliouou Beach Park
- Maunalua Bay Beach Park
- Kokee Beach Park
- Koko Kai Beach Park

With the exception of Maunalua Bay Beach Park, all of these parks are relative small in size and are nestled within residential neighborhoods. Because of their coastal setting, these beach parks offer unique recreational opportunities such as swimming, fishing, beach picnicking and staging areas for off-shore ocean recreation (i.e. surfing, diving, kayaking, etc.). Active recreation, such as organized sports, are not traditionally found at the smaller beach parks.

Due to its silted reef condition, Kuliouou does not provide for good beach swimming. It does however offer fishing, beach and reef combing, beach picnicking and enjoyment of the coastal environment. It provides shoreline access (pedestrian and vehicular), a public open space for passive enjoyment. the dredged channels on both sides of the park also provides opportunities to launch kayaks or other small non-motorized crafts. Surfers have been known to utilize the site and its parking lot (surf site, Turtle's).

Kuliouou Beach Park is unusual in that active recreation does occur on a limited basis. In addition to having play equipment, a paved basketball court and a grass volleyball court, the park is utilized as a practice field by community sports teams (soccer and baseball). Although too small to conduct regulation games, it is used for practice due to a shortage of available fields in the general area. These active recreational activities are a reported source of conflict (noise, property damage) between residents and the practicing teams.

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### **3.13 Social Characteristics**

The social value of Kuliouou Beach Park is that it provides a coastal open space environment for usage by the general public along a coastline that is substantially infilled with private residential homes. This coastal open space is frequented by individuals, families and groups for passive recreation. Responses to the project's questionnaire indicate that the Kuliouou Beach Park is a valued element of the Kuliouou community. Its "serenity" and absence of any significant changes over the years are endearing to the surrounding neighbors.

### **3.14 Economic Characteristics**

Kuliouou Beach Park is part of the City's East Honolulu park system. Except for modest permit fees, Kuliouou Beach Park generates no income.

The park is managed and maintained by the City and County of Honolulu, Department of Design and Construction. As a public park facility, all maintenance and park improvements at Kuliouou Beach Park are funded through the City and County's CIP and operating budgets.

According to park officials, there are no extraordinary nor unusual maintenance cost associated with the existing park nor anticipated from the proposed improvements. Park improvements will be limited to a CIP budgetary amount of approximately \$800,000. This will be a "one time" expenditure. No significant increase to park maintenance requirements are anticipated from the proposed improvements.

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## **4. Applicable Land Use Controls**

### **4.1 General Description**

This section describes the relationship of the proposed City improvements at Kuliouou Beach Park relative to existing City and County land use controls. In presenting this section, it is summarized that the existing comfort station has 3 noncomplying/nonconforming characteristics. These characteristics are:

- Chapter 23, Shoreline Setback- A portion of the existing comfort station is within the 40 ft. shoreline setback (see subsections 4.2 and 4.3 for discussion).
- LUO, Section 5.10, Preservation District- The existing comfort station does not provide a full 15 ft. side yard setback from its Diamond Head property line (see subsections 4.4 for discussion).
- LUO, Section 7.10, Flood Hazard District- The existing comfort station is constructed below the minimum base flood elevation (see subsection 4.5 for discussion).

Because the three items described above all pertain to the existing comfort station, and because the structure is proposed to be renovated, discussion about the comfort station is contained in each of the related regulatory controls that follows.

### **4.2 Shoreline Setback Area, Existing Conditions**

Chapter 25, ROH (entitled Shoreline Setbacks) is intended to protect and preserve the natural shoreline, especially sandy beaches; to protect and preserve public pedestrian access laterally along the shoreline and to the sea; and to protect and preserve open space along the shoreline. The intent of Chapter 25 is further amplified through Chapters 11 through 20 (entitled Part 2, Rules Relating to Shoreline Setbacks and the Special Management Area).

The shoreline fronting Kuliouou Beach Park coincides with the "vegetation line" or "top of slope," as indicated in Exhibit No. 12. As seen in Exhibit No. 8, photo 3, the demarcation of the shoreline is visually distinctive, and occurs abruptly where the vegetation meets the sand beach.

The area seaward of the shoreline consist of a sand beach. It is approximately 15 feet wide and has a gentle slope in a seaward direction.

The area immediately mauka of the shoreline and extending 40 feet inland consist of the 40 ft. shoreline setback area. It contains approximately 28,041 sf of land, of which 10,983 sf

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is contained within the park site (as defined by the Executive Orders) and the balance of the setback area consist of accreted land.

The 40 ft. shoreline setback area is fully vegetated with exotic groundcover, consisting primarily of Bermuda and Paspalum grasses. A few scattered patches of Beach Morning Glory and Akulikuli ground cover can also be found along the vegetation line.

Except for the concrete wall lining Kuliouou Stream, which is located off the park site, there are no seawalls or other structures within either the shoreline setback area or the sand beach which act to artificially fix the shoreline, inhibit natural beach processes or inhibit lateral pedestrian access along the park's frontage.

Based on a recent topographic survey and site visits, there are several existing elements within the 40 ft. shoreline setback area. These elements include:

- 15 mature Coconut palm trees- The palm trees are over 40 ft. in ht. and appear to have existed on the site for many years.
- 6 existing concrete picnic tables- The picnic tables were installed by the City's Parks Department (date unknown) and are permitted within the setback area pursuant to Chapter 15-1 (b) (7). Two additional wooden tables and/or benches are also present in the setback and shall be remove or relocated outside the setback area.
- Landscape sprinkler equipment- An existing sprinkler system is below grade and was installed by the City's Parks Department (date unknown). Portions of the system extends into the setback area. It is permitted within the setback area pursuant to Chapter 15-1 (b) (2 and 3).
- Play equipment- The play equipment within the shoreline setback area consist of an old galvanized metal swing set which was probably installed well before the establishment of Chapter 23, Shoreline Setback. Monkeybars and a jungle jim are also located nearby but they are not within the setback area. Nevertheless, all will be removed and replaced with new play equipment at a location outside the 40 ft. shoreline setback area.
- warning signs- Two metal poles and metal signs are located within the setback area ("warning, strong current"). These signs are minor elements and are permitted pursuant to Chapter 15-1 (b) (7).

In addition to the elements described above, a portion of the existing comfort station straddles the 40 ft. shoreline setback. This one story concrete block structure

(approximately 12 ft. ht.) was legally constructed in 1952 by the Parks Department (see Exhibit No. 8., Photo 2). It consist of approximately 915 sf, is set on a concrete pad and is surrounded with an additional 3439 sf of AC paving, portions of which also extend into the setback area. Of the total 4354 sf of existing building and related paving, 503 sf of building and 590 sf of paving presently extends into the shoreline setback area.

#### 4.3 Shoreline Setback Area, Proposed Improvements and Relationship to Rules

Proposed improvements within the shoreline setback area will consist of the following:

- Renovation of the existing comfort station and surrounding paving.

In order to comply with ADA standards, the size of the comfort station (interior circulation, doorway openings, etc.) will be increased. This will be accomplished by deleting the changing rooms that are presently contained in both the male and female bathrooms. The actual size and building foot print of the existing structure however will not change, and there will be no increase in the building's encroachment into the 40 ft. shoreline setback area.

The existing AC exterior paving is badly cracked, deteriorated and uneven. Presently, there is 3439 sf surrounding the comfort station, of which 590 sf is in the 40 ft. shoreline setback area. Complete replacement of all AC pavement around the comfort station is proposed. It will not exceed 590 sf within the shoreline setback area.

Whereas the existing comfort station and its surrounding AC paving was legally constructed prior to the passage of Chapter 23, the rules governing the shoreline setback regulations allows for its renovation as a nonconforming structure.

Enabling language from Chapter 23 and its related rules are as follows:

*"Nonconforming structures means a structure or portion of a structure which was previously lawful but which is located within the shoreline setback area as a result of subsequent beach erosion, or as a result in changes in the law relating to the shoreline setback."*

*Chapter 23, Section 23-1.3*

In addition;

*"Any nonconforming structure may be repaired or altered in a manner which does not increase its nonconformity."*

*Chapter 23, Section 23-1.6 (a)*

Furthermore;

*"Any nonconforming structure may be repaired upon compliance with applicable state and county requirements within the shoreline area; provided*

*that no such nonconforming structure shall be substantially enlarged or altered to increase its nonconformity."*

*Chapter 16-1 (a)*

- Installation of 6 new handicap accessible picnic tables and appurtenances.

These picnic tables will be placed on a concrete pad and will be linked to the 5 ft. wide lateral pathway with an additional paved pathway to provide handicap access.

Each picnic table and related/ underlying pavement work will consist of approximately 250 sf and is permitted as a minor structure pursuant to Chapter 15-1 (7).

In addition, 2 to 3 charcoal disposal stations and 2 to 3 trash collection stations will be located in the shoreline setback area. They will not exceed 30 inches in height and are ancillary to the picnic activities. These elements are permitted as a minor structure pursuant to Chapter 15-1 (7).

- Installation of landscape irrigation and planting.

The proposed plan will include the installation of new landscape irrigation systems, installation of grassing and palms, some of which will occur within the 40 ft. shoreline setback area. These elements are permitted pursuant to minor structures and activities under Chapter 15-1 (2), (3) and (5).

- Removal of existing play equipment.

All of the proposed improvements within the shoreline setback area as outlined above, both individually and collectively, will not affect beach processes nor will they artificially fix the shoreline. None of the elements proposed will adversely interfere with public access, public views or open space; nor will they endanger the public's health, safety or welfare; nor will they contribute towards hazards to properties from coastal flooding.

All of the proposed improvements that are located within the shoreline setback area and as outlined above are permitted under the Rules Relating to Shoreline Setbacks and the Special Management Area. No shoreline setback variance is required.

#### **4.4 Existing Zoning**

Kuliouou Beach Park is within the P-2 Preservation district (see Exhibit No. 5). A fundamental purpose of this zoning district is to preserve and manage major open space, recreational lands and lands of scenic and other natural resource value.

The 3.233 acre park site is a single zoning lot, in full compliance with P-2 zoning lot standards. Functioning as a public park, it is a permitted principal use within the district. All existing conditions and proposed park improvements are or will conform to all P-2 development standards as contained in the LUO, with the exception of providing a 15 ft. side yard setback at the existing comfort station.

The existing comfort station will not exceed 15 feet in height. The structure is sited to provide a minimum 30 ft. front yard and 15 ft. rear yard setback. The side yard setback however (between the comfort station and the Diamond Head property line), is only 10 feet wide. This side yard faces Kuliouou Stream and does not abut any residential dwelling.

With regards to the nonconforming side yard setback, the LUO provides the basis for retaining the existing comfort station and for allowing renovation work to occur. Enabling language contained in the LUO are as follows:

*"Any nonconforming structure may be repaired, expanded or altered in any manner which does not increase its nonconformity."*

*Section 3.120, LUO*

Renovation of the comfort station will not increase the size nor the foot print of the existing structure, and the proposed renovation work will not increase in the building's encroachment into the side yard setback. Applying Section 3.120 of the LUO towards the renovation of the existing comfort station is in keeping with the underlying purpose of preserving and managing major open space, recreational lands and lands of scenic and other natural resource value.

#### **4.5 Flood Zone**

The park site is within the VE flood zone (FIRM) with a 6 ft. base flood elevation (see Exhibit No. 3). The existing comfort station has a floor elevation of approximately 3.5 ft. Its renovation will continue to utilize the existing finish floor elevation. Because it is below the 6 ft. base flood elevation, renovation will be limited to 50% of full replacement cost.

With regards to the nonconforming base flood elevation, the LUO provides the basis for retaining the existing comfort station and for allowing renovation work to occur. Enabling language includes the following:

*"Any nonconforming structures which were previously lawful prior to the effective date of the flood hazard districts but which are not in conformity with them, may be continued subject to the following conditions:*

**(1) Repair and Maintenance**

*Exemptions from the standards of the flood hazard districts shall be permitted for any repair and maintenance work done on any nonconforming structure; provided that the cost of the work done in any period of 12 consecutive months is less than 50% of the replacement value of the structure before the work is started, and, if the structure has been damaged and is being restored, that the cost of restoring the structure to its previous condition is less than 50% of the replacement value of the structure before the damage occurred."*

**"(3) Exterior Improvements to an Existing Structure**

*Exemptions from the standards of the flood hazard districts shall be permitted for any exterior alterations, additions, or remodeling to any nonconforming structure; provided that the cost of the work done in any period of 12 consecutive months is less than 50% of the replacement value of the existing structure before the work is started. This cost including all work, including repairs and maintenance as stated above."*

*Section 7.10-12, LUO*

Preliminary cost analysis for the comfort station renovation and replacement of surrounding paving is \$134,000. In comparison, the full replacement cost of the comfort station and replacement of surrounding paving is estimated to be \$335,000. (to include demolition of the existing).

**4.6 Development Plan**

Kuliouou Beach Park is within the East Honolulu Development Plan district. The current land use map of the East Honolulu DP designates the site as "park" (see Exhibit No. 3). Kuliouou Beach Park and the proposed DP&R improvements are consistent with the current East Honolulu DP land use map, public facilities map and accompanying Special Provisions.

Kuliouou Beach Park is also consistent with the East Honolulu DP update (final draft). Of the 5 general land use policies contained in the text of the final draft, the following are directly related to Kuliouou Beach Park:

- Protect scenic views and provide recreation
- Promote access to shoreline and mountain areas

**4.7 Special Management Area, General**

The purpose of the SMA is to preserve, protect, and where possible, restore the natural resources of the coastal zone of Hawaii. Chapter 25, ROH (entitled Shoreline Management) and its administrative rules establish special controls on development within an area along the shoreline. These special controls are intended to avoid permanent loss of valuable resources and foreclosure of management options, and to insure that adequate public access is provided to public owned or used beaches, recreation areas, and natural

reserves, by dedication or other means. It is also the intent of the SMA and the policy of the City and County to avoid or minimize damage to natural or historic special management area wetlands wherever prudent or feasible; to require that activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied to reduce those losses that are unavoidable and in the public interest.

Kuliouou Beach Park is within the designated Special Management Area (see Exhibit No. 6) and therefore subject to the regulations and procedures of Chapter 25, ROH. The proposed improvements are expected to exceed \$125,000. in cost, thereby requiring a major SMP. A major SMP is processed through the Department of Planning and Permitting. Granting of the SMP issued by the Honolulu City Council.

This beach park and its proposed improvements are highly consistent with the intent of Chapter 25 and the related policies of the City and County of Honolulu. By virtue of its park land use, it serves to preserve and protect the natural coastal environment while providing abundant public access, usage and visual enjoyment of the area. As a beach park, it is a public resource that is coastal dependent.

A topographic survey and a shoreline survey was commissioned as part of this planning effort. The survey was performed by ControlPoint on June 23, 1998. Its certification is under review by the Department of Land and Natural Resources.

#### **4.8 Special Management Area, Review Guidelines**

The relationship of the proposed improvements to the specific review guidelines contained in Chapter 25 and in HRS Section 205A-26 are as follows:

##### ***Adequate access***

As a public park, Kuliouou will continue to provide unobstructed public access through the site and to the shoreline area. The proposed improvements will not alter nor restrict future public access. The park is open from 6 am to 10 pm, 7 days per week. As a public park, there is no need to establish dedicated access easements.

##### ***Public recreation areas and wildlife preserves are reserved***

The Department of Design and Construction and the City's Parks Department will continue to operate Kuliouou Beach Park as a recreational facility. In doing so, the proposed action is consistent with this SMA guideline.

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***Provisions are made for solid and liquid waste treatment, disposition and management.***

The existing comfort station is serviced by the municipal sewer system. Park improvements (renovated comfort station) will continue to utilize the existing 6" sewer lateral.

Thirty gallon trash containers are located throughout the park. These containers are emptied by City park employees on a daily basis. This method of trash collection has been traditionally used at Kuliouou Beach Park for many years. Neither park officials nor ad hoc participants expressed a need to change this practice. Usage of trash containers through the park and manual pick up will continue to be performed.

***Alterations to existing land forms and vegetation shall be minimized***

The park contains no pronounced land forms or distinct grade changes. Modest grading (fill) will occur in the vicinity of the parking lot to alleviate flooding and ponding. The extent of fill is estimated to be approximately 1000 cy, to be placed in a 15,000 sf corner of the park site (new parking lot).

The most significant vegetation feature on the site is a grove of mature coconut palms located towards the Koko Head end of the park. These palms, as well as all other matures trees on the site will remain (see Exhibit Nos. 11 and 12) or if necessary, will be relocated on site during the construction phase. Massive modifications to the existing topography and/ or extensive removal of existing vegetation will not occur.

Approximately 30 new coconut palm trees will be installed as part of the landscape planting plan for the park improvements.

***Adverse environmental or ecological effects and the public health and safety***

The proposed park improvements are a public benefit. Individual design improvements as well as the cumulative effects of the overall project poses no significant ecological or adverse environmental effect upon the environment; nor is the health, safety and welfare of the public threatened or endangered by this project.

Although the existing comfort station encroaches into the 40 ft. shoreline setback area and is below the FIRM base flood elevation, its renovation is permitted as a non-

conforming structure; and because it is not used for human habitation, it does not pose a threat to public health and safety.

***Consistent with Section 25-3.1-***

The proposed park improvements are consistent with the provisions of Section 25-3.1 and HRS, Section 205A-26.

***Consistent with General Plan, DP and zoning***

The proposed park improvements are consistent with the General Plan. Applicable Cultural and Recreation policies and objectives of the General Plan are as follows:

Objective D: To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu

Policy 7- Provide convenient access to all beaches and inland recreation areas.

Policy 12- Provide for safe and secure use of public parks, beaches, and recreation facilities.

Policy 13- Encourage the safe use of Oahu's ocean environments.

The proposed park improvements are consistent with the East Honolulu Development Plan (see Exhibit Nos. 3 and 4), as discussed in section 4.7 below.

The proposed park improvements are consistent with the Land Use Ordinance (see Exhibit No. 5), as discussed in section 4.5 below.

***Dredging and filling***

With the exception of raising the elevation of the parking lot to reduce flooding and the placement of topsoil (approx. 1 to 2 inches) for landscape purposes, no significant filling will occur on the site. No dredging within the ocean or within the adjacent Kuliouou Stream will occur.

***Reducing the size of any beach or recreation area***

The proposed improvements will not result in the reduction in size of the beach or the overall recreation area (grass area) of the park.

***Reducing or imposing restricts to public access***

The proposed improvements will not result in reducing or imposing new restrictions to public access to recreation areas or the shoreline area. For security purposes, the park is closed from 10 pm till 6 am, pursuant to City park rules. In addition, park rules

require the issuance of a park permit to utilize the park for organized group activities. The proposed park improvements make no recommendations for modifying existing park rules.

### *Coastal views*

The park site is a known scenic resource with high quality pedestrian coastal and lateral coastal views of Koko Head and the Paiko Peninsula. The proposed improvements include the rehabilitation or replacement of the comfort station with a new structure. It will be located towards the Diamond Head end of the park, in approximately the same location as the present structure. New play equipment will be installed. This equipment will be placed near the existing basketball court, thereby minimizing the clutter of elements into the view plane. No other architectural structures are proposed. Existing coastal views are not expected to be adversely affected by the proposed improvements and the proposed site plan layout.

The proposed plan provides the space for the installation of interpretive signage near the comfort station. It is envisioned that the signage would provide park users with a static display/ description of the coastal and visual resources contained within the view plane. This design feature is not part of the proposed park improvements. If implemented, it would seek a separate SMP.

### *Affecting water quality*

The proposed improvements will not adversely affect coastal waters, fisheries, fishing grounds or wildlife habitats. Proper measures (i.e. silt fences and best management practices) shall be exercised during the construction to ensure no run-off or siltation from the site occurs during grading operations.

In addition to using the existing drainage opening in the Kuliouou Stream wall, other drainage improvements in the vicinity of the parking lot and comfort station will be designed to direct the storm water run off into landscape areas along the Diamond Head boundary of the park site. This design feature will help to improve the water quality in the stream and ocean over existing drainage conditions by providing the benefit of filtering non-point source pollutants that currently enter the stream and nearby ocean.

## **4.9 Summary of Land Use Controls**

The proposed improvement plan for the park is permitted within the context of all ministerial land use controls. The noncomplying aspects of the existing comfort station

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(shoreline setback, side yard setback and base flood elevation) are accommodated through the structure's qualification as a nonconforming structure; the enabling language contained in Chapter 21 (LUO); and Chapter 23 (Shoreline Setback) and its subsequent rules. The the extent of renovation work at the comfort station is confined to the limitations established by these regulations. There are no variances needed to implement the proposed improvements at the comfort station or for any other other proposed park improvements.

The proposed improvement plan for the park is consistent and supportive of the guidelines and objectives of Chapter 25, Special Management Area and HRS, 205A-26.

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## 5. Alternatives Considered

The following alternatives were considered and discussed as part of the planning process.

### 5.1 No Action

The "No Action" alternative would essentially maintain the status quo at the park site. Given the ADA issues at the parking lot and comfort station, the flooding problems at the parking lot and the safety issues associate with the play equipment, the "No Action" scenario is not considered to be a responsible alternative for the Department of Design and Construction.

### 5.2 Minimum Improvements

A scenario of minimum improvements was considered. It would have consisted of constructing a new comfort station into order to comply with ADA requirements, installation of drainage improvements within the parking lot and installation of new play ground equipment. It would not include any landscape planting, sprinkler irrigation, picnic tables or appurtenances, vehicle barriers or security lighting.

However based on site inspections, preliminary analysis, and considering community input, it became apparent that this scenario was insufficient. The flooding problem could not be adequately addressed without fairly extensive re-grading of the parking lot. In addition, the community was opposed to the demolition of the existing comfort station and instead favored its renovation. Furthermore, site inspections revealed that a substantial amount of the existing irrigation system was broken and needed to be replace. Without its replacement, it was feared that the park would turn into a dusty field during the drier summer months.

Satisfying only the fundamental park problems (as mentioned above) would still drive the construction cost above the \$125,000. threshold and would therefore require the same permitting and processing effort of a major SMP.

Considering the findings of site visits and preliminary analysis, and taking into account the community's input, the scenario of minimum improvements was entertained but eventually discarded.

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### **5.3 Proposed Site Plan**

The proposed site plan (i.e. proposed action, see Exhibit No. 11) satisfies all regulatory requirements; does not significantly alter the usage or character of the park; creates no adverse environmental effects; and is opportune in that it fully optimizes the funds available to improve the park in accordance with the intent of its CIP funding.

Embodied within the proposed (preferred) plan is the opportunity to reduce the expenditures on a new comfort station, thereby allowing for other requested park improvements such as landscaping and irrigation, lighting, picnic tables and appurtenances.

### **5.4 Implementation**

Park closure to allow construction of the improvements was discussed with ad hoc members. One option was to keep portions of the park open at all times during the construction period. It was explained that this option would require a long construction period.

A second option was to close the park entirely. It was explained that this option would require a shorter construction period.

Ad hoc members strongly favored the second option.

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## 6. Impacts and Mitigative Measures

### 6.1 Evaluation of Environmental Impacts

An evaluation of the proposed action is provided relative to the Significance Criteria contained in the Environmental Impact Statement Rules, Title 11, Chapter 200-12.

**(1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;***

The proposed improvements represent a reinvestment of public funds towards maintaining and improving an existing public recreational facility. Although the expenditure of City funds for these improves are not recoverable, it is essential, prudent and the common practice of City government to occasionally reinvest City resources towards maintaining and upgrading its public facilities. No loss or destruction of any natural or cultural resources are expected.

With the age of the park approaching 50 years, and with the community's sympathetic and nostalgic expression towards retaining the 1950's character of the site, the proposed park improvement plan is an effort towards enhancing a localized cultural resource.

**(2) *Curtails the range of beneficial uses of the environment;***

The proposed improvements are based on distinguishing Kuliouou as a beach park. As such, improvements are intended to enhance and promote park activities that are uniquely suited for this small beach environment. While future active recreation uses at Kuliouou may become restricted, other park activities which are coastal dependent are expanded (beach picnicking, fishing, coastal viewing, play equipment, staging for off shore surfing and kayaking, etc.). This fundamental approach is in keeping with best park management practices and optimizes the unique resources of this site.

**(3) *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions or executive orders;***

The proposed improvements do not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS.

**(4) *Substantially affects the economic or social welfare of the community or State;***

The proposed improvements shall be performed with City and County funds as specifically budgeted and allocated through its FY 1997-98 CIP program.

Implementation of the project is not expected to adversely affect the economic or social welfare of the State or the community.

(5) ***Substantially affects public health;***

Many of the proposed park improvements are intended to benefit the public's health, to include handicap accessibility at the comfort station and park grounds, new play equipment with safety features, flooding improvements, improved security lighting, landscaping and irrigation.

The overall park plan, as well as individual elements, is not expected to adversely affect or impact public health. While some noise and dust may occur during the construction phase, they will be temporary in nature and restrictions will be placed on the contractor that will mitigate these effects (see item 10 below). No long term impacts on the public's health are identified through this assessment.

(6) ***Involves substantial secondary impacts, such as population changes or effects on public facilities;***

Kuliouou Beach Park has been in use for nearly 50 years. The proposed improvements do not include expansion in the park's size nor any significant changes to the recreational activities permitted at the park. The proposed improvements are not expected to trigger nor contribute to any adverse secondary impacts or effects on public facilities.

(7) ***Involves a substantial degradation of environmental quality;***

The only degradation identified through this assessment pertains to the new play equipment. Due to the design and materials of the equipment, it will appear bulkier than the existing galvanized metal pipe play equipment and may therefore have an impact on the panoramic viewing characteristics of the site.

This analysis finds no other significant or adverse impacts to the environmental quality as a result of permitting the proposed park improvements to occur.

(8) ***Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger action;***

The proposed improvements to the park is individually limited and will not have an adverse effect upon the environment, nor will it require a commitment for larger action at this park site in the foreseeable future. The man power need to maintain the park is not expected to increase as a result of the proposed improvements.

A commitment for larger action is indirectly implied by the conflict between active recreation (i.e. baseball and soccer practice) and passive/ beach related activities. This commitment is already stated through the General Plan of the City and County of Honolulu.

Culture and Recreation, Objective D

To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.

**(9) *Substantially affects rare, threatened or endangered species, or its habitat;***

There are no rare, threatened or endangered species identified at the park site, nor is the park a habitat for rare or endangered wildlife.

**(10) *Detrimentially affects air, or water quality or ambient noise levels; or***  
Temporary affects to air and ambient noise levels may occur as a result of construction activity. These disturbances however are expected to be minimized by requirements imposed on the contractor's to comply with Chapter 11-60, Air Pollution Control; Hawaii Administrative Rules, Chapter 11-43, Community Noise Control for Oahu; Hawaii Administrative Rules, Chapter 11-55, Water Pollution Control and Chapter 11-54, Water Control Standards; and NPDES requirements. In addition, the contractor shall be prohibited from performing grading operation on weekends and holidays.

Several community comments pertained to noise generated from active sports activities (soccer and baseball practice) as well as large gatherings. The proposed park improvements do not contain any features of facilities that encourage soccer or baseball practice at Kuliouou. Because usage of the park for these types of activities require a park permit, mitigation of ambient noise can be managed by park administrators.

The installation of a new sprinkler system (and the installation of vehicle barriers to prevent breakage of irrigation lines) is expected to facilitate full grass coverage year round, thereby controlling airborne dust generated from the park site during the dry summer months.

Because the site slopes in a makai to mauka, all site drainage is directed across the grass play field. Nearly all storm water run off is accommodated through ground percolation. Drainage from the paved parking lot will enter Kuliouou Stream through an existing drain opening in the concrete wall. In addition, the parking lot will be graded to direct some of

the storm water run off into the landscape area, thereby providing the benefit of filtering non-point source pollutants that would otherwise enter the stream and nearby ocean.

- (11) *Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.*

The park site is adjacent to coastal waters and is within a flood zone area. No grading or significant construction activities are planned near the shoreline area. Imported fill will be utilized to minimize flooding conditions in the vicinity of the proposed parking lot only. Approximately 1 to 2 inches of topsoil and soil amendments will be distributed over the grass area. Adequate measures will be taken to insure no erosion and run off occurs during these activities. All exposed areas will be grassed. The Paiko Peninsula Wildlife Refuge is located over 1000 feet away from the park site. The proposed park improvements are not expected to have any adverse effects upon this sanctuary. New security lighting will be outfitted with "cut-offs" and will be turned off at 10 pm to minimize the effect of ambient light upon migrating birds, as well as to avoid disruption to adjacent residences.

- (12) *Substantially affects scenic vistas and viewplanes identified in county or state plans.*

The City agency recognizes the scenic values found at the site and proposes improvements that are intended to enhance the appreciation of these resources. No major structures or landscape plantings are proposed along the beach frontage. The bulkier play apparatus will be located near the existing basketball court and a substantial distance from the shoreline. The color selection for the play equipment will be selected to be complimentary with the natural color palette of the site.

- (13) *Requires substantial energy consumption.*

Very modest energy consumption is expected from the proposed park improvements. Electrical power will be used to operate 5 to 6 security lights at night. The possibility of using energy saving devices is under consideration by the project engineers.

## 6.2 Short Term Impacts and Mitigative Measures

Short term impacts are limited to possible noise, dust and traffic associated with the construction work. As previously stated above, these impacts will be temporary in nature and the construction documents (plans and specifications) will contain adequate measures

0000 0008 1308

to minimize these effects. Use of silt fences, noise control, prohibiting grading operations during weekends and holidays and grassing are standard construction practices that will be enforced.

The park is not expected to be entirely closed during the construction of the improvements. Most of the work will take place towards the Diamond Head side of the site, and the Koko Head side of the park as well as access to the shoreline will remain open to the public. The contractor will define his work area with appropriate barricades. The contractor will be required to advise adjacent land owners of his construction schedule. The contractor will not be permitted to utilize the public roadway for parking, staging or storing materials. City agencies will monitor the construction activities on a daily basis.

Relocating displaced sports practice activities will be coordinated with the park administrator through the park permit process.

Pursuant to DEA comments received from the State Historic Preservation Division of DLNR and the Office of Hawaiian Affairs, in the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, the contractor will be required to stop all work in the vicinity and the State Historic Preservation Division will be contacted.

### **6.3 Long Term Impacts and Mitigative Measures**

The ambiance of the park as a vintage and informal 1950's beach park will be enhanced, primarily through the retention and renovation of the comfort station, the installation of approximately 30 additional coconut palm trees, avoiding visual encroachments into the coastal view plane and minimizing the usage of paved surfaces, except where necessary.

Some new elements will be introduced. These include new play equipment, additional picnic tables, security lighting and the paved pathways through the park. These elements are necessary to comply with ADA accessibility requirements, current safety standards for play equipment and/ or citizens request. Design efforts (i.e. placement, color selection, etc.) will be exercised by the architectural team to retain the "1950's look" to the extent possible, while minimize the City's liability exposure.

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*Kuliouou Beach Park  
Final Environmental Assessment*

The visual impact of the new pathways may be mitigated by incorporating colored pigment into the concrete as well as texturing its surface, thereby avoiding the appearance of an standard urban sidewalk through the grassy landscape.

The new play apparatus shall be selected to minimize the "bulky" effects (i.e. large tubes and blocks). The equipment shall be placed mauka of the principle viewing/ shoreline areas of the park. Color selection shall emphasize natural blue's and green's to blend into the park's existing palette.

Planting additional mature coconut palm trees will also help to retain the existing character of the park. This was highly favored through responses to the project's questionnaire. In addition to the coconut palms, Hala trees, Milo trees and Beach Naupaka will also be utilized. All of these plant materials are native to Hawaii or the Pacific region.

\*\*\*\*\*

## 7. Summary, Unresolved Issues and Conclusions

### 7.1 Summary

Expenditure of City funds to improve Kuliouou Beach Park demonstrates a long term commitment by the City and County of Honolulu to maintain the property as a public park facility. Usage of the site (TMK: 3-8-03: 32) as a public park and the expenditure of approved CIP funds for park improvements is abundantly consistent with the conditions of the two Executive Orders, the General Plan, the East Honolulu Development Plan land use and its related special provision policies. The proposed improvements are permitted relative to land use regulatory controls to include Chapter 21 (LUO) and Chapter 23 (Shoreline Setback).

Evaluation of the proposed action finds no adverse or significant environmental affects or inconsistencies with the guidelines or objectives contained in HRS 343, HRS 205A-26, or Chapter 25 ROH, Special Management Area.

The proposed improvements focus on long term park operations, maintenance and improvements which are in the interest of the public's health, safety and welfare. No long term nor permanent adverse effects to the environment have been identified through this EA, that cannot be adequately mitigated without proper design or operational measures.

Implementation of the proposed improvements are not expected to significantly alter the traditional usage of this site or its physical appearance; nor will the proposed improvements effect off site conditions. Natural resources (i.e. coastal environment, coast views) as well as recreational resources and the character of the surrounding neighborhood are expected to remain intact.

The involvement of community groups and individuals in the planning process is an important feature of the project and addresses the social impacts of the proposed improvements. While satisfying every community concern and every comment is not possible, a good faith effort was conducted by the Department of Design and Construction to solicit input, discuss community concerns and prepare a park plan within the context of the Department's mission and funding resources. The success of this effort is reflected in the unanimous support for the plan by Neighborhood Board No. 2.

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## **7.2 Unresolved Issues**

There one unresolved issue. It involves the accreted land that is located seaward of the park's makai boundary. It is unresolved to the extent that the general public has been using the area as part of the park and the City has been unknowingly maintaining the accreted land as if it were park property. Several palm trees, one picnic table, installation of 2 warning signs, regular mowing and the existing sprinkler irrigation system are indicative of the City's unknowing encroach into the accreted land.

The proposed park improvements respect the existing EO boundary and does not place any additional improvements into the accreted land. Nevertheless, it is in the best interest of the City, the State of Hawaii and the general public to expand the boundaries of the Executive Order (EO No. 1546) to include and embrace the accreted land for park usage.

Should the EO be amended accordingly and prior to construction, it is recommended that park improvements (i.e. pathway, picnic tables and palm trees) be pushed further seaward, subject of course to necessary rules and regulations. This would enable park users to picnic closer to the beach and shoreline environment, and would be more consistent with the role, purpose and the inherent values of this south shore beach park.

However action on the EO expansion is not necessary to implement the park's improvements as proposed.

## **7.3 Conclusions**

Based on the research and analysis performed under this environmental assessment, it is determined that the proposed action is consistent with existing land use controls to include Chapter 25 (SMA), Chapter 23 (shoreline Setbacks), existing zoning and flood zone regulations, as well as DP policies. The project does not represent a perceived risk to individuals or to the public health and safety; nor will it result in any adverse environmental effects. A finding of no significant impact (FONSI) and the issuance of an SMP is warranted and recommended.

\*\*\*\*\*

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## 8. References

Americans With Disability Act (ADA), U.S. Architectural and Transportation Barrier Compliance Board

East Honolulu Development Plan, City and County of Honolulu Planning Department, 1998

Chapter 21, ROH, Land Use Ordinance

Chapter 23, ROH, Shoreline Setbacks

Chapter 25, ROH, Special Management Area

Oahu Coastal View Study, Michael S. Chu, for Department of Land Utilization, 1987

Oahu Shoreline Study, Sea Engineering, Inc., for Department of Land Utilization, 1988

\*\*\*\*\*

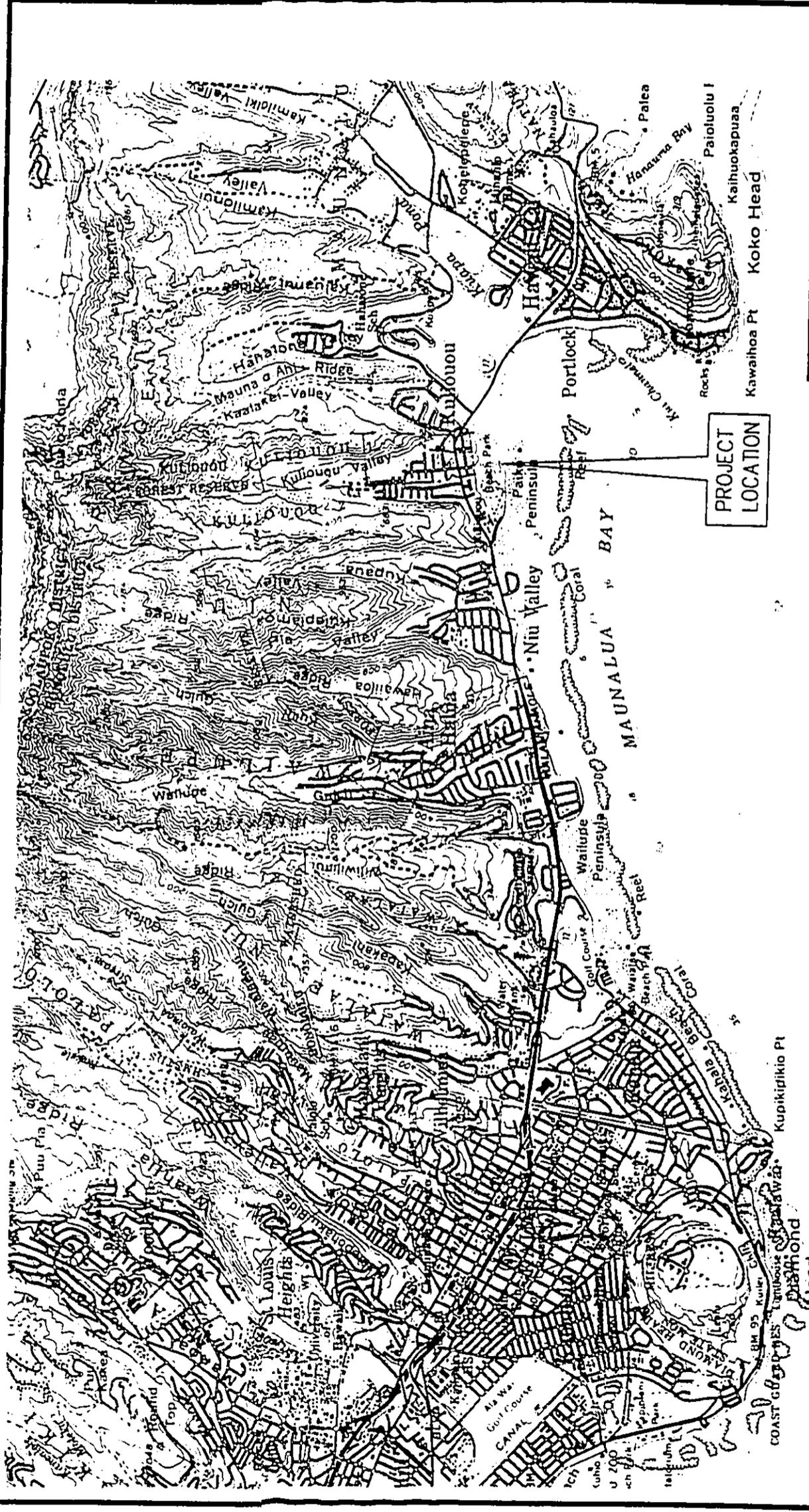
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**APPENDIX A, LIST OF EXHIBITS**  
\*\*\*\*\*

*Kuliouou  
Beach Park Improvements*

**LIST OF EXHIBITS**

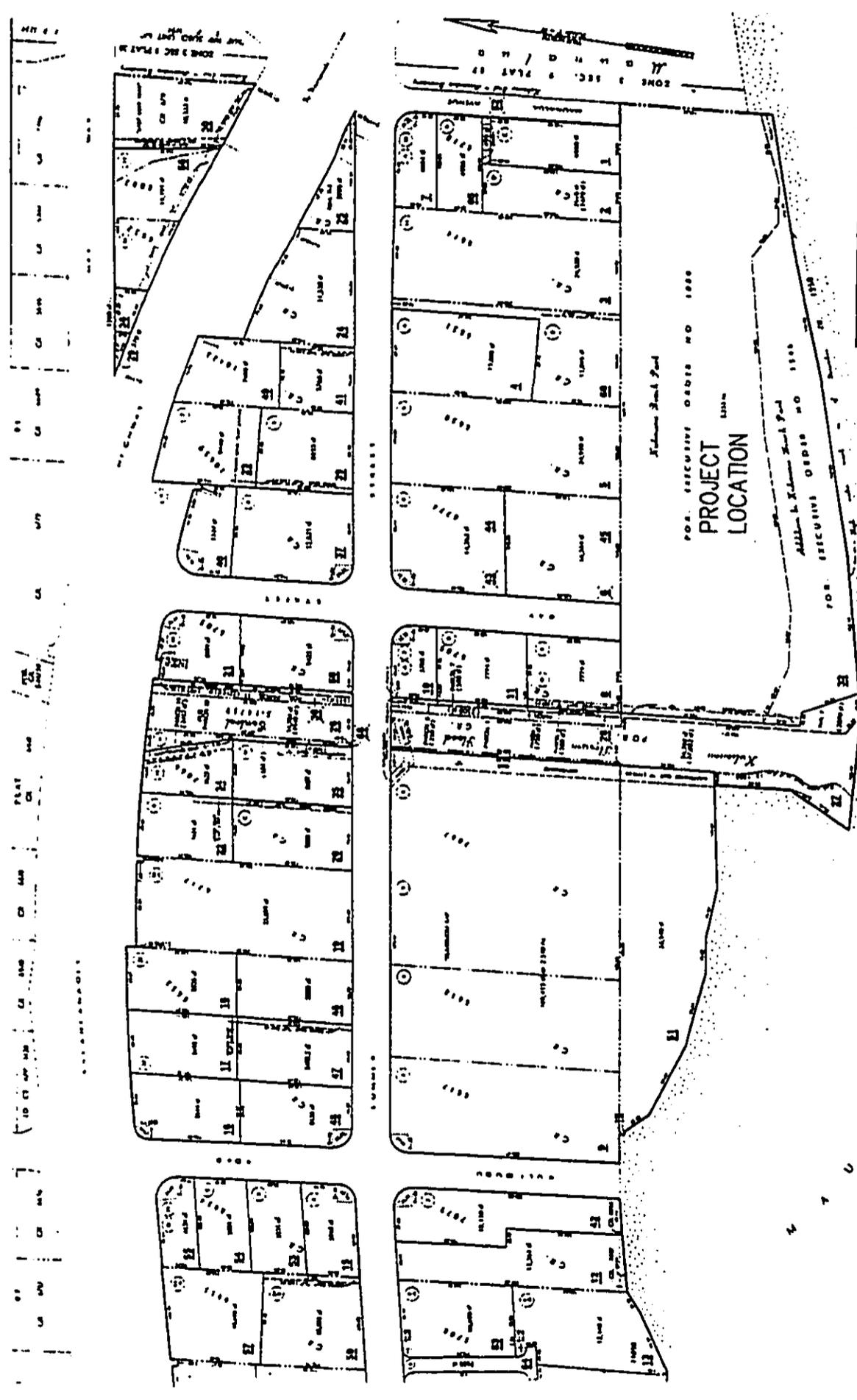
- Exhibit 1: Project Location Map
- Exhibit 2: TMK: 3-8-03
- Exhibit 3: DP Land Use Map
- Exhibit 4: DP Public Facilities Map
- Exhibit 5: Zoning
- Exhibit 6: Special Management Area Map
- Exhibit 7: Flood Zone Map
- Exhibit 8: Site Photos, Existing Conditions
- Exhibit 9: Comfort Station Design
- Exhibit 10: Shoreline Survey
- Exhibit 11: Proposed Site Plan
- Exhibit 12: Existing Conditions

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<p><b>Kuliouou Beach Park</b>          Department of Parks &amp; Recreation          City &amp; County of Honolulu          TMK: 3-8-03: 32</p>	<p><b>Exhibit 1</b>  <b>Project Location Map</b></p>	<p>LAND PLANNING &amp; DESIGN            126 QUEEN STREET SUITE 306          HONOLULU, HI 96815          PH: 537-4674 FX: 521-9054          HAWAII</p>
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**Kuliouou Beach Park**  
 Department of Parks & Recreation  
 City & County of Honolulu  
 TMK: 3-8-03: 32

**Exhibit 2**  
**TMK: 3-8-03**

LAND PLANNING & DESIGN  
  
 126 OLENA STREET SUITE 305  
 HONOLULU, HI 96813  
 PH 537-4874 FX 521-0054  
 HAWAII

MAY 14 1998

OFFICE OF THE CITY CLERK	
FILE NO.	3 8 03
SECTION	03
K-3-8-03-32	

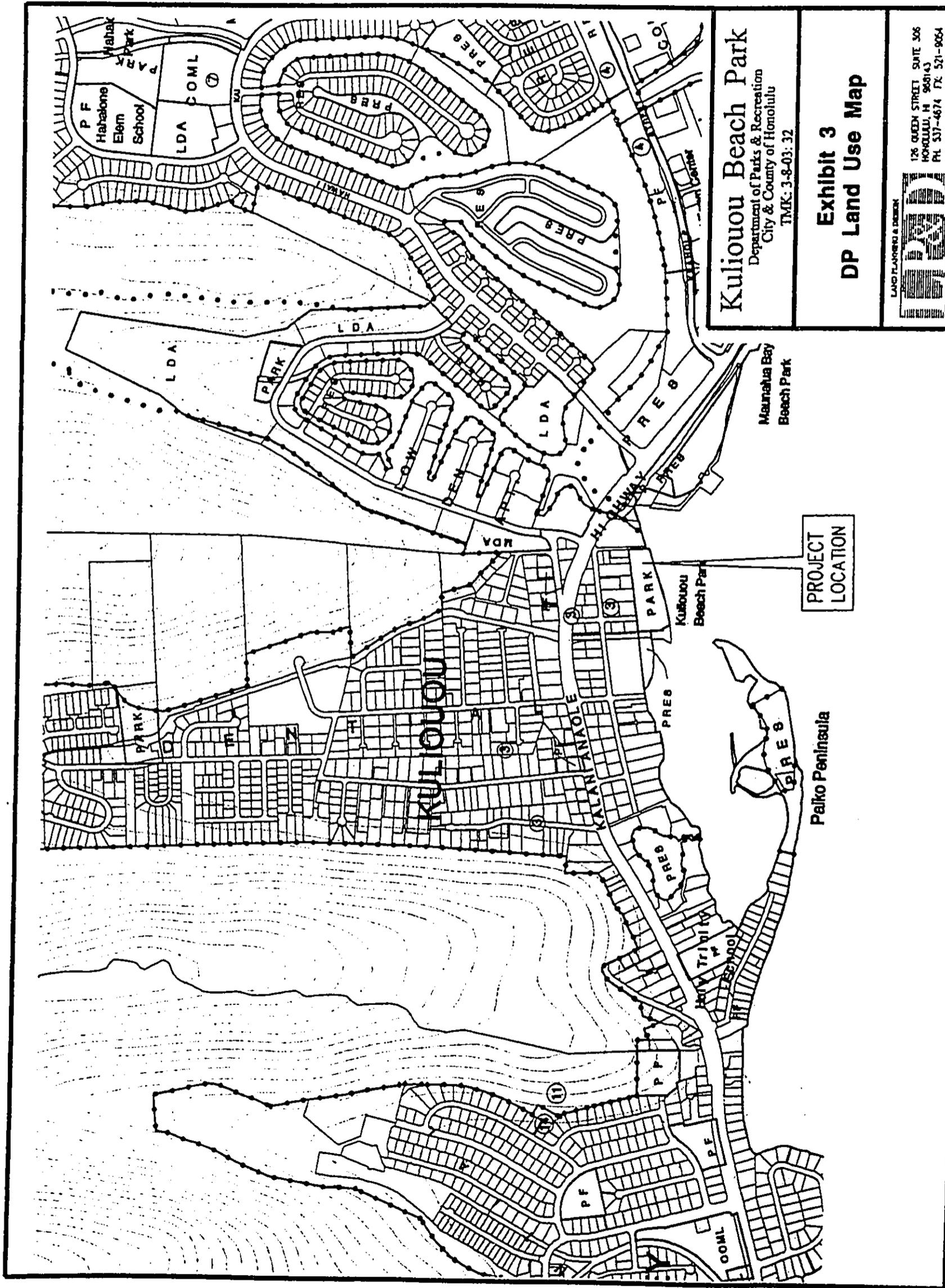
NOTICE: Owner's, lessee's and vendor's names recorded on this tax map print may not be current.

Please refer to appropriate & latest zoning for proposed projects.  
 FOR ALTERNATIVE PROJECTS ONLY - SUBJECT TO CHANGE  
 (REVISIONS TO THIS MAP PRINT WILL BE INDICATED BY A RED LINE)

HAWAII

K U L I O U O U  
 B E A C H  
 P A R K

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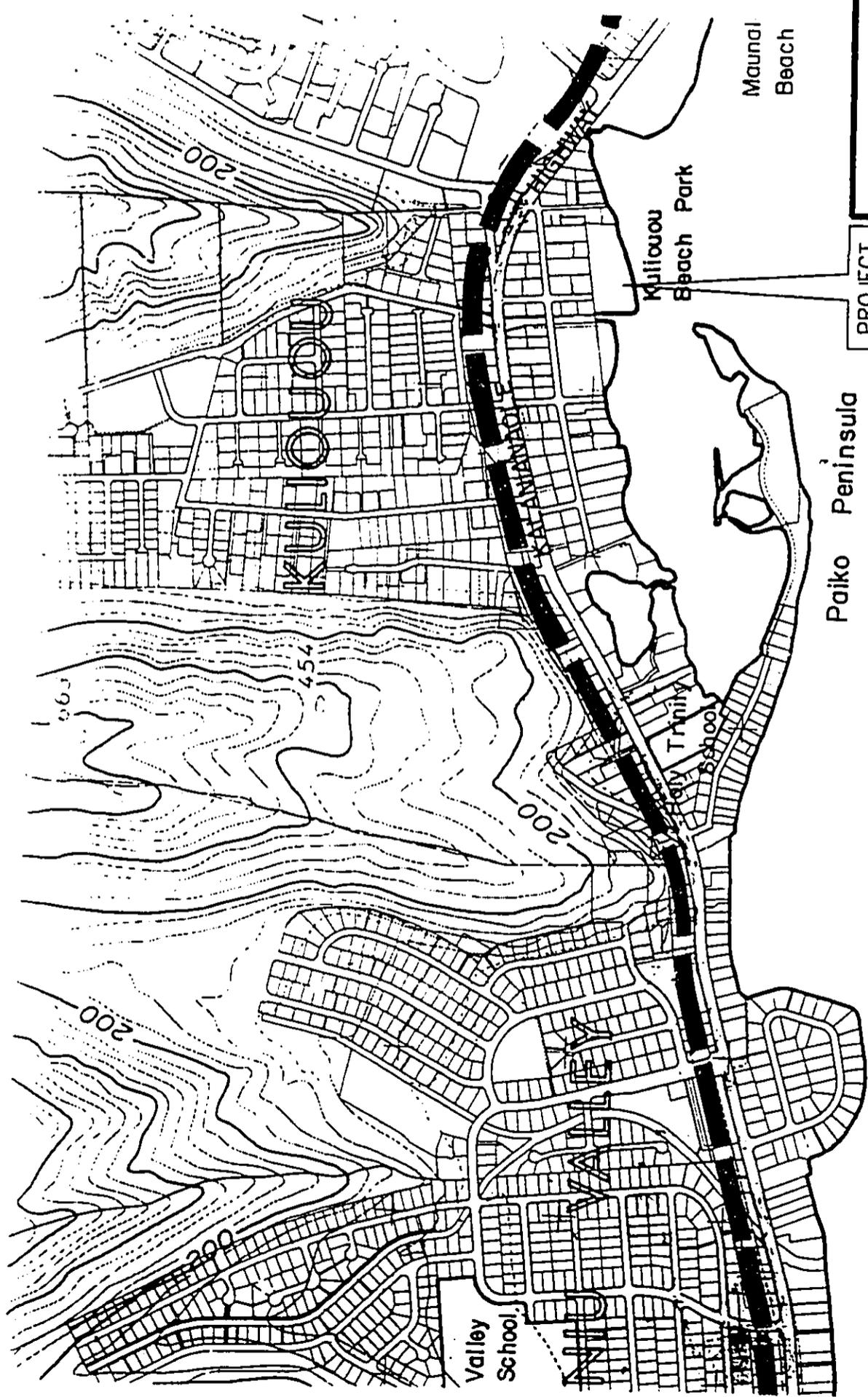


**Kuliouou Beach Park**  
 Department of Parks & Recreation  
 City & County of Honolulu  
 TMK: 3-8-03: 32

**Exhibit 3**  
**DP Land Use Map**

LAND PLANNERS & DESIGNERS  
  
 126 QUEEN STREET SUITE 306  
 HONOLULU, HI 968143  
 PH. 537-4674 FX. 521-9064  
 HAWAII

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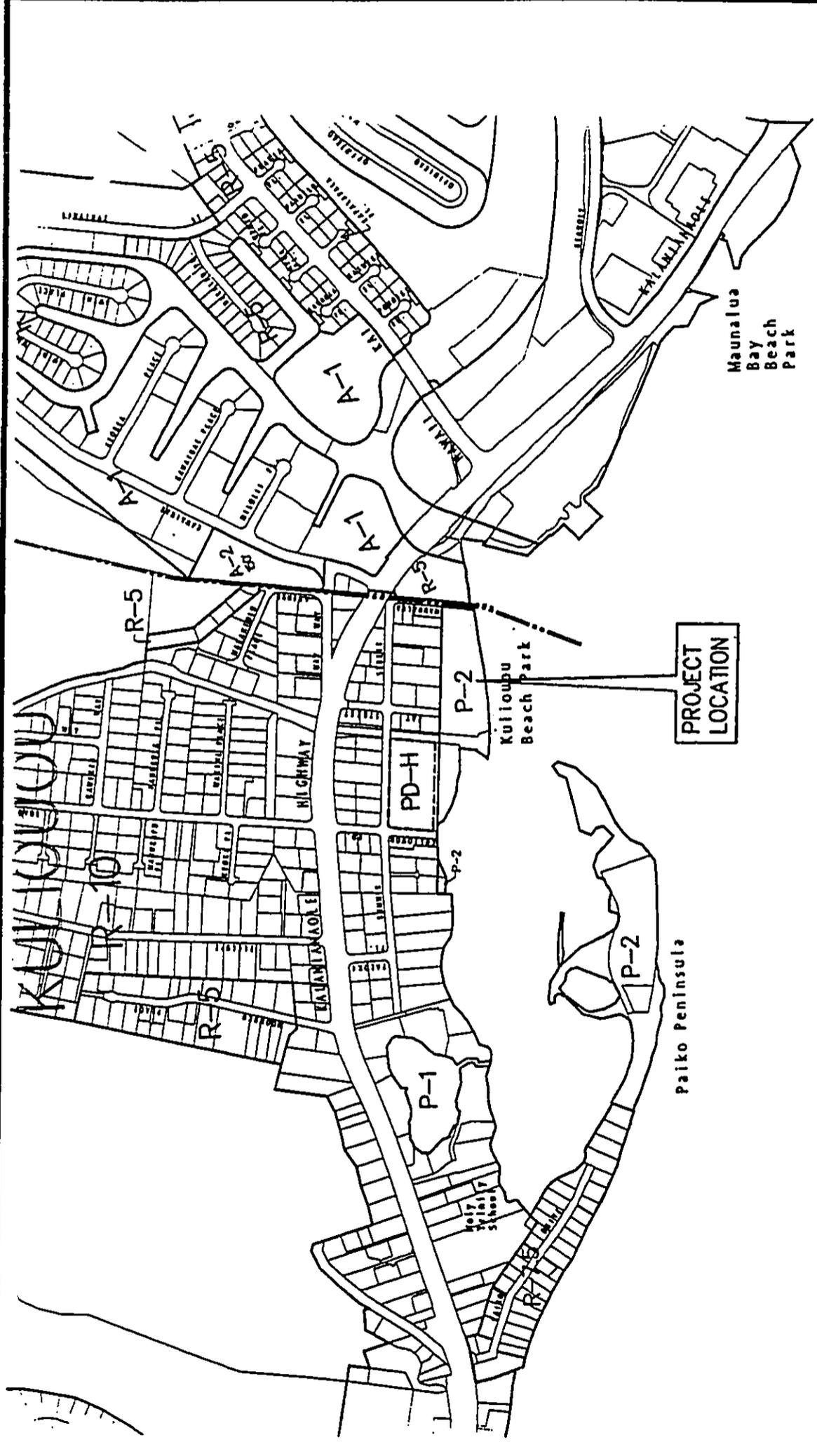


**Kuliouou Beach Park**  
 Department of Parks & Recreation  
 City & County of Honolulu  
 TMK: 3-8-03: 32

**Exhibit 4**  
**DP Public Facilities Map**

LAND PLANNING & DESIGN  
  
 126 QUEEN STREET SUITE 306  
 HONOLULU, HI 96813  
 PH: 537-4674 FX: 521-9064

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**Kuliouou Beach Park**  
 Department of Parks & Recreation  
 City & County of Honolulu  
 TMK: 3-8-03: 32

**Exhibit 5  
 Zoning**

LLOYD PLANNING & DESIGN  
  
 126 QUEEN STREET SUITE 306  
 HONOLULU, HI 968143  
 PH: 537-4674 FX: 521-9064  
 HAWAII





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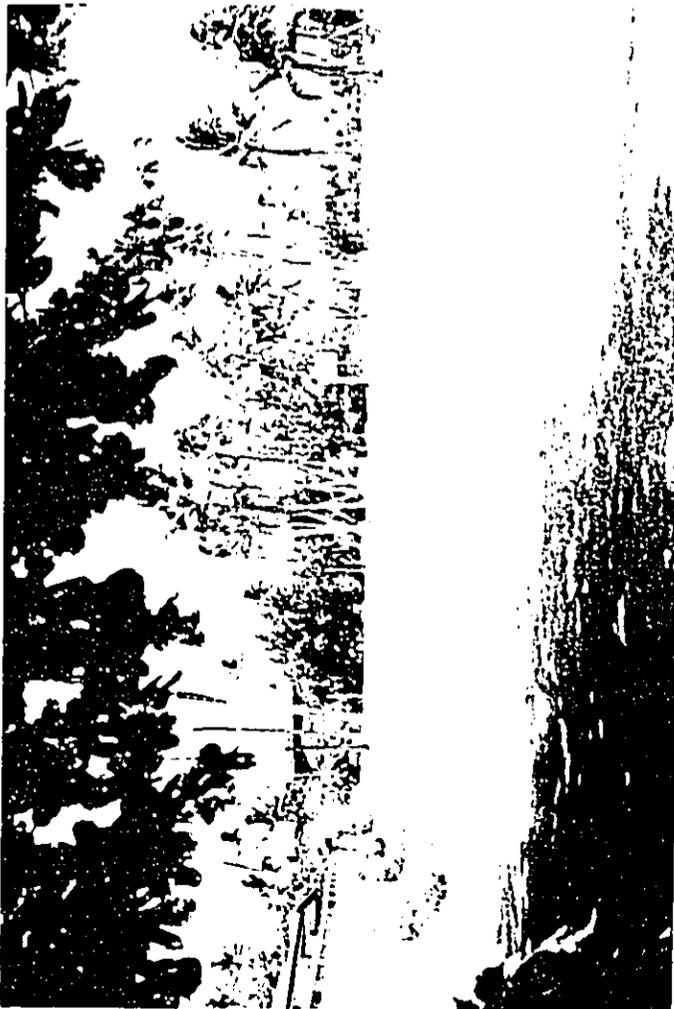


PHOTO 1

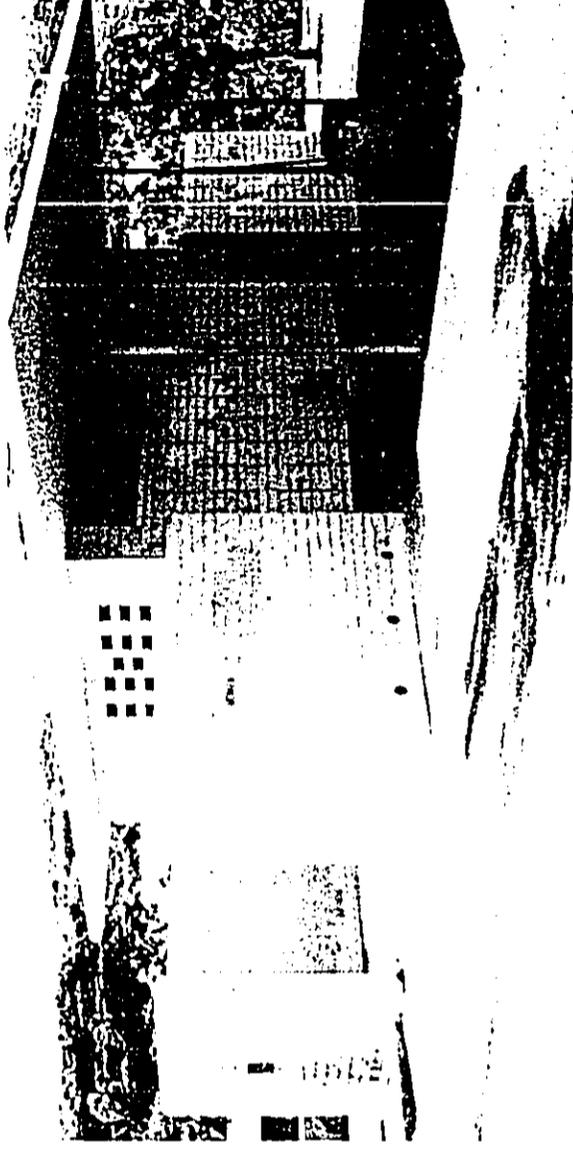


PHOTO 2

PHOTO 1

View of rear portion of site with existing concrete drainage swale. The park is surrounded by residential development of three side. It slopes in a mauka to a mauka direction. The primary landscape feature of the site consist of the large coconut palms seen in the background.

PHOTO 2

Existing comfort station, constructed in 1952. It is located below the 6 ft. base flood elevation, partially within the 40 ft. shoreline setback, does not provide a 15 ft. side yard setback and is not handicap accessible. Park improvements propose to renovate the structure.

PHOTO 3

Off site view of Koko Head and Koko Crater are visible from most areas of the park site. The shoreline area is unobstructed and contains no man-made features which artificially fixes the shoreline.



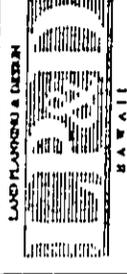
PHOTO 3

### Kulioiou Beach Park

Department of Parks & Recreation  
City & County of Honolulu

TMK: 3-8-03: 32

### Exhibit 8 Site Photos, Existing Conditions

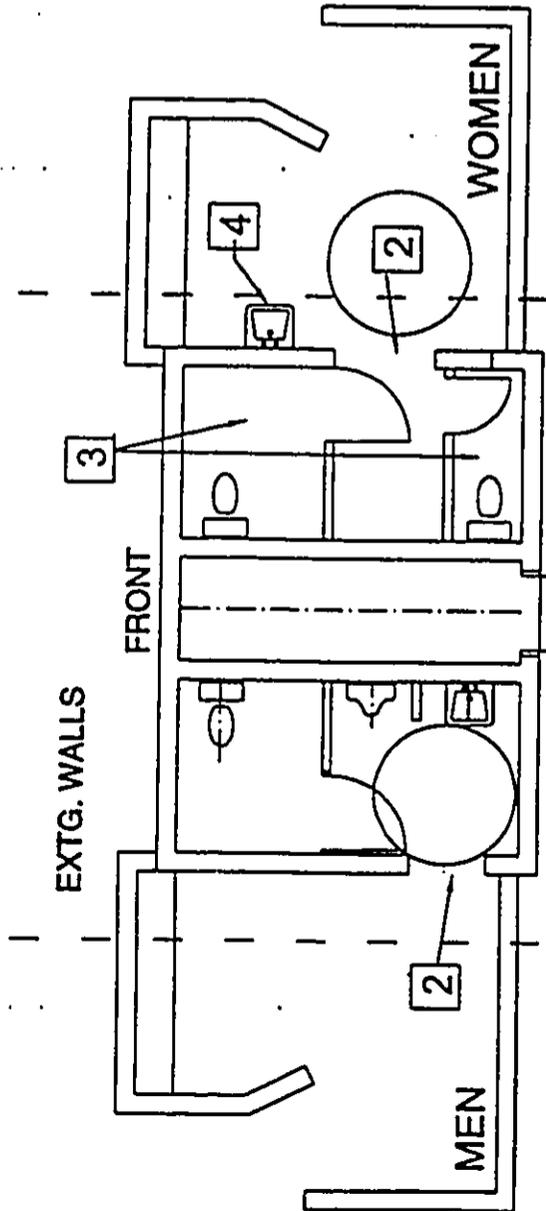


126 QUEEN STREET SUITE 306  
HONOLULU, HI 968143  
PH 537-4674 FX 521-9064

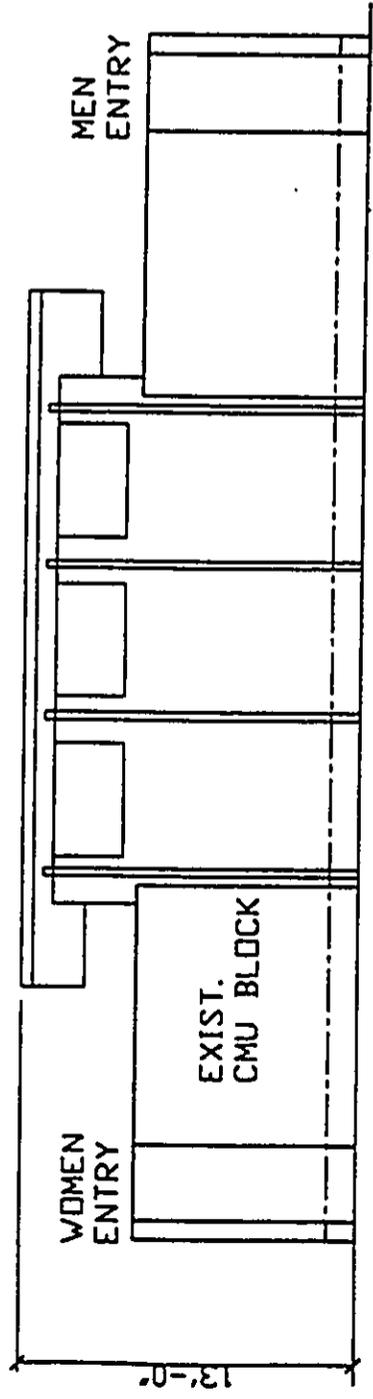
HAWAII

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EXTG. ROOF LINE  
EXTG. WALLS



EXISTING COMFORT STATION RENOVATION FLOOR PLAN



EXISTING COMFORT STATION RENOVATION FRONT ELEVATION

NOTES

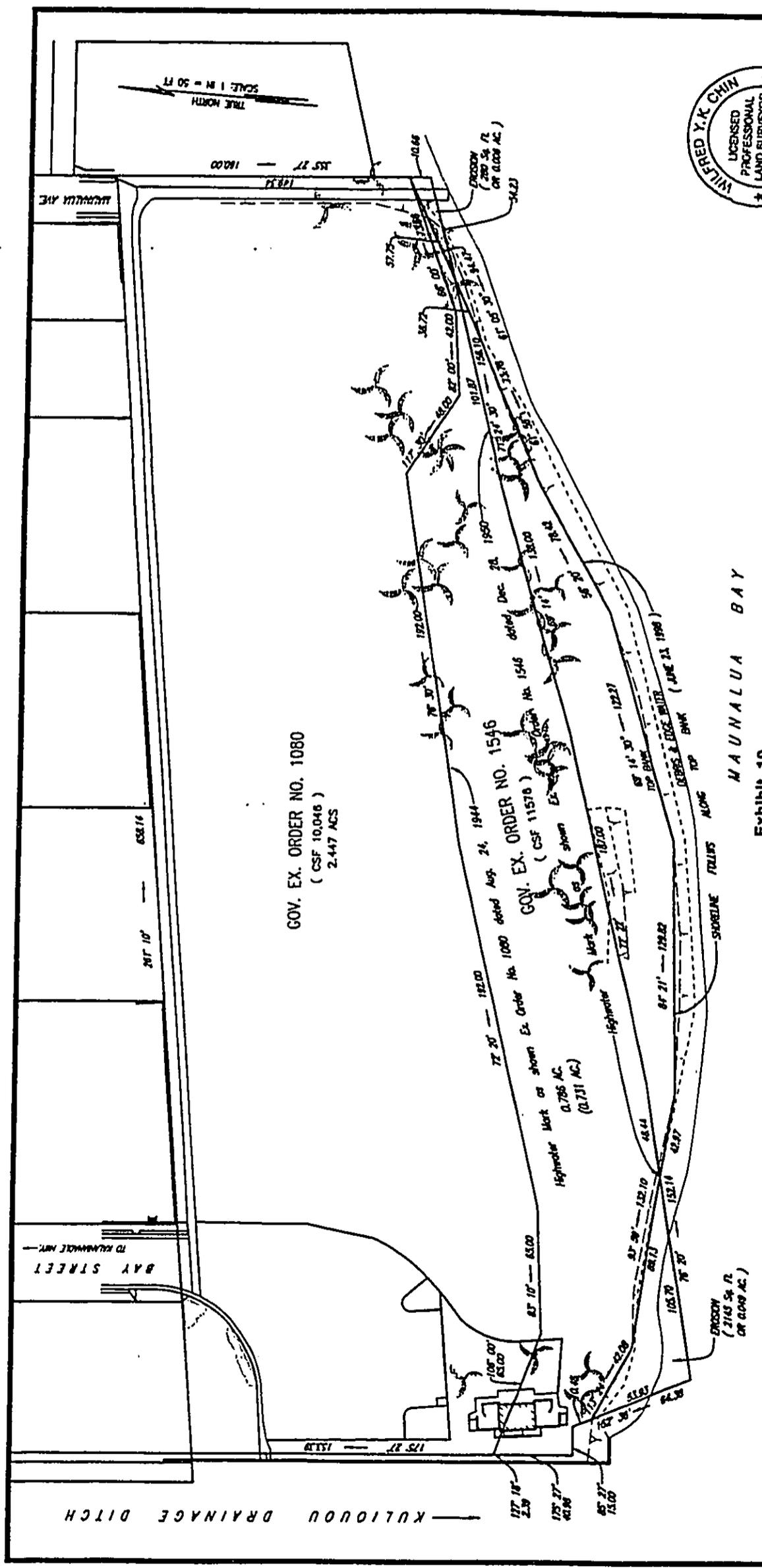
- 1 KEEP EXISTING ROOF (lavatory in women's room will only be partially covered)
- 2 WIDEN DOOR IN CMU WALL
- 3 RELOCATE PLUMBING FIXTURES (CUT AND RE-POUR FLOOR FOR PLUMBING)
- 4 RELOCATE LAVATORY

**Kulouou Beach Park**  
 Department of Parks & Recreation  
 City & County of Honolulu  
 TMK: 3-8-03: 32

**Exhibit 9**  
**Comfort Station Design**

LAND PLANNING & DESIGN  
  
 128 QUEEN STREET SUITE 306  
 HONOLULU, HI 96813  
 PH: 537-4674 FX: 521-9064  
 HAWAII

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GOV. EX. ORDER NO. 1080  
 (CSF 10,046)  
 2.447 ACS

GOV. EX. ORDER NO. 1546  
 (CSF 11576)



MAUNALUA BAY  
 Exhibit 10  
 SHORELINE SURVEY  
 KULIOUO BEACH PARK  
 GOV. EX. ORDER NOS. 1080 AND 1546  
 KULIOUO, 2nd. HONOLULU, OAHU, HAWAII

96 BAY STREET  
 KULIOUO, HAWAII 98521

OWNER : STATE OF HAWAII  
 UNDER THE MANAGEMENT AND CONTROL  
 OF THE CITY AND COUNTY OF HONOLULU.

*Wilfred Chin*  
 WILFRED CHIN  
 Licensed Professional  
 Land Surveyor  
 Certificate Number 3498

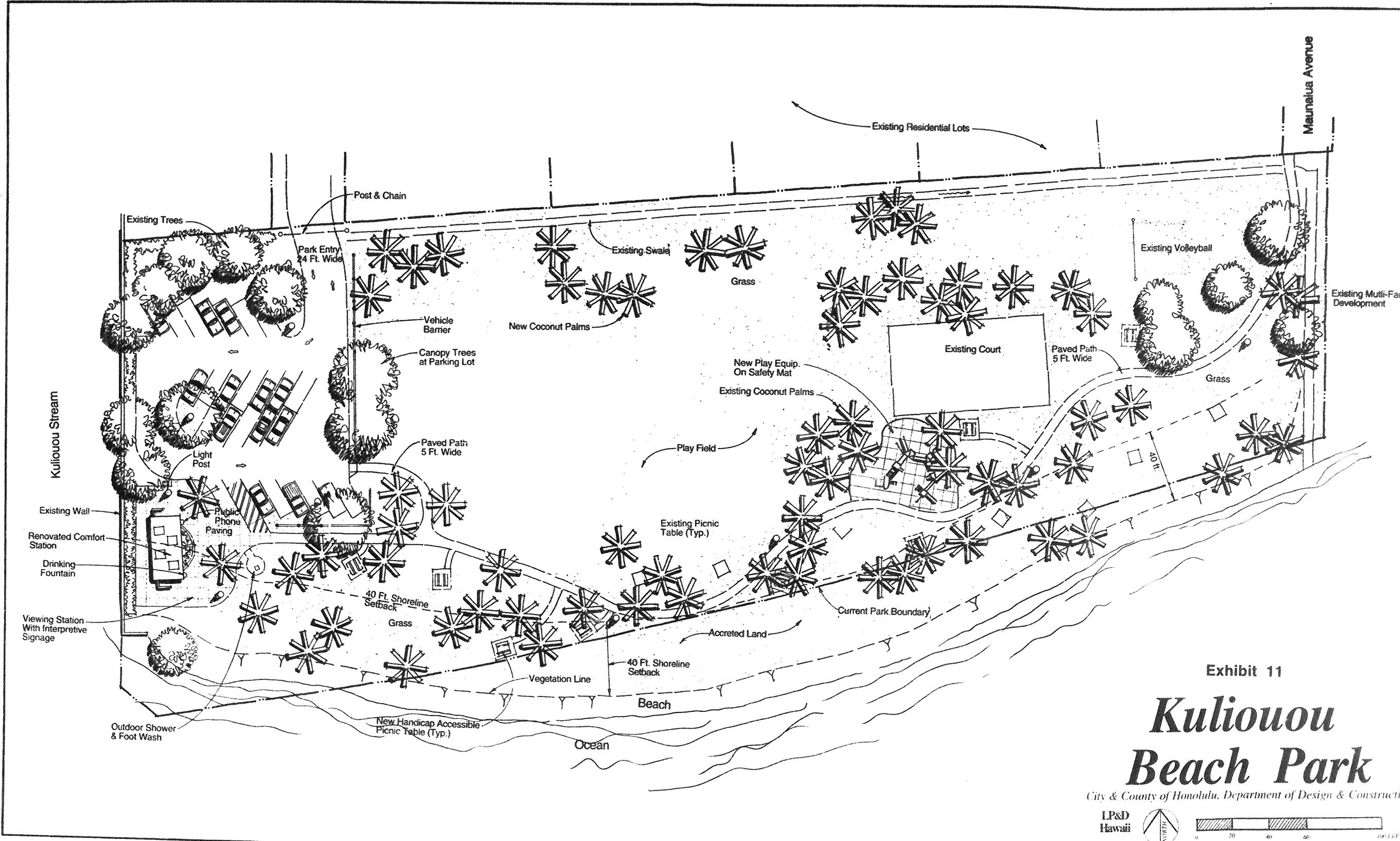


Exhibit 11

# Kuliouou Beach Park

City & County of Honolulu, Department of Design & Construction

LP&D Hawaii

The graphic scale bar shows increments of 0, 20, 40, and 60 feet. The north arrow is labeled 'NORTH'.



\*\*\*\*\*  
**APPENDIX B, COMMENTS TO DEA**  
\*\*\*\*\*

*Kuliouou  
Beach Park Improvements*

Mr. Randall Ogata  
Office of Hawaiian Affairs

Mr. Don Hibbard  
Department of Land and Natural Resources  
Historic Preservation Division

Mr. Clifford Jamile  
Board of Water Supply

Mr. Bruce Anderson  
Department of Health

Mr. Gary Gill  
Office of Environmental Quality Control

Mr. Patrick Onishi  
Department of Planning

Ms. Loretta Chee  
Department of Planning and Permitting

Mr. Robert A. Mullane  
Coastal Processes Extension Agent  
Sea Grant Extension Services  
Maui Community College

KULIQUOU BEACH PARK  
DRAFT ENVIRONMENTAL ASSESSMENT  
DISTRIBUTION LIST

DRAFT EA PUBLICATION DATE: JULY 23  
PUBLIC REVIEW PERIOD: JULY 23- AUG. 24, 1998

\*\*\*\*\*  
MR. BROOKS YUEN, ACTING CHIEF ENGR. ✓  
BOARD OF WATER SUPPLY  
630 BERETANIA STREET  
HONOLULU, HI 96813

MR. DON HIBBARD, ADMINISTRATOR ✓  
DEPT. OF LAND & NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE  
33 SOUTH KING STREET, 6TH FLR.  
HONOLULU, HI 96813

MR. MICHAEL WILSON, CHAIRMAN  
DEPT. OF LAND & NATURAL RESOURCES  
1151 PUNCHBOWL ST.  
HONOLULU, HI 96813

DEPT. OF LAND & NATURAL RESOURCES  
DIV. OF FORESTRY & WILDLIFE  
1151 PUNCHBOWL ST.  
HONOLULU, HI 96813

MR. BRUCE S. ANDERSON, PhD. ✓  
DEP. DIR. FOR ENVIRONMENTAL HEALTH  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HI 96801

GARY GILL ✓  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
235 SOUTH BETERANIA STREET SUITE 702  
HONOLULU, HI 96813

FIRE CHIEF  
CITY AND COUNTY OF HONOLULU  
3375 KOAPAKA ST. SUIT H425  
HONOLULU, HI 96819

MS. JAN NAOE SULLIVAN, DIRECTOR ✓  
DEPARTMENT OF PLANNING AND PERMITS  
650 S. KING ST.  
HONOLULU, HI 96813

MR. JOHNATHAN K. SHIMADA, PhD.  
DIRECTOR  
DEPARTMENT OF FACILITIES & MAINTENANCE  
650 S. KING ST.  
HONOLULU, HI 96813

CHIEF  
HONOLULU POLICE DEPARTMENT  
1455 S. BERETANIA ST.  
HONOLULU, HI 96813

MR. PATRICK ONISHI, CHIEF PLANNING OFFCER ✓  
DEPARTMENT OF PLANNING  
650 S. KING ST.  
HONOLULU, HI 96813

MS. SHERYL SOON, DIRECTOR  
DEPT. OF TRANSPORTATION SERVICES  
650 S. KING ST.  
HONOLULU, HI 96813

MR. RANDALL OGATA ✓  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPIOLANI BLVD. SUITE 500  
HONOLULU, HI 96813

MR. ART BAUCKHAM  
DEPARTMENT OF HEALTH  
ENVIRONMENTAL PLANNING  
919 ALA MOANA BLVD. RM. 312  
HONOLULU, HI 96814

BERTHA LEONG, CHAIR  
NEIGHBORHOOD BOARD NO. 2  
C/O NEIGHBORHOOD COMMISSION  
HONOLULU HALE RM. 400  
HONOLULU, HI 96813

CHAIR  
HAWAII KAI NEIGHBORHOOD BOARD  
C/O NEIGHBORHOOD COMMISSION  
HONOLULU HALE RM. 400  
HONOLULU, HI 96813

COUNCILMAN JOHN HENRY FELIX  
HONOLULU HALE  
HONOLULU, HI 96813

AINA HINA PUBLIC LIBRARY  
5246 KALANIANAOLE HWY.  
HONOLULU, HI 96821

HAWAII KAI PUBLIC LIBRARY  
249 LUNALILO HOME ROAD  
HONOLULU, HI 96825

DEPT. OF THE INTERIOR  
FISH & WILDLIFE SERVICE  
300 ALA MOANA BLVD.  
HONOLULU, HI 96813

✓ indicates comment letters received to DEA

# Oahu Notices

JULY 23, 1998

## (4) Kuliouou Beach Park Improvements

**District:** Honolulu  
**TMK:** 3-8-03:32  
**Applicant:** City and County of Honolulu  
 Department of Design and Construction  
 650 South King Street  
 Honolulu, Hawaii 96813  
 Contact: Stan Kuroda (523-4755)

**Approving Agency/Accepting Authority:** City and County of Honolulu  
 Department of Design and Construction  
 650 South King Street  
 Honolulu, Hawaii 96813  
 Contact: Stan Kuroda (523-4755)

**Consultant:** AES Design Group  
 126 Queen Street, Suite 306  
 Honolulu, Hawaii 96813  
 Contact: Michael Chu (537-4674)

**Public Comment**  
**Deadline:** August 24, 1998  
**Status:** DEA First Notice pending public comment.  
 Address comments to the applicant with copies to the consultant and OEQC.

**Permits**  
**Required:** SMA, shoreline setback area

The City's Department of Parks and Recreation proposes to undertake improvements to the existing Kuliouou Beach Park. Primary improvements proposed at this 3.22 acre public park, originally developed in the 1950's, consist of reconstruction of an existing parking lot, replacement of the existing comfort station and the installation of new play apparatus. Secondary improvements will include the installation of additional picnic tables and appurtenances, pathways, security lighting, a viewing pavilion and landscape improvements. Site grading and utilities related to the construction of these improvements are also proposed.

The project site is located within the Special Management Area. It will not involve any off-site improvements nor any construction activities effecting the shoreline. Construction activities are expected to commence in 1999.

## (5) Pearl City Bus Facility

**District:** Ewa  
**TMK:** Portion of 9-7-24: 41  
**Applicant:** City and County of Honolulu  
 Department of Transportation Services  
 711 Kapiolani Boulevard, Suite 1200  
 Honolulu, Hawaii 96813  
 Contact: Paul Steffens (523-4138)

**Approving Agency/Accepting Authority:** City and County of Honolulu  
 Department of Transportation Services  
 711 Kapiolani Boulevard, Suite 1200  
 Honolulu, Hawaii 96813  
 Contact: Paul Steffens (523-4138)

**Consultant:** Planning Solutions, Inc.  
 1210 Auahi Street, Suite 221  
 Honolulu, Hawaii 96814  
 Contact: Perry White (593-1288)

**Public Comment**  
**Deadline:** August 24, 1998  
**Status:** DEA First Notice pending public comment.  
 Address comments to the applicant with copies to the consultant and OEQC.

**Permits**  
**Required:** Building permit

The DTS is proposing to construct and operate a new transit facility on 21 acres of land at the former Manana Storage Area in Pearl City. The Pearl City Bus Facility (PCBF) is intended to be used to store, maintain and service a maximum of 250 buses. The proposed facility is needed to enable the City to improve service and efficiency to growing Central and West Oahu neighborhoods and to provide for buses being relocated from the existing Halawa Bus Facility.

The project would involve demolition of eleven existing World War II era warehouses presently occupying the site. The majority of the site would be paved area for bus parking. Proposed structures include a one story Transportation Building along Waimano Home Road, fueling service and bus washing structures near the mauka border of the property adjacent to the proposed Pearl City Neighborhood Park, a Maintenance Building, and a Paint and Body Shop. The latter would service the City's entire mass transit fleet. In addition, a Central Training facility and Fitness Center would be provided in the Transportation Building for use by all City transit staff.

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PHONE (808) 594-1888

FAX (808) 594-1865



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

Letter to Mr. Michael S. Chu  
July 31, 1998  
Page 2

Please contact Colin Kippen (594-1938), LNR Officer, or Luis Manrique (594-1758), should you have any questions on this matter.

Sincerely yours,

Randall Ogata  
Administrator

Colin Kippen  
Officer,  
Land and Natural  
Resources Division

cc: Board of Trustees  
OEQC

Mr. Michael S. Chu  
LP&D Hawaii  
126 Queen Street, Suite 306  
Honolulu, HI 96813  
EIS No. 200

July 31, 1998

Subject: Draft Environmental Assessment (DEA) for Kuliouou Beach Park  
Improvements, East Honolulu District, Island of Oahu

Dear Mr. Chu:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for Kuliouou Beach Park Improvements, East Honolulu District, Island of Oahu. The City & County of Honolulu is proposing to undertake improvements to the existing Kuliouou Beach Park. Primary improvements include the reconstruction of an existing parking lot, replacement of the existing comfort station, and the installation of new play apparatus. Secondary improvements include the installation of additional picnic tables, pathways, security lighting, a viewing pavilion, and landscape improvements.

The Office of Hawaiian Affairs (OHA) has reviewed the DEA and has no concerns at this time. Based on information contained in the document, both primary and secondary improvements will not significantly impact nearby areas, flora or fauna resources, or access to the shoreline. Furthermore, the park is unlikely to contain any significant archaeological resources. But in the event that burial sites or remains are uncovered, the applicant is advised to stop work immediately and seek consultation with Native Hawaiian organizations.

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*Land Planning & Design Hawaii*  
**LP&D Hawaii**

LAND PLANNING & SITE DESIGN ▾ LANDSCAPE ARCHITECTURE ▾ ENVIRONMENTAL STUDIES  
126 Queen Street, Suite 306 ▾ Honolulu, Hawaii 96813 ▾ ph: 808/ 337-4674 ▾ fx: 808/ 521-9034

6 August 1998

Mr. Randall Ogata, Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Blvd. Suite 500  
Honolulu, HI 96813

**SUBJECT:** Kuliouou Beach Park Improvements, Draft Environmental Assessment  
TMK: 3-8-03: 32

Dear Mr. Ogata:

Thank you for your letter in response to the draft environmental assessment for Kuliouou Beach Park Improvements. We understand that your agency feels that the project will not result in significant impacts. Your comments concerning the uncovering of archeological resources or burial sites are appreciated. Similar comments from the DLNR Historic Preservation Division have also been received.

Your letter will be included in the final EA report.

Yours Truly



MICHAEL S. CHU

cc: Randy Fujiki  
Alan Hirota

0000 0000 1331

BENJAMIN J. CAYEANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

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GABRIEL COLONIA AGAAN  
AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS  
RESOURCES ENFORCEMENT CONVEYANCES  
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION  
LAND MANAGEMENT STATE PARKS  
WATER AND LAND DEVELOPMENT

July 20, 1998

Michael S. Chu  
LP&D Hawaii  
126 Queen Street, Suite 306  
Honolulu, Hawaii 96813

LOG NO: 21817  
DOC NO: 9807EJ22

Dear Mr. Chu:

**SUBJECT:** Chapter 6E-8 Historic Preservation Review -- Pre Environmental Assessment Review for Improvements to City and County of Honolulu Kuliouou Beach Park  
Kuliouou, Kona, O'ahu  
TMK: 1-8-3-32

Thank you for the opportunity to provide comment during the consultation phase in preparation of an EA on the Kuliouou Beach Park improvements. A review of our records shows that there are no known historic sites at the project location. The park was developed in the 1950s and historic maps of the area indicate that portions of the park have been filled to enlarge the shoreline making it unlikely that historic sites will be found. Therefore, we believe that this project will have "no effect" on historic sites.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation Division must be contacted at 587-0047.

Should you have any questions, please feel free to call Sara Collins at 587-0013 or Elaine Jourdane at 587-0014.

Aloha,  
  
DON HIBBARD, Administrator  
State Historic Preservation Division

El-jc

BENJAMIN J. CAYEANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
GABRIEL COLONIA AGAAN  
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AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS  
RESOURCES ENFORCEMENT CONVEYANCES  
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION  
LAND MANAGEMENT STATE PARKS  
WATER AND LAND DEVELOPMENT

July 29, 1998

Michael S. Chu  
LP&D Hawaii  
126 Queen Street, Suite 306  
Honolulu, Hawaii 96813

LOG NO: 21975  
DOC NO: 9807EJ32

Dear Mr. Chu:

**SUBJECT:** Chapter 6E-8 Historic Preservation Review -- Draft Environmental Assessment (DEA) for Improvements to City and County of Honolulu Kuliouou Beach Park  
Kuliouou, Kona, O'ahu  
TMK: 1-8-3-32

Thank you for the opportunity to provide comment on the DEA for the Kuliouou Beach Park improvements. We provided pre-EA comments, which were not available in time for the preparation of the Draft EA. Our comments consisted of the following:

A review of our records shows that there are no known historic sites at the project location. The park was developed in the 1950s and historic maps of the area indicate that portions of the park have been filled to enlarge the shoreline making it unlikely that historic sites will be found. Therefore, we believe that this project will have "no effect" on historic sites.

Because we believe that historic sites are unlikely to be found, Paragraph 2 in Section 3.10 could be modified to state that, in the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation Division must be contacted at 587-0047.

This is our concurrence letter under Chapter 6E-8, Hawaii Revised Statutes.

If you have any questions please call Sara Collins at 587-0013 or Elaine Jourdane at 587-0014.

Aloha,  
  
Don Hibbard, Administrator  
State Historic Preservation Division

0000 0000 1332

*Land Planning & Design Hawaii*  
**LP&D Hawaii**  
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126 Queen Street, Suite 306 ▾ Honolulu, Hawaii 96813 ▾ ph: 808/ 537-4674 ▾ fx: 808/ 521-9034  
6 August 1998

Mr. Don Hibbard, Administrator  
Department of Land and Natural Resources  
State Historic Preservation Division  
33 S. King St. 6th Flr.  
Honolulu, HI 96813

**SUBJECT:** Kuliouou Beach Park Improvements, Draft Environmental Assessment  
TMK: 3-8-03: 32

Dear Mr. Hibbard:  
Thank you for both your pre-EA comments and DEA comments on the subject project.  
Our final EA will be modified (paragraph 2 in section 3.10) in accordance with your  
recommendations.

Yours Truly  
cc: Randy Fujiki  
Alan Hirota



MICHAEL S. CHU

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERTHELANA STREET  
HONOLULU, HAWAII 96843  
PHONE (808) 527 6180  
FAX (808) 533 2714



August 12, 1998

JEREMY HARRIS, Mayor  
EDIE FLORES, J.A., Chairman  
FORREST C. MURPHY, Vice Chairman  
KAZUHIYASHIBA  
JAVINLY ANN  
JOHNATHAN K. SHIMADA, PRO  
BARBARA KIM STANTON  
CHARLES A. SIED  
CLIFFORD S. JAMILE  
Manager and Chief Engineer

Mr. Michael S. Chu  
LP&D Hawaii  
126 Queen Street, Suite 306  
Honolulu, Hawaii 96813

Dear Mr. Chu:

Subject: Your Letter of July 23, 1998 Regarding the Draft Environmental Assessment  
for the Proposed Kuliouou Beach Park Improvements, Honolulu, Oahu,  
TMK: 3-8-03: 32

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the  
proposed Kuliouou Beach Park improvements.

We have the following comments:

1. The existing water system is presently adequate to accommodate the proposed Kuliouou  
Beach Park improvements.
2. There is a 2-inch water meter currently serving the project site.
3. The availability of water will be confirmed when the building permit application is  
submitted for our review and approval. When water is made available, the applicant will  
be required to pay our Water System Facilities Charges for resource development,  
transmission, and daily storage.
4. We recommend that a Mini Click rain sensor be installed. The rain sensor measures  
rainfall.
5. Board of Water Supply approved double check valve backflow prevention assemblies will  
be required to be installed after all domestic water meters serving the project site.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

  
CLIFFORD S. JAMILE  
Manager and Chief Engineer

Land Planning & Design Hawaii  
**LP&D Hawaii**

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126 Queen Street, Suite 306 ▾ Honolulu, Hawaii 96813 ▾ ph: 808/537-4674 ▾ fr: 808/527-9054

17 August 1998

Mr. Clifford S. Jamile, Manager and Chief Engineer  
Board of Water Supply  
630 S. Beretania Street  
Honolulu, HI 96813

SUBJECT: Kuliouou Beach Park Improvements, Draft Environmental Assessment  
TMK: 3-8-03: 32

Dear Mr. Jamile:

Thank you for your comments to the draft EA for Kuliouou Beach Park.

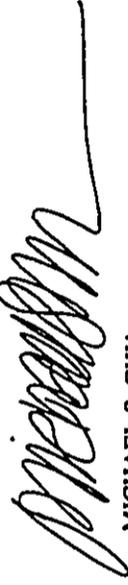
Based on your letter we understand that the present water system is adequate to accommodate the  
proposed improvements described in the DEA, and that the park is currently serviced with a 2"  
water meter. We will also install a Mini Click rain sensor as part of the irrigation system.

We will submit final plans to the BWS for your review of cross connection control, final  
determination of water availability and to your review of facilities charge assessments, if any.

Your comment letter will be included in the FEA.

Yours Truly

cc: Randy Fujiki  
Alan Hirota



MICHAEL S. CHU



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

LAWRENCE MIRE  
DIRECTOR OF HEALTH

In reply, please refer to

July 30, 1998

98-153/epo

Mr. Michael S. Chu  
Land Planning and Design Hawaii  
126 Queen Street, Suite 306  
Honolulu, Hawaii 96813

Dear Mr. Chu:

Subject: Draft Environmental Assessment  
Kuliouou Beach Park Improvements  
Kuliouou, East Honolulu  
TMK: 3-8-03: 32

Thank you for allowing us to review and comment on the subject project. We do not have any comments to offer at this time.

Sincerely,

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

Land Planning & Design Hawaii  
**LP&D Hawaii**

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126 Queen Street, Suite 306 ▽ Honolulu, Hawaii 96813 ▽ ph: 808/ 537-4674 ▽ fx: 808/ 521-9034

3 August 1998

Mr. Bruce Anderson, PhD.  
Deputy Director for Environmental Health  
P.O. Box 3378  
Honolulu, HI 96801

SUBJECT: Kuliouou Beach Park Improvements, Draft Environmental Assessment  
TMK: 3-8-03: 32

Dear Mr. Anderson:

Thank you for your letter in response to the draft environmental assessment for Kuliouou Beach Park Improvements. We understand that your department has no comments to offer at this time.

Your letter will be included in the final EA report.

Yours Truly

MICHAEL S. CHU

cc: Randy Fujiki  
Alan Hitora

0000 0008 1334



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

278 SOUTH BENTLEY STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 588-4188  
FACSIMILE (808) 588-4188

August 19, 1998

GARY GILL  
DIRECTOR

Mr. Fujiki  
Page 2

Mr. Randall K. Fujiki, Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment for the Kuliouou Beach  
Park Improvements, Oahu

Thank you for the opportunity to review the subject document. We  
have the following comments and questions.

1. Please describe the measures that will be taken during design  
and construction to maintain the architectural style of the  
1950's park.
2. Please study the costs and benefits of moving the comfort  
station mauka of the 40-foot setback line. The analysis  
should consider the potential damage that may occur to the  
comfort station due to its proximity to the shoreline. If a  
replacement comfort station is required, will the 1950's  
architectural style be maintained?
3. The park site is within the VE flood zone with a 6-foot base  
flood elevation. Please describe why the proposed comfort  
station will be constructed with a finish floor elevation that  
is below the 6-foot base flood elevation.
4. The proposed site plan shows an existing wall (located near  
the comfort station) makai of the shoreline. Please describe  
the purpose of the wall and how it affects shoreline  
processes. What would happen if the wall were to be removed?  
Would it lead to improvement of beach resources? If so,  
please consider removing the wall.

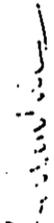
5. We recommend that the City design, construct, and operate the  
park in a manner that would:

- Promote mass transportation, bicycling, and pedestrian  
access
- Use renewable energy sources, and reduce energy  
consumption
- Use non-potable water for irrigation and minimize water  
usage
- Use recycled and non-toxic materials during construction,  
promote recycling activities during operations, and  
reduce waste
- Preserve and promote the cultivation of native Hawaiian  
plants

Please list any specific measures that the City will implement  
to achieve the above goals.

Should you have any questions, please call Jeyan Thirugnanam at  
586-4185. Thank you.

Sincerely,

  
Gary Gill  
Director

c: PAES Design Group

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Land Planning & Design Hawaii

## LP&D Hawaii

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126 Queen Street, Suite 306 ▾ Honolulu, Hawaii 96813 ▾ ph: 808/ 537-4674 ▾ fx: 808/ 521-9034

20 August 1998

Gary Gill, Director  
Office of Environmental Quality Control  
235 S. Beretania St., Suite 702  
Honolulu, HI 96813

**SUBJECT:** Kuliouou Beach Park Improvements, Draft Environmental Assessment  
TMK: 3-8-03: 32

Dear Mr. Gill:

Thank you for your comments regarding the Kuliouou Beach Park Improvements, Draft Environmental Assessment. Our response to your comments are as follows, and will be included in the FEA.

1. Key elements of the park's original design that were expressed by participants of the ad hoc committees as being important to retain includes:

- retain existing comfort station
- keep parking lot in the same general location and with approximately the same number of stalls
- retain informal landscape design with spacious lawn area
- extensive usage of coconut palms, minimize canopy type trees
- design park for passive activity, pursuant to its original development intent

The elements above have been incorporated into the proposed plan.

2. The existing comfort station will be renovated and all references in the DEA regarding the alternative of building a new structure will be deleted in the FEA. Renovation of the existing comfort station was strongly urged by the ad hoc participants. The proposed plan, to include the renovation of the existing comfort station was endorsed in August by the Kuliouou- Kalani Iki Neighborhood Board.

The cost of renovating the existing comfort station is estimated to be \$125,000. The cost for its demolition and construction of a new facility is estimated to be \$300,000, plus an additional \$100,000, in site work to raise the surrounding grades to meet the FIRM base flood elevation and ADA access requirements.

The existing comfort station is of masonry construction. It has withstood any potential damage from coastal hazards for over 45 years. As a comfort station, it is not used for habitation and therefore poses no danger to humans in the event of flooding. Relocation or development of a new structure to another location would not necessarily relieve the potential flooding as the entire park is below the base flood elevation, and may result in other impacts to include blockage of existing coastal views, increase in the need for paved surfaces and storm water run-off, and social impacts pursuant to ad hoc and Neighborhood Board input.

3. The existing comfort station has a floor elevation of approximately 3.5 feet. The entire park site is in the AE floodway with a 6 ft. base flood elevation. The entire park site is below the 6 ft. elevation.

The existing comfort station was lawfully constructed in 1952 and is a non-conforming structure relative to Chapter 23 (Shoreline Setback) and Chapter 21 (Land Use Ordinance, flood hazard districts). Based on shoreline setback rules and the L.U.O., renovation of a non-conforming structure is permitted, provided such renovations do not exceed 50% of its full replacement cost.

4. The existing wall was constructed as part of the Kuliouou Stream channelization development. It is a "return" which retains portions of the stream bank from eroding into the stream's outfall. Removal of the wall may result in erosion. Based on a recently completed topographic survey, the wall is located outside of the park's boundary, and its removal cannot occur as part of the proposed park improvements.

5. Measures that will be implemented include:

Regarding promoting mass transportation, bicycling and pedestrian access.  
The park is and will remain accessible to bicyclist and pedestrians via Bay Street and Maunalua Avenue.

Regarding renewable energy resources and reduce energy consumption.  
Use of solar or other renewable energy resources will be explored with the project engineers.

Regarding use of non-potable water and minimizing water usage.  
We are not aware of any nonpotable water supply system in the vicinity that is readily available for park irrigation. Should such a system be developed, the park irrigation system will be designed for easy conversion.

Regarding recycled and non-toxic materials, recycling activities and reduce waste.  
New picnic tables may be specified with recycled plastic tops and benches.

Regarding the cultivation of native plants.  
The park design may indirectly promote the cultivation of certain native plant material through its landscape construction plan (Cocos nucifera, Scaevola frutescens, Pandanus odoratissimus)

Yours Truly



MICHAEL S. CHU

cc: Randy Fujiki  
Alan Hiroka

0000 0008 1336

PLANNING DEPARTMENT  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET 8TH FLOOR • HONOLULU HAWAII 96813 3017  
PHONE (808) 523-4533 • FAX (808) 523-4950



JOSEPH HARRIS  
MAYOR

PATRICK T. ONISHI  
CHIEF PLANNING OFFICER

DONALD HAMMIRE  
DEPUTY CHIEF PLANNING OFFICER

GW 7/98-1435

August 12, 1998

TO: RANDALL K. FUJIKI, DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

FROM: PATRICK T. ONISHI  
CHIEF PLANNING OFFICER

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE  
PROPOSED KULIOU BEACH PARK  
IMPROVEMENTS, HONOLULU, OAHU, HAWAII

We have reviewed the cited Draft Environmental Assessment (DEA). This project proposes to make improvements to an existing 3.22 acre park, including reconstruction of the parking lot, renovation or replacement of the existing comfort station, installation of new play apparatus, and other improvements to landscaping and facilities.

This project as currently proposed appears to be consistent with the policies of the General Plan with provisions of both the existing and proposed Development Plans for East Honolulu. The project site is located within the Special Management Area; therefore, an SMA permit will be required.

We offer the following comments for your consideration in preparing the Final Environmental Assessment (FEA) for this proposed project.

1. Sec. 2.3, 8th paragraph, 3rd sentence (pg. 2-4):  
The FEA should indicate the basis on which the proposed number of parking stalls was determined.
2. Sec. 2.3, 13th paragraph, New Play Equipment (pg. 2-6):  
The FEA should discuss why the play apparatus will be replaced.

Randall K. Fujiki, Director  
August 12, 1998  
Page 2

3. Sec. 2.3, 15th paragraph, Pathway and Picnic Tables (pg. 2-6):  
This paragraph indicates a pathway system along the makai portion of the park will enable full access to the shoreline. Elsewhere, the DEA notes that the park is separated from the shoreline by accreted land that is not formally part of the park. The FEA should clarify (1) that the proposed pathway system will not directly access the shoreline; and (2) if use of the phrase "full access" is intended to imply ADA-compliant accessibility.

4. Sec. 2.3, 16th paragraph (pg. 2-6):  
The DEA indicates that the new pathway will provide handicap accessibility to all new picnic tables. Exhibit 11, proposed site plan, shows no connection between pathway and picnic tables. The FEA should resolve this discrepancy or discuss how this meets ADA requirements.

5. Sec. 2.3, Secondary Park Improvements, 6th bullet (pg. 2-6):  
The FEA should indicate what, if any, efforts have been taken to determine if it will be possible to use nonpotable water for irrigation of the park.

6. Sec. 2.3, Access and Sec. 2.4, Utilities (pg. 2-7):  
In the FEA, these sections should be renumbered as 2.4 and 2.5, respectively.

7. Sec. 2.3(4) (pg. 2-7):

A. The notations regarding street widths should indicate what width is being referenced, e.g., right-of-way or pavement.

B. The second sentence of the second paragraph seems to contradict the statement provided at the second sentence of the second paragraph of Section 2.1 (pg. 2-1).

8. Sec. 2.3(4)5, Water (pg. 2-8):

The FEA should note the size of the existing meter. This section should also discuss what efforts, if any, have been made to determine if it will be possible to use nonpotable water to irrigate this park.

9. Sec. 3.10 (pg. 3-6):

It may be useful for the FEA to note that the discovery of additional burial sites is unlikely because, as is noted in the last paragraph of Section 3.1 (pg. 3-2), the park was constructed on 1960's land fill. (It should also be noted that Section 1.3 indicates that the park was constructed in the 1950's, but that Section 3.1 indicates that the fill on which the park is constructed was not placed until the 1960's; the FEA should address this apparent conflict.)

Randall K. Fujiki, Director  
August 12, 1998  
Page 3

10. Sec. 4.2, Provisions are made for solid and liquid waste treatment, disposition and management (pg. 4-2):  
The FEA should note any potential noise impacts adjacent residential properties may experience, and anticipated mitigation measures, relative to servicing of the proposed dumpster.
11. Sec. 4.2, Alterations to existing land forms and vegetation shall be minimized (pg. 4-2):  
This section notes "modest" grade changes will be made to address flooding and ponding in the area of the parking lot. The FEA should address anticipated impacts, if any, of the regrading in regard to flooding of the adjacent residential property.
12. Sec. 4.2, Consistent with section 25-3.1 (pg. 4-3):  
In the FEA, this section should discuss in what ways the proposed park improvements are consistent with the provisions of section 25-3.1. Also, the FEA should indicate in what document Section 25-3.1 may be found.
13. Sec. 4.3 (pg. 4-5):  
This section indicates that the existing comfort station is located within the 40-foot shoreline setback; and if a replacement comfort station is required it will be placed mauka of this setback. This conflicts with statements elsewhere in the DEA that the replacement comfort station, if needed, will be constructed in approximately the same location as the existing comfort station (see, for example, the last paragraph on page 4-4). The FEA should resolve this conflict in statements.
14. Sec. 4.5 (pg. 4-6):  
This section notes that the base flood elevation is six feet and that the proposed replacement comfort station will have a finish floor elevation of five feet. Therefore, it can be expected that the proposed comfort station will be inundated during a design flood. It is difficult to understand why the comfort station will be designed so that it will flood but extensive efforts will be taken to assure that the parking lot won't flood. The FEA should address this issue.
15. Sec. 5.2 (pg. 5-1):  
This section purports to consider minimal improvements as an alternative to the proposed plan, but gets lost in the SMA procedures. The FEA should explicitly address the elements that would be considered as a "minimal improvements" alternative: for example, if flooding of the parking lot happens only on limited occasions (as noted in the last line on page 3-4) a "minimal improvements" alternative might examine not making parking lot improvements related to prevention of future flooding.

Randall K. Fujiki, Director  
August 12, 1998  
Page 4

16. Sec. 6.2 (pg. 6-5):  
In the FEA, this section should address the potential impacts of all construction activities, not just the grading activities.
  17. Sec. 6.3 (pg. 6-6):
    - A. The first paragraph of this section states a "... new comfort station is necessary to comply with ADA accessibility requirements ..." (emphasis added). On the other hand, the second paragraph states that the existing comfort station will be retained to the extent possible. The FEA should resolve the apparent conflict between these two statements.
    - B. The third paragraph discusses mitigation of the visual impact of the pathway. The suggested pigmentation of the concrete to blend with the grass could create a tripping hazard for visually-impaired people, which seems in contravention to the pathway's role in meeting ADA accessibility requirements.
  18. Sec. 7.2 (pg. 7-1):  
This section notes that the accreted land makai of the park is an unresolved issue; the FEA should discuss why or in what way it is an issue.
  19. Exhibit 9:  
The title of the exhibit should be revised to indicate that it is a proposed comfort station design.
  20. Exhibit 11:  
This site plan, or an additional site plan exhibit, should indicate the location of the proposed replacement comfort station and any impacts that location may have on the proposed configuration of the parking lot.
  21. The inclusion of the questionnaire is interesting; presentation or summarizing of the results of the questionnaire would enhance that interest.
- If you should have any questions or concerns regarding this subject, please do not hesitate to contact Gordon Wood of the Planning Department staff at 527-6073.

PTO:js

c: ✓LP&D Hawaii

Land Planning & Design Hawaii  
**LP&D Hawaii**

LAND PLANNING & SITE DESIGN ▾ LANDSCAPE ARCHITECTURE ▾ ENVIRONMENTAL STUDIES  
126 Queen Street, Suite 306 ▾ Honolulu, Hawaii 96813 ▾ ph: 808/537-4674 ▾ fx: 808/521-9034

20 August 1998

Mr. Patrick Onishi, Chief Planning Officer  
Planning Department  
650 S. King Street  
Honolulu, HI 96813

**SUBJECT:** Kuliouou Beach Park Improvements, Draft Environmental Assessment  
TMK: 3-8-03: 32

Dear Mr. Onishi:

Thank you for your letter containing 21 comments to the draft EA for Kuliouou Beach Park.

1. The LUO contains no specific on-site parking standard for public parks. The quantity of parking stalls proposed in the plan is based on community input.
2. The play apparatus is being replaced in order to comply with new safety standards and per CIP description.
3. The proposed pathway is intended to provide access to the picnic facilities (i.e. picnic tables) located along the makai side of the park as well as lateral access across the park. It is not intended to provide access to the shoreline (i.e. water). This will be clarified in the FEA.
4. The proposed concept plan will be revised to graphically indicate a connection between the 5 ft. pathway and the new picnic tables.
5. We are not aware of any nonpotable water supply system in the vicinity that is readily available for park irrigation.
6. Sections will be renumbered as requested.
7. Street widths indicate right-of-way.
8. The existing water meter is 2 inches. As stated above, we are not aware of any nonpotable water supply systems in the vicinity that is readily available for park irrigation.
9. Comment letters from DLNR regarding archeological resources and possible burial sites have been received and will be incorporated in the FEA.
10. Solid waste disposal will continue to be performed by the Parks Department. No dumpster currently exist at the park site. No dumpster is proposed. No adverse comments regarding methodology of trash pick up or noise was received during ad hoc meetings with surrounding residents.
11. Drainage of the parking lot area will continue to utilize the existing 18 inch opening in the Kuliouou Stream wall (el. = 2.54, top of inlet box). The parking lot however will be constructed with improved swales and concrete curbs to enhance surface flow towards the drainage opening and to control ponding within the parking lot area that occurs when the stream water backs up through the drainage opening.

Because the base flood elevations for the park site as well as adjacent properties is designated at elevation 6 feet, and because the existing grades throughout the park and adjacent properties are already below this base flood elevation, full and complete alleviation of this problem is not possible within the confines of the project. Occasional localized flooding/ponding will continue to occur when high tide and heavy rainfall coincide. The parking lot design however will not increase the existing flooding problem.

The parking lot improvements will retain most of the flooding within the park site. In addition, curb openings along the Diamond Head edge of the new parking lot will be installed. In the event of flooding/ponding, the curb openings will allow ponding storm and flood waters to escape into the landscape area between the parking and the channel wall. This secondary relief will also provide the benefit of filtering non-point source pollutants that would otherwise enter the stream and nearby ocean.

12. The FEA will contain discussion regarding the park improvements and its consistency with section 25-3.1 as contained in HRS section 205A-26.
  13. The existing comfort station will be renovated. All reference to a new structure will be deleted from the FEA.
  14. The existing comfort station will be renovated. As such, the existing finish floor of the comfort station will remain the same (3.5 ft.).
  15. The DEA states that, "Recognizing the need to comply with modern safety standards and ADA requirements, the City's FY 1997-98 CIP budget allocated \$800,000. for the 45 year old Kuliouou Beach Park. The thrust of this project is to improve the park's facilities, upgrading its infrastructure, accommodating ADA accessibility requirements, and where desirable, enhance recreation opportunities." These are the minimal improvements.
  16. The FEA will comply with greater discussion on the potential impacts, not just grading activities.
  17. (a) The existing comfort station will be renovated. All reference to a new structure will be deleted from the FEA.  
(b) Your concern regarding the proposed pigmentation of the concrete pathway will be brought to the attention of the project manager.
  18. The FEA will elaborate on the unresolved issue related to the accreted land.
  19. The existing comfort station will be renovated. All reference to a new structure will be deleted from the FEA.
  20. The existing comfort station will be renovated. All reference to a new structure will be deleted from the FEA.
- Thank you for your comments and concerns relative to the Planning Department concerns.

Yours Truly



cc: Randy Fujiki  
Alan Hirota

MICHAEL S. CHU

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
Phone: (808) 527-4118 • Fax: (808) 527-6743



JEREMY HARRIS  
MAYOR

JANE HADGE SULLIVAN,  
COUNCILOR

LORETTA K C CHEE  
DEPUTY COUNCILOR

August 11, 1998

98/SMA-67

Mr. Michael S. Chu  
Land Planning & Design Hawaii  
126 Queen Street, Suite 306  
Honolulu, Hawaii 96813

Dear Mr Chu

Draft Environmental Assessment (EA)  
Kuliouou Beach Park Improvements  
Tax Map Key: 3-8-3-32

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

1. References to the Department of Land Utilization found in the distribution list and on page 1-3 should be changed to the Department of Planning and Permitting.
2. → Will irrigation pipes be placed within the 40-foot shoreline setback? If so, will these pipes meet the criteria for minor structure as described in our shoreline setback rules?
3. → Will the proposal result in an increase in paved surfaces and stormwater runoff volumes? If so, what is the specific increase and how will it be accommodated?
4. Does the park currently have security night lighting?
5. The Draft EA discusses two options for comfort station improvements: replacement or renovation. The Special Management Area Use Permit (SMP) application must clearly state which alternative will be implemented
6. A certified shoreline survey must be provided to our office prior to the public hearing
7. The Final EA should indicate the height and area of the proposed comfort station. This can be accomplished by noting the scale on Exhibit 9.
8. Page 2-6 of the Draft EA states that the proposed path will provide access to all picnic tables. Exhibit 11 does not clearly depict this. Please clarify this information.

Mr Michael S Chu  
Page 2  
August 11, 1998

Drainage

→ Page 2-4 of the Draft EA recounts reports of flooding occurring on neighborhood residential properties as a result of existing conditions. How will the proposed changes affect this situation?

→ The Final EA should describe existing drainage patterns and volumes and how these will change as a result of the project. We suggest that the Final EA include an exhibit showing existing and future drainage patterns and features, such as those identified on page 3-4 of the Draft EA

Land Use Ordinance (LUO) Requirements

→ Page 2-5 of the Draft EA indicates that the existing comfort station is approximately 2 feet below the minimum base flood elevation. As such, renovations will be limited to 50% of the replacement cost of the structure in accordance with Section 7.10-12 of the LUO

→ Parking lot landscaping must conform with Section 3.80 of the LUO. We note that the trees are not evenly distributed as required by that section

Should you have any questions regarding the above, you may contact Ardis Shaw-Kim of our Coastal Lands Branch at 527-5349.

Very truly yours,

LORETTA K C CHEE  
Acting Director of Planning  
and Permitting

LKCC:am

Land Planning & Design Hawaii  
**LP&D Hawaii**  
LAND PLANNING & SITE DESIGN ▽ LANDSCAPE ARCHITECTURE ▽ ENVIRONMENTAL STUDIES  
726 Queen Street, Suite 306 ▽ Honolulu, Hawaii 96813 ▽ ph: 808/537-4674 ▽ fx: 808/521-9054  
20 August 1998

Ms. Loretta Chee  
Department of Planning and Permitting  
650 S. King Street  
Honolulu, HI 96813

SUBJECT: Kuliouou Beach Park, DEA  
TMK: 3-8-3: 32

Dear Ms. Chee:

Thank you for your comments regarding the Kuliouou Beach Park DEA. Our response to your comments are as follows and will be incorporated into our FEA.

1. Future correspondence with your Department will be corrected from the Department of Land Utilization to the newly named Department of Planning and Permitting.
2. The proposed irrigation system will extend into the 40 ft. shoreline setback area. All irrigation equipment within the shoreline setback area shall be located below finish grade. It is our understanding that irrigation water and irrigation fixtures of this nature are permitted in the shoreline setback area pursuant to Rules Relating to Shoreline Setbacks and The Special Management Area, Minor Structures and Activities, Ch. 51-1(b).
3. There are 15,719 sf (.36 ac.) of existing roof and paved areas of the park (parking lot and comfort station areas), generating .68 cfs/sec. of runoff. The proposed improvements contain approximately 16,500 sf (.37 ac.) of roof and paved areas (parking lot and comfort station areas).

**Storm Water Run-Off From Paved Surfaces**  
Existing Proposed  
A= .36 ac. A= .37 ac.  
C= .95 C= .95  
I= 2.5" I= 2.5"  
Q= .855 cfs/sec. Q= .878 cfs/sec.

based on 5 yr. storm  
Rainfall Frequency, Atlas of Hawaiian Islands

The net increase in paved surfaces storm water run-off in the vicinity of the parking lot and comfort station is a negligible 781 sf and .02 cfs/sec. respectively.

4. The park has one overhead light fixture in the vicinity of the existing parking lot. It is approximately 138 ft. mauka of the shoreline. The proposed improvements include the installation of approximately 3 new lights (overhead, 16 ft. ht.) around the parking lot and comfort station, plus and addition 3 lights through the park. None of the lights will be located within the shoreline setback area. All lights will be controlled with a timer.
5. Based on discussions with community members, the alternative of renovating the existing comfort station (originally constructed in 1952) will be pursued. All reference to the alternative of replacing the comfort station with a new structure, as presently contained in the DEA, will be deleted in the FEA and in the project's submittal for an SMP.

6. An application for shoreline certification was submitted to the Department of Land and Natural Resources on July 29 and it was advertised in the OEQC bulletin of August 8th. We expect to have a shoreline certification prior to the SMP public hearing.

7. The FEA will contain preliminary architectural plans for the comfort station renovation to include information regarding the height of the structure.

8. The proposed improvements include the installation of additional picnic tables. All new picnic tables will be handicap accessible. They will contain a concrete path linking the picnic table slab to the 5 ft. wide pathway shown on the plan. The proposed plan in the FEA will graphically depict this.

#### Drainage

9. Drainage of the parking lot area will continue to utilize the existing 18 inch opening in the Kuliouou Stream wall (el.= 2.54, top of inlet box). The parking lot however will be constructed with improved swales and concrete curbs to enhance surface flow towards the drainage opening and to control ponding within the parking lot area that occurs when the stream water backs up through the drainage opening.

Because the base flood elevations for the park site as well as adjacent properties is designated at elevation 6 feet, and because the existing grades throughout the park and adjacent properties are already below this base flood elevation, full and complete alleviation of this problem is not possible within the confines of the project. Occasional localized flooding/ponding will continue to occur when high tide and heavy rainfall coincide. The parking lot design however will not increase the existing flooding problem.

The parking lot improvements will retain most of the flooding within the park site. In addition, curb openings along the Diamond Head edge of the new parking lot will be installed. In the event of flooding/ponding, the curb openings will allow ponding storm and flood waters to escape into the landscape area between the parking and the channel wall. This secondary relief will also provide the benefit of filtering non-point source pollutants that would otherwise enter the stream and nearby ocean.

10. The FEA will contain an additional exhibit depicting site drainage patterns.

#### Land Use Ordinance Requirements

11. It is understood that renovation of the existing comfort station will be limited to 50% of its replacement cost.

12. The FEA will contain a revised plan that more fully complies with the LUO's standard of locating 1 tree per 6 parking stalls.

Your comment letter and our response will be included in the FEA.

Yours Truly



cc: Randy Fujiki  
Alan Hirota

MICHAEL S. CHU

409-4-36 MON 5:07 PM U.S. SEA BEACH MCG FAX NO. 1-808-452-5733

P. 2

UNIVERSITY OF HAWAII

Sea Grant Extension Service  
Maui Community College

August 24, 1998

Land Planning & Design Hawaii  
128 Queen St., Suite 308  
Honolulu, HI 96813  
via facsimile (808) 521-9054

Dear Mr. Chu:

I work for the University of Hawaii Sea Grant Extension Service as a Coastal Processes Extension Agent. One of my job responsibilities is to provide technical assistance for projects along or near the coast. I have reviewed the draft environmental assessment for the proposed improvements at Kuliouou Beach Park (TMK 3-8-03:32) and have some concerns.

The DEA states that most of the property's seaward boundary has experienced accretion or seaward movement of the vegetation line. This is true according to the Shoreline Survey (Exhibit 10), but the ends of this property have experienced moderate coastal erosion. This is a concern because the area that has eroded the most—a total of 2145 square feet since 1950—is in front of the existing comfort station. Since 1950, the shoreline has retreated approximately 65 feet directly in front of the comfort station. Hence, the rate of shoreline retreat in front of the comfort station is approximately 1.1 ft/yr. The seaward edge of the concrete foundation surrounding the existing comfort station is currently less than 10 feet from the vegetation line, and the seaward edge of the building is less than 20 feet from the vegetation line. If this erosion continues, this building will soon be jeopardized.

Given the long-term erosion trend of the westernmost portion of the beach park and the City and County's desire to have these improvements be a one-time expense, I would recommend relocation of the threatened structures rather than renovating the existing structure. This may mean relocating it to the East, rather than simply moving it a few feet inland. Since relocating and rebuilding the comfort station was identified as one of the options being considered in the DEA, this should not be economically unfeasible. Thank you for the opportunity to comment on this environmental assessment.

Sincerely,

*Robert A. Mullane*

Robert A. Mullane  
Coastal Processes Extension Agent

cc Stan Kuroda, Dept. of Design and Construction

Land Planning & Design Hawaii

LP&D Hawaii

LAND PLANNING & SITE DESIGN ▽ LANDSCAPE ARCHITECTURE ▽ ENVIRONMENTAL STUDIES  
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25 August 1998

Mr. Robert A. Mullane  
Coastal Processes Extension Agent  
Sea Grant Extension Services  
Maui Community College  
310 Kaahumanu Ave.  
Kahului, Maui, HI 96732

SUBJECT: Kuliouou Beach Park Improvements, Draft Environmental Assessment  
TMK: 3-8-03: 32

Dear Mr. Mullane:

Thank you for your comment letter regarding the Kuliouou Beach Park Draft Environmental Assessment, and your recommendation that the comfort station be relocated to the east.

The final EA proposed to renovate the existing comfort station. In addition to the erosion/accretion issue, the decision to pursue this option took into account several other factors such as community input and existing regulatory controls with regards to non-conforming structures.

Your comments are appreciated and will be included in the FEA.

Yours Truly

*Michael S. Chu*

cc: Randy Fujiki  
Alan Hirota

MICHAEL S. CHU

0000 0008 1342

UNIVERSITY OF HAWAII

Sea Grant Extension Service  
Maui Community College

August 24, 1998

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*Robert A. Mullane*

Robert A. Mullane  
Coastal Processes Extension Agent

cc: Sun Kuroda, Dept. of Design and Construction

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25 August 1998

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Your comments are appreciated and will be included in the FEA.

Yours Truly

*Michael S. Chu*

MICHAEL S. CHU

cc: Randy Fujiki  
Alan Hirota

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