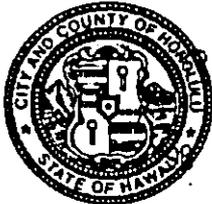


Hauula Beach Park
Master Plan

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



RECEIVED
SEP 11 P3:14

RANDALL K. FUJIKI, AIA
DIRECTOR

ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

September 11, 1998
OFFICE OF THE DEPUTY DIRECTOR

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

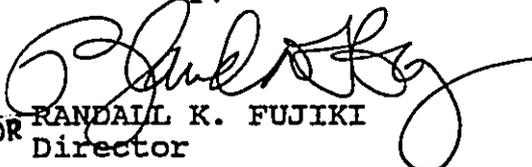
Dear Mr. Gill:

Subject: Finding of No Significant Impact
Hauula Beach Park Master Plan
Oahu, Hawaii
(TMK: 5-4-01: 32, 33, 35, 36, 38, 41, 64
5-4-02: 22)

The Department of Design and Construction has reviewed the comments received during the 30-day public comment period which ended on September 8, 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 23, 1998 OEQC Environmental Notice (submission deadline September 11, 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

RKF:ct

Enclosures

cc: Allen Ng & Associates

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1998-09-23-0A-*FEA*- Hauula Beach Park
Master Plan

SEP 23 1998

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

FOR

HAUULA BEACH PARK MASTERPLAN

PREPARED FOR: *CITY AND COUNTY OF HONOLULU
DEPARTMENT OF DESIGN AND CONSTRUCTION
FACILITIES DESIGN AND ENGINEERING DIVISION
650 SOUTH KING STREET
HONOLULU, HAWAII 96813*

CONTACT: *DANIEL TAKAMATSU
TEL. 527-6301
FAX: 523-4767*

PREPARED BY: *ALLEN NG & ASSOCIATES, ARCHITECT
333 QUEEN STREET, SUITE 705
HONOLULU, HAWAII 96813*

CONTACT: *ALLEN NG
TEL. 537-3825
FAX: 537-3822*

September 1998

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FINAL ENVIRONMENTAL ASSESSMENT
FOR
HAUULA BEACH PARK MASTER PLAN

PREPARED FOR: CITY AND COUNTY OF HONOLULU
DEPARTMENT OF DESIGN AND CONSTRUCTION
FACILITIES DESIGN AND ENGINEERING DIVISION
650 SOUTH KING STREET
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CONTACT: ALLEN NG
TEL. 537-3825
FAX. 537-3822

SEPTEMBER 1998

I. GENERAL INFORMATION

This Environmental Assessment (EA) has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, to address the environmental consequences of proposed City improvements to Hauula Beach Park. It is intended to supplement, but not replace, detailed plans required for City and State permit applications.

A. Applicant: Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Contact: Daniel Takamatsu
Tel. 527-6301
Fax. 523-4767

B. Fee Owner: All properties owned by the City or the State

C. Agent: Allen Ng & Associates
333 Queen Street, Suite 705
Honolulu, Hawaii 96813

Contact: Allen Ng
Tel. 537-3825
Fax. 537-3822

D. Tax Map Key: 5-4-01: 32, 33, 35, 36, 38, 41, 64; 5-4-02: 22

E. Lot Area: Approximately 6.36 Acres

F. Proposed Use: Park improvements

G. Applicable Land Use Plans and Controls

Flood Insurance Rate Map: park is subject to tsunami and stream flooding
partially zone VE with a 100-year flood elevation of 10 feet
partially zone VE with a 100-year flood elevation of 8 feet
partially zone AE with a 100-year flood elevation of 8 feet
northwest corner within floodway of Waipilopilo Stream

Underground Injection Control Rules: makai of no-pass line

Land Use District: Urban

Koolauloa Development Plan Land Use Map: Park

(TMK: 5-4-01: 36 is about to be redesignated from Residential to Park)

Koolauloa Development Plan Public Facilities Map:

no publicly or privately funded improvements designated in the vicinity

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Zoning: P-2 except for TMK: 5-4-01: 36 which is zoned R-5
Special Management Area: entirely within the special management area
Shoreline Setback Area: parts of park are within 40 feet of the shoreline

H. Agency Approving This Assessment: Department of Design and Construction

I. Agencies Consulted to Provide Information for the Draft Assessment:

State Department of Transportation
City Department of Parks and Recreation
City Department of Planning and Permitting

II. DESCRIPTION OF THE PROPOSED ACTION

A. Location and General Description.

Hauula Beach Park is a half-mile-long strip of shoreline property on the northeast coast of Oahu. The park is bordered by the Pacific Ocean, Kamehameha Highway, Waipilopilo Stream, and Kaluakaua Stream. Maakua Stream splits the park into two pieces. Waikulama Street, Hauula Homestead Road, and Kukuna Road intersect the mauka side of Kamehameha Highway across from the park. (See Figure 1.)

The Department of Design and Construction initially will improve the beach park northwest of Maakua Stream. A wheelchair-accessible comfort station, pavilion, trellis, terrace, and 14-stall parking lot will be developed in a strip along the highway about halfway between Maakua Stream and Waikulama Street. After these facilities are completed, a nearby dilapidated bathhouse/comfort station, storage room, and connected concrete terrace will be replaced with a lawn and trees. (See Figures 2 and 3.) As funds become available, other park improvements proposed at various locations northwest of Maakua Stream include extension of an existing 3-foot-high vehicle barrier/wall, movable vehicle barriers, landscaping, water lines, irrigation systems, showers, drinking fountains and faucets, trash cans, charcoal disposal bins, lighting, picnic tables, and related minor amenities.

As funds become available, improvements to the beach park southeast of Makua Stream will include a wheelchair-accessible comfort station and replacement of existing pilings and walls along the highway with a vehicle barrier/wall similar to the one northwest of Maakua Stream. Remnant walls and slabs will be removed from former house lots now incorporated within this section of the park. Other park improvements proposed at various locations southeast of Maakua Stream include movable vehicle barriers, landscaping, water lines, irrigation systems, showers, drinking fountains and faucets, trash cans, charcoal disposal bins, lighting, picnic tables, and related minor amenities.

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B. Technical Characteristics

A site plan, shown in Figure 4, has been prepared for park improvements northwest of Maakua Stream. Pavilion and comfort station design details are shown in Figure 5. New structures which cannot be easily relocated in the event of shoreline erosion will be inland of the 40-foot shoreline setback area. A zoning waiver will be requested to allow the comfort station and parking lot within 30 feet of the park's mauka property line, and to allow fewer off-street parking stalls than required by the City Land Use Ordinance. The parking lot will have a one-way driveway for ingress from Kamehameha Highway and a separate one-lane driveway for egress.

A conceptual site plan, shown in Figure 6, has been prepared for park improvements southeast of Maakua Stream. The comfort station and other new structures which cannot be easily relocated in the event of shoreline erosion will be inland of the 40-foot shoreline setback area. A zoning waiver may be needed for comfort station siting and waiver of off-street parking requirements.

C. Social and Economic Characteristics

There now are 15 designated sites for groups of up to 10 people to camp within Hauula Beach Park. Additional camp sites are not planned at this time. However, if the need arises, replacement of the existing dilapidated comfort station and development of a new comfort station will facilitate designation of more camp sites. Camping will continue to be allowed on all days except Wednesday and Thursday.

Total costs of proposed park improvements are estimated at about \$1.5 million northwest of Maakua Stream and about \$0.5 million southeast of Maakua Stream. It is anticipated that only City funds will be used. Federal highway Surface Transportation Program funds potentially might be used for pedestrian and parking improvements.

Construction of the proposed new comfort station, pavilion, trellis, terrace, and parking lot northwest of Maakua Stream are scheduled in 1999 and will be completed within a year. The old park bathhouse-terrace complex will be demolished and replaced with landscaping within six months after the new comfort station opens. Other improvements will be constructed when money becomes available.

Proposed improvements will not require closing Hauula Beach Park. Areas under construction will be temporarily roped off until safe for public use.

D. Environmental Characteristics

No development is proposed seaward of the shoreline, and no new structures are proposed to control beach erosion. There are four existing seawalls within the park. All were in existence prior to 1949. A 160-foot-long seawall fronts a concrete terrace,

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dilapidated bathhouse, and storage room within the park northwest of Maakua Stream. (See Figure 7.) When adjacent structures are replaced with landscaping, this seawall will be retained to protect park greenspace from shoreline erosion. Between Maakua Stream and Kukuna Road, two formerly connected seawalls (now 65-foot-long and 73-foot-long) front filled land identified by TMK: 5-4-01:33. (See Figure 8.) The Department of Parks and Recreation has not decided whether to retain these seawalls. Between Kukuna Road and Kaluakaua Stream, a 136-foot-long seawall fronts the lot identified by TMK: 5-4-01:36. (See Figure 9.) The Department of Parks and Recreation wishes to retain this seawall to prevent shoreline erosion.

The three seawalls southeast of Maakua Stream are mostly located on ceded State property a little seaward of the former house lots they were built to protect. Filled land makai of one the lots (TMK: 5-4-01: 64) is now identified by TMK: 5-4-01: 33. In order to obtain authorization for the seawalls and jurisdiction for filled land, the Department of Parks and Recreation has requested that the State convey the encroachments to the City for park use by means of an Executive Order (E.O.). While the Board of Land and Natural Resources concurs with this proposal, an E.O. has not yet been submitted to the Governor for approval.

New park comfort stations will use wastewater treatment and disposal facilities approved by the State Department of Health. Wastewater facilities for the new comfort station northwest of Maakua Stream will consist of a septic tank and leach field. The leach field will be primarily beneath the new parking lot. An existing cesspool, about 10-feet mauka of the southeast side of the existing dilapidated park bathhouse, will be filled and sealed when the bathhouse is demolished. Wastewater facilities for the comfort station proposed southeast of Maakua Stream will be resolved in the future.

Construction and demolition plans are still under preparation for improvements northwest of Maakua Stream. Standard erosion control measures will be employed in compliance with the City grading ordinance and State Department of Health requirements. It is likely that temporary berms will be used to control runoff when major structures are demolished and removed. Just like other Oahu parks, construction debris and trash from Hauula Beach Park will either be placed in a City landfill or burned in the City incinerator.

No development is proposed within any drainageway, wetland, or area of open water. No development is proposed within a stream floodway designated on a Flood Insurance Rate Map (FIRM), and no habitable structures are proposed within an area at risk from tsunami or stream flooding. No known hazardous materials, surface historic or archaeological sites, wildlife habitat, or rare ecosystems are located anywhere near to proposed development.

E. Unresolved Components of the Master Plan

It is not resolved whether pedestrian bridges will be built across Maakua Stream and tributary drainageways. Bridges may be appropriate within the park because there is not

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enough space to safely walk on the makai shoulder of existing Kamehameha Highway bridges. (See Figure 10.)

It is not resolved whether gaps will be left in vehicle barriers to allow small boats to be launched. The park's lawn has been severely damaged by existing uncontrolled vehicular access north of Hauula Homestead Road and makai of Kukuna Road.

It is not resolved whether the dilapidated seawalls fronting TMK: 5-4-01: 33 will be removed. These seawalls protrude only a couple feet seaward of an imaginary line drawn between the shoreline vegetation at their ends. Their removal is unlikely to cause much shoreline erosion or affect the abutting cobble beach.

Wastewater treatment and disposal are not resolved for the comfort station proposed southeast of Maakua Stream. If the water table and/or width of the park preclude a septic tank and leach field, a conventional comfort station may not be feasible.

F. Alternatives Considered but Not Included As Part of the Master Plan

The no-action alternative is unacceptable. Modest improvements are needed to accommodate public use of Hauula Beach Park.

Hauula Beach Park will not include either a boat launching ramp or parking for boat trailers. Development of facilities for recreational boating is a State responsibility. Facilities for field and court games will also not be included because they are more appropriately located in inland parks.

Removal of the 160-foot-long seawall fronting a concrete terrace, dilapidated bathhouse, and storage room northwest of Maakua Stream could result in rapid shoreline erosion and roughly as much widening of the beach. The Department of Parks and Recreation does not consider this to be an acceptable tradeoff. As of March 1998, the old park seawall protrudes up to 28-feet seaward of an imaginary line drawn between shoreline vegetation at its ends. Shoreline vegetation immediately northwest of this old seawall is only 92-feet seaward of the highway right-of-way.

Removal of the 136-foot-long seawall fronting the lot identified by TMK: 5-4-01: 36 could result in rapid shoreline erosion and roughly as much widening of the beach. The Department of Parks and Recreation does not consider this to be an acceptable tradeoff. Shoreline vegetation immediately southeast of this old seawall is only 12-feet seaward of the highway right-of-way.

G. Required Permits and Approvals

Implementation of the Hauula Beach Park Master Plan will require a number of permits and approvals including:

- an Executive Order from the Governor
- a special management area use permit from the City Council
- a shoreline setback variance from the City Council or the City Department of Planning and Permitting
- a public facilities zoning waiver from the City Department of Planning and Permitting
- approval of flood zone compliance by the City Department of Planning and Permitting
- a grading permit from the City Department of Planning and Permitting
- a building permit from the City Department of Planning and Permitting
- approval of wastewater treatment facilities by the State Department of Health
- approval of highway access by the State Department of Transportation.

III. AFFECTED ENVIRONMENT

Hauula Beach Park is a half-mile-long strip sandwiched between Kamehameha Highway and the ocean. The park originally consisted of one long piece and one short piece of ceded State land transferred by Executive Order to the City for park use. The City has incrementally acquired and cleared a few private house lots which separated the two strips of State land.

The entire park site has been heavily altered by modern human use. There are no surface features of historic or archaeological significance, and the park does not provide habitat for wildlife, coastal ecosystems, or any rare or uncommon species of plant or animal.

Park structures northwest of Maakua Stream are limited to a dilapidated bathhouse connected to an old storage room; an abutting concrete terrace fronted by a seawall; a low vehicle barrier/wall along the highway with indentations for parking; and minor amenities such as picnic tables. Structures southeast of Maakua Stream are limited to seawalls protecting former house lots, remnants of residential slabs and walls, a bus stop/shelter, and pilings and walls along the highway.

The two-lane highway abutting the park has no median or turning lanes and minimal paved shoulders. Pedestrian walkways are provided on the mauka side, but not the makai side, of highway bridges. Water, telephone and electrical service are available for park use, but not sewers or storm drains.

Northwest of Maakua Stream, the park is primarily an open, sunny field dotted by trees. Southeast of Maakua Stream, the park is primarily beneath tree canopy. Trees within the park are mostly ironwood, beach heliotrope, hala, coconut, kamani, and false kamani. There are no significant communities of endemic coastal strand plants.

Between Waipilopilo and Maakua Streams, pedestrian coastal views from Kamehameha Highway are almost uninterrupted. However, coastal views from small cars are obscured by a 3-foot-high vehicle barrier/wall along the highway. Between Maakua and Kaluakaua Streams, there are intermittent coastal views from the highway. According to the City Department of Land Utilization's Coastal View Study, significant views in the project area

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include stationary pedestrian views from Hauula Beach Park and the linkage of continuous and intermittent coastal views along the highway.

Most of the time, Hauula Beach Park is used by the local community for picnicking, fishing, and camping. Park camp sites are only fully used during the summer when the park receives "spill-over" demand which cannot be accommodated at more popular City beach parks. Makai of Hauula Beach Park, shallow nearshore cobbles and reef flat discourage wading and swimming except at stream mouths. Offshore conditions are usually unsuitable for surfing. Trailered boats are sometimes launched from the beach across the highway from Kukuna Road and Waikulama Street. The park's lawn has been severely damaged by uncontrolled vehicular access makai of Kukuna Road and north of Hauula Homestead Road.

Hauula Beach Park receives its heaviest use at the Hauula Hoolaulea on the Independence Day (July 4) weekend. The Hoolaulea is staged by community groups as a fundraiser for various athletic clubs. Attractions including food booths, sumo matches, hula competitions, and local entertainment typically draw a crowd of several thousand people.

Low density residential housing surrounds much of Hauula Beach Park. Lanakila Church is across the highway from the planned site for a new park pavilion, terrace, and comfort station. A commercial strip consisting of a mini-mart, souvenir shop, and fast-food restaurant is across the highway from the existing dilapidated park bathhouse/terrace complex. When tour buses park at the commercial strip, it is common for passengers to visit the beach park. It is equally common for park users to patronize the commercial strip. Hauula Fire Station, Hauula Community Park, and Hauula Elementary School are mauka of the highway a little southeast of the beach park.

The park is located on a coastal plain on the northeast side of Oahu. Onshore trade winds predominate. Temperatures typically range from 60 to 85 degrees F. Median rainfall is about 60 inches/year. More than two-thirds of annual rainfall usually occurs between November and April.

At the widest point of the park, a little northwest of the mouth of Maakua Stream, the shoreline is about 210 feet makai of the highway right-of-way. The park is fairly level with typical elevations ranging from 5 to 7 feet above mean sea level (msl). Park soils are sandy, well drained, and vulnerable to erosion from wave action.

The park is not within the recharge area of any potable aquifer and does not contain any significant wetland or perennial body of surface water. The estuary of Waipilopilo Stream crosses the northwest end of the park, the estuary of Kaluakaua Stream crosses the southeast end of the park, and the estuary of Maakua Stream splits the park into two pieces. All three streams are naturally intermittent and only discharge to the ocean when it rains. To minimize risk of flooding, the City Department of Facilities Maintenance periodically bulldozes sand from the mouths of all three streams onto the adjacent shoreline. The northwest corner of the park is designated on the FIRM as part of the

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floodway of Waipilopilo Stream. Although outside any designated floodway, other parts of the park may be subject to shallow flooding during intense storms.

The entire Hauula Beach Park is at risk from tsunami flooding. In 1957, the park was inundated by a tsunami with runup estimated at 13 feet above msl. All of the park southeast of Maakua Stream, and about 1/4 of the park northwest of the stream, are within FIRM Zone VE and would be flooded to an elevation of 10 feet above msl by the largest tsunami with a 100-year recurrence interval. The remainder of the park, between Maakua and Waipilopilo Streams, is designated within either FIRM Zone VE or AE and would be flooded to an elevation of 8 feet above msl by the largest tsunami with a 100-year recurrence interval. The new comfort station and pavilion proposed in this portion of the park would be within FIRM Zone AE.

Comparison of September 1949 and November 1990 aerial photographs (the oldest and most recent low elevation vertical pictures available) reveals that Hauula Beach Park has experienced shoreline erosion northwest of Maakua Stream and shoreline accretion a little southeast of Maakua Stream. In September 1949, the makai wall of the existing park bathroom/terrace complex (northwest of Maakua Stream) was mostly 15-20 feet inland of the shoreline vegetation line, while a continuous strip of seawalls fronting private lots (now incorporated in the park southeast of Maakua Stream) was already seaward of all shoreline vegetation. Directly makai of the proposed site for a new park pavilion northwest of Maakua Stream, the shoreline vegetation line has retreated about 9 feet inland over the 41 years between the two photographs. Unless global warming causes a rise in mean sea level, beach retreat seems likely to continue at about the same rate.

IV. PROJECT IMPACTS AND MITIGATION MEASURES

There is no reason to anticipate that the Hauula Beach Park Master Plan will adversely affect:

- beaches or any other natural resource.
- any wildlife habitat, coastal ecosystem, or rare species of plant or animal.
- risk from natural or man-made hazards.
- human use of the natural environment.
- the workload or facility requirements of agencies not responsible for park development or maintenance.

Although there are no known historic or archaeological sites within the park, contracts for park improvements will provide that work must stop if excavation uncovers subsurface Hawaiian burials or other cultural artifacts. If recommended by the State Department of Land and Natural Resources (DLNR) Historic Preservation Division, the City will retain an archaeologist to monitor excavation required for major improvements.

Pedestrians' coastal views from the park and the shoreline will not be significantly affected by proposed park improvements. Existing coastal views from the highway will be blocked

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by development of a new pavilion and comfort station northwest of Maakua Stream. (See Figure 11.) Proposed park landscaping will partially obscure coastal views from the highway. Extension of an existing 3-foot high vehicle barrier/wall along the highway will obscure coastal views from small cars. (See Figure 12.)

V. SIGNIFICANCE OF PROJECT IMPACTS

Implementation of the Hauula Beach Park Master Plan will have no significant environmental impacts. A Finding of No Significant Impact (FONSI) will be published in the OEQC Bulletin. Proposed park improvements do not:

- Irrevocably commit any natural resource (such as a beach, wildlife habit, coastal ecosystem, or rare species) or any cultural resource (such as a coastal view or archaeological site) to loss or destruction.
- Curtail the range of beneficial uses of the environment. Nonrenewable resources will neither be depleted nor degraded. Hazards will not be aggravated.
- Conflict with the State's environmental goals and policies. Proposed improvements are consistent with environmental goals and policies established by Chapter 344, Hawaii Revised Statutes.
- Substantially affect the economic or social welfare of the community or the State. Proposed improvements will not significantly affect the economy or local lifestyles.
- Substantially affect public health. Air and water quality will not be measurably affected. Noise from park users will not affect public health.
- Induce substantial secondary impacts such as population changes or demand for public services. Modest park improvements will not become an economic catalyst.
- Involve substantial degradation of environmental quality. Adequate provisions are made for treatment and disposal of liquid and solid wastes from park use.
- Involve cumulative environmental effects (such as impacts that result from proliferation of cesspools or seawalls) or a commitment to larger actions (such as development of offsite infrastructure).
- Affect any rare, threatened, or endangered species or its habitat. None are present in the project vicinity.
- Detrimentally affect air or water quality or ambient noise levels. Appropriate mitigation measures will be used during construction. Permanent facilities for wastewater treatment and disposal will be adequate to protect nearshore water quality.
- Inappropriately use or affect an environmentally sensitive area. Parks are an appropriate use of areas prone to tsunami inundation and beach retreat. Environmental hazards will not be worsened. No wetland or beach will be affected by proposed improvements.
- Substantially affect scenic vistas and view planes identified in county or State plans. Park improvements will not substantially affect pedestrian views to, from, and along the coast.
- Require substantial energy consumption. Only minor energy consumption is needed for construction, maintenance, and use of proposed park improvements.

VI. COMPLIANCE WITH CZM OBJECTIVES, POLICIES, AND GUIDELINES

The Hauula Beach Park Master Plan is consistent with the objectives of the State's Coastal Zone Management (CZM) Act, Chapter 205A, Hawaii Revised Statutes. The Plan will:

- provide public coastal recreational opportunities.
- not affect known historic or prehistoric resources.
- protect coastal scenic and open space resources.
- not affect coastal ecosystems.
- improve a public beach park beneficial to the tourist industry.
- provide for appropriate use of coastal lands subject to natural hazards.

The Hauula Beach Park Master Plan is consistent with the policies of the State's CZM Act. The Plan will:

- protect coastal recreational resources.
- maintain existing public shoreline access.
- improve an existing shoreline park to encourage expanded public recreational use.
- not affect the recreational value of coastal waters.
- not affect known historic or prehistoric resources.
- not affect natural land forms.
- not significantly affect pedestrians' coastal views from the park or from the shoreline. However, proposed park landscaping will partially obscure coastal views from the highway, and proposed extension of an existing 3-foot-high vehicle barrier/wall along the highway will obscure coastal views from small cars.
- preserve shoreline open space and scenic resources.
- exclude development which is not coastal dependent.
- not affect coastal ecosystems.
- not violate State water quality standards.
- not preclude siting of coastal dependent industrial and commercial development in other areas.

The Hauula Beach Park Master Plan is consistent with the Special Management Area guidelines of the State's CZM Act. The Plan will:

- maintain public shoreline access.
- reserve shoreline property for public recreational use.
- properly manage trash and sewage to minimize adverse effects on coastal resources.
- not significantly affect water resources, natural amenities, or natural hazards.
- not have any substantial adverse environmental or ecological effect.
- be consistent with the Koolauloa Development Plan.

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- provide for recreational uses consistent with zoning. A public facilities zoning waiver will be requested for construction of a comfort station and parking lot a little closer to Kamehameha Highway than normally allowed by P-2 zoning, and for partial waiver of off-street parking requirements. Locating permanent improvements away from the beach minimizes risk of damage from beach retreat. Ordinary use of Hauula Beach Park does not justify paving the lawn to provide extensive off-street parking. On a typical summer weekend, as illustrated in Figure 12, ample parking already exists between Kamehameha Highway and the existing park vehicle barrier/wall.
- not alter any body of water or wetland.
- not reduce the size of any beach or other area usable for recreation.
- not significantly affect pedestrians' coastal views from the park or from the shoreline. However, proposed park landscaping will partially obscure coastal views from the highway, and proposed extension of an existing 3-foot-high vehicle barrier/wall along the highway will obscure coastal views from small cars.
- not affect water quality, open water areas, fisheries, wildlife habitat, or agricultural uses.

The Hauula Beach Park Master Plan qualifies for a shoreline setback variance because replacement of dilapidated structures with park landscaping is in the public interest.

VII. REFERENCES

City and County of Honolulu. Board of Water Supply. Final Environmental Impact Statement for Windward Oahu Regional Water System Improvements. Prepared by VTN Pacific. Honolulu, August 1988.

City and County of Honolulu. Department of Land Utilization. Coastal View Study. Prepared by Michael S. Chu and Robert B. Jones. Honolulu, 1987.

Hwang, Dennis. Beach Changes on Oahu as Revealed By Aerial Photographs. University of Hawaii, Hawaii Institute of Geophysics Technical Report HIG-81-3. Honolulu, July 1981.

State of Hawaii. Department of Transportation, Harbors Division. Oahu Coastal Zone Atlas. Hawaii Coral Reef Inventory Island of Oahu (OCRI) Part C.1. Prepared by Aecos, Inc. Honolulu, 1981.

R. M. Towill Corporation. Unpublished aerial photographs of Hauula. Honolulu, September 1949 and November 1990.

United States. Army Corps of Engineers, Pacific Ocean Division, Engineer District Honolulu. Hawaii Coral Reef Inventory Island of Oahu. Oahu Coral Reef Inventory Part B- Sectional Map Descriptions. Prepared by Aecos, Inc. Honolulu, 1979.

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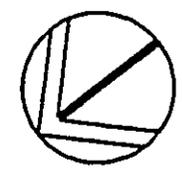
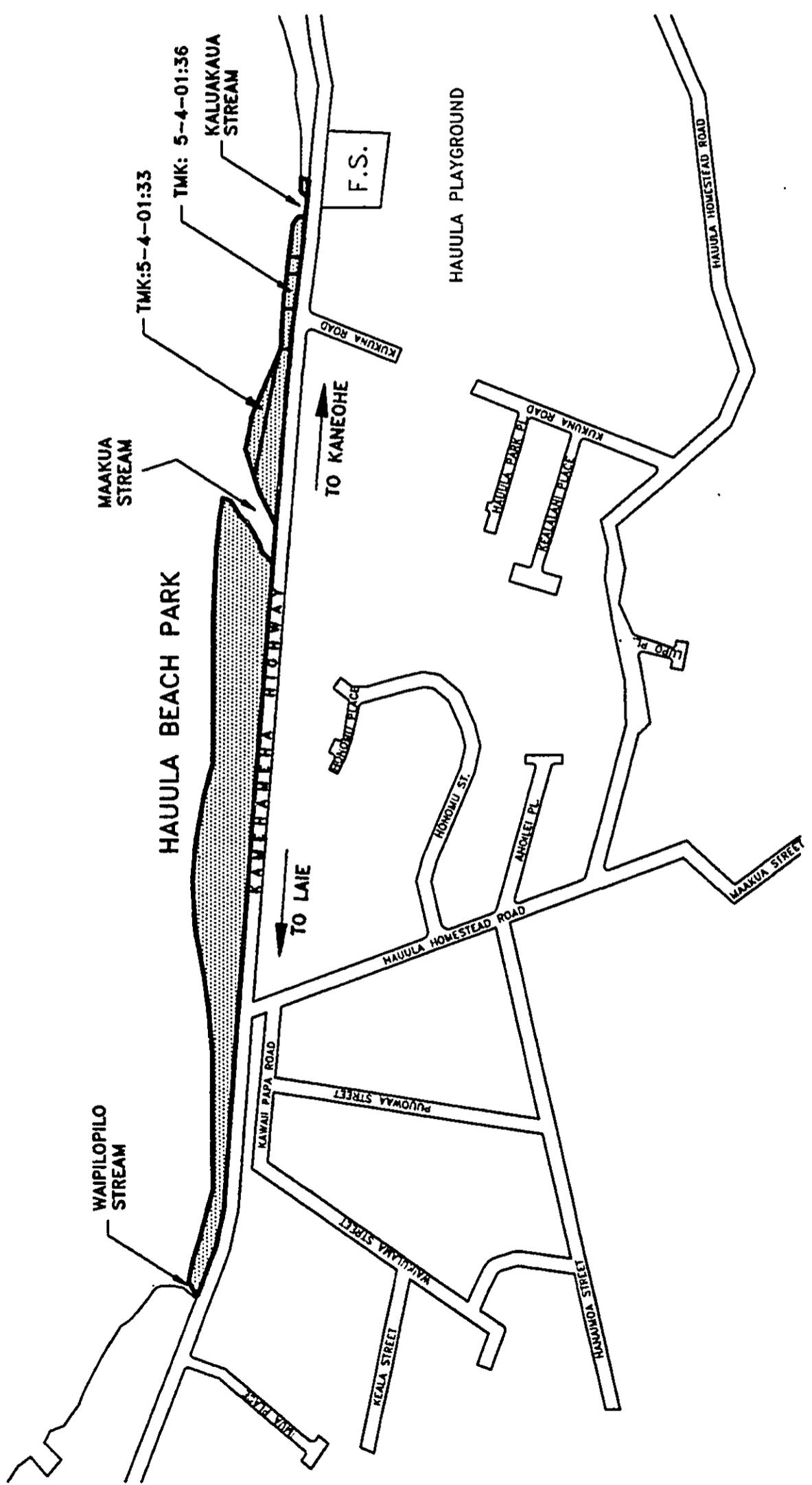
United States. Federal Emergency Management Agency. Flood Insurance Rate Map
Panel 150001-0015C. Revised September 1990.

VIII. FIGURES

1. Location Map
2. Buildings and Terrace to Be Removed
3. Buildings and Terrace to Be Removed
4. Site Plan Northwest of Maakua Stream
5. New Pavilion and Comfort Station
6. Site Plan Southeast of Maakua Stream
7. Park Seawall to Be Retained
8. Seawalls Fronting TMK: 5-4-01: 33
9. Seawalls Fronting TMK: 5-4-01: 36 to Be Retained
10. Makai View from Maakua Stream Bridge
11. Makai View of New Pavilion Site
12. Makai View of Park Vehicle Barrier/Wall

IX. COPIES OF COMMENTS AND RESPONSES

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North

FIGURE 1 - LOCATION MAP

N.T.S.

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BUILDINGS AND TERRACE TO BE REMOVED

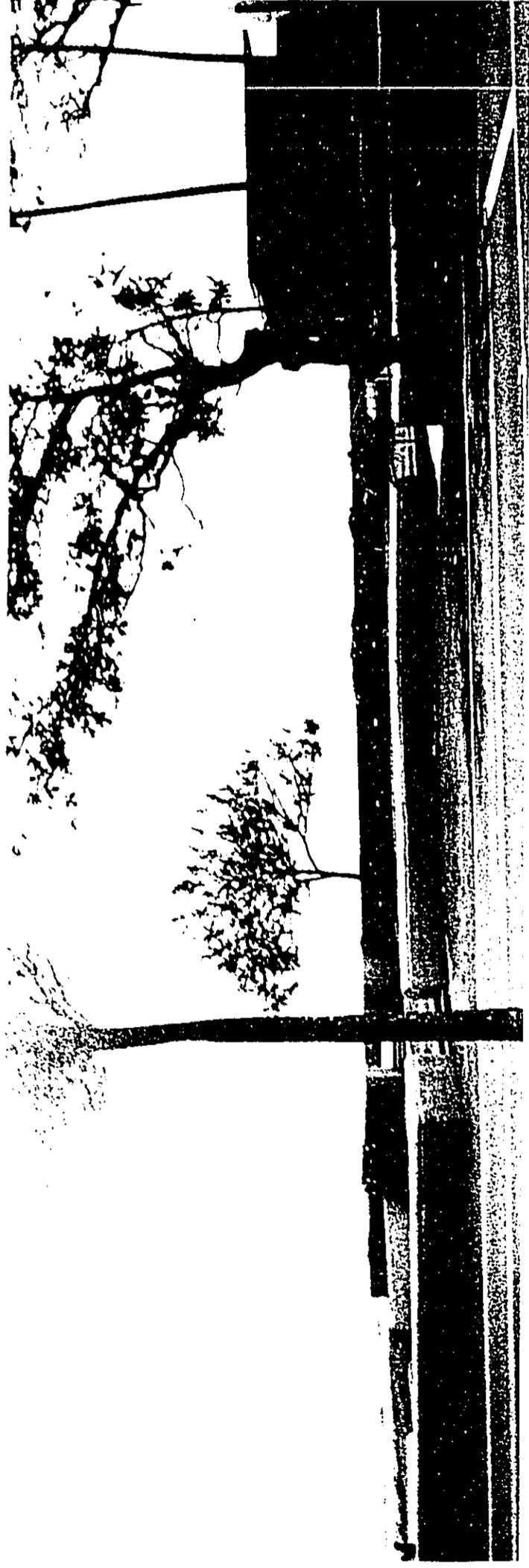
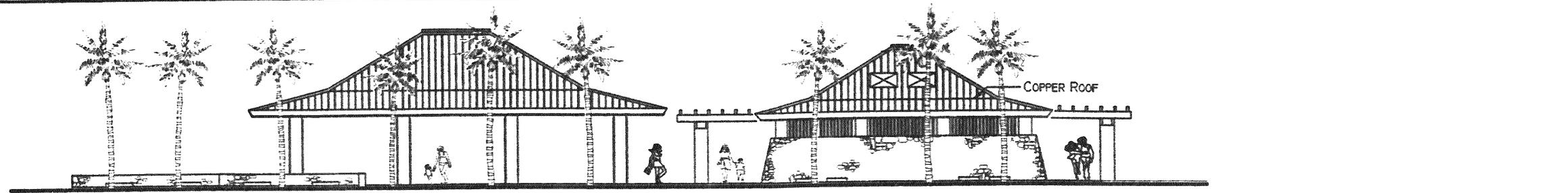
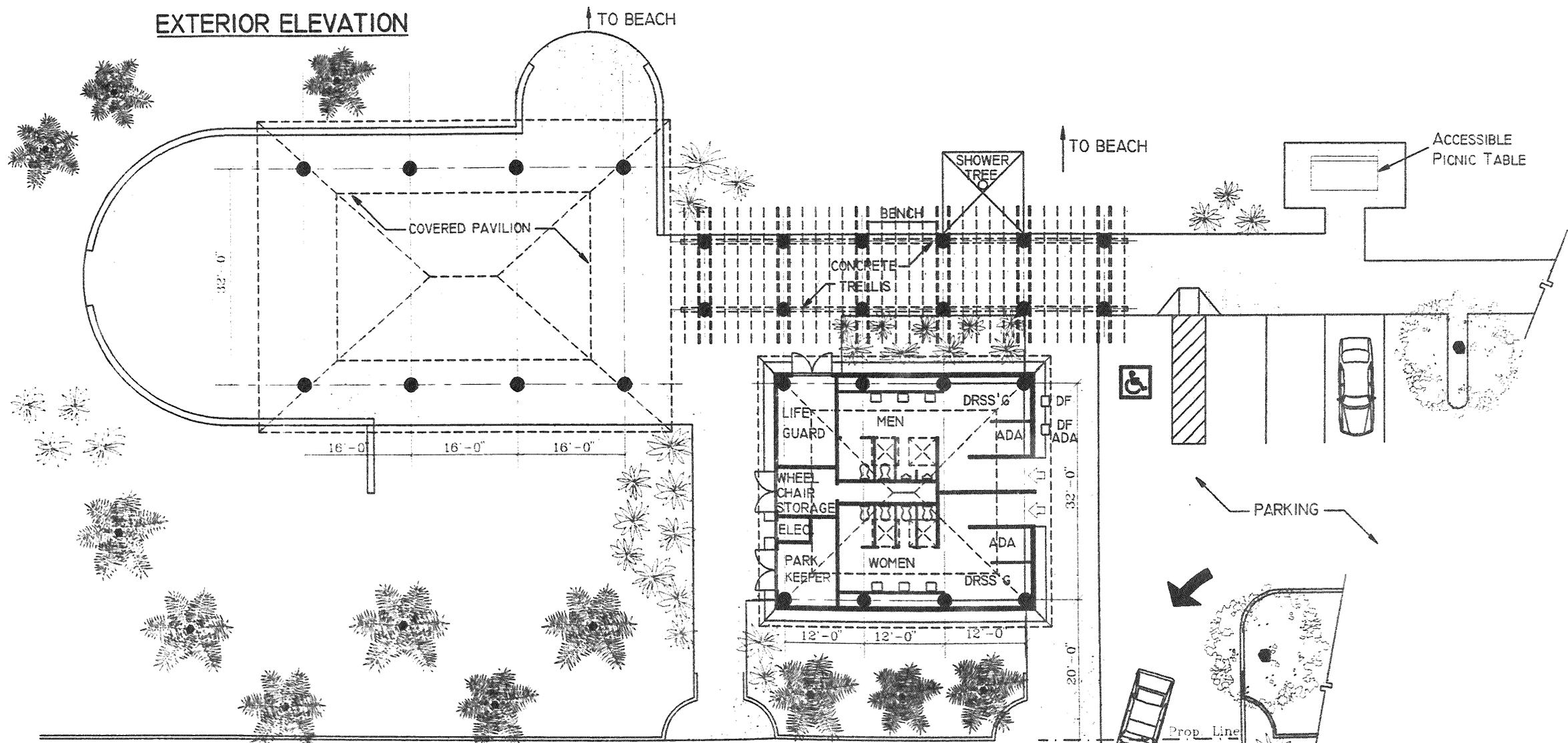


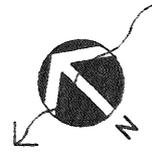
FIGURE 3 - BUILDINGS AND TERRACE TO BE REMOVED



EXTERIOR ELEVATION



FLOOR PLAN



← TO LAIE K A M E H A M E H A H W Y TO KANEIHE →

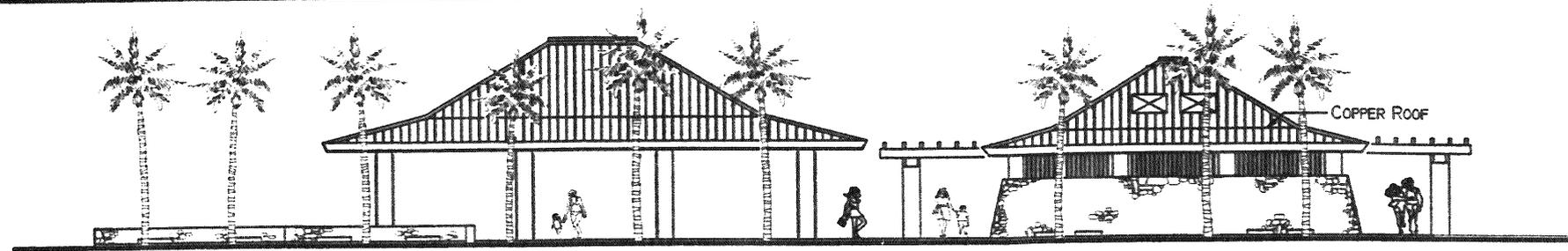
FIGURE 5 — NEW PAVILION AND COMFORT STATION



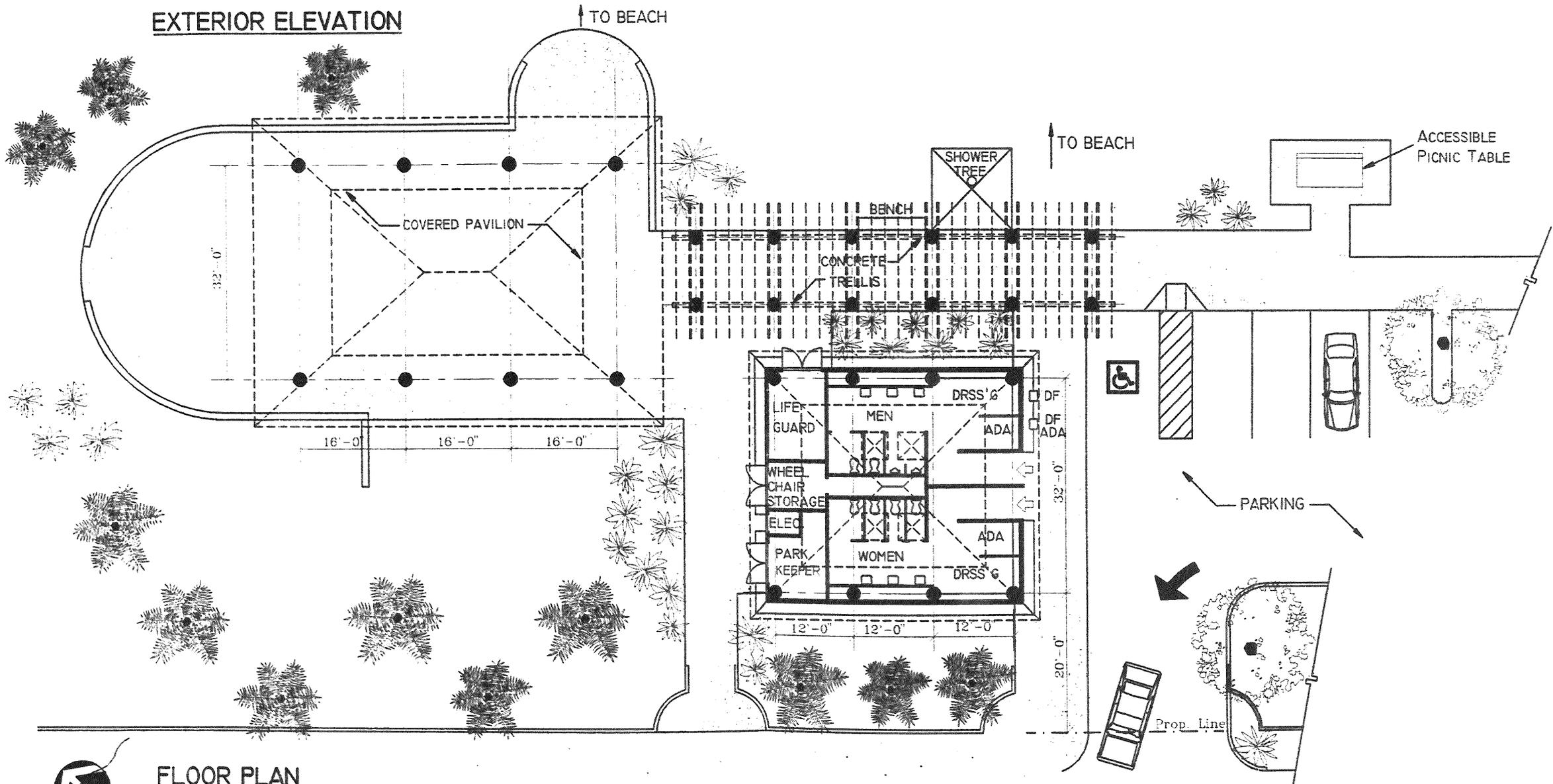
0000 00 17 1978

CORRECTION

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



EXTERIOR ELEVATION



FLOOR PLAN

← TO LAIE ← K A M E H A M E H A H W Y → TO KANEHE →

FIGURE 5 — NEW PAVILION AND COMFORT STATION

GRAPHIC SCALE: 10' 5' 0 10' 20' 30' 40'

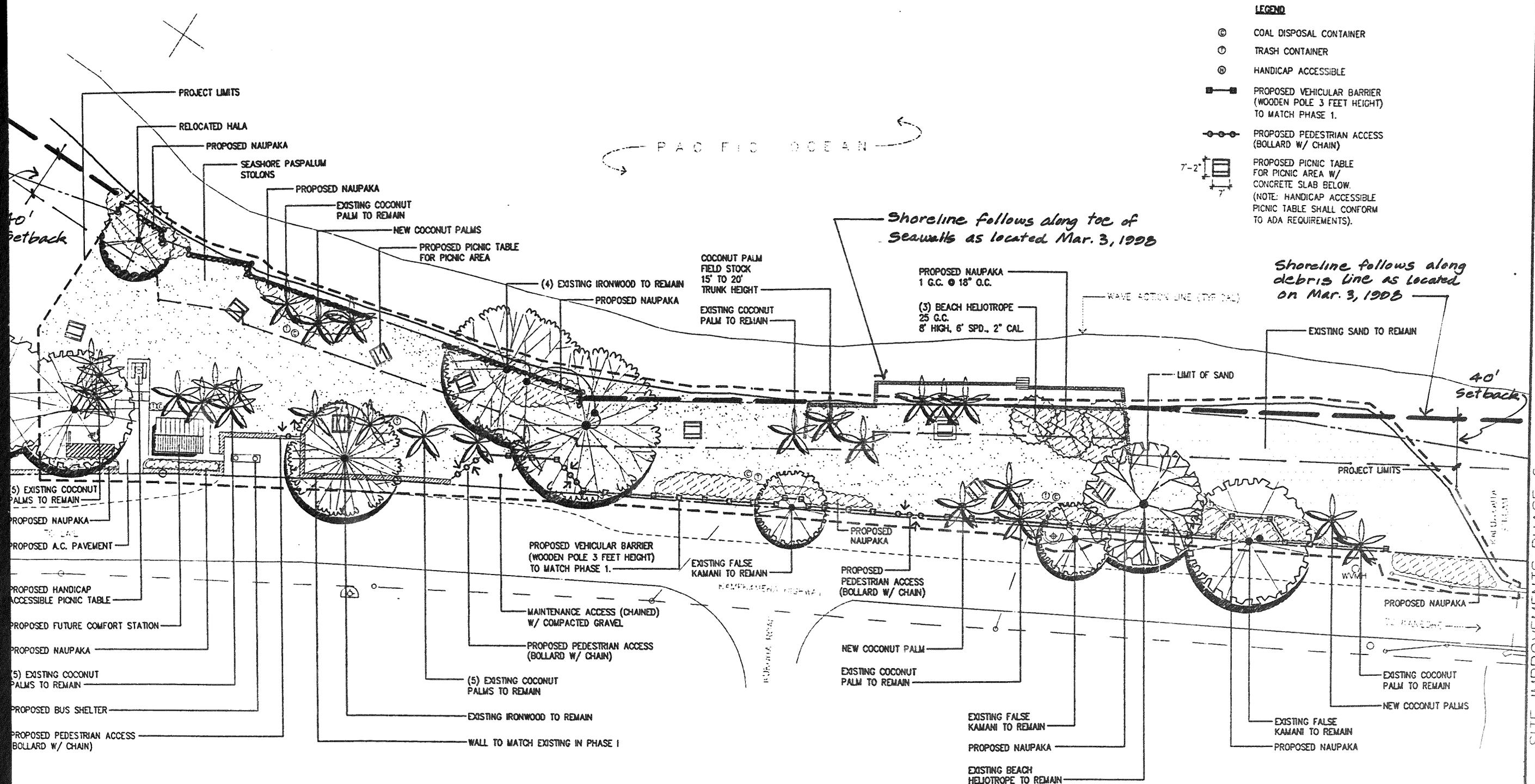
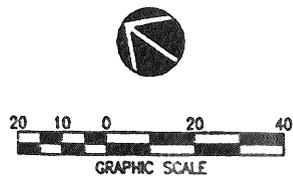


FIGURE 6 - SITE PLAN SOUTHEAST OF MAAKUA STREAM



HAULEA BEACH PARK - SITE IMPROVEMENTS PHASE 2

0000 00 17 1981

PARK SEAWALL TO BE RETAINED



FIGURE 8 - SEAWALLS FRONTING TMK: 5-4-01: 33

0000 00 17 1982

FIGURE 9 - MAKAU FRONTING TMK: 5-4-01: 36 TO BE RETAINED

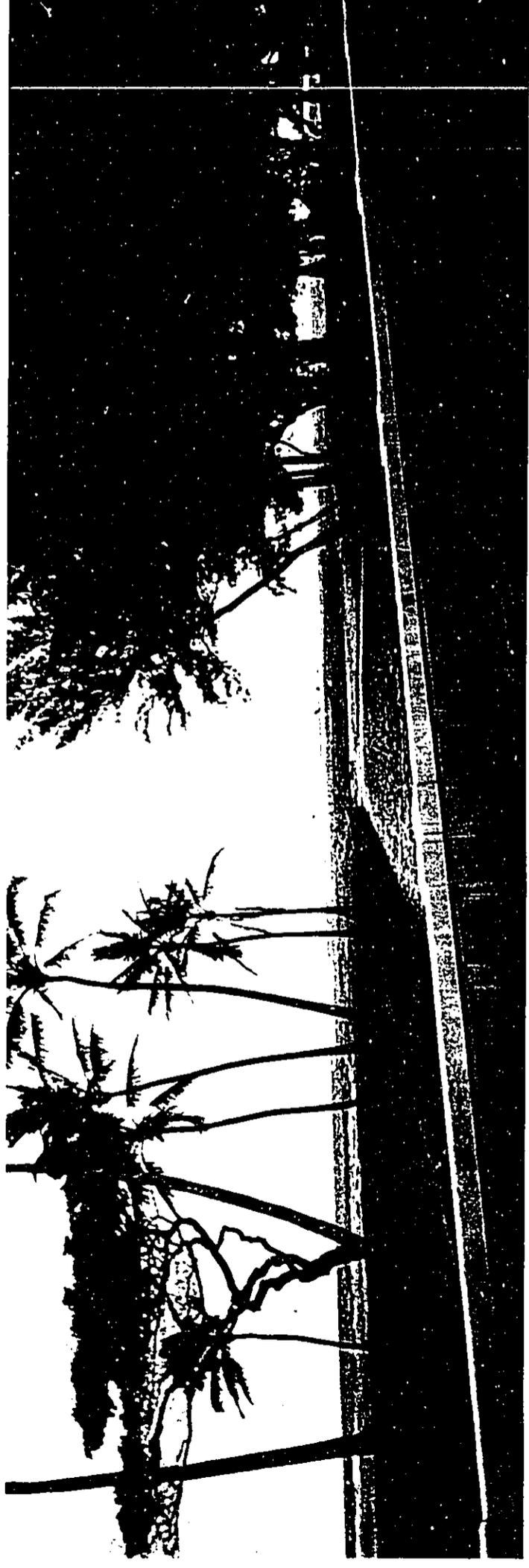


FIGURE 10 - MAKAI VIEW FROM MAAKUA STREAM BRIDGE

0000 00 17 1983

MAKAI VIEW OF NEW PAVILION SITE

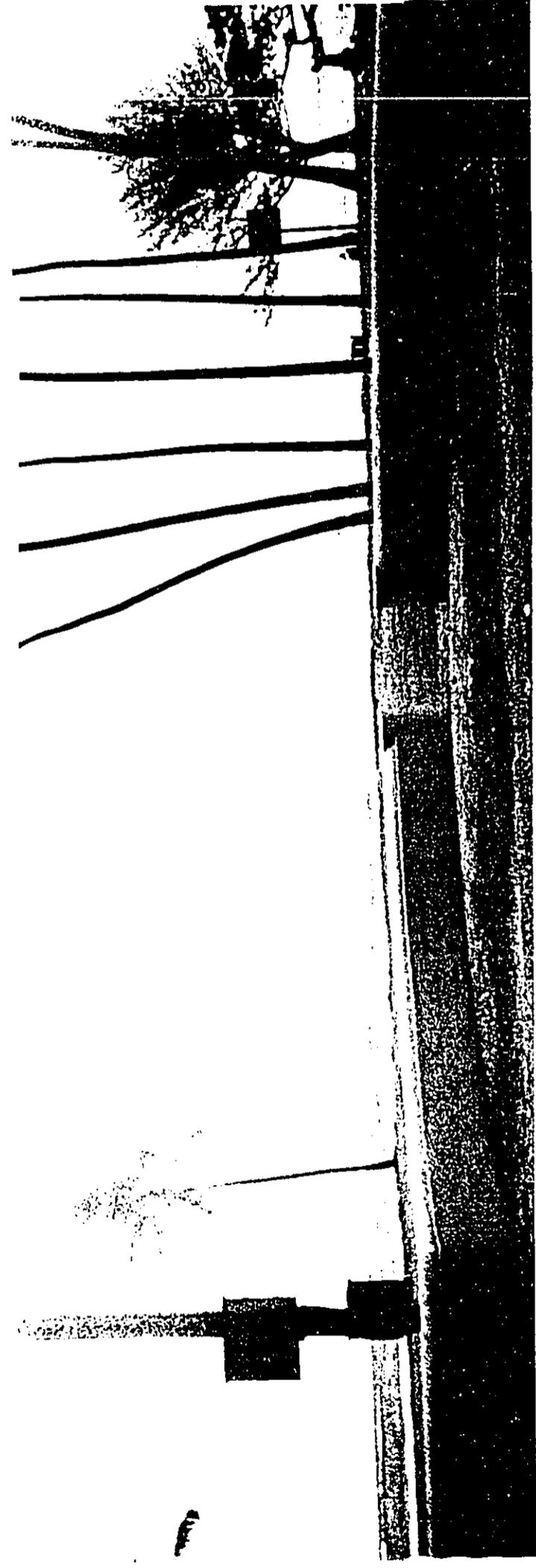


FIGURE 12 - MAKAI VIEW OF PARK VEHICLE BARRIER/WALL

0000 00 17 1984

APPENDIX, COMMENTS AND RESPONSES TO DEA

HAULA BEACH PARK MASTERPLAN

*Mr. Lee Donohue, Chief of Police
Honolulu Police Department*

*Mr. Patrick T. Onishi, Chief Planning Officer
City Planning Department*

*Mr. John T. Harrison, Environmental Coordinator
University of Hawaii Environmental Center*

*Mr. Colin Kippen, Deputy Administrator
Mr. Richard Messier, Acting LNR Division Officer
Office of Hawaiian Affairs*

*Mrs. Jan Naoe Sullivan, Director
City Department of Planning and Permitting*

*Mr. Gary Gill, Director
Office of Environmental Quality Control*

*Mrs. Cheryl D. Soon, Director
City Department of Transportation Services*

0000 00 17 1985

HAUULA BEACH PARK ENVIRONMENTAL ASSESSMENT DISTRIBUTION LIST

DRAFT EA PUBLICATION DATE: AUG. 8, 1998

PUBLIC REVIEW PERIOD: AUG. 8, 1998 THROUGH SEPTEMBER 8, 1998

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STATE HISTORIC PRESERVATION OFFICE
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1151 PUNCHBOWL ST.
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DEPARTMENT OF HEALTH
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HONOLULU, HI 96801

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OFFICE OF ENVIRONMENTAL QUALITY CONTROL
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* • INDICATES COMMENTS RECEIVED FROM AGENCY

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C/O NEIGHBORHOOD COMMISSION
HONOLULU HALE, RM. 400
530 S. KING ST.
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530 S. KING ST.
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DEPT. OF THE INTERIOR
FISH & WILDLIFE SERVICE
300 ALA MOANA BLVD.
HONOLULU, HI 96813

Oahu Notices

AUGUST 8, 1998

Applicant: City and County of Honolulu
Department of Design and Construction
650 South King Street
Honolulu, Hawaii 96813
Contact: Daniel Takamatsu (527-6301)

Approving Agency/Accepting Authority: Same as above.
Consultant: Stanley Yim & Associates, Inc.
1001 Bishop Street, Suite 410
Honolulu, Hawaii 96813
Contact: Jason Yim (533-1885)

Public Comment

Deadline: September 8, 1998
Status: DEA First Notice pending public comment.
Address comments to the applicant with copies to the consultant and OEQC.

Permits Required: Building, grading, SMA, shoreline setback variance, parking waiver

The City Department of Design and Construction proposes to construct a new beach park on four adjacent lots in Waialua, Oahu. The total size of the beach park is 1.430 acres. The park's improvements will include, but not be limited to, a new comfort station, basketball court, play equipment, swings, picnic tables, benches, charcoal disposals, trashcans, landscaping, curm wall, concrete walkways, individual wastewater system, and a handicap parking area. The park will be constructed to meet the requirements of the Americans with Disabilities Act Accessibility Guidelines.

The project will be completed in two construction phases. The first phase will commence in early 1999 and the second phase will start in late 1999 or early 2000. The first phase will involve the construction of all the park's improvements except for the new comfort station and the new individual wastewater system. The comfort station and wastewater system will be constructed under Phase 2.

Currently, the site where the park is being proposed has only minimal natural vegetation and is owned by the City and County of Honolulu. People are already using the properties as a beach park.

The park site is located in a flood zone and special management area. A special management area use permit will be required. Also, there will be park improvements within the shoreline setback area. As such, a shoreline setback variance is also required for this project.



(3) Hauula Beach Park Master Plan

District: Koolauloa
TMK: 5-4-01:32, 33, 35, 36, 38, 41, 64; 5-4-02:22
Applicant: City and County of Honolulu
Department of Design and Construction
650 South King Street
Honolulu, Hawaii 96813
Contact: Stanford Kuroda (523-4755)

Approving Agency/Accepting

Authority: Same as above.
Consultant: Allen Ng & Associates
333 Queen Street, Suite 705
Honolulu, Hawaii 96813
Contact: Allen Ng (537-3825)

Public Comment

Deadline: September 8, 1998
Status: DEA First Notice pending public comment.
Address comments to the applicant with copies to the consultant and OEQC.

Permits Required: SMA

Hauula Beach Park is a half-mile long strip of shoreline property on the northeast coast of Oahu. Maakua Stream splits the park into two portions; one strip northwest of Maakua Stream and one strip southeast of Maakua Stream.

The City and County of Honolulu Department of Design and Construction initially will improve the beach park northwest of Maakua Stream. A wheelchair accessible comfort station, pavilion, trellis, terrace, and 14-stall parking lot will be developed in a strip along the highway. After these facilities are completed, a nearby dilapidated bathhouse/comfort station, abandoned concession building, and connected concrete terrace will be replaced with a lawn and trees. Other park improvements proposed northwest of Maakua Stream include extension of an existing 3 foot high vehicle barrier/wall, movable vehicular barriers, landscaping, water lines, irrigation systems, showers, drinking fountains and faucets, trash cans, charcoal disposal bins, lighting, picnic tables, and related minor amenities.

As funds become available, improvements to the beach park southeast of Maakua Stream will include a wheelchair-accessible comfort station and replacement of existing pilings and walls along the highway with a vehicle barrier/wall similar to the one northwest of Maakua Stream. Remnant walls and slabs will be removed from former house lots now

Oahu Notices

AUGUST 8, 1998

incorporated within this section of the park. Other park improvements proposed southeast of Maakua Stream include movable vehicular barriers, landscaping, water lines, irrigation systems, showers, drinking fountains and faucets, trash cans, charcoal disposal bins, lighting, picnic tables, and related minor amenities.



(4) Honolulu Harbor Maintenance Dredging at Piers 15 to 20

District: Honolulu
TMK: 1-5-39, 40
Applicant: Department of Transportation Harbors Division
 79 South Nimitz Highway
 Honolulu, Hawaii 96813
 Contact: Kelly Lee Sato (587-1878)

Approving Agency/Accepting Authority: Same as above.

Public Comment
Deadline: September 8, 1998
Status: DEA First Notice pending public comment. Address comments to the applicant with a copy to OEQC.

The State Department of Transportation, Harbors Division, proposes to do maintenance dredging in the berthing areas of Piers 15 to 20. The berthing areas of Piers 15 to 18 will be dredged to their original depth of eighteen feet (18') below Mean Lower Low Water (MLLW). The berthing areas of Piers 19 and 20 will be dredged to their original depth of thirty-five feet (35') below MLLW. Approximately 38,000 cubic yards of silt will be dredged and disposed of at the South Oahu ocean disposal site approved by the Environmental Protection Agency. The work will be scheduled so as not to interfere with shipping activities.

No major or significant adverse impacts are anticipated as a result of this maintenance dredging project.



(5) Leeward Community College Long Range Development Plan

District: Ewa
TMK: 9-6-3:48

Applicant: University of Hawaii, Community Colleges Physical Facilities Planning & Construction Office
 4303 Diamond Head Road
 Honolulu, Hawaii 96816
 Contact: Maynard Young (734-9771)

Approving Agency/Accepting Authority: University of Hawaii, Community Colleges Office of the Chancellor
 2327 Dole Street
 Honolulu, Hawaii 96822
 Contact: Joyce Tsunoda (956-7313)

Consultant: Group 70 International, Inc.
 925 Bethel Street, 5th Floor
 Honolulu, Hawaii 96813
 Contact: George Atta (523-5866)

Public Comment
Deadline: September 8, 1998
Status: DEA First Notice pending public comment. Address comments to the applicant with copies to the approving agency or accepting authority, the consultant and OEQC.

Permits Required: Plan Review Use

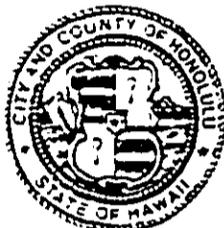
Leeward Community College has been serving the Oahu community with quality education programs since its opening in 1968. New construction on the campus continued throughout the 1970s ending with the completion of the Automotive Technology facility in 1979. However, student enrollment has continued to grow over the subsequent years resulting in crowded conditions at the campus. In an effort to meet the continuing need for additional classroom space, the Leeward Community College Long Range Development Plan (LRDP) was prepared and subsequently approved by the University of Hawaii Board of Regents in 1996.

The LRDP is designed to meet the space and functional needs of individual programs and the larger Leeward Community College campus as a whole. Based on current and proposed program offerings and an enrollment of 5,000 full-time equivalent (FTE) students, approximately 375,000 square feet of new construction (both new and expanded buildings) is recommended. The implementation of the LRDP is recommended in six phases over a 30-year period. The actual phasing and construction of any new facilities will depend upon funding availability.

0000 00 17 1988

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111

JEREMY HARRIS
MAYOR



LEE D. DONOHUE
CHIEF

WILLIAM B. CLARK
MICHAEL CARVALHO
DEPUTY CHIEFS

OUR REFERENCE CS-DL

August 31, 1998

Mr. Allen Ng
Allen Ng & Associates, Architect
333 Queen Street, Suite 705
Honolulu, Hawaii 96813

Dear Mr. Ng:

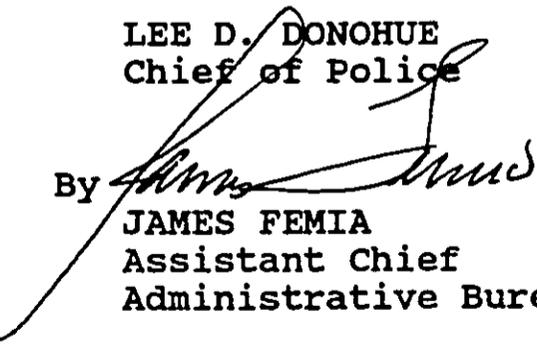
Thank you for the opportunity to review the Draft Environmental Assessment for the Hauula Beach Park Master Plan.

This project should have negligible impact in increasing calls for police service. However, we would like to recommend incorporating concepts of crime prevention through environmental design. This could help to minimize criminal activity in the area.

If there are any questions, please call me at 529-3175 or Lieutenant John Thompson of District 4 at 235-7621.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
JAMES FEMIA
Assistant Chief
Administrative Bureau

cc: Lieutenant John Thompson
District 4

0000 00 17 1989



ALLEN NG & ASSOCIATES, ARCHITECT

architecture · planning

n.c.a.r.b. certified

333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

Lee Donohue, Chief of Police
Police Department
City & County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Subject: Hauula Beach Park Master Plan Draft Environmental Assessment

Dear Chief Donohue:

Thank you for your August 31, 1998 comments on the Draft Environmental Assessment for the Hauula Beach Park Master Plan. Major park improvements will be easily visible from Kamehameha Highway which will assist to deter criminal activities.

A copy of your comment letter will be included in the Final Environmental Assessment.

Sincerely,

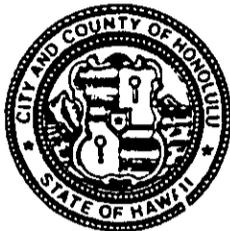
Allen Ng

0000 00 17 1990

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

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
CHIEF PLANNING OFFICER
DONA L. HANAIKE
DEPUTY CHIEF PLANNING OFFICER

MH 7/98-1509

September 3, 1998

Mr. Allen Ng, Architect
Allen Ng & Associates, Architect
333 Queen Street, Suite 705
Honolulu, Hawaii 96813

Dear Mr. Ng:

Draft Environmental Assessment (DEA) for
Hauula Beach Park Master Plan, Hauula, Oahu, Hawaii

We have reviewed the DEA for the subject project and have the following comments to offer:

1. Regarding the Koolauloa Development Plan Land Use Map designations (Park and Residential) indicated on page 2 of the DEA, the entire subject site which includes TMK: 5-4-01: 36 should be designated for Park use. According to Section 24-1.2.(i)(3)(c) of the Development Plan Common Provisions, the Residential use designation of TMK: 5-4-01: 36 should have been changed to Park use since this parcel was acquired as park land. Please note that the Koolauloa Development Plan Land Use Map is being revised to reflect the accurate land use designation for TMK: 5-4-01: 36.
2. There are no publicly funded nor privately funded improvements designated in the general vicinity on the Koolauloa Development Plan Public Facilities Map.
3. We have no objections to the proposed improvements to the existing Hauula Beach Park.

0000 00 17 1998

Mr. Allen Ng, Architect
Allen Ng & Associates, Architect
September 3, 1998
Page 2

Should you have any questions, please contact Matthew Higashida of our staff at 527-6056.

Yours very truly,



PATRICK T. ONISHI
Chief Planning Officer

PTO:js

c: Department of Design and Construction
Office of Environmental Quality Control

0000 00 17 1992



ALLEN NG & ASSOCIATES, ARCHITECT

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333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

Patrick T. Onishi, Chief Planning Officer
Planning Department
City & County of Honolulu
650 South King Street, Eighth Floor
Honolulu, Hawaii 96813

Subject: Hauula Beach Park Master Plan Draft Environmental Assessment

Dear Mr. Onishi:

Thank you for your September 3, 1998 comments (MH 7/98-1509) on the Draft Environmental Assessment (EA) for the Hauula Beach Park Master Plan. The EA will be revised to reflect your pending administrative revisions to the Koolauloa Development Plan.

A copy of your comments will be included in the FEA.

Sincerely,


Allen Ng

0000 00 17 1993

SEP- 3-98 TUE 16:10

UH ENVIRONMENTAL CENTER

FAX NO. 8089568980

P. 02



University of Hawai'i at Mānoa

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

September 2, 1998
EA:00180

Stanford Kuroda
City and County of Honolulu
Department of Design and Construction
650 South King Street
Honolulu, Hawaii

Dear Mr. Kuroda:

Draft Environmental Assessment
Hauula Beach Park Master Plan
Hauula, Oahu

The City and County of Honolulu Department of Design and Construction proposes to improve the Hauula beach park in a half-mile-long strip of shoreline property that is bisected by Maakua Stream. The existing bathhouse/comfort station and concrete terrace will be removed and rebuilt in a new location, leaving the seawall intact. Other improvements include moveable vehicle barriers, landscaping, water lines, showers, drinking fountains, and related amenities.

We reviewed this draft Environmental Assessment with the assistance of Rob Mullane, Maui Sea Grant; and Victoria Cullins of the Environmental Center.

Landscape

The applicant may wish to consider planting additional native plants along with the proposed naupaka. Other native plants commonly found in healthy dune areas include, pohuehue, and akiaki and akulikuli. These plants are salt-tolerant, have dense root systems and are effective windbreaks and wind buffers, making them excellent choices for beach stabilization.

Coastal Erosion

The proposed method for restricting vehicles from entering the park needs to be further discussed, beyond whether gaps should be left to allow small boats to be launched. If other vehicles are not prevented from entering the park, the odds are great that they will continue to do so, which could accelerate erosion. Furthermore, boat access is not the jurisdiction of the Parks and Recreation Department.

0000 00 17 1994

SEP- 9-98 TUE 16:11

UH ENVIRONMENTAL CENTER

FAX NO. 8069563980

P. 03

Mr. Kuroda
September 2, 1998
Page 2

Beach nourishment after removing the seawall should be considered as an alternative. If used, the increase in dry beach width surface area should be delineated, along with the expected dry beach width surface area to be expected after it equilibrates to waves and offshore losses of sand. The composition of the proposed refill material, i.e., the grain size, and the volume used for nourishment will need to be discussed and compared to the profiles taken from the subject property. Possible enhancements to the proposed project may be obtained through review of the publication "Beach Protection by Nourishment," produced by the National Academy of Science, 1995.

Infrastructure and Facilities in the Shoreline Setback Area

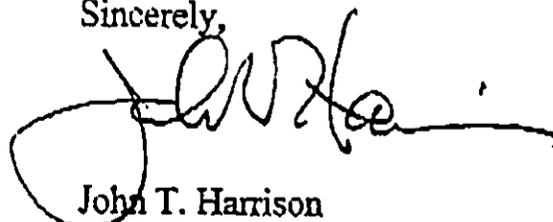
Infrastructure and facilities in the shoreline area should be kept to a minimum. The plans for and locations of showers are not fully discussed in this DEA. Showers should have small footprints (square footage) and should be located as close to the road as possible. Runoff should be contained within the vegetated area, rather than allowed to run down the sandy beach.

Conclusion

Many of our comments refer to and are consistent with the recommendations in the Beach Management Plan for Maui. This report makes specific recommendations for wiser management of our shoreline area. Although portions of the plan focus on the island of Maui, most of the recommendations in the plan are applicable to the other Hawaiian Islands. A copy is available from Priscilla Billig at Hawaii Sea Grant Communications (956-8191). The document is also available on the web at <http://www.soest.hawaii.edu/SEAGRANT/bmpm.html>

Thank you for the opportunity to comment on this draft EA.

Sincerely,



John T. Harrison
Environmental Coordinator

cc: OEQC
Roger Fujioka
Allen Ng and Associates.
Victoria Cullins

0000 00 17 1995



architecture · planning

ALLEN NG & ASSOCIATES, ARCHITECT

n.c.a.r.b. certified

333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

John T. Harrison, Environmental Coordinator
University of Hawaii at Manoa
Environmental Center
2550 Campus Road
Crawford Hall, Room 317
Honolulu, Hawaii 96822

Subject: Hauula Beach Park Master Plan Draft Environmental Assessment

Dear Mr. Harrison:

Thank you for your September 2, 1998 comments (EA:00180) on the Draft Environmental Assessment (EA) for the Hauula Beach Park Master Plan. The following responses are grouped in the same sequence as your comments.

Landscape

Consideration will be given to planting native shrubs for windbreaks and beautification. It seems unlikely that landscaping with native strand plants will significantly affect beach retreat at Hauula Beach Park.

Coastal Erosion

The Master Plan proposes a continuous system of vehicle barriers to protect the park from damage by private vehicles. As justified by community demand, the Department of Parks and Recreation may allow limited gaps to accommodate launching of small boats. Appropriate measures would be taken to prevent unrestricted vehicular access.

Because of cost, conventional beach nourishment was not considered a viable option for the Master Plan. If and when offshore sand mining proves to be feasible and cost-effective, the subject will need to be reconsidered.

Infrastructure and Facilities in the Shoreline Setback Area

No major new structures are proposed within the forty feet of the beach park shoreline. As shown in Figures 4 and 5 of the EA, the one shower scheduled for construction in 1999 will be well inland of the shoreline setback area and will be located in a grassed area. Runoff from this shower will not reach the beach.

A copy of your comment letter will be included in the FEA.

Sincerely,


Allen Ng

0000 00 17 1996



architecture · planning

ALLEN NG & ASSOCIATES, ARCHITECT

n.c.a.r.b. certified

333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

John T. Harrison, Environmental Coordinator
University of Hawaii at Manoa
Environmental Center
2550 Campus Road
Crawford Hall, Room 317
Honolulu, Hawaii 96822

Subject: Hauula Beach Park Master Plan Draft Environmental Assessment

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A copy of your comment letter will be included in the FEA.

Sincerely,


Allen Ng

0000 00 17 1997

PHONE (808) 594-1888

FAX (808) 594-1885



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

September 8, 1998

Mr. Allen Ng
Allen Ng & Associates, Architect
333 Queen Street, Ste 705
Honolulu, HI 96813

EIS (98) 207

Re: Draft Environmental Assessment for Hauula Beach Park Master Plan
TMK 5-4-01: 32, 33, 35, 36, 38, 41, 64; 5-4-02: 22

Dear Mr. Ng:

Thank you for the opportunity to review the Draft Environmental Assessment for Hauula Beach Park Master Plan, TMK 5-4-01: 32, 33, 35, 36, 38, 41, 64; 5-4-02: 22. The Master Plan proposes necessary facility improvements and expansion at the existing park.

The Office of Hawaiian Affairs (OHA) feels that the DEA contains several uncertainties, such as the type of wastewater facilities that will be used for the new comfort stations. We feel that the proposing agency should clarify this and other vague or unresolved issues mentioned in the DEA.

In particular, OHA questions the option of "probably" using a septic tank and leaching field for the comfort station. We feel that placing the proposed system in such close proximity to the shoreline and water table is not advisable. In the case of contamination of both the groundwater and seawater so close to the tidal-dynamic interface, there could be detrimental impacts on the nearshore marine environment. The proposal should explore more carefully the potential for impacting such coastal resources and consider alternatives.

Secondly, part of the property identified for use is classified as ceded land (TMK 5-4-01: 32, 38, 41; 5-4-02: 22). As such, the issue of ceded lands must be addressed in your document. OHA strongly urges that Native Hawaiians be consulted before any efforts to use, modify, or destroy ceded lands.

We would also like your document to address the possibility that native Hawaiian gathering rights may exist on the property. A recent Hawaii Supreme Court decision

0000 00 17 1998

Mr. Allen Ng
Allen Ng & Associates, Architect
September 8, 1998
Page two

makes it clear that the existence of native rights must be addressed. We suggest that the preparers also seek expert opinion among the Hawaiian community about this issue.

Should you have any questions concerning our comments, please contact Richard Messier, Acting Land and Natural Resources Division Officer, or Nami Ohtomo, Acting Natural Resource Specialist at 594-1755. Please reference the document number, EIS (98) 207, noted at the top of this letter.

Sincerely,



Colin Kippen
Deputy Administrator



Richard Messier
Acting LNR Division Officer

cc: Board of Trustees

0000 00 17 1999



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ALLEN NG & ASSOCIATES, ARCHITECT
n.c.a.r.b. certified

333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

Colin Kippen, Deputy Administrator
Richard Messier, Acting LNR Division Officer
Office of Hawaiian Affairs
State of Hawaii
711 Kapiolani Blvd., Suite 500
Honolulu, Hawaii 96813

Subject: Hauula Beach Park Master Plan Environmental Assessment

Dear Mr. Kippen and Mr. Messier:

Thank you for your September 8, 1998 comments (EIS 98-207) on the Draft Environmental Assessment (EA) for the Hauula Beach Park Master Plan. The following responses are grouped in the same sequence as your comments.

The EA description of proposed wastewater facilities has been clarified to the extent possible. Low density use of septic tanks and leaching fields in compliance with DOH requirements does not pose an environmental risk to nearshore coastal waters. For the matter, untreated wastewater discharged by the existing park cesspool has not measurably affected coastal water.

The EA has been revised to indicate that all State lands within Hauula Beach Park are classified as ceded lands. The local community, which includes native Hawaiians, was consulted during preparation of the Master Plan. Native Hawaiians will have further opportunities to comment when a public hearing is held on the Special Management Area use application for the proposed park improvements.

The Master Plan does not restrict pedestrian access to the park or shoreline. Native Hawaiian gathering rights will not be adversely affected by any of the proposed improvements.

A copy of your comment letter will be included in the FEA.

Sincerely,

Allen Ng

0000 00 17 2000

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

JEREMY HARRIS
MAYOR



JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

98-05710 (ST)
98 EA Comments Zone 5

September 8, 1998

MEMORANDUM

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

ATTN: DAN TAKAMATSU

FROM: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA): HAUULA BEACH PARK
MASTER PLAN, KOOLAULOA, OAHU, TAX MAP KEYS: 5-4-02: 22;
5-4-01: 32, 33, 35, 36, 38, 41, 64

We have reviewed the Draft EA for above-referenced Master Plan received on July 29, 1998, and have the following comments:

SECTION II - DESCRIPTION OF THE PROPOSED ACTION

- A. Location and General Description; This section in the final EA should include an exhibit which illustrates the entire Master Plan area relative to current Tax Map Key (TMK) boundaries.

This section should also provide a time-frame for the implementation of the planned improvements. Although the initiation of improvements may depend on funding availability, the final EA should discuss anticipated initiation dates, as well as the duration of each phase of the master plan, particularly for the new comfort station and pavilion construction. Time-frames should also be provided for the removal of the old bathhouse/comfort station, concession building and concrete terrace.

This section of the final EA should also include the anticipated cost of each phase of this Master Plan.

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RANDALL K. FUJIKI, DIRECTOR

Page 2

September 8, 1998

- C. Social and Economic Characteristics; The Draft EA mentions that camping restrictions on Wednesday and Thursday are unlikely to change. However, in the final EA, this section should clarify when camping activities are permitted at this park (i.e., what is the camping schedule). In support of these Master Plan improvements, the final EA should also discuss the demand for camping at this facility (i.e., volume of permits issued).

In this section, the final EA should discuss how scheduled improvements may temporarily impact the use of the park and whether partial or complete restrictions or closures would be necessary (i.e., during construction/demolition, etc.).

- D. Environmental Characteristics; This section of the final EA should be expanded to describe how the removal of the existing structures are to be accomplished as well as provide estimates of the amount of excavation and fill materials that are necessary to complete the planned improvements.

This section should also elaborate on how the remaining 160-foot seawall will be retained once the terrace, bathhouse and concession structures are removed. An exhibit should be included which illustrates the remaining seawall once the demolition is completed.

Relative to wastewater for the new facilities, the final EA should provide estimates of size and location of the leach field necessary for the proposed septic system. The final EA should also show the location of the existing cesspool which is planned to be filled and sealed.

The final EA should also delineate the Flood Zone boundaries of the Flood Insurance Rate Maps (FIRM) on the entire Master Plan area. We note that all new structures must be built in compliance with the Flood Hazard requirements of Section 7.10 of the Land Use Ordinance (LUO).

- G. Required Permits and Approvals; Construction and demolition activities located within 40 feet of the certified shoreline will require the approval of a Shoreline Setback Variance (SV). Therefore, Figures 4 and 6 should be revised to indicate the location of the setback line over the entire Master Plan area.

Furthermore, a section should be added to the final EA which discusses the criteria for the approval of an SV, pursuant to Chapter 23, Revised Ordinances of Honolulu (ROH).

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RANDALL K. FUJIKI, DIRECTOR

Page 3

September 8, 1998

Relative to the comfort station and parking lot location, we confirm that a Zoning Waiver will be required.

SECTION IV - PROJECT IMPACTS AND MITIGATION MEASURES

This section of the final EA should be expanded to describe what erosion or pollution control measures will be utilized to prevent demolition and construction runoff from entering into the shoreline and near-shore waters.

Relative to traffic, we note that:

1. Construction and traffic control plans are required for all work within the City's right-of-way and should be submitted to our Site Development Division for review and approval prior to initiation.
2. Construction work which may need to occur outside of the normal working hours should be coordinated with the Department of Transportation Services, prior to the submittal of construction plans.

We have no other comments to offer at this time. Should you have any questions, please contact Steve Tagawa of our Coastal Lands Branch at 523-4817.


JAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am

cc: Allen Ng & Associates, AIA
Office of Environmental Quality Control

g:zd\9805710.sht

0000 00 17 2003



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ALLEN NG & ASSOCIATES, ARCHITECT
n.c.a.r.b. certified

333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

Jan Naoe Sullivan, Director
Department of Planning and Permitting
City & County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: Hauula Beach Park Master Plan Draft Environmental Assessment

Dear Mrs. Sullivan:

Thank you for your September 8, 1998 comments (98-05710-ST) on the Draft Environmental Assessment (EA) for the Hauula Beach Park Master Plan. The following responses are grouped in the same sequence as your comments.

Location and General Description

The boundaries of Hauula Beach are delineated on the attached tax maps. The effect is a little cluttered for an EA figure.

The EA will clarify the schedule and cost for major improvements northwest of Maakua Stream. It is not possible to estimate when other improvements will be funded.

Social and Economic Characteristics

The EA has been revised to clarify camping restrictions and the seasonal nature of camping demands.

The EA will note that the park will remain open during construction.

Environmental Characteristics

Plans are being prepared for the removal of structures northwest of Maakua Stream. Demolition details and estimates of excavation and fill material will not be available until approximately November 1998. Only shallow excavation will be needed to remove the terrace and existing buildings adjacent to the old 160-foot park seawall. Consequently, the old seawall's stability will not be affected. The Department of Parks and Recreation will review their files to see if they can supply your Department with construction details for the old park seawall.

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Page 2 - DEA Comments

Construction plans are still being prepared for the leaching field northwest of Maakua Stream, and its size will not be determined until approximately November 1998. The EA will indicate that this leaching field will be sited in close proximity to Kamehameha Highway, primarily beneath the proposed new parking lot. The existing cesspool that serves the existing bathhouse is located approximately 10-feet mauka of the southeast corner of the bathhouse. The EA will indicate that this cesspool will be filled and sealed as part of the construction plan being prepared. The EA also will disclose that it is not resolved whether a leach field will be feasible southeast of Maakua Stream.

The boundaries of Hauula Beach Park are delineated on the attached enlargement of a Flood Insurance Rate Map (FIRM). The EA text indicates that (a) the proposed comfort station, pavilion, and parking lot northwest of Maakua Stream will be located in FIRM Zone AE with a 100-year flood elevation of 8-feet above mean sea level, and (b) a comfort station southeast of Maakua Stream will be located in FIRM Zone VE with a 100-year flood elevation of 10-feet above mean sea level. It is not resolved how a comfort station southeast of Maakua Stream will meet both flood hazard and ADA requirements.

Required Permits and Approvals

EA Figures 4 and 6 will be revised to show a line 40-feet inland of the shoreline which has been submitted for State certification.

Section VI of the EA will state that a shoreline variance, for replacement of dilapidated structures with park landscaping, is in the public interest.

Project Impacts and Mitigation Measures

The EA will indicate that standard erosion control measures will be employed in compliance with the City grading ordinance and State Department of Health requirements. It is anticipated that temporary berms/fences will be used to control runoff when major structures are demolished and removed northwest of Maakua Stream.

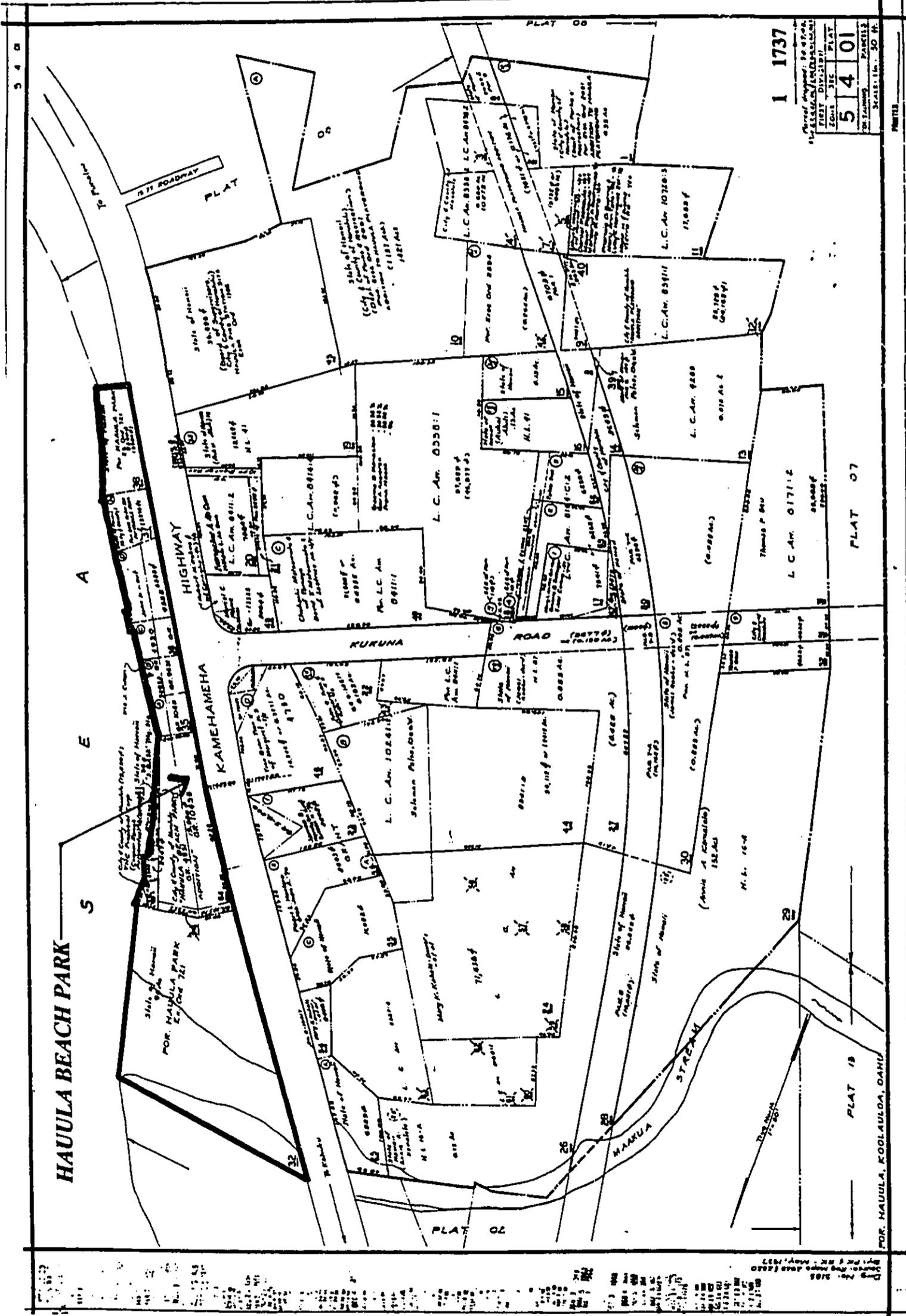
Plans for access to and work within the Kamehameha Highway right-of way need to be submitted to and approved by the State Department of Transportation Highways Division. Hauula Beach Park does not abut any City road right-of way.

Your comment letter will included in the FEA.

Sincerely,


Allen Ng

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PLAT 08

PLAT 09

PLAT 10

PLAT 11

PLAT 12

PLAT 13

PLAT 14

PLAT 15

PLAT 16

PLAT 17

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PLAT 46

PLAT 47

PLAT 48

PLAT 49

PLAT 50

FOR HAULA, KOOLAULA, DAHU

SCALE: 1 in. = 30 ft.

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PLAT 08

PLAT 09

PLAT 10

PLAT 11

PLAT 12

PLAT 13

PLAT 14

PLAT 15

PLAT 16

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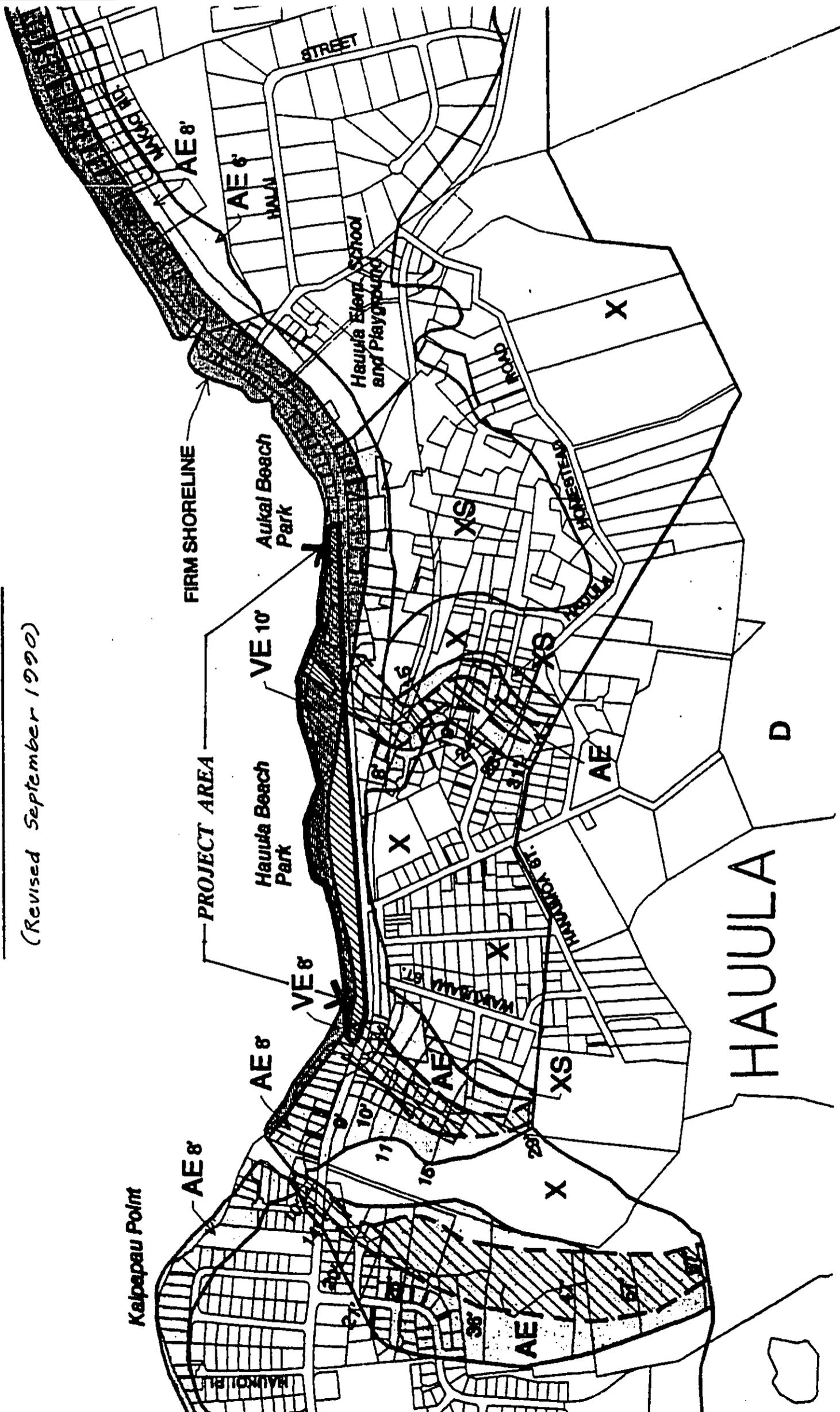
PLAT 49

PLAT 50

0000 00 17 2007

FLOOD INSURANCE RATE MAP

(Revised September 1990)



0000 00 17 2008

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

September 4, 1998

Randall Fujiki, Director
Department of Design & Construction
650 South King Street
Honolulu, Hawaii 96813

Attention: Stanford Kuroda

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment (EA) for Hauula Beach Park Master Plan

In order to reduce bulk and conserve paper, we recommend printing on both sides of the pages in the final document. In addition we have the following comments to offer:

1. Contacts: Contact the Coastal Zone Management Program of the Office of Planning, DBEDT and the Army Corps of Engineers regarding this proposed project, allowing them sufficient time to review the draft EA and submit comments. Document all contacts in the final EA and include copies of any correspondence.
2. Seawalls: Section D on pages 4 to 5 notes four seawalls on the property. The draft EA states that Parks and Recreation has not yet decided whether to retain them. Our office, in conjunction with the University of Hawaii, several city and county and state agencies, developed a policy that encourages the *removal* of seawalls so that natural coastal processes can take place. Both the scenarios of removal of and retention of the seawalls should be discussed in detail in the final EA. Also include an analysis of potential impacts and mitigation measures planned to address these impacts.
3. Pedestrian bridges and small boat launch: These structures are mentioned as possible elements in the development of the beach park. If they are considered, their impacts and mitigation measures must be discussed in the final environmental assessment. Alternately, if not thoroughly discussed in the final Hauula Beach Park EA, the bridges and boat launch facility could be studied in a future review document. In any case, these structures must complete the HRS 343 review requirements prior to construction.

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Randall Fujiki
September 4, 1998
Page 2

4. Significance criteria: Include a discussion of findings and reasons, according to the significance criteria listed in HAR 11-200-12, that supports your forthcoming determination, either Finding of No Significant Impact (FONSI) or EIS preparation notice. A simple reiteration of the criteria in the negative, as listed in the draft EA, will not suffice. You may use the enclosed sample as a guideline.

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

Sincerely,



GARY GILL
Director

Enc.

c: Allen Ng

0000 00 17 20 10



ALLEN NG & ASSOCIATES, ARCHITECT
architecture · planning **n.c.a.r.b. certified**

333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

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

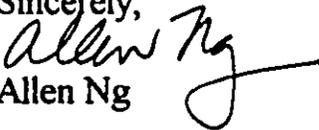
Subject: Hauula Beach Park Master Plan Draft Environmental Assessment

Dear Mr. Gill:

Thank you for your September 4, 1998 comments on the Draft Environmental Assessment (EA) for the Hauula Beach Park Master Plan. The following responses are in the same sequence as your comments.

1. The Final EA will include all written comments and responses concerning the Draft EA as well as the distribution list for the Draft EA. By oversight, the Army Corps of Engineers and the State Office of Planning, DBEDT were not included on the EA distribution list. These agencies still have the opportunity to comment on the Special Management Area use application for park improvements proposed northwest of Maakua Stream.
2. The Draft EA indicates that the Department of Parks and Recreation wishes to retain the seawall makai of the old park bathhouse and the seawall near the southeast end of the park. However, the Department of Parks and Recreation has not decided whether to retain the formerly connected seawalls shown in Figure 8. As discussed in the Draft EA, removal of these dilapidated seawalls is unlikely to significantly affect the shoreline or the abutting cobble beach.
3. If and when the Department of Design and Construction is tasked to develop a pedestrian bridge over Maakua Stream, a new EA will be needed to evaluate environmental impacts. The Draft EA does not propose development of facilities for boat launching. At most, small gaps would be left in the vehicle barriers.
4. As requested, the Final EA will include more discussion of the reasons that justify a Finding of No Significant Impact.

A copy of your comment letter will be included in the FEA.

Sincerely,

Allen Ng

0000 00 17 20 11

SENT BY: PLANNING DIV

: 9- 8-98 :12:21PM :

DEPT OF TRANS SVC-

808 537 3822;# 1/ 2

Post-It™ brand fax transmittal memo 7671		# of pages	2
To	Allen Ng	From	Faith Miyamoto
Co.		Co.	DTS
Dept.		Phone #	537-6976
Fax #	537-3822	Fax #	537-6987

September 1

*Advance
Copy*

Mr. Allen Ng, Architect
Allen Ng & Associates, Architect
333 Queen Street, Suite 705
Honolulu, Hawaii 96813

Dear Mr. Ng:

Subject: Hauula Beach Park Master Plan

In response to your July 28, 1998 letter, the draft environmental assessment (EA) for the subject project was reviewed. The following comments are the result of this review:

1. Off-street parking should be provided to support the demand for the entire project. Presently, there are 15 designated camping sites. However, this is anticipated to increase when the existing comfort station is replaced. At a minimum, the off-street parking requirements set forth in the Land Use Ordinance should be met.
2. Insufficient off-street parking may force park users to find parking on City streets mauka of Kamehameha Highway. The subject master plan should be discussed with the neighborhood board in this area, if this has not already been done.
3. The proposed parking lot should be configured to move traffic in a one-way clockwise direction. The widths of the ingress/egress driveways serving the parking lot should be narrowed to "calm" vehicular traffic and reduce the time/length of conflict between pedestrians and vehicles, thereby improving pedestrian safety. The ingress/egress driveways also need to be clearly and properly signed/marked to minimize the chance of motorists driving in the wrong direction.
4. The figures in the draft EA show a proposed bus shelter. The two other bus stops along the Kamehameha Highway frontage should also be shown. The figures should also show the Americans with Disabilities Act access to the park.
5. On Page 4 of the draft EA, the statement is made that federal highway funds could potentially be obtained for parking and pedestrian improvements. The highway funds that this statement is referring to should be identified.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

0000 00 17 20 12

SENT BY: PLANNING DIV

: 9- 8-98 :12:22PM : DEPT OF TRANS SVC-

808 537 3822:# 2/ 2

Sincerely,

CHERYL D. SOON
Director

bcc: PTD
TD

0000 00 17 20 13



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ALLEN NG & ASSOCIATES, ARCHITECT
n.c.a.r.b. certified

333 QUEEN STREET, SUITE 705 HONOLULU, HAWAII 96813 537-3825

September 11, 1998

Cheryl D. Soon, Director
Department of Transportation Services
City & County of Honolulu
711 Kapiolani Blvd., Suite 1200
Honolulu, Hawaii 96813

Subject: Hauula Beach Park Master Plan Draft Environmental Assessment

Dear Mrs. Soon:

Thank you for your September 8, 1998 comments (DTS Letter ID#) commenting on the Draft Environmental Assessment for the Hauula Beach Park Master Plan. The following responses are grouped in the same sequence as your comments.

1. The EA will clarify that additional camp sites are not planned at this time. A public facilities zoning waiver will be requested for partial waiver of off-street parking requirements. Ordinary use of Hauula Beach Park does not justify paving the lawn to provide extensive off-street parking lots. On a typical summer weekend, as illustrated in Figure 12, ample parking already exists between Kamehameha Highway and the existing park vehicle barrier/wall.
2. Park users are forced to park on City streets mauka of Kamehameha Highway during the Hauula Hoolaulea. However, this only occurs once a year. The Neighborhood Board and the Hauula community have been consulted and generally support the park Master Plan.
3. Plans for access to and work within the Kamehameha Highway right-of-way will be submitted to and approved by the State Department of Transportation Highways Division. When reviewing preliminary plans, the primary concern of the Highways Divisions Traffic Branch was adequate sight distance. They did not recommend narrowing of driveways to "calm" vehicular traffic. They have not commented on the direction of traffic flow through the parking lot.
4. The Final EA was submitted for printing before we received your comments. It will not be possible to revise EA figures to show all three bus stops and ADA access.
5. Federal highway Surface Transportation Program funds potentially could be used for pedestrian and parking improvements.

A copy of your comment letter draft (advance copy only) will be included in the FEA.

Sincerely,

Allen Ng