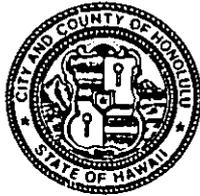


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



RECEIVED

RANDALL K. FUJIKI, AIA
DIRECTOR

'00 OCT 13 A8:19

LORETTA K.C. CHEE
DEPUTY DIRECTOR

OFC. OF ENVIRONMENTAL QUALITY CONTROL
2000/SMA-58

October 11, 2000

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

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

Recorded Owner : City and County of Honolulu
Applicant : Department of Design and Construction
Agent : Planning Solutions (Charles Morgan)
Location : 66-105 Haleiwa Road - Haleiwa
Tax Map Key : 6-6-2: 1
Request : Special Management Area Use Permit
Proposal : Improvements to the existing southwestern
side of Haleiwa Alii Beach Park,
including a new 32 x 32-foot bathhouse,
outdoor shower and parking.
Determination : A Finding of No Significant Impact is
Issued

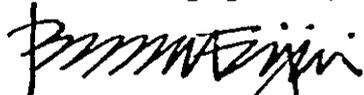
Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

133

Ms. Genevieve Salmonson, Director
Page 2
October 11, 2000

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Jeff Lee of our staff at 527-6274.

Sincerely yours,



RANDALL K. FUJIKI, AIA
Director of Planning
and Permitting

RKF:lg
Encls.

posse doc no. 57738

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Final Environmental Assessment

DEPT. OF PLANNING
**(Hale'iwa & Ali'i Beach Park
Bathhouse)**
HALE'IWA, O'AHU

PROPOSING AGENCY:
City and County of Honolulu
Department of Design and Construction

PREPARED BY:



P L A N N I N G
S O L U T I O N S

OCTOBER, 2000

SUMMARY OF PROPOSED ACTION

Project:	Hale'iwa Ali'i Beach Park Bathhouse and Related Improvements
Proposing Agency:	City & County of Honolulu Department of Design and Construction 650 South King Street, 9 th Floor Honolulu, Hawai'i 96813 Contact: Wesley Obata, 523-4783
Approving Agency:	City & County of Honolulu Department of Planning and Permitting 650 South King Street, 7 th Floor Honolulu, Hawai'i, 96813 Contact: Artis Shaw, 527-5349
Location:	Hale'iwa Ali'i Beach Park, 105 Hale'iwa Road Hale'iwa, City and County of Honolulu, O'ahu, Hawai'i
Proposed Action:	Construction of Bathhouse, Parking, and Outdoor Shower
Tax Map Key:	6-6-002:001
Parcel Land Area:	19.245 acres
Landowner	City & County of Honolulu
Present Use:	Park
State Land Use District:	Urban
Development Plan Land Use Designation:	Parks & Recreation
Present Zoning:	P-2 General
Special Management Area:	Yes
Anticipated Determination:	Finding of No Significant Impact

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1. DESCRIPTION OF THE PROPOSED ACTION

The City & County of Honolulu Department of Design and Construction (DDC) proposes to construct a bath house, outdoor shower, and associated parking lot at the southwestern end of Hale'iwa Ali'i Beach Park. The proposed project is included in the City's FY 2000 budget.

1.1 TECHNICAL CHARACTERISTICS

1.1.1 PURPOSE OF THE PROJECT

The purpose of the project is to provide restroom and shower facilities on the southwestern side of the Park for the convenience of Park users. Presently, two comfort facilities exist in the Park, but they are both on the opposite end of the Park. The new facility would service users of the southwestern side of the Park and beach, allowing them to avoid the often-crowded activities on the commercially used northeastern side.

1.1.2 PHYSICAL CHARACTERISTICS

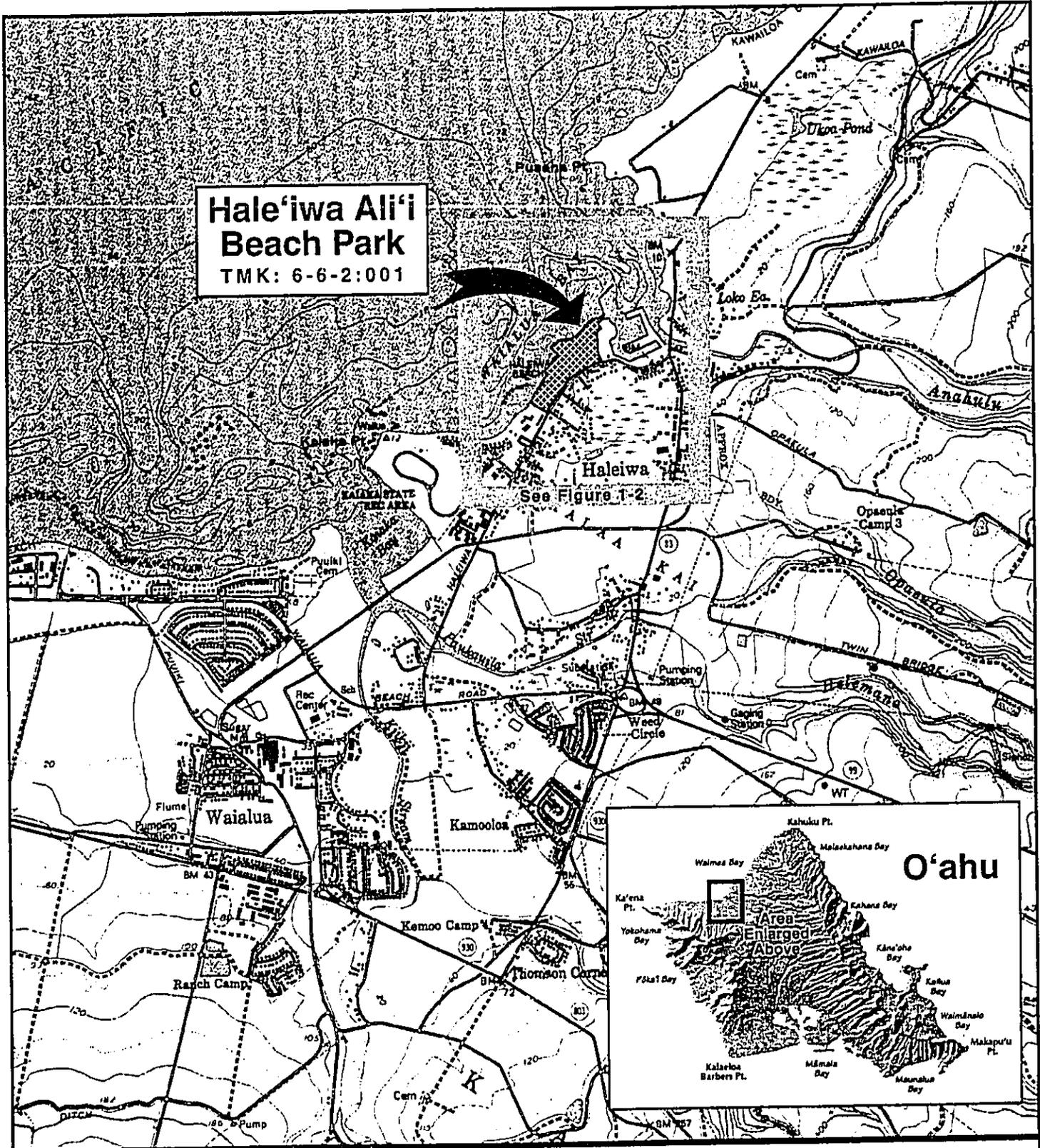
1.1.2.1 LOCATION

Hale'iwa Ali'i Beach Park is located on the O'ahu north shore in Hale'iwa Town and adjacent to the Hale'iwa Boat Harbor (Figure 1-1). The Park consists of one parcel (TMK 6-6-002:001), with a total of 19.245 acres; the entire parcel is in the Special Management Area. The Park is fronted by approximately 2,400 feet of shoreline, from the State of Hawai'i Boat Harbor property on the north to Kawani Lane on the south. It is bordered on the southeast by Hale'iwa Road (Figure 1-2). The Park is the property of the City & County of Honolulu and is operated by the Department of Parks and Recreation.

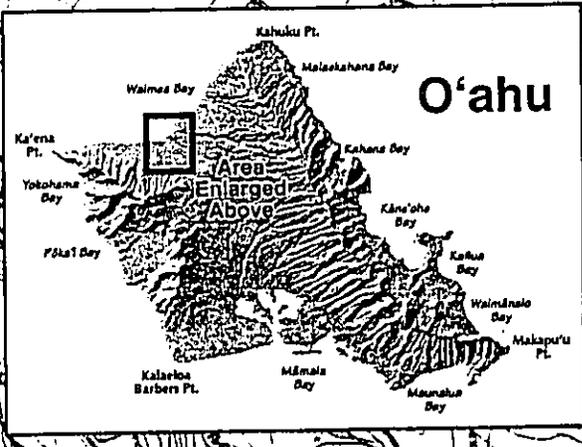
1.1.2.2 PROPOSED BATHHOUSE

The proposed facilities include a bathhouse, outdoor shower, and associated parking lot. These facilities would be located near the southwestern extreme of the Park and would be accessible by vehicle from Hale'iwa Road (Figure 1-3).

The bathhouse would include, at a minimum, two water closets for women and a water closet and urinal for men. It would be approximately 32' by 32' with a maximum height of approximately 22' (Figure 1-4). The bathhouse would be set back at least 55' from the shoreline. Security lighting would be provided for the structure and for the parking area. Walkways would be flush with grade. A standard storage area and, if necessary, room for lifeguard equipment and supply storage, would be included in the building. The facility would also include a freestanding drinking fountain, similar to those at the existing Ala Moana comfort stations, a trash can post, and a park sign; all of these would be designed from standard details.



**Hale'iwa Ali'i
Beach Park**
TMK: 6-6-2:001



PREPARED FOR:
City and County of Honolulu

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
USGS 7.5' Haleiwa Quad (1983).
USGS 10M DEM Hillshade (1999).
C&C Honolulu Park Parcel (2000).

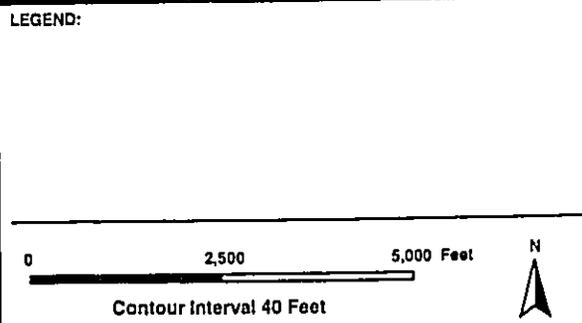
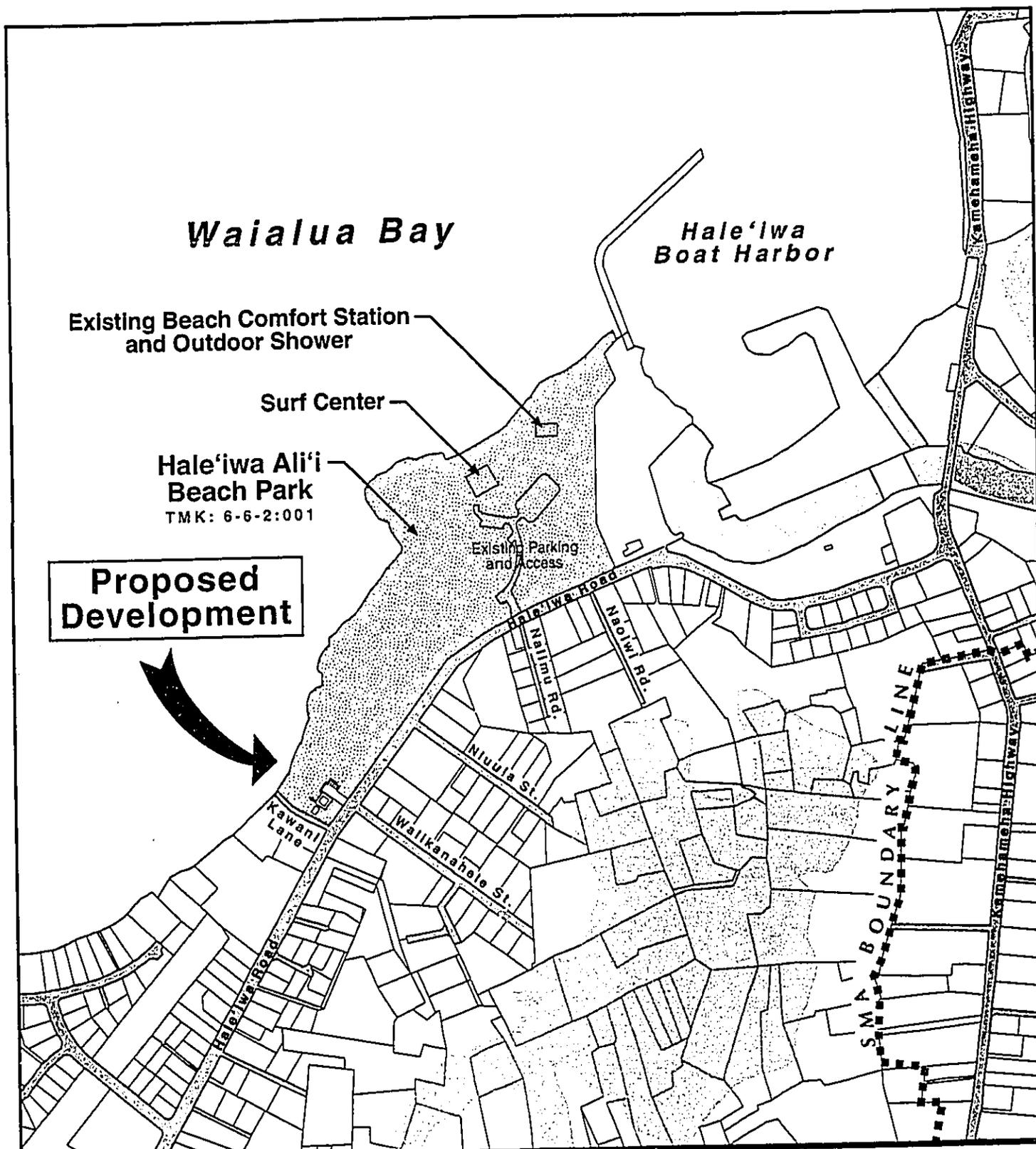


FIGURE 1-1:
**Location of Hale'iwa Ali'i
Beach Park**

Hale'iwa Ali'i Beach Park



PREPARED FOR:
C&C of Honolulu

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
C&C of Honolulu GIS Data (2000).
Yamasato, Fujiwara, Higa (2000).

LEGEND:

Hale'iwa Ali'i Beach Park TMK: 6-6-2:001	Ocean
Existing Buildings & Access Road	Roads
Proposed Development	Wetland
SMA Boundary Line	

0 500 1,000 Feet

Contour Interval 40 Feet

N

FIGURE 1-2:

Hale'iwa Ali'i Beach Park

Hale'iwa Ali'i Beach Park

MAP 76 12 MAR 1994

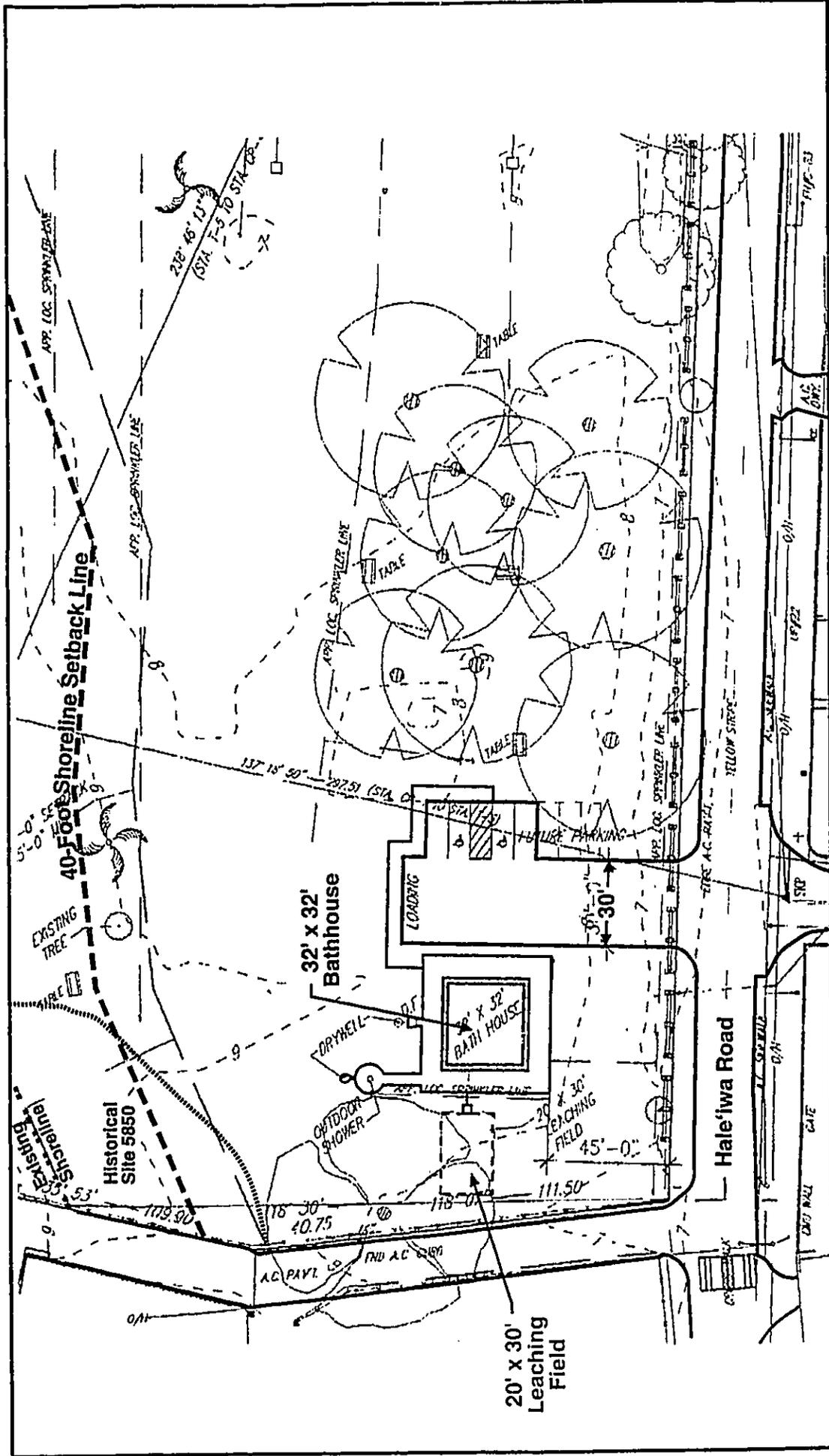


FIGURE 1-3:

Proposed Development: Bathhouse, Outside Shower and Parking

Scale: 1 inch = 50 feet

PREPARED FOR:
City & County of Honolulu

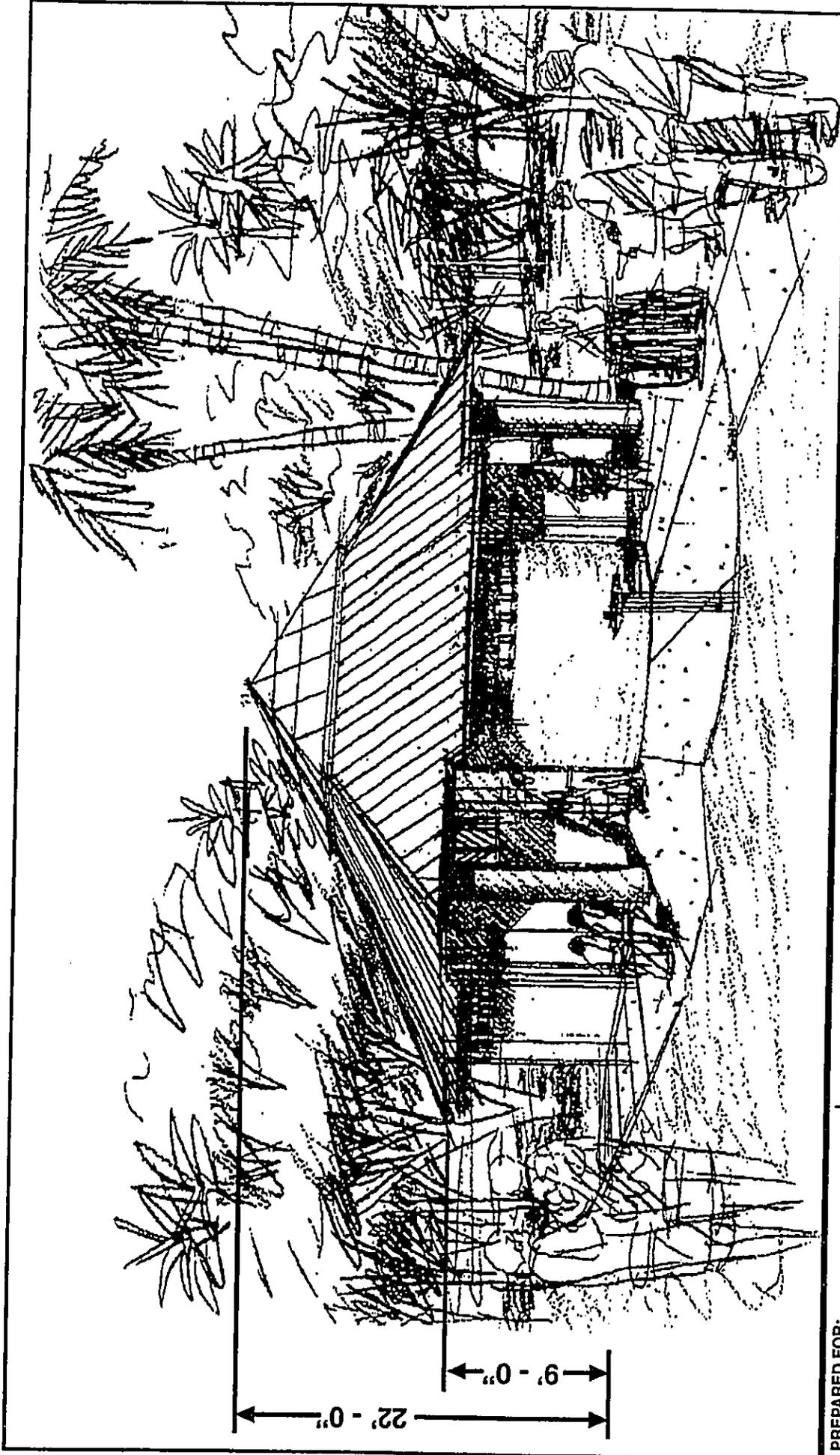
PREPARED BY:
Planning Solutions, Inc.
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SOURCE:
Yamasato, Fujiwara, Higa (2000).

Legend:

- Approximate Boundary of Historical Site 5850
- - - - 40-foot Shoreline Setback Line
- Shoreline

Hale'iwa All'i Beach Park



PREPARED FOR:
City & County of Honolulu

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
Yamasato, Fujiwara, Higa (2000).

FIGURE 1-4:

**Sketch Rendering of Proposed
Bathhouse**

Hale'iwa Ali'i Beach Park

Not to Scale

The design includes landscaping to match the existing park setting. Three new trees, probably beach heliotropes would be added, one on the *mauka* side of the bathhouse and two on the *makai* side. Also, ground cover, such as beach morning glory and *naupaka kahakai* would be added around the beachhouse and parking lot.

Readers should note that the exact positioning of the bathhouse, parking area, and shower as shown in Figure 1-3 differs slightly from that shown in *Draft EA*. The modifications were made in response to results of archaeological field surveys that were not available at the time the earlier document was prepared and in accordance with recommendations made by the State Historic Preservation Division. These findings are discussed in Section 2.1.7.

1.1.2.3 SITE ACCESS AND OFF-STREET PARKING

The proposed facilities are intended to accommodate existing users of the Park. Consequently, the only vehicle parking being provided is two handicapped stalls and two stalls for maintenance vehicles. Vehicle access to and from the proposed bathhouse would be provided by a new 24-foot wide asphalt and concrete driveway and turn-around. The driveway would be located near the intersection of Hale'iwa Road and Walikanahale Street. The new driveway and turn-around would be designed and constructed per current City and County of Honolulu standards. Signs would be located around the proposed turn-around to maintain proper emergency vehicle access.

The accessible aisle between the accessible parking spaces is sufficiently wide to accommodate van access. A new 4-foot wide concrete walkway would provide pedestrian and handicap access between the parking area, bathhouse, and outdoor shower. All accessible aisles and routes would accommodate the requirements of the Americans with Disabilities Act of 1990 (ADA; 42 U.S.C. 12101 *et seq.*). The development would include a standard pipe barrier and chain around the parking lot.

1.1.2.4 WATER SERVICE

Domestic water service for the proposed bath house and outdoor shower would be provided by one of the following methods: (A) connection to the existing on-site water system, or (B) installation of a new lateral and water meter along Hale'iwa Road fronting the proposed project area.

Option A: Connection to the Existing On-site Water System. The existing 2" water meter¹ is located on the easterly portion of the parcel, approximately 100-feet east of the main driveway along Hale'iwa Road. The water meter currently serves the *Baywatch* and existing Hale'iwa Ali'i Beach Park facilities. In order to connect to this existing onsite water system, a new 3" water main approximately 1,200-feet in length would be required. Verification of the adequacy of the existing 2" water meter would also be necessary.

¹ Premise ID=1032620/W.M.# 21506092

Option B: New Water Lateral and Meter: The second option being considered consists of the installation of an additional 1.5" water meter with a Type 'D' lateral along Hale'iwa Road. The new lateral would connect to an existing 6-inch water main along Hale'iwa Road, and the new water meter would be fronting the proposed project area. Because this option would result in more than one water meter for the parcel, approval from the Director of the Board of Water Supply would be required.

The existing irrigation system will be modified to accommodate the new facilities.

1.1.2.5 WASTEWATER SYSTEM

Wastewater from the proposed bathhouse would be managed by a new Individual Wastewater System (IWS). The IWS would consist of a septic tank, distribution box, and a leach field. The size and location of the leach field would be determined by the results of the soils percolation tests. Due to the anticipated high ground water elevation and the low elevation at the proposed bathhouse location, the leach field and bathhouse may be required to be elevated with fill.

1.1.2.6 FIRE PROTECTION

A new on-site fire hydrant and 6-inch detector check meter would be installed if needed to comply with fire protection standards.

1.1.2.7 ELECTRICAL SYSTEM

An existing utility pole line is located along Hale'iwa Road across the street from the project site. This pole line is owned and maintained by Hawaiian Electric Company (HECO). An electric secondary service drop for the bathhouse would be provided by HECO from their pole line into the project site. A City owned wood utility pole would be provided by the City on the southern side of the entry driveway for the HECO service drop. The City owned secondary service cables from this point would be routed to the bathhouse.

1.1.2.8 TELEPHONE

The existing utility pole line along Hale'iwa Road across the street from the project site carries the existing telephone service line. A telephone service drop for the bathhouse would be provided by Verizon from the pole line into the project site. The City owned wood utility pole would be utilized for the telephone service drop. The telephone cables from this point will be routed to the bathhouse by Verizon.

1.1.2.9 SITE GRADING AND DRAINAGE

The proposed bathhouse and paved roadway will follow existing contours. If the final design of the wastewater system makes it necessary, the bathhouse and septic system will be elevated with fill.

The existing on-site runoff is currently managed by a grassed swale along Hale'iwa Road which collects and routes site runoff to an on-site drainage system. The system eventually discharges into the ocean and consists of a grated inlet, inlet and outlet headwalls, and concrete drain lines.

The increase in storm runoff, due to the increase in impervious area from the proposed project, will be managed by either an on-site retention area or an underground detention system. Utilizing the existing drainage system for the increase in runoff is not viable due to the location and elevation of the proposed site. An on-site retention area will consist of a 20-foot wide, 50-foot long, 12-inches deep basin. An underground detention system will consist of a grated inlet and drain lines, which will collect and route the increase in runoff to the either below grade perforated pipes or infiltrators.

1.1.3 CONSTRUCTION TIMETABLE AND FUNDING SOURCE

Construction is expected to begin in December 2000 and to be completed in early 2001. A total of \$525,000 for planning, design, and construction was included in the City's FY 2000 budget.

1.2 ECONOMIC AND SOCIAL CHARACTERISTICS

Construction of the proposed facilities would generate short-term employment and business activity in the construction industry. No new residential or commercial structures or uses are being proposed. Maintenance of the new facilities would require a small amount of additional staff time from the Department of Parks and Recreation.

1.3 ENVIRONMENTAL CHARACTERISTICS

The parcel on which the development would be constructed is within the Special Management Area and within a flood zone. Relevant environmental characteristics are discussed in the following sections of this report.

2. DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION

2.1 PHYSICAL SETTING

Hale'iwa Ali'i Beach Park has approximately 2,400 feet of shoreline frontage. This shoreline consists of several sandy beaches separated by small, solid-rock outcrops. Figure 2-1 and Figure 2-2 depict the appearance of the shoreline immediately *makai* of the proposed structure.

2.1.1 EXISTING USES

The Park currently is used for two distinct purposes. First, it is a recreational center for public park and beach users. Second, it is used commercially for the production of the Baywatch television series. Most existing activity is concentrated at the Park's northeastern end. The existing parking area is located there and is reached via Hale'iwa Road. The area that would be occupied by the proposed bathhouse presently consists of an open lawn (see Figure 1-2).

2.1.2 CLIMATE

The climate of the project site is typical of the northern end of O'ahu. The mean annual rainfall is about 35 inches, and the mean annual air temperature is about 73 degrees F. Northeast tradewinds can be strong and gusty. Wind at the shoreline is generally onshore during the most common tradewind weather and is moderated by the diurnal morning offshore breezes and the evening onshore breezes. Winter is the wettest and coldest period of the year.

2.1.3 TOPOGRAPHY AND SOIL CHARACTERISTICS

The ground elevation along the beach fronting the proposed bathhouse rises from sea level to an elevation of approximately 9 feet above sea level. The ground maintains this same elevation most of the way across the park to Hale'iwa Road before descending to the road elevation of approximately 7 feet (see Figure 1-3). The proposed facilities will be constructed on the essentially level existing grade and will involve a minimum of earthmoving. They will not have a noticeable effect on landforms.

The natural soil at the site is a mixture of beach sand and Hale'iwa Series soils. Hale'iwa Series soils consist of deep, well-drained soils that formed in alluvium derived from basic igneous material. Hale'iwa soils form on alluvial fans and in drainage ways along the coastal plains. Drainage of the soils is good. Some of the soil consists of fill material placed there before or during park construction.

2.1.4 FLOOD HAZARD

The proposed project site is currently in the Flood Zone, FIRM Zone VE - Coastal Flood with Velocity Hazard (Elev. 18-ft.), *Flood Insurance Rate Map, Community Panel Number 150001 0020B, dated Sept. 4, 1987*. According to the Land Use



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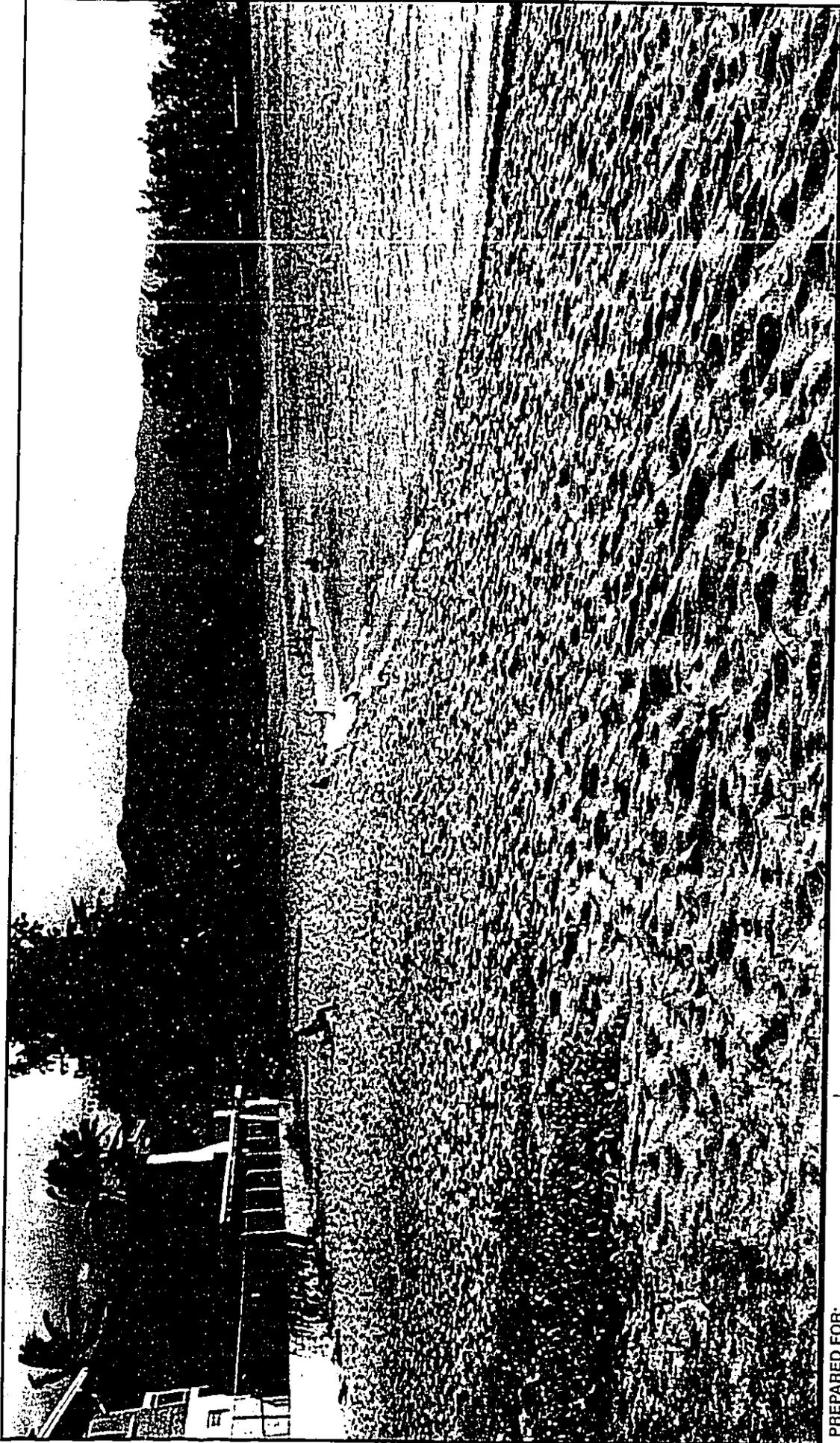
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SOURCE:
Planning Solutions, Inc. (3000)

FIGURE 2-1:

**Shoreline View of Beach Fronting
Proposed Development,
Facing North**

Hale'iwa All'i Beach Park



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City & County of Honolulu

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
Planning Solutions, Inc. (2000)

FIGURE 2-2:

**Shoreline View of Beach Fronting
Proposed Development,
Facing Southwest**

Hale'iwa Ali'i Beach Park

Ordinance, Dept. of Planning and Permitting, City and County of Honolulu, dated May 1999, Section 21-9.10 - Flood Hazard Districts, Subsection 21-9.10-13 - Exemptions, Item 'a', "*The following structures and improvements shall be exempted: (12) Bathhouses, comfort stations, open park pavilions...*" Therefore, the proposed project is exempt from Coastal High Hazard District requirements.

The flood hazard at the site stems from the area's exposure to storm waves and tsunami. In the unlikely event that the proposed bathhouse were undermined or destroyed by wave action, the Department of Design & Construction would take appropriate mitigative measures to ensure that the structure does not present a health and safety hazard. In the event that storm wave action or tsunami did affect the structure, the City would either rebuild or remove the proposed bathhouse. The likelihood of this occurring is considered small.

2.1.5 FLORA AND FAUNA

A group of nine trees abuts the proposed bathhouse site to the north-northeast, a single large tree grows near the southwestern Park boundary, and a single palm is on the shoreline side. Other vegetation in the area that would be affected by the proposed action consists primarily of grass, alien weeds, and trees of common varieties. No rare, endangered, or threatened species of plants or wildlife inhabit the site. The proposed action would not require the removal of any trees. The existing lawn irrigation system would be modified as necessary to accommodate the proposed bathhouse.

Two types of sea turtle may be found offshore from the park, the green sea turtle (*Chelonia mydas aggazizi*), and the hawksbill turtle (*Eretmochelys imbricata*). These animals are protected under the U.S. Endangered Species Act. The green sea turtle is considered threatened, while the hawksbill turtle is endangered. Green sea turtles are seen commonly offshore, while the occurrence of the hawksbill turtle in these waters is possible, but not confirmed.

Green sea turtles nest on beaches in the Northwestern Hawaiian Islands, while the hawksbill turtle nests on beaches on the islands of Hawai'i, Maui, and Moloka'i. No reports of nesting on O'ahu are available for either species (Pacific Whale Foundation, 1998; Gardner, 1993).

The proposed bathhouse would be located on an existing lawn area, well away from the beach. Hence, its construction does not have the potential to affect turtle nesting areas.

Operation of the proposed facilities would not cause discharges into the ocean (see Figure 1-3). Minimal vehicle parking would be added with the bathhouse, so it is not expected to lead to an appreciable increase in use of the nearby beach. Consequently, ongoing operation of the facilities is very unlikely to have any substantial effect on sea turtles.

2.1.6 SIGNIFICANT HABITATS

The nearest natural resource reserve, the Mokulē'ia Forest Reserve, is approximately 2.5 miles distant. There are designated wetlands areas across Hale'iwa Road, approximately 1,000 feet from the site. Because the natural drainage from the site does not reach these wetlands and project-related activities do not have the potential to substantially affect the wildlife that uses them, the proposed bathhouse would not affect these wetlands areas.

2.1.7 HISTORICAL AND CULTURAL RESOURCES

2.1.7.1 ARCHAEOLOGICAL RESOURCES

The site is located in Pa'ala'a *Ahupua'a* (Hale'iwa), Waialua District, O'ahu. The available archaeological and historical data indicate that a major area of Hawaiian settlement lay immediately *mauka* (southeast) of Hale'iwa Ali'i Beach Park. Furthermore, the presence of five major *heiau* within one kilometer of the coast between Anahulu Stream and Helemano Stream indicate that the area was a focus of native Hawaiian religious activity.

In view of this, the City initiated archaeological work on the site, including subsurface testing. Cultural Surveys Hawai'i was contracted to conduct an archaeological inventory survey of a 5-acre portion of the Park including the proposed bathhouse site. The survey located two historic sites within the project area: Site 5791, a corridor formerly containing the O.R. & L. Railroad Right-of-Way, and Site 5850, a subsurface archaeological deposit with an associated human burial.

No physical evidence of the railroad berm or roadway was found, and Site 5791 appears to have been entirely re-graded with the development of the park (Cultural Surveys Hawai'i, August 2000). Thus, project-related construction would have no significant effect on this historic site.

If it had been constructed in the location shown in the *Draft EA*, construction of some of the proposed facilities would have disturbed remains in Site 5850. In accordance with guidance provided by the Historic Preservation Division of the State Department of Land and Natural Resources (see Section 7.2), the plans for the proposed facilities were revised so that construction would be limited to areas covered with recent fill material. This modification insured that Site 5850 would be preserved.

In addition, it is anticipated that conditions requiring the following will be made part of the Special Management Area Permit, if approved:

- Preservation of Site 5850 in accordance with the provisions of a preservation plan, including a burial treatment component, reviewed and approved by the State Historic Preservation Division. This preservation plan would establish site borders (including buffer zones), interim protection measures, and long range preservation measures. The buffer zones and interim protection measures would be in place prior to any land alteration. The SHPD would verify in writing to the City & County when the plan is successfully executed.

- Should historic sites such as platforms or pavings or remains such as artifacts, burials, or fire pits be encountered during construction activities, work would cease immediately in the immediate vicinity of the find, and the find would be protected from further damage. The contractor would immediately contact the State Historic Preservation Division, which would assess the significance of the find and recommend an appropriate mitigation measure, if necessary. Work in the affected area would not recommence until the SHPD has approved the mitigation plan.

2.1.7.2 HISTORICAL RESOURCES

Hale'iwa was a major stop on the railroad line that connected the North Shore and Honolulu during the late 19th and much of the first half of the 20th Centuries. The train no longer exists, and the present town is a mix of old and new structures. In 1984 Hale'iwa Town was designated a State Historic, Cultural and Scenic District. The proposed bathhouse would not be adjacent to or result in the modification or destruction of any of these historic structures. The proposed bathhouse would not be visible from the main road of the Hale'iwa Historical District (Kamehameha Highway).

The bathhouse would be constructed over the old O'ahu Railroad and Land Company Right-of-Way. However, a recent survey of the area, including trenching to determine near-surface historical features, failed to find any evidence of the old railway. Rather, recent fill comprised the dominant surface deposits, suggesting that any artifacts from the railway were removed or destroyed with the development of the park. For these reasons, the proposed bathhouse would have no impact on these or any other known historical resources in the area.

The recent archaeological inventory survey completed by Cultural Surveys Hawai'i, Inc. of a 5-acre portion of the park notes that there was a broad cluster of approximately 70 *kuleana* Land Commission Awards (LCAs) claimed by Hawaiians circa 1850 immediately *mauka* of the project area (no LCAs were claimed within the park). It is probable that this was a residence pattern of long standing and that the Hawaiians of Pa'alakai routinely utilized the resources of the littoral and coastal zones adjacent to the project area.

During the course of historic background research, no specific traditional, cultural practices germane to the specific project area were noted.

As discussed in Section 2.1.7.1, during the fieldwork a subsurface cultural layer (Site 50-80-04-5850), including at least one known burial, was identified. The site was recommended for preservation. Plans for the proposed improvements were revised by relocating the proposed facilities inland and onto an area covered with recent fill to avoid adverse impact to this site. The graded and filled Beach Park, with its manicured lawn and exotic vegetation landscaping appears to offer no unique cultural resources other than this layer and burial.

Native rights pertaining to burials will be dealt with according to existing laws (Chapter 13-300, Hawai'i Administrative Rules) in close consultation with the State

Historic Preservation Division burials staff and the O`ahu Island Burial Council to ensure that the wishes of any cultural or lineal descendants are considered.

The proposed improvements are evaluated as likely to have no adverse impact on traditional practices.

2.1.8 NOISE

Heavy construction equipment, such as bulldozers, front-end loaders, and materials-carrying trucks and trailers, would be the dominant source of noise during the site construction period. Construction noise from these machines and vehicles may affect residents across Hale'iwa Road and Kawani Lane. However, it would be confined to daylight working hours only and should be relatively short-term. Construction activities would comply with the State Department of Health's *Administrative Rule Chapter 11-4*.

As noted earlier, the principal purpose of the proposed bathhouse is to provide better service to existing users of the Park and shoreline. The availability of these new facilities at the southwestern end of the Park may increase usage of that area. To the extent that this occurs, it is possible that there may be some increase in noise from voices, radios, and vehicles of Park users.

2.1.9 AIR QUALITY

Presently, air pollutants from vehicular sources on Hale'iwa Road and some emissions from boats in the adjacent boat harbor affect air quality in the area. Air quality impacts attributed to the proposed bathhouse would include dust generated by short-term, construction-related activities. Site work such as grading and construction would generate airborne particulate matter. Dust control measures, such as regular watering and sprinkling, would be implemented as needed to minimize wind-blown emissions. Other dust control measures stipulated in State air pollution control regulations (Administrative Rules Chapter 60 Title 11 of the State Department of Health) would be employed as needed.

In general, the proposed facilities would not generate emissions with the potential to affect air quality. So long as the wastewater disposal system is kept in proper working order, it should not produce detectable odors.

2.1.10 WATER QUALITY

2.1.10.1 MARINE WATER QUALITY

The waters offshore from the proposed bathhouse are in Waialua Bay and are designated as Class AA by the State Department of Health (DOH, HAR §11-54-06). It is the objective of Class AA waters that "they remain in their natural, pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions" (HAR §11-54-03(5)(c)(1)).

The proposed bathhouse would not have any drainage into the ocean and would not affect marine waters. Stormwater originating on the roof, roadway, and other

impervious surfaces would be collected and carried to a retention system designed to avoid increases in runoff.

2.1.10.2 GROUNDWATER QUALITY

Groundwater resources have the potential of being affected by the wastewater discharges that would be produced by the proposed bathhouse. The new Individual Wastewater System (IWS) that would be installed (see Section 1.1.2.5) would provide adequate treatment and disposal of the wastewater from the proposed bathhouse. These mitigation measures are an integral part of the development design and would ensure that groundwater quality would not be degraded.

2.1.11 VISUAL RESOURCES

The proposed bathhouse is designed to be compatible with the existing structures in the Park and with other such park facilities on the island of O'ahu (see Figure 1-4). Its maximum height of 22' would be well below the height of the existing trees, which would remain. The proposed structure would be modest in comparison with the *Baywatch* Surf Center in the northeastern part of the Park and the Jodo Mission, across Kawani Lane immediately to the southwest. Most lines of sight to the ocean would not be obstructed by the proposed bathhouse. However, the bathhouse would obstruct a small portion the view of the ocean from Hale'iwa Road (Figure 2-3). This view is not an exceptional ocean view and is already partially obstructed by the topography. More importantly, the ocean would continue to be visible from the great majority of the Park's frontage on Hale'iwa Road. Thus the visual resources would not be substantially affected by the proposed bathhouse.

2.2 SOCIO-ECONOMIC ENVIRONMENT

Hale'iwa Town has a small resident population (2,442 in the 1990 census; *State of Hawaii 1998 Data Book*) but commonly experiences large influxes of tourists and beach users. In 1998, an estimated 324, 221 people used the Hale'iwa Ali'i Beach Park beaches (*State of Hawaii 1998 Data Book*). On a short-term basis, the proposed project would generate some construction and construction-related employment. It would also generate several person-hours of employment per week for ongoing maintenance. On a long-term basis, the proposed bathhouse would not have a substantial impact on employment opportunities or on local population levels.

Some increase in the number of recreation users of the Park might occur as a result of the proposed bathhouse, but the minimal parking that would be provided would limit this to an insubstantial increase overall. However, the availability of restroom facilities at the southwestern end of the Park is expected to shift some use to portions of the Park that are not heavily used at the present. This could lead to an increase in traffic, the number of parked cars, and number of Park and beach users at this side of the Park.



FIGURE 2-3:

Ocean View from Hale'iwa Road that
would be Obstructed by Proposed
Bathhouse

Hale'iwa Ali'i Beach Park

PREPARED FOR:
City & County of Honolulu

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
Planning Solutions, Inc. (2000)

2.3 INFRASTRUCTURE

2.3.1 ROADWAYS

A new driveway would provide access to and from the proposed bathhouse from Hale'iwa Road. The number of persons expected to access the facility by vehicle is small. Hence it would not increase traffic substantially. The lines of sight for motorists passing by, entering, and leaving the facilities are unobstructed for several hundred feet in both directions on Hale'iwa Road. No substantial effects on roadways would be caused by the proposed bathhouse.

2.3.2 WATER SUPPLY

As discussed in Section 1.1.2.4, domestic water service for the proposed bath house and outdoor shower would be provided either directly or indirectly from the existing 6-inch water main along Hale'iwa Road. There is an existing 2-inch domestic water meter serving the beach park. The current water pressure from the irrigation system at the site is good (90 pounds per square inch). The Board of Water Supply reports that the existing water system is adequate to accommodate the proposed bathhouse (see Section 7.2).

The additional shower and restroom facilities are expected to increase water use at the park slightly. The exact extent cannot be estimated until the Park is in operation and the City can determine the extent (if any) to which the improvements attract new users rather than simply redistribute them more evenly over the entire Park. Irrigation water use would be decreased slightly because of the conversion of some lawn area to pavement and structures. The on-site fire protection requirements would be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

2.3.3 WASTEWATER FACILITIES

As discussed in Section 1.1.2.5, wastewater flows from the proposed bathhouse would be managed by a new Individual Wastewater System. Because the system is self-contained, no effects on existing wastewater lines or facilities would be caused by the proposed bathhouse.

2.3.4 STORM DRAINAGE FACILITIES

The proposed on-site storm drainage system is designed to avoid any increase in the volume of stormwater leaving the site. This is being done by: (i) limiting the amount of new paved and roofed area to the minimum needed to comply with existing park standards and (ii) collecting the additional runoff that would occur and channeling it into on-site seepage pits. Hence, the proposed bathhouse project would have no substantial effects on the existing stormwater drainage systems.

2.3.5 ELECTRICAL SYSTEM

As discussed above (Section 1.1.2.7), the proposed project would include an electrical connection to the existing electrical distribution line on Hale'iwa Road. The electrical requirements of the proposed project would be small (lighting only) and can be accommodated by the existing off-site system.

2.3.6 SOLID WASTE

Trash receptacles scattered throughout the existing park provide a place for users to dispose of trash generated during their stay. The receptacles are collected by City personnel and disposed of in the park's existing waste handling system.

A limited amount of waste would be generated during the course of construction. The contractor would collect this, place it in an on-site storage bin, and periodically truck it to an approved construction waste landfill for disposal.

The proposed facilities are intended to serve existing users of the park and adjacent shoreline areas. Consequently, they are not expected to generate significant amounts of additional solid waste. The availability of trash receptacles at the facility may increase users' tendency to collect and remove trash from picnic areas and the beach. If this is the case, those areas may become less cluttered.

3. ALTERNATIVES TO THE PROPOSED ACTION

3.1 ACTION ALTERNATIVES

At present, no other action alternatives are being considered. The primary purpose of providing new bathhouse facilities at the Park is to serve people who use, or would like to use, the southwestern portion of the 19-acre parcel. This limits reasonable siting choices to its central and southwestern areas. Since the heaviest use of the beach is at the Kawani Lane end of the Park, the City dismissed the possible locations near the center of the parcel from detailed consideration.

3.2 NO ACTION ALTERNATIVE

The No Action Alternative would maintain the status quo of the subject property. The potential convenience of having a new facility for Park users at the southwestern side of the Park would be foregone. Taking no action would not accomplish the objectives of the proposed action stated above. The No Action Alternative avoids environmental, social, and economic impacts disclosed in this Assessment.

4. DETERMINATION OF SIGNIFICANCE

Based on significance criteria set forth in *Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules*, the proposed project is not expected to have a significant impact on the environment. As such, the expected determination for the proposed project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are discussed below.

1. *Involves an irrevocable commitment to loss or destruction of any natural or cultural resources*

In general, the proposed project would not result in a loss of natural or cultural resources. On the contrary, the proposed bathhouse would enhance the public use of the Park's natural shoreline without compromising its present condition.

Subsurface cultural remains and/or burials are present within the Park boundaries. The archaeological inventory survey and subsurface testing that was conducted for the proposed project identified cultural remains, including a burial, in an area that would have been disturbed by the project as it was originally conceived. As discussed in Sections 1.1.2.2 and 2.1.7, the plans for the project were revised by moving all facilities inland and onto an area composed of fill from historical period. Moreover, Site 5850 would be treated in accordance with the provisions of a preservation plan, including a burial treatment component, reviewed and approved by the State Historic Preservation Division.

The development site contains grasses, alien weeds, and trees of common varieties. None of the trees would be removed. No rare, endangered, or threatened species of plants or wildlife inhabit the site.

2. *Curtails the range of beneficial uses of the environment*

Currently, the Hale'iwa Ali'i Beach Park is used as a public beach and Park and also for the commercial production of the *Baywatch* television series. Recreational Park users must transit to the northern end of the Park to use the existing comfort station facilities. The proposed bathhouse would permit the recreational users to avoid the more crowded commercial activities at the northeastern side of the Park, thereby enhancing the recreational experience at the Park.

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 action is consistent with the Environmental Policies established in Chapter 344, HRS and with the existing uses and zoning designations of the parcel.

4. Substantially affects the economic and social welfare of the community or state

The proposed project is minor in scope and would not affect the economy in a substantial way. It would support recreational uses of the Park, which are meaningful and rewarding recreational outlets that can be experienced by all age groups. As such, it is viewed as having potential positive social impacts for the Hale'iwa community and the North Shore region at large.

5. Substantially affects public health

Public health would not be substantially affected by the proposed project. Noise and dust would be generated during construction, but these are short-term impacts and would be controlled by existing regulatory measures. On a long-term basis, the proposed facilities would benefit public health by providing more convenient means for maintaining public sanitation and cleanliness.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities

Due to the nature of the proposed bathhouse, there are no substantial secondary or indirect impacts such as population changes or effects on public facilities that would result from the project. Some minor increase in Park usage by the public is possible due to the enhanced desirability of the Park and shoreline resulting from the proposed facilities. However, because no addition of general parking is included in the design, this increase in usage would be minimal.

7. Involves a substantial degradation of environmental quality

The construction of the project would be minor in scope and duration and would not involve significant degradation of environmental quality. Mitigation measures that would be employed as standard practices in public construction would minimize impacts to the environment.

Over the long-term, no significant increases in air, noise, or water impacts are anticipated because of the proposed action. No endangered plant or animal species or important habitat is associated with the subject properties. The convenience of the proposed facilities would help to minimize improper public sanitation practices by Park users, thereby enhancing environmental quality.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions

Adverse cumulative impacts on the environment are not anticipated, nor does the proposed project involve a commitment for larger actions on the subject property.

9. Substantially affects a rare, threatened, or endangered species, or its habitat

There are no rare, threatened, or endangered plant or animal species on the subject properties.

10. Detrimentially affects air or water quality or ambient noise levels

On a short-term basis, ambient air and noise conditions would be affected by construction activities related to the proposed bathhouse, but these impacts can be controlled by measures described in this Environmental Assessment. Once the construction is completed, it is anticipated that the proposed bathhouse would not have an adverse impact upon air or noise conditions in the area.

On a long-term basis, the proposed bathhouse would not change the ocean-related activities that currently take place at Hale'iwa Ali'i Beach Park, except for providing a convenient facility for beach and Park users to shower, change clothes, and use the sanitary facilities. The proposed action would not impact groundwater resources because of the preventative measures that would be used in the design and construction of the wastewater facilities and drainage for the development, as described in this Assessment.

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, ecologically hazardous land, estuary, fresh water, or coastal waters

The proposed bathhouse would not measurably increase any hazard conditions associated with the flood zone and tsunami inundation zone in which it is located. The potential impact of destructive winds and torrential rainfall of tropical storms and hurricanes on the proposed facilities would be mitigated by measures described in this Assessment. The bathhouse is in an area that is subject to periodic inundation by waves, and it is possible that it could be damaged or destroyed by these before the end of its design life. The nature of the threat is such that there would be adequate time to warn those present in the Park of possible danger. Hence, no threat to human life is anticipated. In the event of significant damage to the facilities, the proposing agency also acknowledges that one of the potential mitigative measures would include removal or relocation of the bathhouse and outdoor shower.

The facilities would not alter the water flow or quality. Furthermore, the proposed facilities are located sufficiently far inland to preclude adverse effects on natural beach and shoreline processes.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.

As discussed in Section 2.1.11, the proposed bathhouse would have no substantial effect on any scenic vistas or view planes in the area.

13. Requires substantial energy consumption

Construction and operations associated with the proposed bathhouse are small-scale and would not require substantial amounts of energy. Ongoing electrical use would be for lighting and operation of the Individual Wastewater System only, and this would not be substantial.

5. LIST OF APPROVALS AND PERMITS REQUIRED

5.1 REQUIRED PERMITS AND APPROVALS

The following approvals are needed from the City & County of Honolulu, Department of Planning and Permitting: (1) Special Management Area Use Permit; and (2) Grading/Building Permits.

The proposed project is located entirely within the Special Management Area (SMA). Because the anticipated cost exceeds \$125,000, a major SMA permit is needed. Pertinent information required for the processing of a Special Management Area Use Permit is provided below.

As shown in Figure 1-3, the proposed facilities are more than 40-feet inland of the shoreline. Consequently, their construction will not require a Shoreline Setback Variance in accordance with the Revised Ordinances of Honolulu (ROH), Section 23.

5.2 SPECIAL MANAGEMENT AREA REVIEW STANDARDS

Projects proposed in the Special Management Area (SMA) are reviewed with respect to objectives and policies contained in *Hawaii Revised Statutes* (HRS), Section 205A-2 (Coastal Zone Management Program) and review guidelines found in the *Revised Ordinances of Honolulu* (ROH), Chapter 25 (Shoreline Management). The following provides supplemental information required for evaluation of the proposed project's impact on the SMA. The relationship of the proposed project to these objectives and policies is discussed below.

5.2.1 COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES

Consistency with applicable coastal zone management objectives and policies, set forth in HRS, Section 205A-2 is summarized below:

5.2.1.1 RECREATIONAL RESOURCES

The project enhances an existing shoreline recreational area. Project components include the construction of a new bathhouse, associated parking, and an outdoor shower. The project would not alter public Park or shoreline access, existing fishing and boating activities, or any other recreational activities that currently occur on the site.

5.2.1.2 HISTORIC RESOURCES

As discussed in Section 2.1.7, the proposed facilities were relocated so that they would not affect historic resources. The City will prepare a preservation plan, including a burial treatment component, for the resources that were identified during the subsurface archaeological excavations made during planning. It will submit this for review and approval by the State Historic Preservation Division.

5.2.1.3 SCENIC AND OPEN SPACE RESOURCES

As discussed in 2.1.11, the proposed bathhouse would have no substantial effect on scenic resources in the area. A small amount of open space in the Park would be lost to the bathhouse structure, but it would be a small fraction of the existing Park area.

5.2.1.4 COASTAL ECOSYSTEMS

The proposed construction of a bathhouse, parking, and outdoor shower improvements is small-scale and not expected to alter valuable coastal ecosystems of significant biological or economic importance. No direct drainage into coastal ecosystems would result from the proposed bathhouse. The nearest coastal natural reserve, the Pu'u O Mahuka Heiau State Monument, is approximately 2.8 miles distant and would not be affected by the proposed bathhouse. There are designated wetlands areas across Hale'iwa Road, approximately 1,000 feet from the site. Because the natural drainage is away from these wetlands, the proposed project would not affect these wetlands areas.

5.2.1.5 COASTAL HAZARDS

The project site is in the flood zone. In the unlikely event that the proposed bathhouse is undermined or destroyed by wave action, the proposing agency is prepared to take appropriate mitigative measures to ensure that the structure does not present a coastal hazard. In this regard, the proposing agency also acknowledges that one of the potential mitigative measures would include removal or relocation of the proposed bathhouse. No other coastal hazards are posed by the proposed project.

5.2.1.6 MANAGING DEVELOPMENT

The proposed bathhouse is consistent with the existing uses of the Park and would not substantially increase overall the number of Park or beach users. Some shift of park activities can be expected from the northeastern to the southwestern side of the Park, which would increase the level of activity at this currently under-used side of the Park.

5.2.1.7 BEACH PROTECTION

The proposed bathhouse would be situated more than 55 feet from the shoreline. No erosion-protection structure seaward of the shoreline is proposed as part of this project.

5.2.1.8 MARINE RESOURCES

As discussed in Sections 2.1.4 and 2.1.10.1 the proposed bathhouse would not have any substantial effects on marine resources.

5.2.1.9 SPECIAL MANAGEMENT AREA GUIDELINES

As documented in this Environmental Assessment, the proposed project is consistent with review guidelines set forth in Section 25-3.2 of the ROH.

5.2.1.10 COMPLIANCE WITH FLOOD HAZARD DISTRICTS

As discussed in Section 2.1.4, the proposed project site is currently in the Flood Zone, FIRM Zone VE – Coastal Flood with Velocity Hazard (Elev. 18-feet). The LUO Subsection 21-9.10-13 – Exemptions, Item 'a', states that "*(12) Bathhouses, comfort stations, open park pavilions...*" are exempted. Therefore, the proposed project is consistent with the provisions for the Coastal High Hazard District requirements.

6. REFERENCES CITED

- Cultural Surveys Hawai'i. 2000. Archaeological Inventory Survey of a 5-Acre Portion of Hale'iwa Ali` Beach Park, Pa`ala`a Ahupa`a, Wailua District, O`ahu Island (TMK 6-6-02: por. 01)
- Gardner, E. 1993. Hawaii's Marine Wildlife: Whales, Dolphins, Turtles, And Seals, A Course Of Study. <http://leahi.kcc.hawaii.edu/~et/wlcurric/turtles.html>. For Earthtrust and the Hawai'i State Department of Education.
- Pacific Whale Foundation. 1998. The Hawksbill Turtle. <http://www.topia.com/hawksbill/hawksbill.htm>

7. CONSULTATION

Numerous agencies and community organizations were consulted during preparation of this Environmental Assessment. An announcement of the availability of the *Draft Environmental Assessment* was published in the August 23, 2000 edition of *The Environmental Notice* published by the State Office of Environmental Quality Control.

An agent of the Department of Design and Construction presented plans for the proposed project to the North Shore Neighborhood Board No. 27 at their September 26, 2000 meeting. Several members of the Board commented on the community's need for the project.

Copies of the *Draft Environmental Assessment* were sent to the agencies and individuals listed in Section 7.1. Those identified with an asterisk provided written comments. Those comments, and copies of letters responding to them, are reproduced in Section 7.2.

7.1 AGENCIES AND ORGANIZATIONS CONSULTED

State of Hawaii

Office of Environmental Quality Control*
Department of Land and Natural Resources*
State Historic Preservation Division*
Department of Health
Department of Transportation*

City and County of Honolulu

Board of Water Supply*
Department of Planning and Permitting*
Department of Environmental Services*

Other Organizations

Waialua Public Library
North Shore Neighborhood Board No. 27

7.2 COMMENTS RECEIVED AND RESPONSES TO COMMENTS

Letters received commenting on this EA and the responses made to these letters are presented in the following section.

BENJAMIN J. CAYetano
DIRECTOR

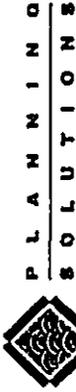


STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

238 SOUTH AUSTINIANA STREET
HONOLULU, HAWAII 96817
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4188

September 21, 2000

GENEVIEVE SALMONSON
DIRECTOR



1110 AVANI STREET, SUITE 331
HONOLULU, HAWAII 96814
PHONE: 808 933-1188
FAX: 808 933-1333

5 October 2000

Ms. Genevieve Salmonson, Director
State of Hawaii's Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813
Subject: Hale'iwa Ali'i Beach Park Bathhouse Improvements

Dear Ms. Salmonson:

Thank you for your September 21, 2000 letter, addressed to Mr. Randall K. Fujiki of the City & County of Honolulu Department of Planning and Permitting, concerning the *Draft Environmental Assessment for Hale'iwa Ali'i Beach Park Bathhouse Improvements*. We appreciate the time you and your staff spent reviewing the document and preparing your comments.

Each of your comments is reproduced below in italics. It is followed by our response, including specific changes that have been made to the text of the *Final EA*.

(1) CULTURAL IMPACTS. The discussion on historic and cultural resources is sparse and needs to also include interviews with knowledgeable cultural practitioners in the Hale'iwa and Waialua areas.

Section 2.1.7 of the *Final EA* has been revised and expanded to better address these issues. The revised text of this section is reproduced below:

2.1.7 HISTORICAL AND CULTURAL RESOURCES

2.1.7.1 Archaeological Resources

The site is located in Pa'ala'a, *Ahupua'a* (Hale'iwa), Waialua District, O'ahu. The available archaeological and historical data indicate that a major area of Hawaiian settlement lay immediately *mauka* (southeast) of Hale'iwa Ali'i Beach Park. Furthermore, the presence of five major *heiau* within one kilometer of the coast between Anahulu Stream and Helemano Stream indicate that the area was a focus of native Hawaiian religious activity.

In view of this, the City initiated archaeological work on the site, including subsurface testing. Cultural Surveys Hawai'i was contracted to conduct an archaeological inventory survey of a 5-acre portion of the Park including the proposed bathhouse site. The survey located two historic sites within the project area: Site 5791, a corridor formerly containing the O.R. & L. Railroad Right-of-Way, and Site 5850, a subsurface archaeological deposit with an associated human burial.

No physical evidence of the railroad berm or roadway was found, and Site 5791 appears to have been entirely re-graded with the development of the park (Cultural Surveys Hawai'i, August 2000). Thus, project-related construction would have no significant effect on this historic site.

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

Dear Mr. Fujiki:

Having reviewed the draft environmental assessment for the City's proposed Hale'iwa Beach Park Bathhouse, we offer the following comments for your consideration.

1. **CULTURAL IMPACTS.** The discussion on historic and cultural resources is sparse and needs to also include interviews with knowledgeable cultural practitioners in the Hale'iwa and Waialua areas. Chapter 343, Hawaii's Revised Statutes now requires that these cultural impacts be assessed (see enclosed copy of Act 50, SLH 2000). A copy of the Environmental Council's guidelines for assessing cultural impacts is enclosed for your use.
2. **HISTORIC PRESERVATION CLEARANCE PRIOR TO PROJECT INITIATION.** Please ensure that historic preservation clearance is obtained **prior** to project initiation. Assessment of significance cannot truthfully be completed until such studies are completed.
3. **SEA TURTLES.** Please check with the U.S. Fish and Wildlife Service on sea turtle encounters in the area and assess any impacts of the project to these creatures.

If there are any questions, please call Leslie Segundo of my staff at (808) 586-4185. Thank you for the opportunity to comment.

Sincerely,

GENEVIEVE SALMONSON
Director

Enclosures

E: Eugene Dashiell, Environmental Planning
Ardy Shaw-Kim, Department of Planning and Permitting
Charles L. Morgan, Planning Solutions

If it had been constructed in the location shown in the Draft EA, construction of some of the proposed facilities would have disturbed remains in Site 5850. In accordance with guidance provided by the Historic Preservation Division of the State Department of Land and Natural Resources (see Section 7.2), the plans for the proposed facilities were revised so that construction would be limited to areas covered with recent fill material. This modification insured that Site 5850 would be preserved.

In addition, it is anticipated that conditions requiring the following will be made part of the Special Management Area Permit, if approved:

Preservation of Site 5850 in accordance with the provisions of a preservation plan, including a burial treatment component, reviewed and approved by the State Historic Preservation Division. This preservation plan would establish site borders (including buffer zones), interim protection measures, and long range preservation measures. The buffer zones and interim protection measures would be in place prior to any land alteration. The SHPD would verify in writing to the City & County when the plan is successfully executed.

Should historic sites such as platforms or pavilions or remains such as artifacts, burials, or fire pits be encountered during construction activities, work would cease immediately in the immediate vicinity of the find, and the find would be protected from further damage. The contractor would immediately contact the State Historic Preservation Division, which would assess the significance of the find and recommend an appropriate mitigation measure, if necessary. Work in the affected area would not recommence until the SHPD has approved the mitigation plan.

2.1.7.2 Historical Resources

Hale'iwa was a major stop on the railroad line that connected the North Shore and Honolulu during the late 19th and much of the first half of the 20th Centuries. The train no longer exists, and the present town is a mix of old and new structures. In 1984 Hale'iwa Town was designated a State Historic, Cultural and Scenic District. The proposed bathhouse would not be adjacent to or result in the modification or destruction of any of these historic structures. The proposed bathhouse would not be visible from the main road of the Hale'iwa Historical District (Kamehameha Highway).

The bathhouse would be constructed over the old O'ahu Railroad and Land Company Right-of-Way. However, a recent survey of the area, including trenching to determine near-surface historical features, failed to find any evidence of the old railway. Rather, recent fill comprised the dominant surface deposits, suggesting that any artifacts from the railway were removed or destroyed with the development of the park. For these reasons, the proposed bathhouse would have no impact on these or any other known historical resources in the area.

The recent archaeological inventory survey completed by Cultural Surveys Hawai'i, Inc. of a 5-acre portion of the park notes that there was a broad cluster of approximately 70 *kaikua* Land Commission Awards (LCAs) claimed by

Hawaiians circa 1850 immediately *mauka* of the project area (no LCAs were claimed within the park). It is probable that this was a residence pattern of long standing and that the Hawaiians of Pa'alakai routinely utilized the resources of the littoral and coastal zones adjacent to the project area.

During the course of historic background research, no specific traditional, cultural practices germane to the specific project area were noted.

As discussed in Section 2.1.7.1, during the fieldwork a subsurface cultural layer (Site 50-80-04-5850), including at least one known burial, was identified. The site was recommended for preservation. Plans for the proposed improvements were revised by relocating the proposed facilities inland and onto an area covered with recent fill to avoid adverse impact to this site. The graded and filled Beach Park, with its manicured lawn and exotic vegetation landscaping appears to offer no unique cultural resources other than this layer and burial.

Native rights pertaining to burials will be dealt with according to existing laws (Chapter 13-300, Hawai'i Administrative Rules) in close consultation with the State Historic Preservation Division burials staff and the O'ahu Island Burial Council to ensure that the wishes of any cultural or lineal descendants are considered.

The proposed improvements are evaluated as likely to have no adverse impact on traditional practices.

(2) **HISTORIC PRESERVATION CLEARANCE PRIOR TO PROJECT INITIATION.**
Please ensure that historic preservation clearance is obtained prior to project initiation. Assessment of significance cannot truthfully be completed until such studies are completed.

Such clearance is anticipated, based on the comments received from the State Historic Preservation Division (SHPD) on the draft EA and the responses provided through modification of the final EA and expected implementation of the conditions recommended by the SHPD for attachment to the Special Management Area Permit for the development.

(3) **SEA TURTLES.** Please check with the U.S. Fish and Wildlife Service on sea turtle encounters in the area and assess any impacts of the project to these creatures.

Based on consultation with the U.S. Fish and Wildlife, Ecological Services group in Honolulu and other sources, the following paragraphs will be added to the Final EA, Section 2.1.5.

Two types of sea turtle may be found offshore from the park, the green sea turtle (*Chelonia mydas agassizii*), and the hawksbill turtle (*Eretmochelys imbricata*). These animals are protected under the U.S. Endangered Species Act. The green sea turtle is considered threatened, while the hawksbill turtle is endangered. Green sea turtles are seen commonly offshore, while the occurrence of the hawksbill turtle in these waters is possible, but not confirmed.

Green sea turtles nest on beaches in the Northwestern Hawaiian Islands, while the hawksbill turtle nests on beaches on the islands of Hawai'i, Maui, and Molokai.

Page 4
Ms. Genevieve Stimsonson
5 October 2000

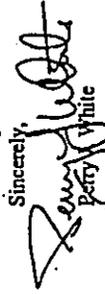
No reports of nesting on Oahu are available for either species (Pacific Whale Foundation, 1998; Gardner, 1993).

The proposed bathhouse would be located on an existing lawn area, well away from the beach. Hence, its construction does not have the potential to affect turtle nesting areas.

Operation of the proposed facilities would not cause discharges into the ocean (see Figure 1-3). Minimal vehicle parking would be added with the bathhouse, so it is not expected to lead to an appreciable increase in use of the nearby beach. Consequently, ongoing operation of the facilities is very unlikely to have any substantial effect on sea turtles.

I hope the additional information and revisions outlined above satisfactorily address your concerns. If you have any further questions or comments, please call me at 593-1288.

Sincerely,



Perry White

cc: Mr. Lloyd Higa, Yamasato, Fujiwara, Higa, & Assoc.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 451
HONOLULU, HAWAII 96813

AGRICULTURE DEVELOPMENT PROGRAM
ADULT EDUCATION
CIVIC AND OCEAN RECREATION
COMMUNITY DEVELOPMENT
CONSERVATION AND RECREATION
COURT REPORTS
COUNTY AND COUNTY DEPARTMENT
HAWAIIAN CULTURE
LAND DIVISION
LAND USE
NATURAL RESOURCE MANAGEMENT

00 OCT 3 AM 0 12
CITY OF HONOLULU

September 28, 2000

LD-NAV

Ref.: 2000/SMA58.RCH

Honorable Randall K. Fujiki, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

SUBJECT: I.D.: 2000/SMA-58 Special Management (SMA) Area Use
Permit Haleiwa Alii Beach Park Site Improvements
Applicant: City and County of Honolulu Department of
Design and Construction, Oahu, Hawaii

Thank you for the opportunity to review and comment on the subject matter.

A copy of the SMA application was transmitted to our appropriate divisions for their review and comment.

Attached herewith is a copy of our Land Division Planning and Technical Services' comment.

The Department has no other comment to offer on the subject matter at this time.

Should you have any questions, please feel free to contact Nicholas Vaccaro of the Land Division's Support Services Branch at 808-587-0438.

Very truly yours,

DEAN Y. UCHIDA
Administrator

C: Oahu District Land Office



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 451
HONOLULU, HAWAII 96813

AGRICULTURE DEVELOPMENT PROGRAM
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COMMUNITY DEVELOPMENT
CONSERVATION AND RECREATION
COURT REPORTS
COUNTY AND COUNTY DEPARTMENT
HAWAIIAN CULTURE
LAND DIVISION
LAND USE
NATURAL RESOURCE MANAGEMENT

Rel:PB:SL

MEMORANDUM:

TO: Nick Vaccaro, Land Agent
Land Division

FROM: Sam Lemmo, Senior Staff Planner
Land Division

SUBJECT: Draft Environmental Assessment for the Haleiwa Beach Park Bathhouse, Haleiwa, Oahu

It is difficult to determine from the DEA how close the structure and roadway will be to the active shoreline. This area probably experiences seasonal shoreline changes so the location of the shoreline is quite variable. Thus, more siting analysis is necessary. We would not support the construction of this project on any portion of the sandy beach.

Mahalo



**P L A N N I N G
S O L U T I O N S**

1215 AWAHI STREET, SUITE 211
HONOLULU, HAWAII 96813
PHONE: 808 553-2289
FAX: 808 553-1574

Mr. Dean Y. Uchida, Administrator
State of Hawaii Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Hale'iwa Ali'i Beach Park Bathroom Improvements

Dear Mr. Uchida:

Thank you for your September 28, 2000 letter concerning the Draft Environmental Assessment (Draft EA) for Hale'iwa Ali'i Bathroom improvements. We appreciate the time you and your staff spent reviewing the document and preparing your letter.

Your letter stated:

"It is difficult to determine from the DEA how close the structure and roadway will be to the active shoreline. This area probably experiences seasonal shoreline changes so the location of the shoreline is quite variable. Thus, more siltation (sic.) analysis is necessary. We would not support the construction of this project on any portion of the sandy beach."

Figure 1-3 from the Final Environmental Assessment (FEA) (Attachment 1) shows the location of the proposed facilities with respect to the existing shoreline. As can be seen from the drawing, the proposed bathroom would be more than 100 feet from the existing shoreline. It would be built on existing park lawn, not sandy beach.

As you noted in your letter, some shorelines show significant movement over time. Hence, the fact that the facilities are planned for a location that is well inland of the present shoreline is not always proof that it will remain there over time. Fortunately, in this case the results of the archaeological investigations that have been conducted for the project included subsurface testing that provides solid evidence that the shoreline has remained well makai of the proposed improvements for a long period of time.

Materials collected from the area that is identified as "Historical Site 5850" on Figure 1-3 were dated by ¹⁴C analysis and determined to be 370 years old (with an error estimate of 60 years). This material would not have been present if the shoreline had been inland of that point at any time since the cultural remains were deposited, i.e., for at least the last 300 years.

In view of this evidence, it appears unlikely that the shoreline will shift sufficiently to endanger the proposed facilities during their normal lifetime.

Page 2
Mr. Dean Uchida
5 October 2000

I hope the additional information and revisions outlined above satisfactorily address your concerns. If you have any further questions or comments, please call me at 593-1288.

Sincerely,

Perry J. White

Attachment: Figure 1-3 from Final EA

cc: City & County of Honolulu, DPP
Mr. Lloyd Higa, Yamasato, Fujiwara, Higa, & Assoc.



**P L A N N I N G
& S O L U T I O N S**

1212 ADAMS STREET, SUITE 221
HONOLULU, HAWAII 96813
PHONE: 808 593-1200
FAX: 808 593-1930

Mr. Don Hibbard, Administrator
State of Hawai'i Historic Preservation Division
Kakuhikewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawai'i 96707

Subject: Hale'iwa Ali'i Beach Park Bathhouse Improvements Environmental Assessment
(EA)

Dear Mr. Hibbard:

Thank you for your September 25, 2000 letter, addressed to Mr. Randall Fujiki of the City & County of Honolulu Department of Planning and Permitting (Doc. No: 0009SC11) and concerning the Draft EA for Hale'iwa Ali'i Bathhouse improvements. We appreciate the time you and your staff spent to review the document and prepare your comments.

Your specific concern, related to the preservation of historical site 50-80-04-5850, is being accommodated by re-location of the bathhouse and implementation of a specific preservation plan. Figure 1-3 of the Final EA, copy attached, has been modified to show the new location of the bathhouse. Section 2.1.7.1 of the EA has been modified as follows:

2.1.7.1. Archaeological Resources

The site is located in Pa'ala'a *Ahupua'a* (Hale'iwa), Waialua District, O'ahu. The available archaeological and historical data indicate that a major area of Hawaiian settlement lay immediately *mauka* (southeast) of Hale'iwa Ali'i Beach Park. Furthermore, the presence of five major *heiau* within one kilometer of the coast between Anahulu Stream and Helemano Stream indicate that the area was a focus of native Hawaiian religious activity.

In view of this, the City initiated archaeological work on the site, including subsurface testing. Cultural Surveys Hawai'i was contracted to conduct an archaeological inventory survey of a 5-acre portion of the Park including the proposed bathhouse site. The survey located two historic sites within the project area: Site 5791, a corridor formerly containing the O.R. & L. Railroad Right-of-Way, and Site 5850, a subsurface archaeological deposit with an associated human burial.

No physical evidence of the railroad berm or roadway was found, and Site 5791 appears to have been entirely re-graded with the development of the park (Cultural Surveys Hawai'i, August 2000). Thus, project-related construction would have no significant effect on this historic site.

If it had been constructed in the location shown in the *Draft* EA, construction of some of the proposed facilities would have disturbed remains in Site 5850. In

Page 2
Mr. Don Hibbard
5 October 2000

5 October 2000

accordance with guidance provided by the Historic Preservation Division of the State Department of Land and Natural Resources (see Section 7.2), the plans for the proposed facilities were revised so that construction would be limited to areas covered with recent fill material. This modification insured that Site 5850 would be preserved.

In addition, it is anticipated that conditions requiring the following will be attached to the Special Management Area Permit, if approved:

- Preservation of Site 5850 in accordance with the provisions of a preservation plan, including a burial treatment component, reviewed and approved by the State Historic Preservation Division. This preservation plan would establish site borders (including buffer zones), interim protection measures, and long range preservation measures. The buffer zones and interim protection measures would be in place prior to any land alteration. The SHPD would verify in writing to the City & County when the plan is successfully executed.
- Should historic sites such as platforms or pavings or remains such as artifacts, burials, or fire pits be encountered during construction activities, work would cease immediately in the immediate vicinity of the find, and the find would be protected from further damage. The contractor would immediately contact the State Historic Preservation Division, which would assess the significance of the find and recommend an appropriate mitigation measure, if necessary. Work in the affected area would not recommence until the SHPD has approved the mitigation plan.

I hope the additional information and revisions outlined above satisfactorily address your concerns. If you have any further questions or comments, please call me at 593-1288.

Sincerely,

Perry J. White

cc: Mr. Lloyd Higa, Yamasato, Fujiwara, Higa, & Assoc.

SEP-18-00 MON 10:59
MOULDER, J. CHRISTOPHER
DIRECTOR

PLANNING & PERMITTING FAX NO. 8085278743

P. 03

'00 AUG 30 AM 9 04



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
801 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-3007



1959 2000
KAZU HAYASHIDA
DIRECTOR
DENNY BRUNN
BRIAN K. UETA
OLENI H. ODOMOTO

August 28, 2000

IN REPLY REFER TO:
STP 8.9662

Mr. Randall K. Fujiki, AIA
Director
Department of Planning and Permitting
City and County of Honolulu
630 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Haleiwa Alii Beach Park Bathhouse Improvements
Draft Environmental Assessment (DEA)
Special Management Area Use Permit (SMP)
TMK: 6-6-2-1

Thank you for your transmittal requesting our review of the subject project.

The subject will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

KAZU HAYASHIDA
Director of Transportation

SEP-18-00 MON 10:59

PLANNING & PERMITTING

FAX NO. 8085276743

P. 02

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
800 SOUTH BERETANIA STREET
HONOLULU, HI 96813



REBEKAH HARPER, Mayor
KIMBERLY FLORES, EL. Chairman
CHARLES A. STEIN, Vice-Chairman
JANIELLE J. JAIN
HEATHER M. KALONIA, M.P.
BRIANNE M. STANTON
KATHY KAYAKAWA, E. Chairman
ROSE E. MUSAHERA, E. Chairman
CLIFFORD S. JAMILE
Manager and Chief Engineer

SEP 15 AM 11 48

September 13, 2000

CITY AND COUNTY OF HONOLULU

TO: RANDALL K. FUJIKI, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: FOR CLIFFORD S. JAMILE

SUBJECT: YOUR TRANSMITTAL OF AUGUST 22, 2000 REGARDING THE
DRAFT ENVIRONMENTAL ASSESSMENT FOR THE HALEIWA ALII
BEACH PARK IMPROVEMENTS PROJECT. DMK-6-62-01

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Haleiwa Alii Beach Park improvements project.

We have the following comments to offer:

1. There is an existing 2-inch domestic water meter serving the beach park.
2. The existing water system is presently adequate to accommodate the proposed park improvements.
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. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
5. The proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the building permit application.

If you have any questions, please contact Scot Muraoka at 527-5221.



**P L A N N I N G
S O L U T I O N S**

1115 ABANI STREET, SUITE 211
HONOLULU, HAWAII 96813
PHONE: 808 533-1338
FAX: 808 533-1338

Mr. Clifford S. Jamile
Board of Water Supply
City & County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Subject: Hale'iwa Alii Beach Park Bathhouse Improvements

Dear Mr. Jamile:

Thank you for your September 13, 2000 letter concerning the Draft Environmental Assessment for Hale'iwa Alii Beachhouse improvements. We appreciate the time you and your staff spent to review the document and prepare your comments, reproduced below in italics. Point-by-point responses follow each comment.

- (1) *There is an existing 2-inch domestic water meter serving the beach park.*
Section 2.3.2 of the Final EA has been revised to include this specification.
 - (2) *The existing water system is presently adequate to accommodate the proposed park improvements.*
Section 2.3.2 of the Final EA has been revised to include this statement.
 - (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.*
This information will be forwarded to the applicant's agent, Yamasato, Fujiwara, Higa and Associates.
(4) *The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.*
A statement affirming this requirement has been inserted in Section 2.3.2 of the Final EA.
- Integrating items (1), (2), and (4), Section 2.3.2 of the Final EA follows in undelimited text:

2.3.2 Water Supply

As discussed in Section 1.1.2.4, domestic water service for the proposed bath house and outdoor shower would be provided either directly or indirectly from the existing 6-inch water main along Hale'iwa Road. There is an existing 2-inch domestic water meter serving the beach park. The current water pressure from the irrigation system at the site is good (90 pounds per square inch). The Board of Water Supply reports that the existing water system is adequate to accommodate the proposed bathhouse (see Section 7.2).

5 October 2000

Page 2
Mr. Clifford Jamile
5 October 2000

The additional shower and restroom facilities are expected to increase water use at the park slightly. The exact extent cannot be estimated until the Park is in operation and the City can determine the extent to which persons who do not avail themselves of the existing Park facilities are using it. Irrigation water use would be decreased slightly because of the conversion of some lawn area to pavement and structures. The on-site fire protection requirements would be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

(5) The proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the building permit application.

This information will be forwarded the applicant's agent, Yamasato, Fujiwara, Higa and Associates.

I hope the additional information and revisions outlined above satisfactorily address your concerns. If you have any further questions or comments, please call me at 593-1288.

Sincerely,



Perry J. White
President, Planning Solutions

cc: Mr. Lloyd Higa, Yamasato, Fujiwara, Higa, & Assoc.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
150 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 527-4111 • FAX: (808) 527-8743 • INTERNET: www.honolulu.gov



JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI, AIA
DIRECTOR
LORETTA M.C. CHOI
SENIOR DIRECTOR

2000VED-12

September 11, 2000

Mr. Charles L. Morgan
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Draft Environmental Assessment
Haleiwa Alii Beach Park
Tax Map Key 6-6-2: 1

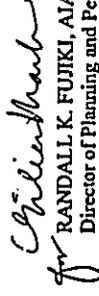
We have reviewed the Draft Environmental Assessment (DEA) for the Haleiwa Alii Beach Park Bathroom improvements dated August 2000. We recommend that the document be revised to address the following comments:

1. Indicate whether additional landscaping is proposed around the bathroom and parking area.
2. Show where the existing park parking area and access is located.
3. State whether there are existing land forms in the area and if the proposed improvements will alter the land forms.
4. Describe the existing on-site storm drainage system and how the system avoids an increase in the volume of storm water runoff.
5. How is the existing solid waste disposed of and will the proposed improvements increase the amount of solid waste?
6. Where will the runoff from the outdoor shower and parking area drain?
7. Discuss how the project complies with Chapter 23, ROH, Shoreline Setbacks and show the 40-foot shoreline setback on the exhibits.

Mr. Charles L. Morgan
Page 2
September 11, 2000

Thank you for the opportunity to comment. If you have any questions, please contact Jeff Lee of our staff at 527-6274.

Sincerely yours,


for RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:jg
DNJ346



**P L A N N I N G
S O L U T I O N S**

1110 AWAHI STREET, SUITE 311
HONOLULU, HAWAII 96813
PHONE: 808 551-1234
FAX: 808 551-1234

Mr. Randall K. Fujiki
Department of Planning & Permitting
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: Hale'iwa Ali'i Beach Park Bathhouse Improvements

Dear Mr. Fujiki:

Thank you for your September 11, 2000 letter (your reference number 2000/ED-12) concerning the Draft Environmental Assessment for Hale'iwa Ali'i Bathhouse improvements. We appreciate the time you and your staff spent reviewing the document and preparing your comments. Point-by-point responses follow below.

(1) Indicate whether additional landscaping is proposed around the bathhouse and parking area.

The following new paragraph has been added to Section 1.1.2.2 of the Final EA:

The design includes landscaping to match the existing park setting. Three new trees, probably beach heliotropes would be added, one on the mauka side of the bathhouse and two on the makai side. Also, ground cover, such as beach morning glory and naupaka kahakai would be added around the beachhouse and parking lot.

(2) Show where the existing park parking area and access is located.

Section 2.1.1 of the Final EA has been revised to read:

The Park currently is used for two distinct purposes. First, it is a recreational center for public park and beach users. Second, it is used commercially for the production of the Baywatch television series. Most existing activity is concentrated at the Park's northeastern end. The existing parking area is located there and is reached via Hale'iwa Road. The area that would be occupied by the proposed bathhouse presently consists of an open lawn (see Figure 1-2).

In addition, the location of the existing park entrance and parking area has been added to Figure 1-2 in the Final EA.

(3) State whether there are existing land forms in the area and if the proposed improvements will alter the land forms.

Section 2.1.3 of the Draft EA describes the existing topography of the site. It states:

The ground elevation along the beach fronting the proposed bathhouse rises from sea level to an elevation of approximately 9 feet above sea level. The ground maintains this

Page 2
Mr. Randall Fujiki
5 October 2000

same elevation most of the way to Hale'iwa Road before descending to the road elevation of approximately 7 feet (see Figure 1-3).

In order to make it clear that the proposed park improvements will not affect existing landforms, the following sentence has been added at the end of this paragraph in the final EA.

The proposed facilities will be constructed on the essentially level existing grade and will involve a minimum of earthmoving. They will not have a noticeable effect on landforms.

(4) Describe the existing on-site storm drainage system and how the system avoids an increase in the volume of storm water runoff.

Section 2.3.4 will be revised to read as follows.

The proposed on-site storm drainage system is designed to avoid any increase in the volume of stormwater leaving the site. This is being done by: (i) limiting the amount of new paved and roofed area to the minimum needed to comply with existing park standards and (ii) collecting the additional runoff that would occur and channeling it into on-site seepage pits. Hence, the proposed bathhouse project would have no substantial effects on the existing stormwater drainage systems.

(5) How is the existing solid waste disposed of and will the proposed improvements increase the amount of solid waste?

A discussion of the proposed project's effect on solid waste will be added to the Final EA as Section 2.3.6. It will read:

Trash receptacles scattered throughout the existing park provide a place for users to dispose of trash generated during their stay. The receptacles are collected by City personnel and disposed of in the park's existing waste handling system.

A limited amount of waste would be generated during the course of construction. The contractor would collect this, place it in an on-site storage bin, and periodically truck it to an approved construction waste landfill for disposal.

The proposed facilities are intended to serve existing users of the park and adjacent shoreline areas. Consequently, they are not expected to generate significant amounts of additional solid waste. The availability of trash receptacles at the facility may increase users' tendency to collect and remove trash from picnic areas and the beach. If this is the case, those areas may become less cluttered.

Page 3
Mr. Randall Fujiki
5 October 2000

(6) Where will the runoff from the outdoor shower and parking area drain?
As stated in Section 1.1.2.9 of the Draft EA, "Additional stormwater runoff resulting from the increase in impervious area from the proposed project would be managed using either an on-site retention area or an underground detention system."

This section has been re-written as follows:

1.1.2.9 Site Grading And Drainage

The proposed bathroom and paved roadway will follow existing contours. If the final design of the wastewater system makes it necessary, the bathroom and septic system will be elevated with fill.

The existing on-site runoff is currently managed by a grassed swale along Haleiwa Road which collects and routes site runoff to an on-site drainage system. The system eventually discharges into the ocean and consists of a grated inlet, inlet and outlet headwalls, and concrete drain lines.

The increase in storm runoff, due to the increase in impervious area from the proposed project, will be managed by either an on-site retention area or an underground detention system. Utilizing the existing drainage system for the increase in runoff is not viable due to the location and elevation of the proposed site. An on-site retention area will consist of a 20-foot wide, 50-foot long, 12-inch deep basin. An underground detention system will consist of a grated inlet and drain lines, which will collect and route the increase in runoff to the either below grade perforated pipes or infiltrators.

(7) Discuss how the project complies with Chapter 23, ROH, Shoreline Setbacks and show the 40-foot shoreline setback on the exhibits.

The proposed facilities are located outside the 40-foot setback area. This has been clarified by depicting the 40-foot setback line on Figure 1-3 and by adding the following as the third paragraph in Section 5.1.

As shown in Figure 1-3, the proposed facilities are more than 40-feet inland of the shoreline. Consequently, their construction will not require a Shoreline Setback Variance in accordance with the Revised Ordinances of Honolulu (ROH), Section 23.

I hope the additional information and revisions outlined above satisfactorily address your questions. If you have any further questions or comments, please call me at 593-1288.

Sincerely,



Perry J. Higa

cc: Mr. Lloyd Higa, Yamasato, Fujiwara, Higa, & Assoc.

SEP-26-00 TUE 14:56 PLANNING & PERMITTING FAX NO. 8085276743 P. 01

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
451 SOUTH KING STREET
HONOLULU HI 96813



JEREMY HARRIS
Mayor

KENNETH E. SPRAGUE, P.E., PH.D.
Director

BARRY FURUHAGA
Deputy Director

IN REPLY, REFER TO:
EST 00-033

September 26, 2000

TO: RANDALL K. FUJIKI, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *[Signature]*
KENNETH E. SPRAGUE, P.E., PH.D.
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: CHAPTER 343, ENVIRONMENTAL ASSESSMENT SPECIAL
MANAGEMENT AREA USE PERMIT (SMP); 2000/SMA-58
(m)

Thank you for the opportunity to review and comment on the draft Environmental Assessment for improvements to the existing southwestern side of Haleiwa Alii Park.

We have no sewer lines in this area, thus, the proposed action will not have an impact on our facilities or services. Therefore, our Department has no comments on this report.

Should you have any questions, please call Jack Pobuk, Program Coordinator at 527-6696.

KES:nt

POSTAL FAX NO.	7871	DATE	09/26/00	PAGE	1
TO	CHARLES MOORE	FROM	JACK POBUK		
COMPANY	ENVIRONMENTAL SERVICES	CA	OSP		
PHONE		PHONE	527-6696		
FAX	527-1956	FAX			