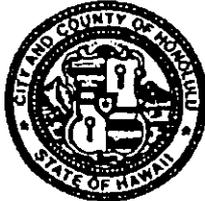


DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 Fax: (808) 523-4567
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'01 MAR 19 A10 ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

March 14, 2001

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Kahua O Waikalua
Neighborhood Park, Tax Map Key 1-004-5: 30, Portion 36
City and County of Honolulu, Oahu, Hawaii

The Department of Design and Construction has reviewed the comments received during the 30-day public comment period, which began on April 8, 2000. We have determined that this project will not have significant environmental effects and have issued a FONSI. Please publish this notice in the March 23, 2001 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final environmental assessment.

Please call Mr. Gary Doi at 527-6699 if you have any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Raem Loui".

RAE M. LOUI, P. E.
Director

RML:ei

Enclosures

APR 8 2001

FILE COPY

2001-04-08-0A-FEA-

Final Environmental Assessment

KAHUA O WAIKALUA
NEIGHBORHOOD PARK

Prepared for:

Department of Design and Construction

City and County of Honolulu



Prepared by:

Planning Solutions, Inc.

MARCH 2001

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

FINAL ENVIRONMENTAL ASSESSMENT

FOR

KAHUA O WAIKALUA PARK

KANEOHE, OAHU, HAWAII
TMK: 1-4-5-30: 36

MARCH 2001

PROPOSING AGENCY: DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII

RESPONSIBLE OFFICIAL: *Rae M. Loui* *3/16/01*
RAE M. LOUI, P.E. DATE
DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

Prepared by: PLANNING SOLUTIONS, INC.
1210 AUAHI STREET, STE. 221
HONOLULU, HAWAII 96814

THIS ENVIRONMENTAL DOCUMENT IS SUBMITTED PURSUANT TO CHAPTER 343, HRS

ADDENDUM

On February 17, 2000, after the *Master Plan for Kahua O Waikalua Park* had been finalized, the Kaneohe Neighborhood Board No. 30 adopted a resolution asking the City to refrain from developing an In-Line Hockey Rink within the park boundaries. A copy of the resolution is included in Appendix E of this report. Representatives of the Department of Design and Construction met with the Board on April 4, 2000 to discuss the issues raised in its resolution. On May 2, 2000, the Department of Design and Construction sent a written response to the Neighborhood Board. In that letter, the Department informed Neighborhood Board No. 30 that it would not construct an in-line hockey rink at the park.

The *Master Plan for Kahua O Waikalua Park* was finalized more than six months before the City informed the Neighborhood Board that it would not develop the in-line hockey rink. No specific plan exists for the way the space that would have been used for the in-line hockey rink will now be used, but the City has indicated that it will be some form of open space intended for passive activities.

The change in plans came after the *Draft EA* had been published and review comments received. Because of this and the fact that the substitution of additional open space for the in-line hockey rink lessens the potential effects of the proposed project in all respects, the analysis and graphics in this *Final Environmental Assessment* are still based on the original plan containing the in-line hockey rink. However, the fact that the in-line hockey rink has been eliminated is noted in the Executive Summary and in Section 2 of the report. That note is not repeated elsewhere in the document.

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EXECUTIVE SUMMARY

PROJECT BACKGROUND

In 1998, the Department of Design and Construction, City and County of Honolulu, initiated the conceptual planning and environmental permitting processes for a neighborhood park to be located in Kaneohe, Oahu (See Figure ES-1). The park is to be called Kahua O Waikalua Neighborhood Park.

The proposed park will be located on an L-shaped area portion of a parcel located below Bayview Golf Course, immediately adjacent to the Kaneohe Wastewater Preliminary Treatment Facility (WWPTF). It is an approximately nine acre portion of an existing parcel (TMK 1-4-5-30:36). The parcel is owned by the City and County of Honolulu (See Figure ES-2). The proposed park will be located in a Special Management Area (SMA) and a SMA permit must be obtained prior to initiation of construction.

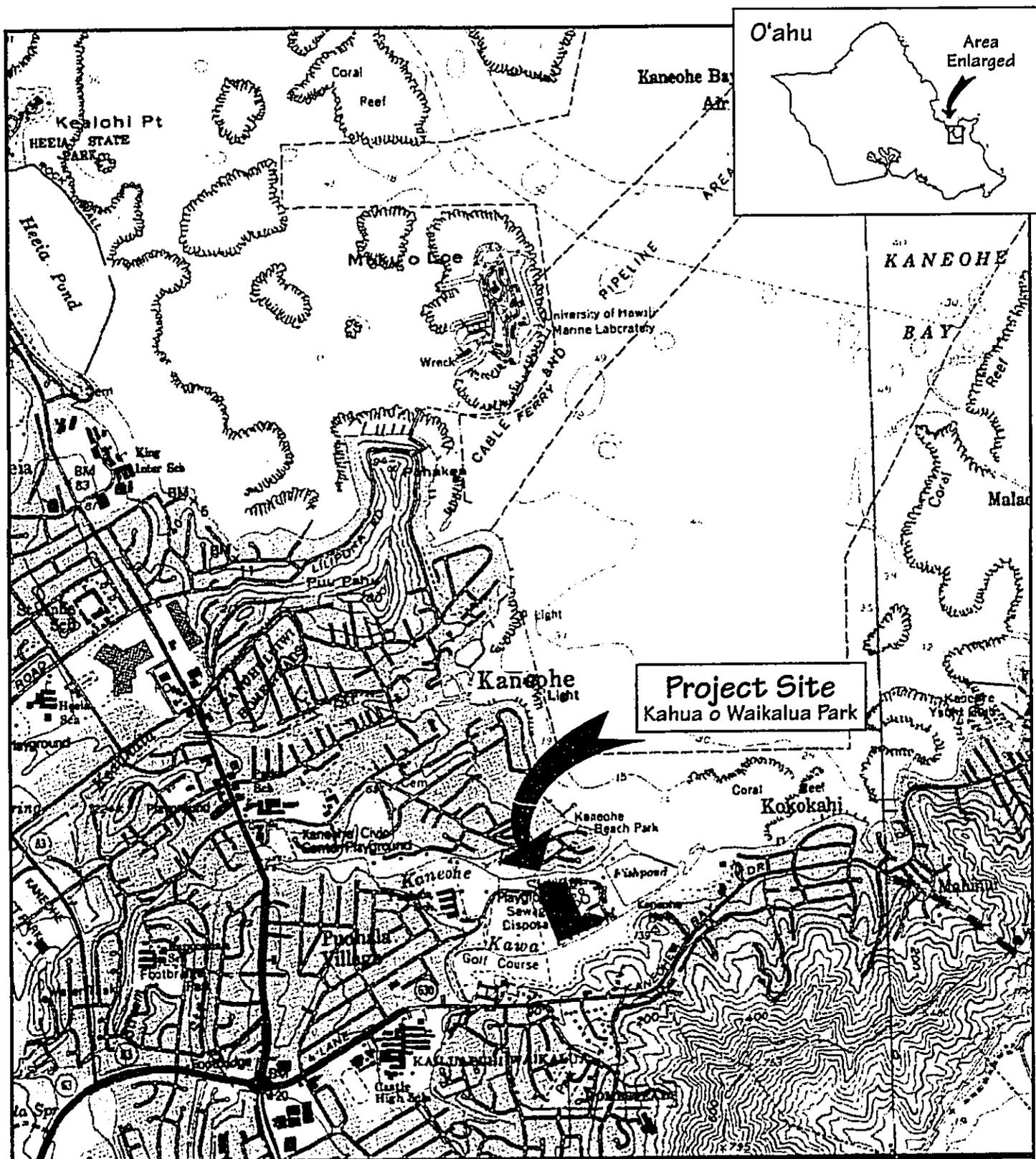
City and County permits granted to the developer of Bayview Golf Course committed the developer to provide certain amenities and improvements required for the proposed park.

The City and County has prepared and finalized the *Final Master Plan for Kahua O Waikalua Park*¹. This document describes three alternate master plan concepts based on input received as a result of a community interaction plan. The Department of Design and Construction (DDC) has selected the Preferred Master Plan as its preferred alternative conceptual plan because it believes it is most responsive to identified community needs.

AGENCY ROLES

The DDC is responsible for designing and constructing the proposed park. DDC is the project proponent and the approving agency and accepting authority for the Chapter 343 Hawaii Revised Statutes (HRS) Environmental Assessment (EA). In this role, and based on information contained in this EA, it is proposing a Finding of No Significant Impact for the proposed project.

¹ *Final Master Plan for Kahua O Waikalua Park*, Planning Solutions, Inc., October 1999



Project Site
Kahua o Waikalua Park

PREPARED FOR:
City & County of Honolulu.

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
USGS 7.5" Kaneohe Quadrangle, 1983.
USGS 7.5" Mokapu Quadrangle, 1983.

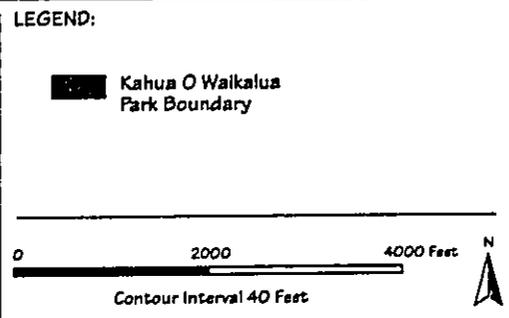


FIGURE ES-1:

Location Map

Kahua O Waikalua Park
Environmental Assessment

DESCRIPTION OF THE PROPOSED PROJECT

The project involves the development of a neighborhood park. Amenities include: a combined shelter/comfort station, an educational demonstration garden, a picnic area, two youth soccer fields, a softball field that will overlie one of the youth soccer field to form a multi-purpose field, in-line hockey rink² and 67 parking stalls. The park will be equipped with automatic irrigation and site furniture such as picnic tables, trash receptacles, perimeter fencing as required to secure the site, and an on-site concrete walkway system. Figure ES-3 and ES-4 show Phase 1 and Phase 2 of the Preferred Plan.

PURPOSE OF THIS DOCUMENT

This Environmental Assessment has been prepared to comply with Chapter 343 Hawaii Revised Statutes. The project will involve the use of City funds. Consequently it must comply with the applicable requirements of the State environmental regulations as described in Chapter 343 HRS.

PURPOSE OF AND NEED FOR THE PROPOSED ACTION

The Community has determined a need for this project. Development of a park supports the Community's vision as described in the Final Draft of the *Koolaupoko Sustainable Communities Plan*³ by increasing the amount of open space and recreational resources in the community. The Sports Council has indicated that there are insufficient ball fields for organized youth and adult sports leagues and that this park would increase the inventory of such fields.

ALTERNATIVES CONSIDERED

The *Final Master Plan for Kahua O Waikalua Park*⁴ includes three alternate master plan concepts, as well as the Preferred Master Plan concept. The master plan concepts were developed with input from the community regarding programming for the park. The concepts represented a predominantly passive park, a predominately active park, and a

² As described in the prefatory note at the beginning of this document, the City has decided it will not develop the in-line hockey rink included in the *Final Master Plan for Kahua O Waikalua Park*.

³ *Final Draft Koolaupoko Sustainable Communities Plan*, Department of Planning and Permitting, June 1999

⁴ *Final Master Plan Kahua O Waikalua Park*, Planning Solutions, Inc, October 1999

**CONSTRUCTION INCREMENT ONE
PARK DEVELOPMENT**
COMFORT STATION
PARKING (36 - STALLS, 2 - H.C.)
DEMONSTRATION GARDEN
PICNIC AREA
YOUTH SOCCER

**CONSTRUCTION INCREMENT TWO
PARK DEVELOPMENT**
PARKING (20 - STALLS, 1 - H.C.)
YOUTH SOCCER
MULTI-PURPOSE FIELD
YOUTH SOCCER & SOFTBALL
IN-LINE HOCKEY RINK

PROPOSED PLANTING PALETTE

TREES - MONKEYPOD TREE (SAMANIA SAMAN)
AUSTRALIAN SYCAMORE (PLATANUS SP.)
WILLOW TREE (TRIFOLIUM POPULNEA)
HAU TREE (HIBISCUS TRICEPS)

**SCREEN PLANTING - COCONUT PALMS (COCOS
NUCIFERA)**
LOULU PALM (PSYCHADRIA SPP.)
MADAGASCAR QUINCE (HOCORONIA
EMARGINATA)
HIBISCUS SPP.
TINKE GARDENIA (GARDENIA TAIENSIS)

DEMONSTRATION GARDEN -

KALOTIAGO (ALOCASIA SPP.)
'ULEI (OSTEOHELES SPP.)
'RIE' (PLUMBAGO ZEYLANICA)
PALA (PANDANUS TECTORIUS)
PA'UOHU'UAKA (JACQUELONIA)
NAUPAKA (SCAEVOLA SERICEA)
POHINAHIA (VITEX KUNTHIANA)

FIGURE ES-4:

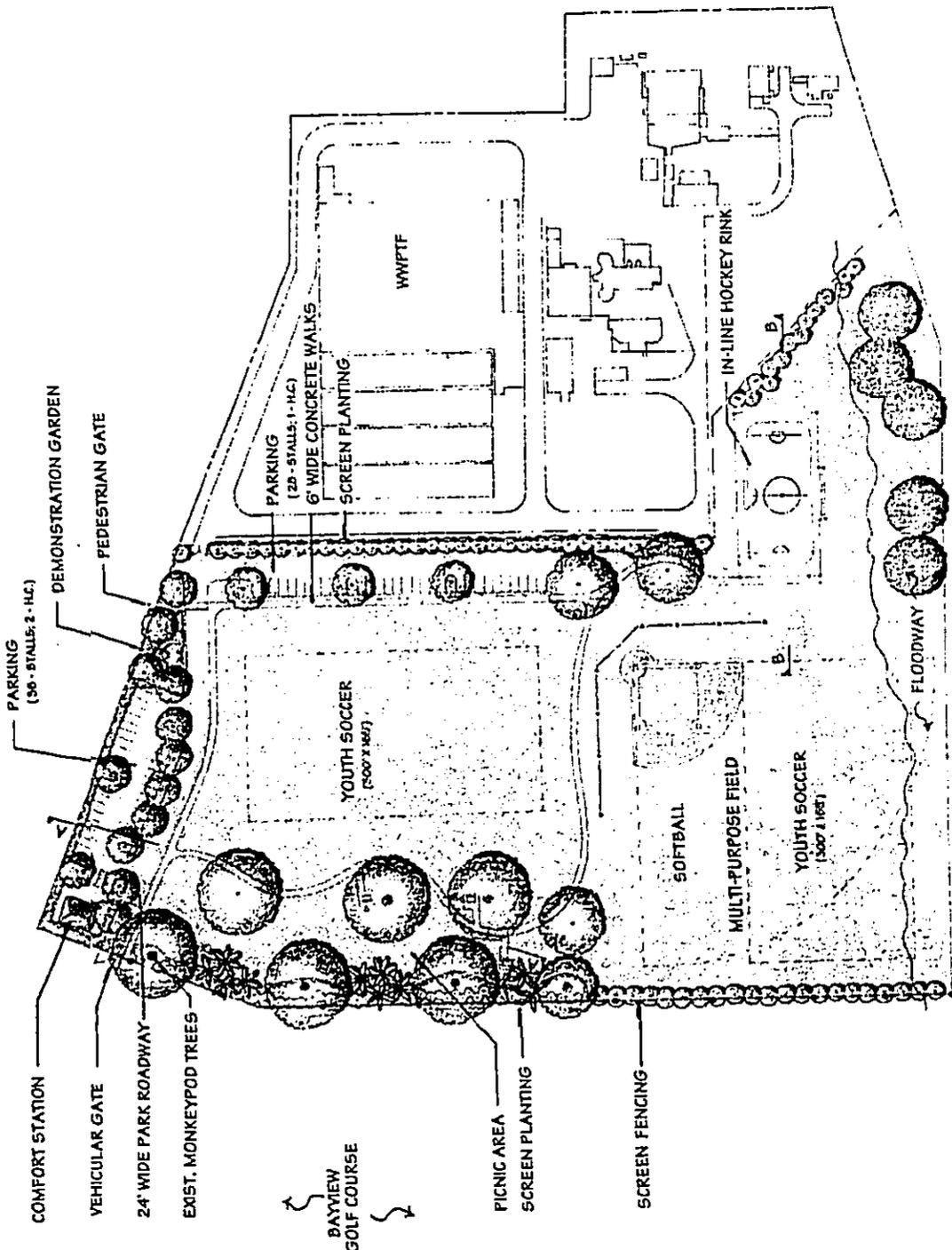
Preferred Master Plan

PROJECT TITLE:
**Kahua O Waikalua Park
Kaneohe, Oahu, Hawaii**

DATE: 1-10-00

SCALE: AS SHOWN

DATE: 1-10-00



N

combination of both passive and active recreational activities (Master Plans A, B, and C, respectively). The Preferred Master Plan represents a modification to the predominantly active park concept based on comments received after the publication of the *Draft Master Plan for Kahua O Waikalua Park*⁵.

POTENTIAL IMPACTS AND MITIGATION MEASURES

None of the anticipated long-term impacts resulting from the development of the proposed park are expected to be significant. Some of them are expected to be positive. Mitigation proposed for possible long-term impacts include:

- Improvement of site drainage through grading;
- Adherence to development standards imposed by the City and County of Honolulu Land Use Ordinances;
- Accommodation of parking demand on-site; and
- Operational limits imposed on park operating hours (i.e. dawn to dusk)

Short-term impacts expected are those associated with disturbances created by construction activities. These are considered temporary in nature and will be mitigated by adhering to best management practices, following noise ordinances and other regulations governing construction activities.

DETERMINATION

Based on the information contained in this EA, the DDC proposed to make a Finding of No Significant Impact for the proposed action.

UNRESOLVED ISSUES

Unresolved issues include:

- The scope of modifications to be undertaken for the access easement through Bayview Golf Course (i.e. paving or paving and widening);
- Elimination of the in-line hockey rink in favor of additional parking, grassed area or a cultural center;
- The location of the comfort station (i.e. whether it will be just makai or mauka of the park's entrance).

⁵ *Draft Master Plan Kahua O Waikalua Park*, Planning Solutions, Inc., June 1999

PROJECT SCHEDULE AND COST

The implementation of the Preferred Master Plan will be undertaken in two phases:

- The task of preparing the construction plans for Phase 1 are budgeted in FY 2001. Implementation schedule for Phase 1 is expected to take approximately 12 months beginning sometime within FY 2001.
- Implementation schedule for Phase 2 is less definite, as it will require major modifications to the adjacent WWPTF prior to initiation. These major modifications to the WWPTF have not been funded as of FY 1999.

An opinion of probable costs for the implementation of the Preferred Master Plan Concept is \$2.4 million exclusive of any funds contributed by the Bayview Golf Park owners and operators. Some of the improvements that benefit the WWPTF and affect the proposed park (i.e. fencing) will be borne by the WWPTF modification projects.

CHAPTER ONE - PURPOSE OF AND NEED FOR THE PROPOSED PROJECT

BACKGROUND

In 1998, the Department of Parks and Recreation, City and County of Honolulu, initiated the conceptual planning and environmental permitting processes for a neighborhood park to be located in Kaneohe, Oahu (See Figure 1).

The proposed action, construction of a neighborhood park on City and County owned land using county funds, is subject to Chapter 343, Hawaii Revised statutes, pursuant to Chapter 200 Title 11, Hawaii Administrative Rules, as amended. Therefore, this environmental assessment (EA) is being prepared to examine the environmental impacts anticipated as a result of the construction of this park. The proposed park will be located in a Special Management Area (SMA) and an SMA permit must be obtained prior to initiation of construction.

The proposed park will be located on an L-shaped portion of a parcel located below Bayview Golf Course, immediately adjacent to the Kaneohe Wastewater Preliminary Treatment Facility (WWPTF). It is an approximately 9-acre portion of an existing parcel (TMK 1-4-5-30:36). The City and County of Honolulu owns the parcel (see Figure 2).

The proposed park is also a priority item in the "An Evolving vision for Kaneohe & Kahaluu Plan"⁶ prepared by members of the Kaneohe & Kahaluu Communities.

A number of ordinances and resolutions pertaining to the establishment of the proposed park were passed during the development of the Bayview Golf Course, which is adjacent to the proposed park on two sides. City and County permits granted to the developer of Bayview Golf Course committed the developer to provide certain amenities and improvements required for the proposed park. It requires that, if the Kaneohe Sewage Treatment Plan Facility (excepting the pumping station) is decommissioned within 8 years of the date of the resolution, and after the facilities site has been designated as a park by the Department of Parks and Recreation, the Bayview Golf Course owner

⁶ *An Evolving Vision for Kaneohe & Kahaluu Plan*, January 14, 1999, - These Plans were developed by numerous communities island wide as part of Mayor Jeremy Harris' community based initiative seeking visions for communities by community members.



FIGURE 2:

PREPARED FOR:
City & County of Honolulu.

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
City & County of Honolulu.
Hawaii Real Property Research.
USGS 7.5' Kane'one Orthophoto Quad.

LEGEND:

- Bayview Golf Park (BYGP)
- City & County of Honolulu
- Project Site Boundary
- Easement
- Residential Lots
- WWPTF Wastewater Preliminary Treatment Facility

Land Ownership

Kahua O Waikalua Park
Environmental Assessment

0 400 800 Feet

N

will grass, grade, and irrigate 1 playing field and 1 multi-purpose field suitable for baseball and or soccer, and construct 1 comfort station on the site⁷.

PURPOSE OF AND NEED FOR THE PROPOSED ACTION

Need for additional recreational areas can be evaluated either by examining whether:

- o parks in a particular area provide adequate service area⁸ coverage; or
- o demand for recreational resources (i.e. softball fields, soccer fields, pools) exceeds the supply in the area.

Evaluating the need for parks based on gaps within service areas does not take into account the demand for a particular recreational resource that a park may have. Furthermore, parks cannot always be located so that no overlaps, or conversely, gaps occur between park service areas. For these reasons, the need for this proposed park has been determined based on demand versus supply for recreational resources. Figure 3 shows locations of other parks in the Kaneohe area, the areas that the City and County guidelines indicate they serve.

The Sports Council is an advisory, volunteer organization whose mission is to give citizen input to the Department of Parks and Recreation on sports and recreational usage of facilities. One of their most important responsibilities is to schedule all organized sports games and practices within the Kaneohe area and assign leagues to a particular playing field. The Sports Council makes such assignments for both Department of Education fields located at school sites as well as Department of Parks and Recreation parks sites.

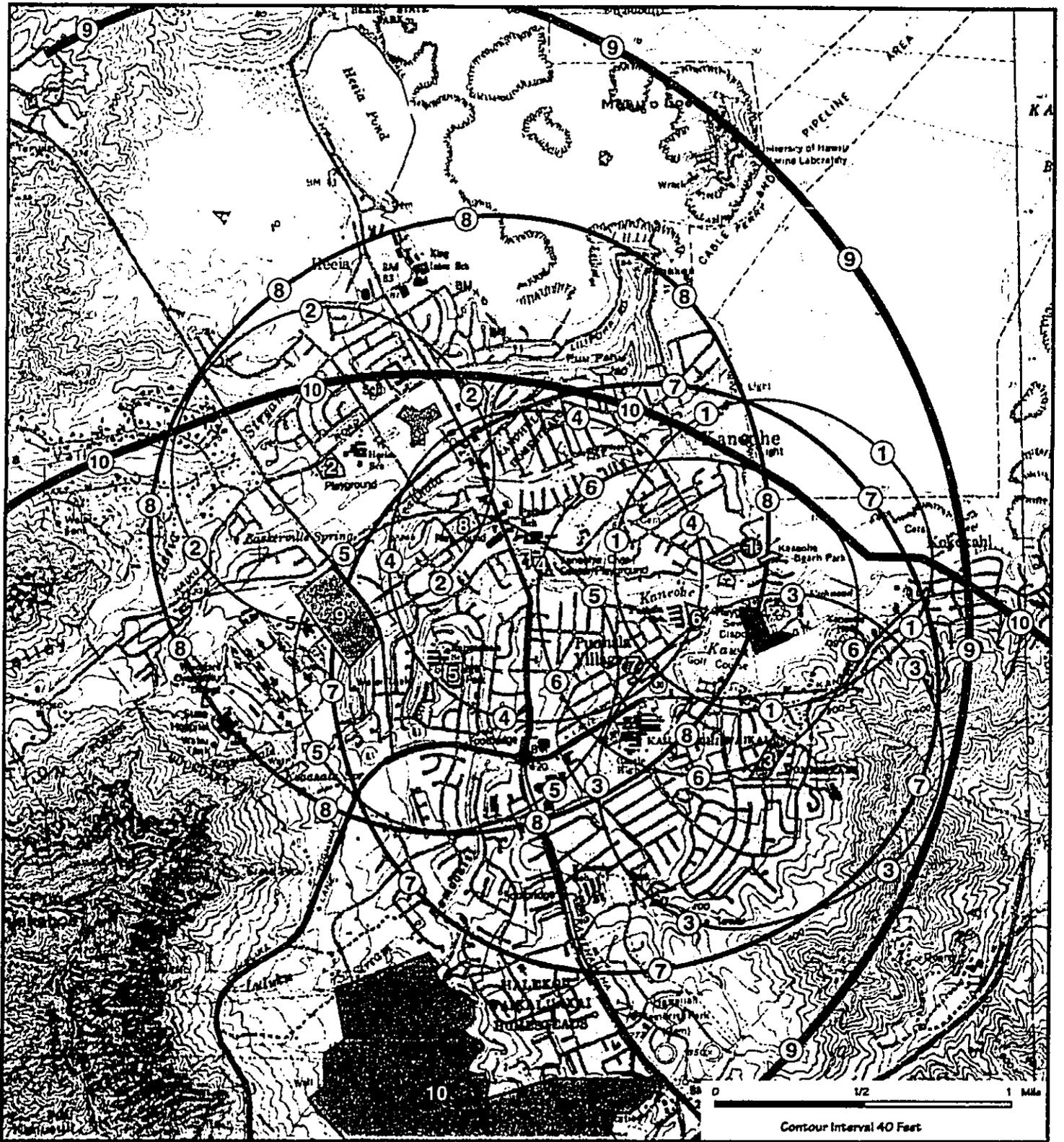
They report⁹ that during the fall, there are 128 youth sports teams that practice 1 to 4 times per week¹⁰ on weekdays during after school hours. One game for each of these teams is scheduled on weekends. The Council currently works with 1 football field, 4 soccer fields, 4

⁷ Resolution 94-123 - Approving a Plan Review Use Application to Allow the Development of the Proposed Bayview Golf Course Expansion, September 21, 1994

⁸ The City and County of Honolulu has guidelines that associate a type of park (i.e. neighborhood, community, regional) with an approximate radius. The area delineated by this radius is the "service area" of the park

⁹ Department of Parks and Recreation, L. Liu, personal communication, June 14, 1999

¹⁰ Football requires 4 practice sessions a week.



PREPARED FOR:
C & C of Honolulu.

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
City and County of Honolulu.
USGS 7.5' Kāne'ohe Quad, 1983.
USGS 7.5' Mokuapu Quad, 1983.

- LEGEND:**
- Neighborhood Park Service Area
 - ① Kāne'ohe Beach Park
 - ② He'ala Neighborhood Park
 - ③ Kāne'ohe Civic Center Neighborhood Park
 - ④ Kapunahala Neighborhood Park
 - ⑤ Pū'ohala Neighborhood Park
 - Community Park Service Area
 - ⑦ Kāne'ohe Community and Senior Center
 - ⑧ Kāne'ohe Community Park
 - District Park Service Area
 - ⑨ Kāne'ohe District Park
 - ⑩ Ho'omāhūa Botanical Park

FIGURE 3:
Existing City and County Parks' Distribution and Service Area

Kahua O Waikalua Park
Environmental Assessment

neighborhood /community park facilities, and 6 school fields. During spring, there are 96 youth sports teams that practice 1 to 2 times per week on weekdays during after school hours. They work with an inventory of 1 baseball field, 10 softball fields, 2 soccer fields, and 6 school fields.

The Sports Council reports that organized sports teams would like to be able to practice twice a week and continue to have one game per week on the weekends. However, due to a shortage of facilities, some teams cannot find practice fields, especially soccer teams during spring months.

Based on the experience of the Sports Council in scheduling practices and games, they estimate the current shortfall for the following playing fields:

- o 1 football field
- o 3 youth soccer fields
- o 1 adult soccer field
- o 3 softball fields (one being a playing field).

In addition, Kaneohe has 51 adult leagues with 1,200 participants that use these facilities. Informal use of the fields by others is limited because of the supply and demand described above.

The Department of Parks and Recreation has also received requests for in-line hockey rinks. At the present time, there are no dedicated in-line hockey rinks on the Windward side. There is only one park whose basketball courts can be used for in-line hockey until it is resurfaced.

Parks can also be places for passive (scenic, educational, botanical) enjoyment. Whether a shortfall exists for these types of parks is more appropriately determined by looking for gaps in service areas. This is because the passive use of parks is not necessarily dependent on particular recreational resources that a park may contain and may occur in conjunction with active uses of a park. Figure 3 indicates that the parks in Kaneohe provide adequate service area coverage due in large part to the 211-acre Hoomaluhia Botanical Park, a predominantly passive park. Kaneohe also has two other passive parks - Kaneohe Beach Park and Keaalu Neighborhood Park.

Therefore, based on this evaluation, the City has concluded that a park offering additional opportunities for active recreation is needed in Kaneohe.

CHAPTER TWO - DESCRIPTION OF ALTERNATIVES

INTRODUCTION

This EA examines 4 alternatives – 3 conceptual master plans and a “no-action” scenario.

The *Final Master Plan for Kahua O Waikalua Park*¹¹ presents three conceptual master plans, Master Plan A, Master Plan B, and Master Plan C. These plans were developed based on input from the community during the public interaction program undertaken during the development of the master plans (see Chapter 7). Master Plan A was designed to be a predominately “passive” park designed around a Hawaiian theme. Master Plan B was designed to respond to the active recreational needs of the community by providing a number of regulation and multi-purpose playing fields. Master Plan C was intended to address some of the community’s active recreational needs while still reserving portions of the proposed park for passive uses.

Based on comments received on the *Draft Master Plan for Kahua O Waikalua Park*¹², modifications were made to Master Plan Concept B. The concerns and needs these modifications are intended to address are discussed below. Master Plan B, with these subsequent modifications, forms the basis of the Preferred Master Plan discussed in the *Final Master Plan for Kahua O Waikalua Park* as well as in this EA.

Therefore, because Master Plan B and the Preferred Master Plan are very similar, this EA examines Master Plan Concept A, Master Plan Concept C, the Preferred Master Plan, and the no-action scenario.

These plans are summarized below. The *Final Master Plan for Kahua o Waikalua Park* describes the physical constraints and opportunities of the site, the development process of the conceptual plans, the conceptual plans and an opinion of their probable cost in detail.

DESIGN CONSIDERATIONS

The master plan concepts address the physical constraints presented by the site, community needs and desires, and the two-phase implementation plan necessitated by the presence of the Kaneohe Wastewater Preliminary Treatment Facility (WWPTF). A detailed

¹¹ *Final Master Plan for Kahua O Waikalua Park*, Planning Solutions, Inc., October 1999

¹² *Draft Master Plan for Kahua O Waikalua Park*, Planning Solutions, Inc., June 1999

discussion of these considerations is documented in the *Final Master Plan for Kahua O Waikalua Park*.

In addition, the construction plans will comply with guidelines and standards established by recognized agencies and organizations. These include:

- o American with Disabilities Act (ADA) Accessibility Guidelines;
- o City and County policies, criteria, and development standards, including Crime Prevention Environmental Design and Honolulu Police Department Guidelines.

OPERATIONAL CHARACTERISTICS

The City and County has agreed that any park concept developed in this location will operate only from dawn to dusk and will remain locked at other times. The roadway accessing the WWPTF via the proposed park will be designed to support heavy pump trucks that occasionally will access the WWPTF. The City and County will also ensure that procedures exist to allow emergency access to the WWPTF during times when the park is closed.

PREFERRED MASTER PLAN

PREFERRED MASTER PLAN DESCRIPTION

The Preferred Master Plan (modified Master Plan B) includes a combined comfort station/shade pavilion at the entrance of the park. Its location takes advantage of existing infrastructure and permits ready physical inspection of the facility by police officers on patrol. The first phase of park development will include 38 parking stalls (36 regular and 2 ADA accessible). The second phase will include an additional 29 stalls (28 regular and 1 ADA accessible). Phase 1 amenities will include: an educational demonstration garden¹³ along the makai side of the comfort station; a picnic area established under the existing monkey pod trees and enhanced with picnic tables and trash receptacles, and a 6-foot wide concrete walkway; and a youth soccer field, roughly 300 by 165 feet, located in the southwest corner of the park. The picnic area will be smaller than proposed in other plans so as to allow for a softball field in

¹³ This garden is educational in nature, and will be planted with native Hawaiian plants and Polynesian introduced plant material. It will include interpretive signage to convey botanical and cultural information.

Phase 2 to overlie the youth soccer field thus forming a multi-purpose field. The park will be irrigated by an automated sprinkler system.

In Phase 2, a multi-purpose field will be developed by overlaying the youth soccer field with a softball field. An additional youth soccer field will be added in Phase 2. The Preferred Master Plan Phase 1 is shown in Figure 4 and the completed plan is shown in Figure 5.

PREFERRED MASTER PLAN CONSTRUCTION COSTS AND SCHEDULE

An opinion of probable cost¹⁴ prepared for the *Final Master Plan for Kahua O Waikalua Park* indicates that Phase 1 of the Preferred Plan will cost \$1.4 million and Phase 2 will cost \$1.0 million (FY 99).

Once the construction plans have been prepared and approved, and the contractor has been selected, Phase 1 of the park could be constructed within 6 months. Phase 2 of the park can only be constructed once major modifications to the WWPTF are complete. As of FY 1999, these modifications have not been designed or scheduled for funding. Construction of Phase 2 amenities is not expected to take more than 6 months but start of construction on this phase is hard to predict.

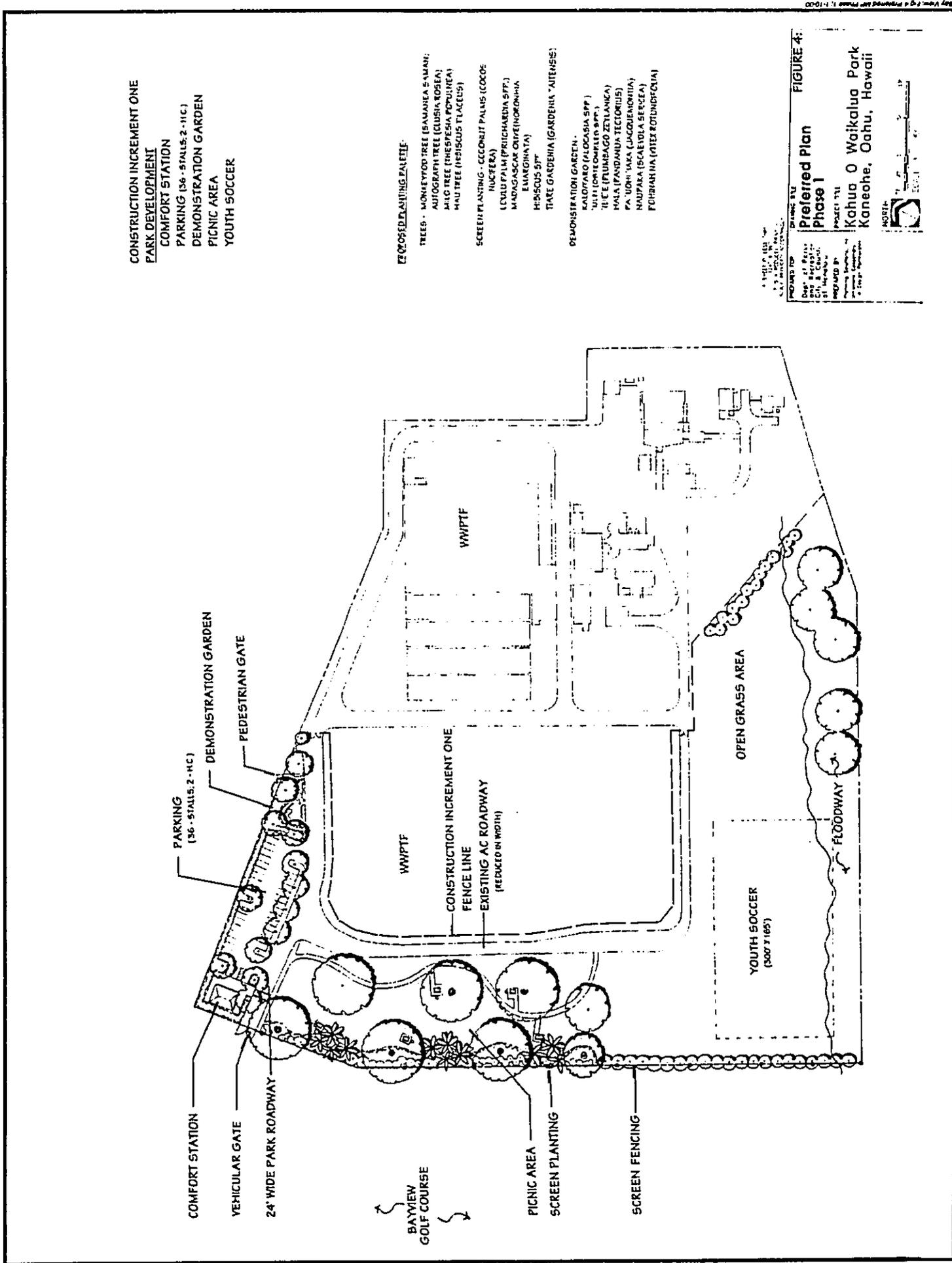
ALTERNATE MASTER PLAN A

ALTERNATE MASTER PLAN A DESCRIPTION

Master Plan A is designed to be a predominantly passive park. Amenities in Phase 1 include: a combined comfort station/shade pavilion located just inside the park's gate; a community garden (i.e. a victory garden) located near the comfort station; an educational demonstration garden on the other side of the comfort station; a picnic area located beneath existing monkey pod trees; an open grassed field that can be used for Hawaiian games; and a Hawaiian tree grove, an area for quiet contemplation. Adequate parking for the implementation of both Phase 1 and 2 will be constructed during Phase One. There will be 47 regular parking stalls and 2 handicap stalls located at the entrance of the park. Figure 6 illustrates the Phase 1 plan.

A child's play area will be constructed in Phase 2. The area will be designed for elementary school age children and younger and will include play structures, colors and textures that reflect Hawaiian navigation and voyaging. Phase 2 will also include a multi purpose, open-air pavilion. The pavilion will provide a covered space suitable for family gatherings, picnics or other activities that require shelter.

¹⁴ Table 5-1, *Final Master Plan for Kahua O Waikalua Park*, Planning Solutions, Inc., June 1999



A "View Plateau" will be constructed in Phase 2. It consists of a gradual sloping plateau of grass that reaches approximately 10-12 feet above the current finished grade. A 6-foot wide concrete walk of no more than 5% grade will traverse the mound. A bench will be located at the top of the view plateau. The "view plateau" will provide park users a vantage point from which the ocean can be seen over the WWPTF. Figure 7 depicts Master Plan A upon completion.

ALTERNATE MASTER PLAN A SCHEDULE AND CONSTRUCTION COSTS

An opinion of probable cost¹⁵ prepared for the *Final Master Plan for Kahua O Waikalua Park* indicates that Phase 1 of the Preferred Plan will cost \$0.8 million and Phase 2 will cost \$0.8 million (FY 99).

Construction of this plan is expected to take a similar amount of time as the Preferred Plan if it were to be constructed.

ALTERNATE MASTER PLAN C

ALTERNATE MASTER PLAN C DESCRIPTION

Master Plan C combines both active and passive recreation elements. Phase 1 amenities include a comfort station combined with a shade pavilion, a community garden (i.e. a victory garden), an educational demonstration garden, a picnic area, an open grassed field suitable for youth soccer or Hawaiian games, and a Hawaiian tree grove—an area for quiet contemplation. Parking constructed in Phase 1 will include 47 parking stalls and 2 ADA accessible stalls. Figure 8 illustrates Phase 1 conceptual plan.

Phase 2 includes a play area for elementary school children or younger. The play area will reflect Hawaiian Navigation themes in its play structures, colors and textures. Phase 2 also includes a skateboard park approximately 130 by 95 feet located in the southern makai-most corner of the park; an inline hockey rink about 65 by 145 feet located near the parking lot. Figure 9 illustrates the completed plan according to Master Plan C.

ALTERNATE MASTER PLAN C SCHEDULE AND CONSTRUCTION COSTS

An opinion of probable cost¹⁶ prepared for the *Final Master Plan for Kahua O Waikalua Park* indicates that Phase 1 of the Preferred Plan will cost \$0.8 million and Phase 2 will cost \$0.9 million (FY 99).

¹⁵ Table 4-1, *Final Master Plan for Kahua O Waikalua Park*, Planning Solutions, Inc., June 1999

¹⁶ Table 4-3, *Final Master Plan for Kahua O Waikalua Park*, Planning Solutions, Inc., June 1999

PHASE I PARK DEVELOPMENT:
 COMFORT STATION/PAVILION
 PARKING (47 STALLS; 2 H.C.)
 COMMUNITY GARDEN
 DEMONSTRATION GARDEN
 PICNIC AREA
 HAWAIIAN GAMES (OPEN FIELD)
 HAWAIIAN TREE GROVE

PROPOSED PLANTING PALETTE:

- TREES - MONOCOTYLEDON:**
 MŌŌ TREE (THESPESIA POPULNEA)
 HOU TREE (HEBESCUS TRICOLOR)
 KŌŪ (CORONA SUBCORDATA)
- HAWAIIAN TREE GROVE - TRUE KAWAII**
 (CALOPTYLLUM INOPHYLLUM)
 NIHO (LYCOPHYLLUM SANDWICHENSE)
 HALEA (PANDANUS DOUGALLII)
- SCREEN PLANTING - COCONUT PALMS (COCOS
 NUCIFERA)**
 LOULU PALM (PITHHECOPHA SPP.)
 MOHI (MORNINGA CITRIFOLIA)
 HEKESKŪ SPP.
 TALE GAUZEWA (GAUZEWA TANTENSIS)
- DEMONSTRATION GARDEN -**
 KALOFAEO (ALOCASIA SPP.)
 'ŪLE (OSTEA SPP.)
 'ŪLE (PLUMBAGO ZEYLANICA)
 HALEA (PANDANUS TECTORIUS)
 PA 'ŪLE 'ŪLE (JACARANDA)
 NAUPAKA (SCAEVOLA SEEDCA)
 PO'OHANINA (NYCTE ROTUNDIFOLIA)

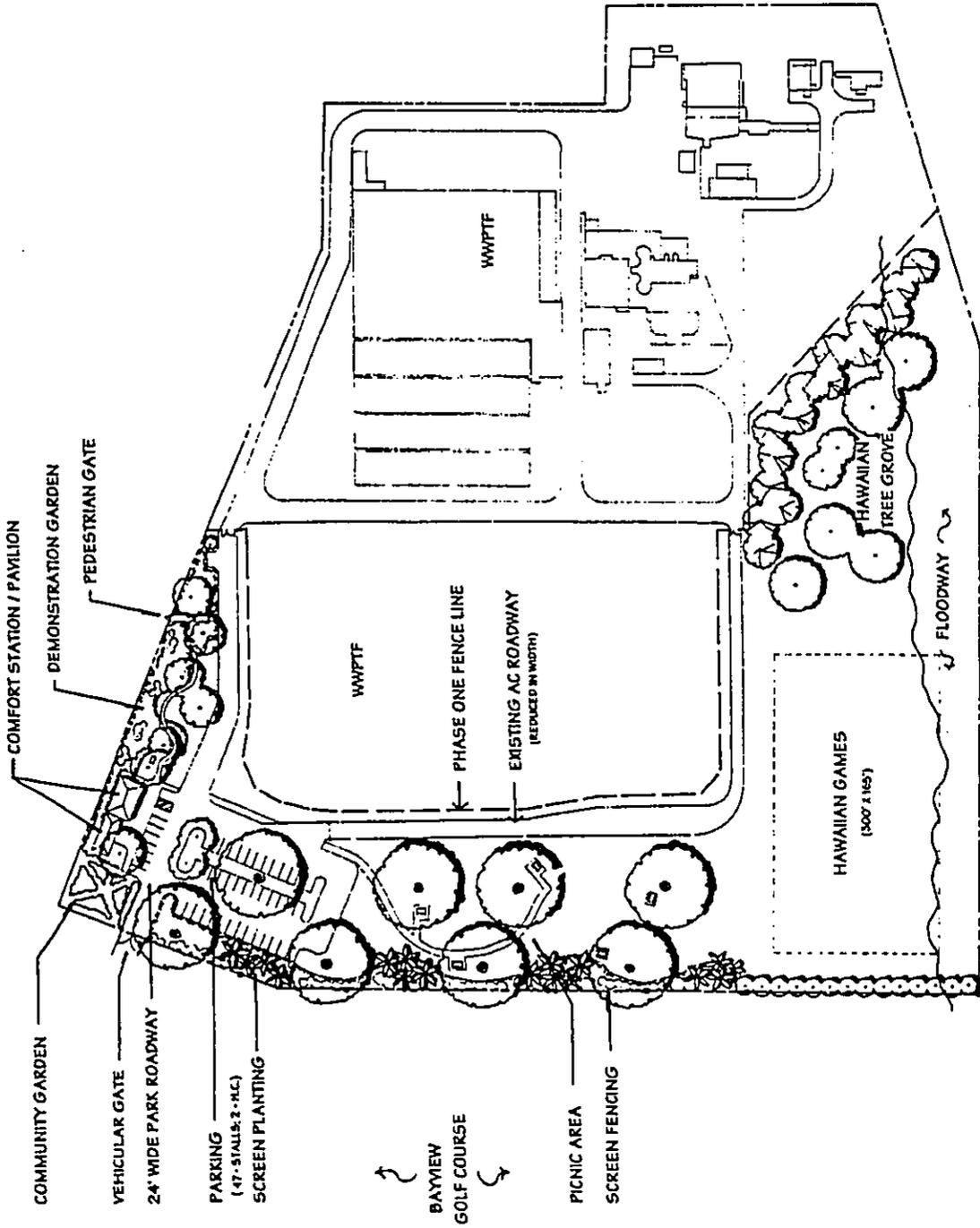


FIGURE 6:
Master Plan A
Phase 1
 Kahua O Waikaloa Park
 Kaneohe, Oahu, Hawaii

DATE: 10/15/03
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

SCALE: 1" = 50'

NORTH

PHASE I PARK DEVELOPMENT:
COMFORT STATION/ PAVILION
PARKING (17 STALLS, 2 HIC)
COMMUNITY GARDEN
DEMONSTRATION GARDEN
PICNIC AREA
MULTI-PURPOSE FIELD
 (HAWAIIAN GAMES/YOUTH SOCCER)
HAWAIIAN TREE GROVE

PROPOSED PLANTING PALETTE:

TREES - MONKEYPOD TREE (SAMANEA SAMANA)
 MILO TREE (MESPESA FORNUEA)
 HAU TREE (MUSCOSUS TILACEUS)
 KOU (CORDIA SUBCORDATA)

HAWAIIAN TREE GROVE - TUHE KAMAH
 (CALOPTILUM HOPPTLIUM)
 HANO (MYRTORUM SANDWICHENSE)
 HULA (PANDANUS OODOKATIS-SIANUS)

SCREEN PLANTING - COCONUT PALMS (COCOS
 NUCIFERA)
 LOULU PALM (PHTICADRA SPP.)
 NONI (MORUEA CITREIFOLIA)
 HIBISCUS SPP.
 TUHE GAIDHERIA (GAIDHERIA TAITEASH)

DEMONSTRATION GARDEN -
 KALOYAKO (ALOCASIA SPP.)
 TUHEI (OSTEOMILES SPP.)
 TUHE (PLUMAGO ZETLANSCA)
 HALA (PANDANUS TECTORIA)
 PA'UONI 'AUA (LACZUELOHUA)
 NAUPAEA (SCASVOLA BERCEA)
 POROHUHA (METERANTHODOLA)

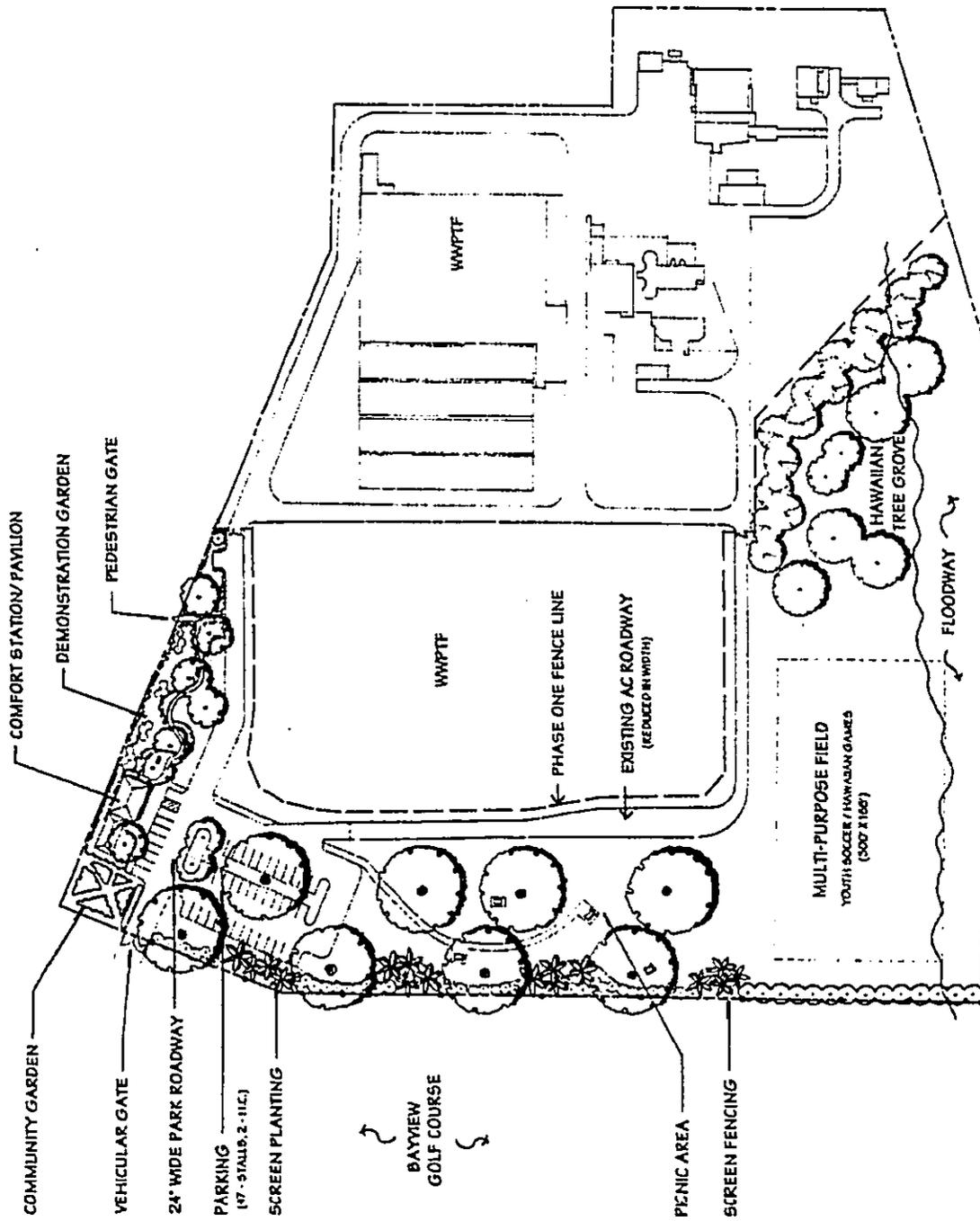


FIGURE 8:
Master Plan C
Phase 1
 Kahua O Waikaliua Park
 Kaneohe, Oahu, Hawaii

PREPARED FOR: Dept. of Parks, Culture & Recreation, City & County of Honolulu
 PREPARED BY: [Firm Name], [Address], [City, State, Zip]

DATE: [Date]

SCALE: 1" = 100'

NORTH

PHASE 1 PARK DEVELOPMENT:
 COMFORT STATION/ PAVILION
 PARKING (47 STALLS; 2 H.C.)
 COMMUNITY GARDEN
 DEMONSTRATION GARDEN
 PICNIC AREA
 MULTI-PURPOSE FIELD
 (HAWAIIAN GAMES/YOUTH SOCCER)
 HAWAIIAN TREE GROVE

PHASE 2 PARK DEVELOPMENT:
 IN-LINE HOCKEY RINK
 SKATEBOARD PARK
 CHILDREN'S PLAY AREA
 AHUPUA'A OVERLOOK

PROPOSED PLANTING PALETTE:

- TREES - MONKEYPOD TREE (SAMANEA SALAMAH)**
 NIHO TREE (THESEPIA PORDLINEA)
 HAU TREE (RHUSCUS TOACEUS)
 KOU (CORDIA SUBCORDATA)
- HAWAIIAN TREE GROVE - TRUE KAHAWHI**
 (CALOPTILUM INOPITELLUM)
 MAO (MYZORUM SANDWICKENSE)
 HALA (PANDANUS OOROKATISSIMUS)
- SCREEN PLANTING - COCONUT PALMS (COCOS**
 NUCIFERA)
- LOU PALM (FRIECHARIA SPP.)**
 NONI (MORDEA CITRIFOLIA)
 HIBISCUS SPP.
- TAKE GARDENIA (GARDENIA TAITENSIS)**
- DEMONSTRATION GARDEN -**
 KALOITAKO (ALOCASIA SPP.)
 'UKE (OSTIENDES SPP.)
 'UKE (PLUMBAGO ZEYLANICA)
 HALA (PANDANUS TECTORIUS)
 PA 'UOH 'UUKA (JACQUEMONTIA)
 HAUPAKA (BOCAEYLA SEIZEA)
 POKAHAHA (MITEA ROTUNDIFOLIA)

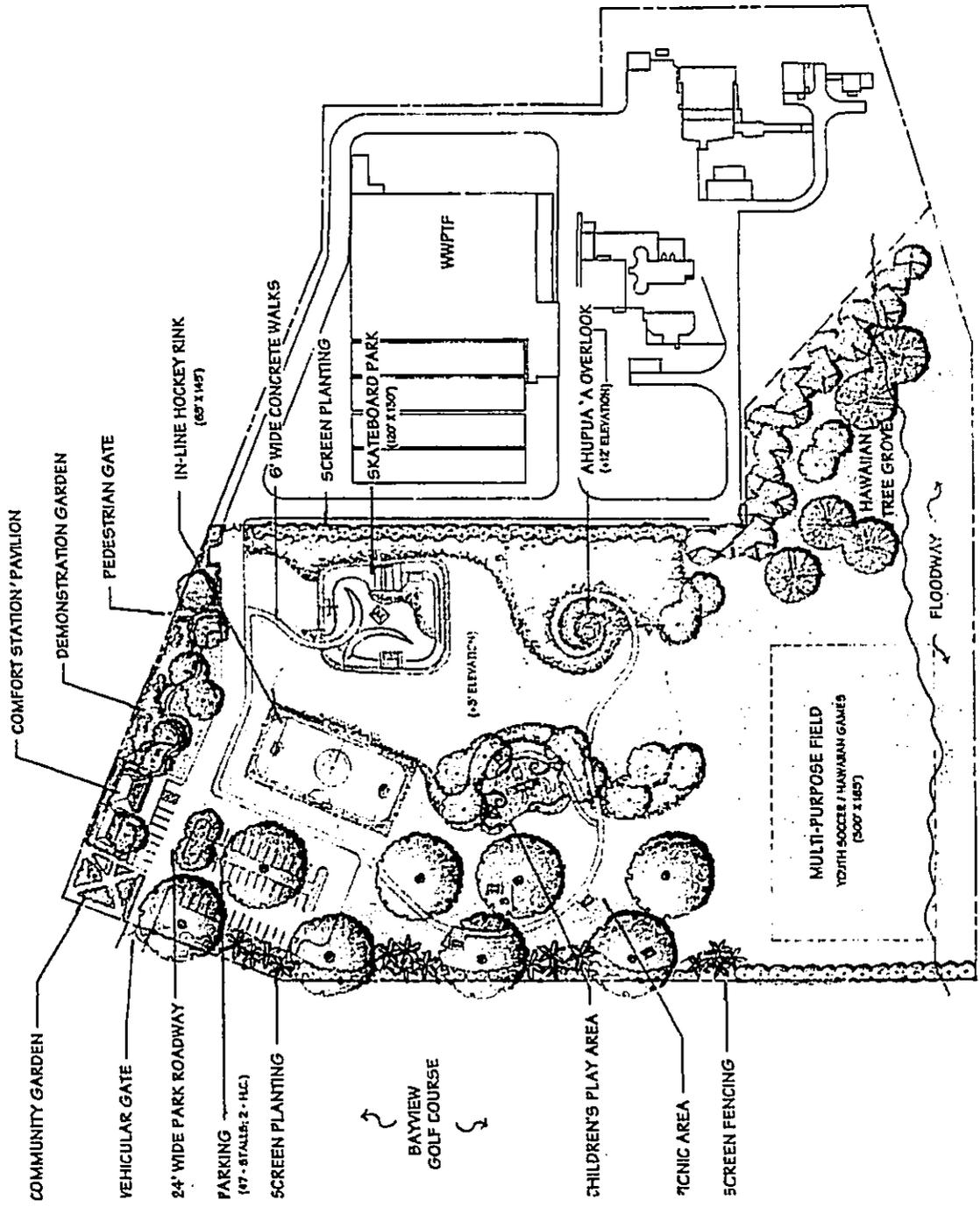
4 SHEET OF 455 PAGES
 SHEET NO. 37
 1/4" = 1'-0" HORIZONTAL
 1/4" = 1'-0" VERTICAL

FIGURE 9:
Master Plan C
 PROJECT FILE:
 Kahua O Waikalua Park
 Kaneohe, Oahu, Hawaii

PREPARED BY:
 City of Parks and Recreation
 2150 KALANANOLU BLVD.
 HONOLULU, HI 96815

SCALE: 1" = 50'

NORTH



Construction of this plan is expected to take longer than the Preferred Plan, if it were to be constructed, due to the skateboard park.

NO-ACTION ALTERNATIVE SCENARIO

This alternative assumes that the park will not be developed. This scenario assumes that no change will be made to the site beyond what is dictated by the WWPTF plans for modification. No access to the site will be granted to the public if the park is not developed.

CHAPTER THREE - EXISTING ENVIRONMENT

LAND USE AND DEVELOPMENT

GENERAL DESCRIPTION

The site is an approximately 9-acre portion of a larger (15.89 acres) parcel (TMK: 1-4-5-30:36) located in Kaneohe on the Island of Oahu. The site is situated in the Koolauloa District. The Bayview Golf course surrounds the parcel on the west and south sides. The bay is located on the east side of the parcel. Kawa Stream and Kaneohe Stream form the southern and northern boundary of the site respectively. Just across Kaneohe Stream is a typical suburban residential neighborhood comprised of single-family homes that back up to the stream bank.

EXISTING STRUCTURES AND USES

The site appears predominantly industrial in nature because the Kaneohe Wastewater Preliminary Treatment Facility (WWPTF) occupies the majority of the parcel. Appendix D includes an excerpted section of the *Final Master Plan for Kahua O Waikalua Park*. It provides additional detail regarding existing conditions.

The WWPTF structures include large clarifying tanks, pumping stations, small single story office buildings, a number of equipment shelters, and a dilapidated single-family home currently used by pump truck drivers as a break room. There are a number of large double check valves and manholes around the property indicating the WWPTF infrastructure that lies beneath the parcel. There are dirt roads that permit vehicular access to the various structures on-site. There are 8 mature monkey pod trees located in a grassy area along the west side of the park site. This area is currently in use as a temporary storage site for dredging spoils from Kaneohe Stream. A 6-foot high chain link fence encloses the parcel. It is equipped with a lockable gate at the entrance to the larger parcel. Access to the park site is east along Kulauli Street for a little over ½ mile and then continuing along Bayview Golf Park's access road up to the entrance to the site (about 1/10th of a mile). There is a gate at the beginning of the Bayview Golf Park's access road to alert the public to the fact that the road is private and also to secure Bayview Golf Park at night. There is also a gate at the entrance of the park site used to secure the WWPTF parcel.

The portion of the parcel that will be used for the park site is L-shaped and along the west side of the parcel under the monkey pod trees and

partway along the banks of Kawa Stream. Demolition of the single-family home, currently used by pump truck drivers on break, and a single-story administration building will be required to accommodate Phase 1 of the park development. Phase 2 of the park development will require the removal of the clarifier tanks.

LAND OWNERSHIP

The proposed park site is an approximately 9-acre portion of the larger parcel currently occupied by the WWPTF. The City and County of Honolulu owns the parcel. The park boundary is shown in Figure 2.

The private access road that leads to the entrance of the park site overlies an easement granted to the City and County of Honolulu by the adjoining property owner (BVGP Inc.). This easement grants the public the right to access the proposed park site, if and when the park is dedicated.

PHYSICAL ENVIRONMENT

TOPOGRAPHY, GEOLOGY AND SOILS

Windward Oahu's dominant topographical feature is the Koolau Mountain Range that forms a backdrop to the proposed site. The parcel is located on a coastal plain next to Kaneohe Bay and is predominantly flat and poorly drained. The surrounding area has been extensively modified for golf course use.

The U. S. Department of Agriculture Soil conservation Service identifies the soils as HnA - "Hanalei Silty Clay, 0 to 2 percent". This soil is generally strongly acidic in the surface layer and neutral in the subsoil layer. It is moderately permeable and runoff is very slow with only slight erosion hazard. Soils classified as HnA are suitable for cultivation of taro, sugarcane and pastureland.

CLIMATE AND AIR QUALITY

Mean annual temperature is approximately 75^o Fahrenheit. Temperatures can vary between 58^o to 90^o during the coolest and the warmest months. According to the *State of Hawaii Data Book*¹⁷, the average annual precipitation in the area is approximately 50 inches of rain. Rainy months are generally November through April during which about 70% of annual rainfall occurs.

¹⁷ *State of Hawaii Data Book - A Statistical Abstract*; Department of Business Economic Development & Tourism, 1998.

Windward Oahu enjoys excellent ambient air quality due to the prevailing trade winds. Aside from the quarry located roughly 4 miles from the site, no other emission producing industry is located on the windward side of Oahu. In this area, automobiles are the primary source of air pollution.

Occasionally, when trade winds are stagnant, Bayview Golf Park users have noticed a faint unpleasant odor emanating from the WWPTF.

HYDROLOGY

The site lies immediately adjacent to Kaneohe Bay and groundwater table lies close below the existing elevation. Kawa and Kaneohe streams carry runoff from two separate upland watershed areas to Kaneohe Bay. The streams pass the Waikalua Loko Fishpond, a historical and cultural feature, just prior to discharging into Kaneohe Bay. There is an existing spring located on the portion of the site that houses the WWPTF. It flows to an open grass field on the Kawa Stream side of the larger parcel. The bog-like grassy area will remain within the WWPTF property and will be fenced off from the proposed park boundary.

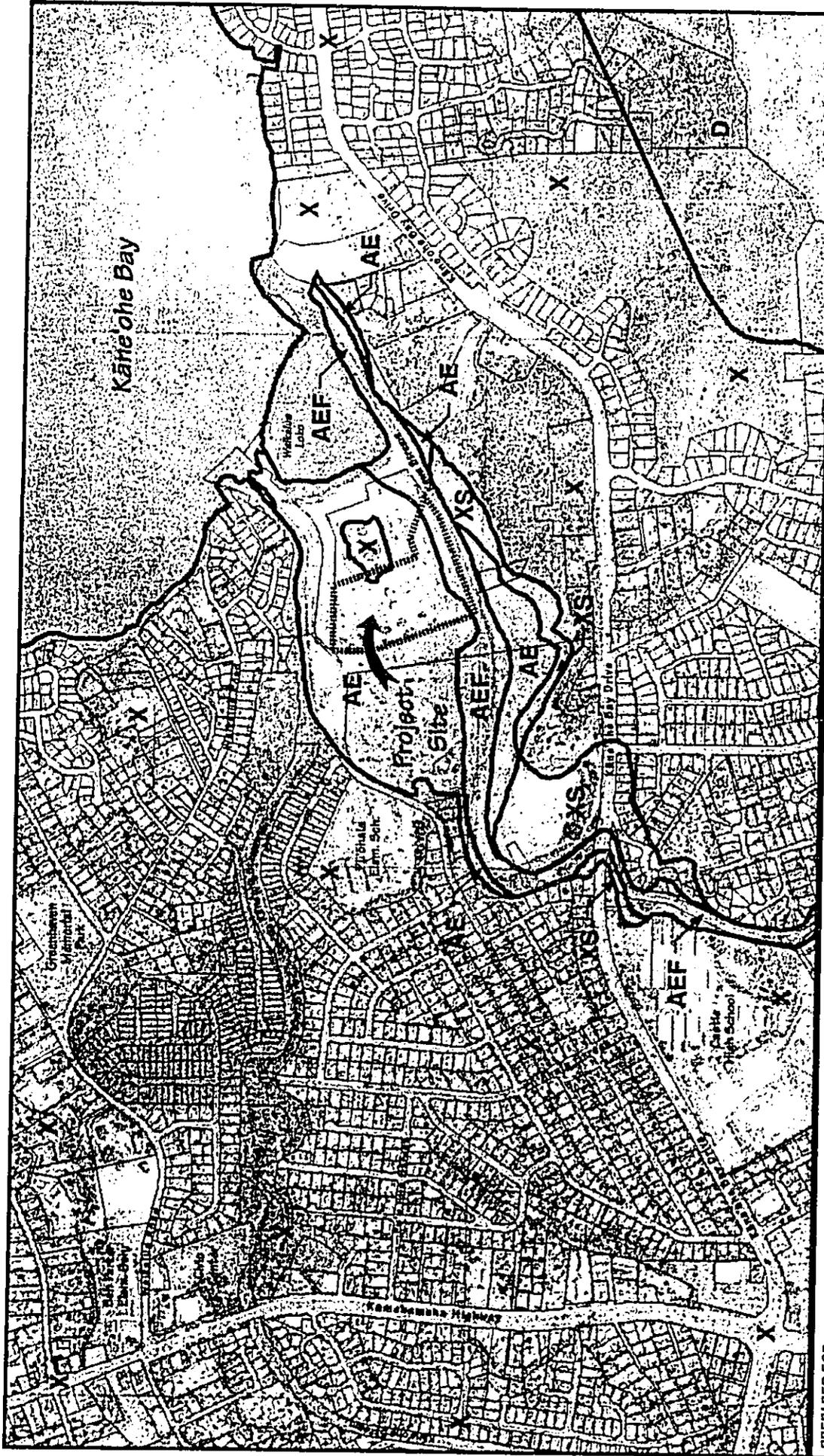
The site lies in a general floodplain district. Regulations governing activities and construction in such districts are enacted pursuant to the U.S. National Flood Insurance Act of 1968 as amended and the U.S. Flood Disaster Protection Act of 1972. They impose conditions on activities and structures located in different hazard districts so as to protect life and property and to reduce public costs for flood control and rescue and relief efforts.

The majority of the proposed park site is in the flood fringe district¹⁸ and designated as zone AE on the Flood Insurance Rate Maps (Figure 10). Zone AE identifies a Special Flood Hazard area inundated by the 100-year flood¹⁹ where base elevations have been determined. Allowed uses on a site with this designation are those permitted by the underlying zoning district as long as they comply with standards applicable to the flood fringe district. Along and adjacent to Kawa Stream is an area designated as a floodway.²⁰

¹⁸ Flood fringe districts are colored or shaded areas on the FIRM maps in zones designated AE, AO and AH on FIRM maps. The AE area of the proposed park site is shaded on the FIRM maps.

¹⁹ A 100-year flood refers to a flood level with a 1% or greater chance of being equaled or exceeded in any given year.

²⁰ A floodway is a portion of the floodplain that must be reserved in order to carry or discharge the regulatory flood without cumulatively increasing the flood elevation of the floodplain more than one foot at any point.



Day View Flood 11-18-99

FIGURE 10:

Flood Rate Insurance Map

Kahua o Waikalua Park
Environmental Assessment

PREPARED FOR:
City & County of Honolulu.

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
City & County of Honolulu.
USGS 7.5" Kaneohe Orthophoto Quad.

LEGEND:

- AE** 100-Year Base Flood Elevation Determined
- AEF** 100-Year Floodway Area
- D** Undetermined Flood Hazard
- X** 500-Year Flood Plain
- XS** Beyond 500-Year Flood Plain
- Flood Insurance Rate Map Boundary
- Project Site Boundary
- City and County Parcel Boundary



There is a small, built-up area beneath one of the existing sludge digester tanks that has been designated as Zone X. Zone X are areas that have been determined to lie outside of the 500-year plain and are considered to be minimal flood hazard areas. A small portion of this area will be incorporated in to the park site during Phase 2 development.

NOISE LEVELS

The proposed site enjoys a quiet and serene atmosphere, with noise levels below 45 dBA²¹, typical of suburban residential areas. The parcel is surrounded by the golf park on two sides, the fishpond and the bay on one side, and Kaneohe Stream on the other side. This setting contributes in a large part to the quietness that prevails. According to the *Final Environmental Assessment for the Kaneohe Wastewater Preliminary Treatment Facility Modifications Phase IIIA*, once the modifications for the WWPTF are completed the WWPTF will comply with the State Department of Health's regulations, Chapter 43 "Community Noise Control for Oahu." This regulation calls for noise levels along the parcel boundary to be at or below 55 dBA during the day and 45dBA at night.

NATURAL HAZARDS

Natural hazards are assumed to be those associated with earthquakes, or flooding. The parcel is located in a seismic area zoned 2A²², as is the rest of Oahu.

Flooding of the parcel has been previously unofficially reported. It is generally assumed that if flooding has occurred, it was due primarily to lack of maintenance dredging of Kaneohe Stream. Such dredging is currently underway and, once completed will decrease, if not eliminate, any potential for flooding.

BIOLOGICAL ENVIRONMENT

VEGETATION

No exceptional botanical species are known to exist on the site.²³ The parcel was extensively disturbed during the development of the WWPTF. Coconut trees, bermuda grass and other grasses and weeds have established themselves on the site. The mature monkey pod trees on the

²¹ A-weighted sound level of a sound is a good measure of the loudness of that sound because they de-emphasize the low frequency portion of the spectrum of a signal much as the human ear does.

²² *Earthquake Risk and Hazard Potential of the Hawaiian Islands*, Furumoto et al., 1988

²³ No species of special importance were noted in the *Final Environmental Assessment for the Kaneohe Wastewater Preliminary Treatment Facility Modification Phase IIIA*, September 1998.

western side of the parcel²⁴ are the dominant vegetative feature on the proposed park site.

Although not on the proposed park site, a small, established mangrove swamp is located along the fishpond and a small wetland is further upstream near Kawa Stream.

FAUNA

The proposed site has been extensively disturbed due to the adjacent golf course and WWPTF development. No endangered species have been directly observed on the site. However, conditions are sufficiently suitable to assume that the site is a natural habitat for introduced exotic birds such as cardinals, linnets, sparrows, mynah birds, thrush and doves. Although not on the proposed park site, the marshy wetlands along the shoreline near the steam mouths and the nearby fishpond offer potential suitable habitat for endangered species of water birds.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

The park site has been substantively disturbed during the development of the WWPTF and the adjacent golf course. Therefore the likelihood of finding any historical or archaeological resources on the site is almost non-existent. Written correspondence with the State Historic Preservation Office confirms this position (see Appendix A). The nearest historical resource is the Waikalua Loko Fishpond located on the shoreline of Kaneohe Bay, just beyond the WWPTF, which is adjacent to the park site.

SCENIC AND AESTHETIC RESOURCES

The park site offers significant views of the Koolaus to the west and southwest. Views toward the Bay are obstructed by the WWPTF structures. Views of Kaneohe and Kawa streams are possible from their respective banks. Since the proposed site is very level it does not provide a high point from which to view either stream.

NEIGHBORHOOD CHARACTERISTICS

The park site is located at the end of Kulauli Street just beyond the Bayview Golf Course. Kulauli Street traverses a typical suburban

²⁴ *Final Environmental Assessment for Kaneohe Wastewater Preliminary Treatment Facility Modifications Phase III A*, R.M. Towill, September 1998.

neighborhood composed of single-family homes. The nearest home is located 2/10 of a mile from the proposed park site.

ROADWAYS AND TRAFFIC

Access to the proposed park site is via Kaneohe Bay Drive to Puohala Road and then along Kulauli Street until it ends and across a portion of Bayview Golf Course via an access easement. Kulauli Street is a two lane local road that serves a residential neighborhood. Kulauli Street is approximately 21 feet wide with a 3-foot wide sidewalk with a rolled curb on the makai side of the road at its intersection with Puohala Road. There are 38 single-family homes along Kulauli Street. Hilinai Street and Puuluna Place intersect with Kulauli Street. There are approximately an additional 24 single-family homes whose occupants must travel on Kulauli Street in order to exit/enter the neighborhood. Other homes in the subdivision have alternate and more direct routes to reach Puohala Road in order to exit/enter the neighborhood. Traffic along Kulauli Street is generally attributable to the following: 1) residents going to and from their homes along Kulauli Street and the two connecting streets, 2) employees and students going to and from Puohala Elementary School; 3) persons going to and from Puohala Neighborhood Park (co-located with the elementary school); and 4) pump trucks going to and from the WWPTF. Pump truck trips are infrequent and do not contribute significantly to the flow of traffic along Kulauli Street. Park usage is occasional except during after school practice sessions and weekend games that are scheduled at the park

Traffic counts²⁵ for the intersection of Kulauli Street and Puohala Road indicate peak traffic on Kulauli Street going toward Puohala Road (i.e. exiting the neighborhood or going away from the proposed park site) occur between 7:00 A.M to 8:00 A.M. The traffic counts indicate 42 vehicles leaving the area during this time. These counts also show that between the hours of 7:00 A.M. and 8:00 A.M 142 vehicles travel along Kulauli Street toward the proposed park site. This is the peak incoming hour as well.

Kulauli Street is 30 feet wide near the school and ends about 1/10th of a mile beyond the school. A 21-foot wide private paved road extends from the end of Kulauli Street across about 1/10th of a mile of the Bayview Golf Course and leads to the entrance of the proposed park site. There

²⁵ Traffic Counts at the intersection of Kulauli Street and Puohala Road, Department of Transportation Services, October 28 and 29, 1999

CHAPTER FOUR - POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION

INTRODUCTION

Chapter 4 identifies the types of impacts both positive and negative expected to result from the construction of the proposed park. Impacts anticipated from the Alternate Master Plan A, Plan C, the Preferred Plan, and the no-action scenario are discussed below. Where substantive differences in expected impacts between the plans exist, the plans are discussed separately.

LAND USE AND DEVELOPMENT IMPACTS

The City and County already own the land proposed for the park. The park site is a portion of the parcel that is currently in use by the Kaneohe Wastewater Preliminary Treatment Facility (WWPTF). Until needed modifications (not currently underway and beyond Phase III A modifications which are underway) are made to the WWPTF, the full area to be allocated to the proposed park will not be available. Therefore the park will be developed in two phases.

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Long-Term land use impacts associated with park development are only positive. They involve increasing recreational resource inventories, providing public access to an area previously not open to the public, and reserving near-shoreline land in a natural-like setting. Short-term land use impacts are those associated with the No-Action alternative since development of the park will prevent the use of the site until construction activities are completed.

Since long-term impacts are positive, no mitigation is proposed.

NO ACTION ALTERNATIVE

Land use impacts associated with the No-Action alternative are considered negative. They include not increasing recreational resource inventories in the area, restricting public access to near-shoreline lands, and incorporating unused space into an industrial facility (i.e. WWPTF).

TOPOGRAPHY, GEOLOGY AND SOIL IMPACTS

MASTER PLAN A AND MASTER PLAN C IMPACTS AND MITIGATION

Topographic changes include minimal site grading to improve site drainage and to provide level areas for playing fields. These two plans also call for a "view plateau" of 10 to 12 feet in elevation in order to provide park users with a view of the bay that is currently obstructed by the WWPTF. Although the long-term impacts to the topography are expected to be positive, these two plans are expected to alter the topography slightly more than the Preferred Plan.

Short-term impacts are those associated with construction activities and site preparation. These and their mitigation measures are discussed in a later section of this Chapter.

No mitigation measures are proposed for the long-term impact of these changes since they are considered positive.

PREFERRED MASTER PLAN IMPACTS AND MITIGATION

Topographic changes required to implement this plan are restricted to improving site drainage and leveling areas for playing fields. Since the site is already relatively flat, the long-term impacts resulting from these changes are expected to be minimal and positive in nature. Short-term impacts involve disturbance resulting from grading and activities. These impacts and their mitigation measures will be temporary in nature and are discussed in a later section of this Chapter.

Since long-term impacts are not expected to be significant and are positive in nature, no mitigation measures are proposed for these changes.

NO ACTION SCENARIO

This scenario involves no changes to the existing topography and therefore no improvements to site drainage area expected.

SOIL-RELATED IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Long-term impacts associated with developing any of the proposed park plans, are those associated with altering the soil composition so as to support the proposed landscaping. This may involve amending soil or even the importation of some topsoil depending on the soil analysis.

Short-term impacts are those associated with construction and site preparation activities. These and their mitigation measures are discussed in a later section of this Chapter.

Since the long-term impacts are considered positive, no mitigation is proposed.

NO ACTION SCENARIO

No short or long term impacts are expected since no development will take place on the site.

HYDROLOGICAL IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Overall drainage patterns in the area will remain the same for all three conceptual park plans. However, all of the park plans require an increase in impervious area for paved areas and structures such as walkways, a comfort station, hard-surface courts, and parking. Impervious areas increase runoff since water cannot percolate into the ground. However, because of the gradient of the site and site drainage improvements, any increase in runoff is expected to leave the impervious surfaces and percolate into the ground as it sheet flows across the site to the low areas. Furthermore, even the greatest increase in impervious area (i.e. associated with Master Plan C), represents significantly less than a percent of the total watershed area already served by Kawa and Kaneohe streams.

Grading of the park area will be limited to that required to provide level playing fields and to eliminate any small areas of ponding. Since very little, if any, runoff water will be carried to the Bay from the park site, long-term impacts to surface waters due to an increase in runoff are not considered significant. The existing site has approximately 42,000 square feet of hardscape over the proposed park site. Differences in the plans' impervious surfaces are as follows: 1) Master Plan A estimated hardscape is 42,500 square feet; 2) Master Plan C estimated hardscape is 72,500 square feet; and 3) The Preferred Plan's estimated hardscape is 56,800 square feet.

Mitigation proposed for long-term impacts are improvements to site grading.

NO ACTION ALTERNATIVE

This plan assumes that the site will continue to maintain an impervious area of approximately 42,000 square feet.

GROUNDWATER IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Development of any of the conceptual park plans will require a slightly increased use of potable water for irrigation purposes. However, quantities to be used are expected to be small since climate in the area provides adequate rainfall during the majority of the year and consequently irrigation will most likely only be required during summer months.

Master Plan A is expected to require the greatest amount of irrigation since it has the least amount of impervious area and, conversely, the greatest amount of grassed or landscaped area to irrigate. By the same logic, Master Plan C is expected to require the least amount of irrigation, while the Preferred Plan will require an amount in between Plans A and C.

No short-term impact on groundwater is anticipated.

Since the amounts that will be required are not considered significant, no mitigation is proposed.

NO ACTION ALTERNATIVE

The No-Action Alternative will not have any long- or short- term impacts on groundwater since no changes will be implemented.

NOISE IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Development of any of the conceptual park plans will occasionally result in an increase in noise due to organized practice/game events and due to vehicles pulling in and out of the parking lot. None of these events are expected to violate any existing noise ordinances. The nearest residential areas are located either across the Kaneohe Stream or 2/10 of a mile from the park entrance. These distances provide a natural noise buffer from the occasional noise-producing events that may occur at the park. Master Plan A offers the least opportunity for organized practice/game events

since it has only one grassed field. Master Plan C and the Preferred Plan offer the greatest recreational resources suitable for organized sports and, as such, could experience a greater occurrence of such noise-producing events. Both Master Plan A and C include a children's play area and a few residents nearby might occasionally hear noise generated by those persons using it. Any noise generated at the park, however, is more likely to affect nearby golfers who may be teeing off on the adjacent golf holes. None of the noise-producing events are considered significant, however, since they are expected meet all regulatory requirements at the parcel boundary.

Short-term impacts resulting from the development of any of the park concepts are those associated with construction and the increase in noise related to those activities. These short-term impacts and mitigation measures for them are discussed later in this Chapter.

Mitigation for noise generated in the normal course of park usage is the imposition of park hours that limit its use from dawn to dusk. Natural buffers consisting of the bay, the streams, the Golf Course and the distance from the nearest residence also mitigate these impacts. No mitigation is offered to the golfers who may be affected by park noise.

NO ACTION ALTERNATIVE

The No-Action Alternative will not change the current noise environment since no development will take place over the park site.

AIR QUALITY IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

No long-term impacts to air quality are expected due to the development of any of the three master plan concepts. There are no known air quality violations resulting from the operation of the WWPTF, therefore developing the park next to the WWPTF should not create a problem for the park users.

Development of any of the park concepts will result in short-term air quality impacts due to construction activities. These impacts and mitigation measures for them are discussed in a subsequent section below.

No mitigation is proposed since long-term impacts are not anticipated.

are gates at the beginning of the private road and at the entrance of the proposed park site.

On the whole, traffic on Kulauli Street is extremely light and is well below the standard design capacity for a two-lane roadway. Twenty-four hour counts show 336 vehicles outbound (towards Puohala Road) and 1066 vehicles inbound (toward the proposed park site). The Highway Capacity Manual Special Report 87²⁶ states the capacity for a two-lane roadway operating in two directions is 2,000 passenger vehicles per hour total both directions.

Parking along Kulauli Street is not prohibited but the majority of homes have carports or driveways and most cars are pulled into them. Parking is prohibited along Kulauli Street near the school. The school/park has a parking lot with approximately 58 stalls. During typical school days and hours, about 50 of these stalls are occupied. No parking is allowed along the private access road that crosses a portion of the golf course and leads to the park site.

The City and County of Honolulu holds an easement over the private road that permits its workers access to the WWPTF, and the Kaneohe Stream for maintenance dredging purposes. Public access across this easement is permitted for the purposes of accessing the Waikalua Loko Fishpond, and to the proposed park site, if and when the park site is dedicated.

PUBLIC SERVICES AND FACILITIES

Fire protection is provided by the Kaneohe Fire Station located about 2 miles from the park site.

Police Protection is provided by officers assigned to the Kaneohe Police Substation also located about 2 miles from the park site.

Castle Hospital is the only primary care hospital located on the Windward side of Oahu. It also offers emergency services. It is located about 5 miles from the site.

Castle High school is located within a mile from the site.

²⁶ *The Highway Capacity Manual Special Report 87*, Washington, D.C. Highway Research Board, 1965, pp. 76-77

INFRASTRUCTURE

STORM DRAINAGE SYSTEM

The City and County has drainage easements along Kaneohe and Kawa streams, which will be maintained. Drainage on site currently sheet flows across the site to low areas located each side of the site along the streams.

WATER SUPPLY

Water is currently brought to the site through a 6-inch pipe from the Waikalua Wastewater Pump Station located across Kaneohe stream. This pipe is connected to the potable Board of Water Supply water system at a 3-inch water line on Holowai Place. The primary source of water for this area is the Kapunahala Reservoir.

The on-site water system consists of a 6-inch and 2-inch pipe network. The system occasionally does not meet pressure or flow requirements and has experienced numerous breaks in the recent past. The modifications to the WWPTF Phase IIIA, currently underway, call for the potable water system to be upgraded. This involves construction of a new water line, about 4,000 lineal feet, within the right-of-way of Wena and Kulauli Street to the existing Kaneohe WWPTF. This system will then be connected to the existing water system at two points along Wena and Kulauli Street at the existing fire hydrants. A new fire hydrant will also be installed just outside of the entrance to the proposed park site. The new water system will utilize the water network of the 272' system elevation at the Kapunahala Reservoir.

WASTEWATER

Wastewater from the park site will utilize the existing wastewater system on-site. This system is part of the Kaneohe tributary area and it discharges to the WWPTF. Wastewaters will receive preliminary treatment (screening and grit removal) at the site and be pumped to the Kailua Regional Wastewater Treatment Plant for treatment and disposal.

ELECTRICAL AND TELECOMMUNICATION SYSTEMS

Overhead Primary service lines provide electrical power to the proposed park site. A pad mounted transformer steps down primary power to 480/277V, 3 phase, 4 wire, grounded neutral secondary power. Hawaiian Electric Company meters the WWPTF parcel at the entrance to the parcel. Overhead lines on site are owned and maintained by the City and County of Honolulu. Phone service and circuits are provided by Verizon Hawaii.

NO ACTION ALTERNATIVE

The No Action Scenario will result in no short- or long-term significant impacts to noise levels in the area.

ROADWAY AND TRAFFIC IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Developing the site according to any of the conceptual park plans will most likely result in an increase of traffic along Kulauli Street. The proposed park is considered a neighborhood park and as such is intended to accommodate those who can reach it by foot. However, it is reasonable to assume that park users will also drive to the park, especially for organized sporting events. Master Plan A will most likely draw the least number of park users simply because it has the least number of recreational resources that are suitable for organized sports play or practice. While Alternate Plan C provides the greatest number of active recreational resources (i.e. youth soccer field, in-line hockey rink, skate park, and a children's play area) the majority of these resources do not involve organized sports. Both of these plans have 49 parking stalls. The Preferred Plan includes one multipurpose field suitable for youth soccer or softball, one youth soccer field, and an in-line hockey rink. Therefore 67 spaces have been included in this plan.

While a long-term increase in traffic along Kulauli Street is expected, it is not expected to be continuous and would most likely only occur during after school hours and during weekends. Even if all park users were to travel to the park during a single 15-minute period during those times (which is unlikely), the traffic along Kulauli Street would still be well below the design capacity (see Chapter 3) of the street. Furthermore peak park use is expected to occur outside of the peak hours noted for traffic along Kulauli Street. Therefore, while an increase in traffic is likely, resulting impacts are not considered to be significant.

All of the plans have been designed to include adequate on-site parking, since parking along the access road into the park cannot be allowed lest it interfere with golfers who must cross this road during play. Parking stalls provided significantly exceed recommendations included in the Land Use Ordinance²⁷ specifically because the intent was to provide parking that would accommodate peak hour usage. Parking in all of the plans significantly exceeds that normally incorporated into neighborhood

²⁷ Table 21-6.1, Chapter 21 Section 6.10 Off-Street Parking and Loading

park plans. Since the recreational resources are to be constructed in two phases and because the City would prefer to keep the parking area as small as possible while still accommodating peak demand in order to minimize impervious area, the City will monitor park usage as it relates to adequacy of parking after the implementation of Phase 1. While the City and County believes that the parking included in the plans is adequate for the uses envisioned, it could, if necessary, increase parking stalls up to 120 stalls in the Preferred Plan through the use of tandem parking and altering parking stall sizes. The City also notes that Puohala Elementary School and Puohala Park have approximately 58 spaces located about 2/10th of a mile from the park entrance. These stalls are typically not fully utilized during after school hours and on weekends and could be used by Kahua O Waikalua Park users if necessary.

Long-term impacts on roadway and parking facilities are an increase in traffic along Kulauli Street. However, the increase is not expected to be significant. The Parking demands will be accommodated on-site regardless of which plan is implemented. Therefore no impact is associated with the parking aspect of the park.

Short-term impacts are those associated with construction activities. These impacts and mitigation measures proposed for them are discussed later in this Chapter.

Mitigation proposed includes accommodation of all parking on-site. Monitoring of parking stall usage after implementation of Phase 1, and operationally restricting organized sporting events if a problem with parking develops that cannot be accommodated on-site. Modification of parking plans in Phase 2 of the Preferred Plan is also a possible mitigation measure but only if a parking problem develops where demand exceeds on-site capacity and cannot be addressed operationally through judicious scheduling of organized sporting events/practice (i.e. no overlapping events).

NO ACTION ALTERNATIVE

The No Action Alternative will result in no short- or long-term impacts to roadways or traffic in the area since no development will occur on the site.

BIOLOGICAL IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND
MITIGATION

No long-term adverse impacts are expected as a result of the development of any of the three conceptual park plans no significant biological or botanical resources have been noted in previous environmental documentation of the parcel²⁸. However, all plans offer the opportunity for the establishment of an educational demonstration garden that is designed to provide an educational opportunity featuring native Hawaiian plants and Polynesian introduced plant material.

Short-term impacts include those associated with construction activities and are discussed in a later section.

No mitigation is proposed since no impacts are expected.

NO ACTION ALTERNATIVE

No adverse or positive short- or long-term impacts are anticipated from leaving the site as is.

IMPACTS ON HISTORICAL AND ARCHAEOLOGICAL RESOURCES

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND
MITIGATION

Since the proposed site has been previously disturbed no significant historical or archaeological resources are expected to be present. Therefore, development of any of the conceptual park plans is not expected to have adverse short- or long-term impacts on historical or archaeological resources. However, if any unidentified cultural remains are uncovered during the course of the project, work in the immediate area will cease and the appropriate government agencies will be contacted for further instruction. A pre-consultation with the State Historic Preservation Division confirms this assessment of the site's historical and archaeological potential (see Appendix A).

Since no long- or short-term impacts are expected no mitigation is offered.

²⁸ *Final Environmental Assessment for Kaneohe Wastewater Preliminary Treatment Facility (WWPTF) Modifications Phase IIIA*, R. M. Towill Corporation, September 1998

NO ACTION ALTERNATIVE

Since the site will not be disturbed, the No-Action Scenario will not have any long- or short-term impacts.

IMPACTS ON SCENIC AND AESTHETIC RESOURCES

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Development of the Master Plan A or C or the Preferred Plan is expected to have long-term beneficial impacts on scenic and aesthetic resources in the area. This is because the park will preserve open space near the shoreline and view planes toward the Koolaus, and will provide an attractive landscaped area for the public to enjoy. Master Plan A and C will also improve scenic resources by providing a viewing plateau that will enable park users to see the Kaneohe Bay beyond the WWPTF. Depending on the height and construction of the screening required to protect the site from errant golf balls²⁹, the views toward the Koolaus may be affected, although not significantly. Short-term impacts due to park development are those associated with construction activities and they are discussed later in this Chapter

No mitigation is offered since long-term impacts are expected to be positive.

NO ACTION ALTERNATIVE

Since the No-Action Alternative does not implement any changes to the site, no short-or long-term impacts are anticipated. No mitigation is offered since impacts are expected to be positive.

IMPACTS ON PUBLIC SERVICES AND FACILITIES

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Development of Alternate Plan A, C or the Preferred Plan are expected to result in the same long-term impacts on public services and facilities. These include 1) need for police patrols to include an inspection of the premises occasionally during their normal patrols of the area; and 2) the need for the Department of Parks and Recreation's staff to maintain one additional neighborhood park and to arrange for it to be locked and unlocked on a daily basis.

²⁹ To be determined by Bay View Golf Course during the design phase of the proposed park.

These increases in public services are not considered significant although it is possible that either one of these services could require additional personnel in order to accomplish the task.

No short-term impacts are anticipated due to park development.

No mitigation is offered for the anticipated long-term impacts.

NO ACTION ALTERNATIVE

No short- or long-term impacts to public services and facilities are anticipated for the No-Action Alternative since no changes to the site will be made.

IMPACTS ON INFRASTRUCTURE

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Since the site has been already extensively developed as a WWPTF, park amenities in all of the plans will simply connect to existing water and wastewater systems. Park development is a very light-intensity use. Its comfort station requires access to potable water, electricity and wastewater systems. Grassed areas require irrigation and will connect to the on-site water system. Electricity is required for park lighting as well as for the irrigation system. Phone service is also required and is present on-site. All of the systems required for the park amenities have adequate capacity to accommodate this light-intensity use; therefore, no significant long-term impacts are anticipated.

Short-term impacts are those connected with construction activities and are discussed in a later section.

Since the impacts on infrastructure are considered insignificant, no mitigation is proposed.

NO ACTION ALTERNATIVE

No impacts are involved in the no-action alternative since no changes will be made to the site.

IMPACTS DURING CONSTRUCTION

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C IMPACTS AND MITIGATION

Construction activities associated with the implementation of either of the conceptual master plans would result in temporary impacts such as:

- o Noise from construction activities
- o Visual impacts
- o Slow moving construction-related traffic
- o Air emissions
- o Noise Mitigation measures
- o Hazardous materials

All of these impacts are considered temporary in nature and the mitigation measures offered are of short-term duration.

Earthmoving equipment will probably be the loudest equipment used during construction unless pile driving is required for the new comfort station. In cases where construction noise exceeds or is expected to exceed, the Department of Health's "maximum permissible" property line noise levels, a permit will be obtained from the Department of Health to allow the operation of such vehicles, construction equipment, power tools, etc. Mitigation will include observing all conditions imposed by such a permit. Generally these permits restrict the length and time of operation of activities involving these kinds of equipment.

Temporary visual impacts associated with the site preparation work are expected. Since the adjacent properties are the Golf Course and the WWTPF as opposed to residential development, which is farther away, no mitigation is proposed for this temporary visual impact.

Construction vehicles may on occasion slow the normal flow of traffic along Kulauli Street. However, traffic counts for Kulauli Street indicate that this street operates well below design capacity and occasional slow moving vehicles are not likely to cause a significant impact to the regular flow of traffic. Therefore, no mitigation is proposed beyond traffic control measures undertaken by the contractor to promote safety.

Particulate emissions are expected to result from site preparation and vehicle movement on unpaved areas of the site. However, these temporary impacts would not be sufficient to cause a violation of State or Federal Air Quality standards. Mitigation proposed includes dust control measures such as minimizing the area of ground disturbance, using dust screens where necessary, and daily, or more frequent watering of exposed areas. In addition, the contractor will be required to adhere to an approved Erosion Control Plan.

Asbestos and lead paint may be present in some of the existing on-site structures slated for demolition. Therefore, prior to demolition, the contractor should conduct a hazardous materials survey. Depending on

the results, the contractor will employ the proper procedures and follow the relevant regulations during demolition activities with respect to worker protection and disposal of hazardous material.

NO ACTION ALTERNATIVE

No short-term construction impacts would occur under the No-Action scenario.

CUMMULATIVE AND SECONDARY IMPACTS

PREFERRED MASTER PLAN, MASTER PLAN A, MASTER PLAN C, AND NO-ACTION ALTERNATIVE IMPACTS AND MITIGATION

A cumulative impact is an impact on the environment that results from the incremental effect of an action when added to other past, present and reasonably foreseeable future actions. Cumulative impacts include those resulting from actions which are individually minor but which when taken collectively have the potential to cause substantial change in the environment. No such impacts are anticipated with the development of either of the conceptual park plans or the no action scenario, therefore no mitigation is proposed.

Secondary impacts are effects that have the potential to occur later in time or farther removed in distance from the project site but which are still reasonably foreseeable. Secondary effects of a project are typically those related to other development that the proposed project allows or promotes. No such impacts are anticipated with the development of any of the conceptual park plans or with the No-Action Scenario. No mitigation is proposed.

CHAPTER FIVE - CONFORMANCE WITH LAND USE POLICIES AND PLANS

INTRODUCTION

This chapter examines the preferred and alternative alignment's conformance with a number of Federal, State and local laws, regulations, policies, guidance and plans. These have been developed to guide physical, social and economic development and to encourage protection of natural and man-made resources.

CHAPTER 205, HAWAII REVISED STATUTES LAND USE LAW

Chapter 205, Hawaii Revised Statutes (HRS), establishes the State Land Use Commission (LUC) and gives this body the authority to designate all lands in the State as Urban, Rural, Agricultural, or Conservation District lands. The Counties make land use decisions within the Urban District in accordance with their respective County general plans, development plans and zoning ordinances.

The proposed park site is located entirely within the State Urban District. Proposed development of the park is consistent with uses allowed in the State Urban District and will not require any action by the Land Use Commission.

HAWAII STATE PLAN

The Hawaii State Plan is intended to guide the long-range development of the State of Hawaii by:

- o Identifying goals, objectives and policies for the State and its residents
- o Establishing a basis for determining priorities and allocation of resources
- o Providing a unifying vision to enable coordination between the various counties' plans, programs, policies, projects and regulatory activities to assist them in developing their county plans, programs, and projects and the State's long-range development objectives.

The Plan has three parts: Part I - Overall Theme, Goals, Objectives and Policies; Part II - Planning Coordination and Implementation; and Part III - Priority guidelines.

The development of the proposed park most strongly supports objectives of Part III as they relate to:

- o §226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources. (a) Planning for the State's physical environment with regard to land-based, shoreline, and marine resources.
- o §226-104 Population growth and land resources priority guidelines. (a) Priority guidelines to effect desired statewide growth and distribution
- o §226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources. (a) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.

STATE FUNCTIONAL PLANS

The State General Plan mandates that State Functional Plans be prepared to address twelve areas of concern. Development of additional recreational areas supports objectives listed in the State Recreational Plan.

STATE ENVIRONMENTAL IMPACT STATEMENT (CHAPTER 343, HAWAII REVISED STATUTES)

The State of Hawaii's Environmental Impact State Environmental Law, Chapter 343, HRS, lists eight conditions that trigger the environmental review process and compliance with Chapter 343. For the proposed park development the applicable circumstances are the use of City lands and the use of City funds. According to the Department of Health Rules governing Chapter 343, if "significant environmental effects" are identified by an Environmental Assessment (EA) preparation of an Environmental Impact Statement (EIS) is required. A full evaluation of the proposed park development according to Chapter 343 significance criteria is located in Chapter 6. Based on the information available, the City has determined that the preparation of an EIS is not required.

SPECIAL MANAGEMENT AREA

The City and County of Honolulu has designated the shoreline and certain inland areas of Oahu as being within the Special Management Area (SMA). SMA boundaries were developed by each of the State's counties by the 1975 shoreline Protection Act and stipulated that no

development could take place within an SMA area unless the county had first issued a permit. The intent of this Act was to protect coastal lands from inappropriate development. In addition the Act established policies and guidelines for reviewing SMA development applications.

The proposed park is within the SMA and will require an SMA permit.

CITY AND COUNTY OF OAHU GENERAL PLAN

The Oahu General Plan is a comprehensive statement of objectives and policies that sets forth the long-range goals of the City's residents and the strategies to achieve them. The plan deals with eleven major areas: Population, Economic Activity, Natural Environment, Housing, Transportation, Energy, Physical Development and Urban Design, Public Safety, Health and Education, Culture and Recreation, and Government Operations and Fiscal Management. General Plan Goals and Policies relevant to the development of the proposed park are discussed below:

Natural Environment Objective A - To protect and preserve the natural environment. By developing the proposed park, a portion of the land will be preserved in a natural setting.

Natural Environment Objective B - To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors. Development of the park will preserve unobstructed views to the Koolaus from a shoreline vantage point. Views towards Kaneohe Bay are currently obstructed by the Kaneohe Wastewater Preliminary Treatment Facility (WWPTF) but the development of the park will reserve a place that could permit views of the bay if and when the WWPTF is either removed or modified in such a way as to lower its profile.

Housing Objective B - To create and maintain attractive, meaningful, and stimulating environments throughout Oahu. Development of the proposed park will contribute an attractive and meaningful neighborhood park to the local area.

Culture and Recreation Objective D - To provide a wide range of recreational facilities and services that are readily available to all the residents of Oahu. Development of the proposed park supports this objective by adding a neighborhood park to the Windward District. The proposed park reflects the recreational activities the community would like to see implemented. This aspect particularly supports Policy 1 which

states, "Develop and maintain community-based parks to meet the needs of the different communities on Oahu." It also is supportive of Policy 7 that states, "Provide for recreation programs which serve a broad spectrum of the population." Its location is also directly supportive of Policy 14 that states, "Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use."

KOOLAUPOKO DEVELOPMENT PLAN

The Koolau-poku Development Plan area is designated by the City's General Plan as "urban-fringe". The General Plan envisions this area to support approximately 12% of the population by the year 2010 (roughly 122,000 persons).

According to the Koolau-poku Development Plan Land Use map (last updated on 5-16-97), the portion of the parcel that is proposed for park development is designated as "Golf Course"(GC). The Development Plan Public Facilities Map (last updated on 10/1/98) shows the entire parcel (proposed park site and WWPTF) as an STP/M which indicates that a modification to an existing Sewage Treatment Plan is planned within a 6-year timeframe (see Figures 11 and 12).

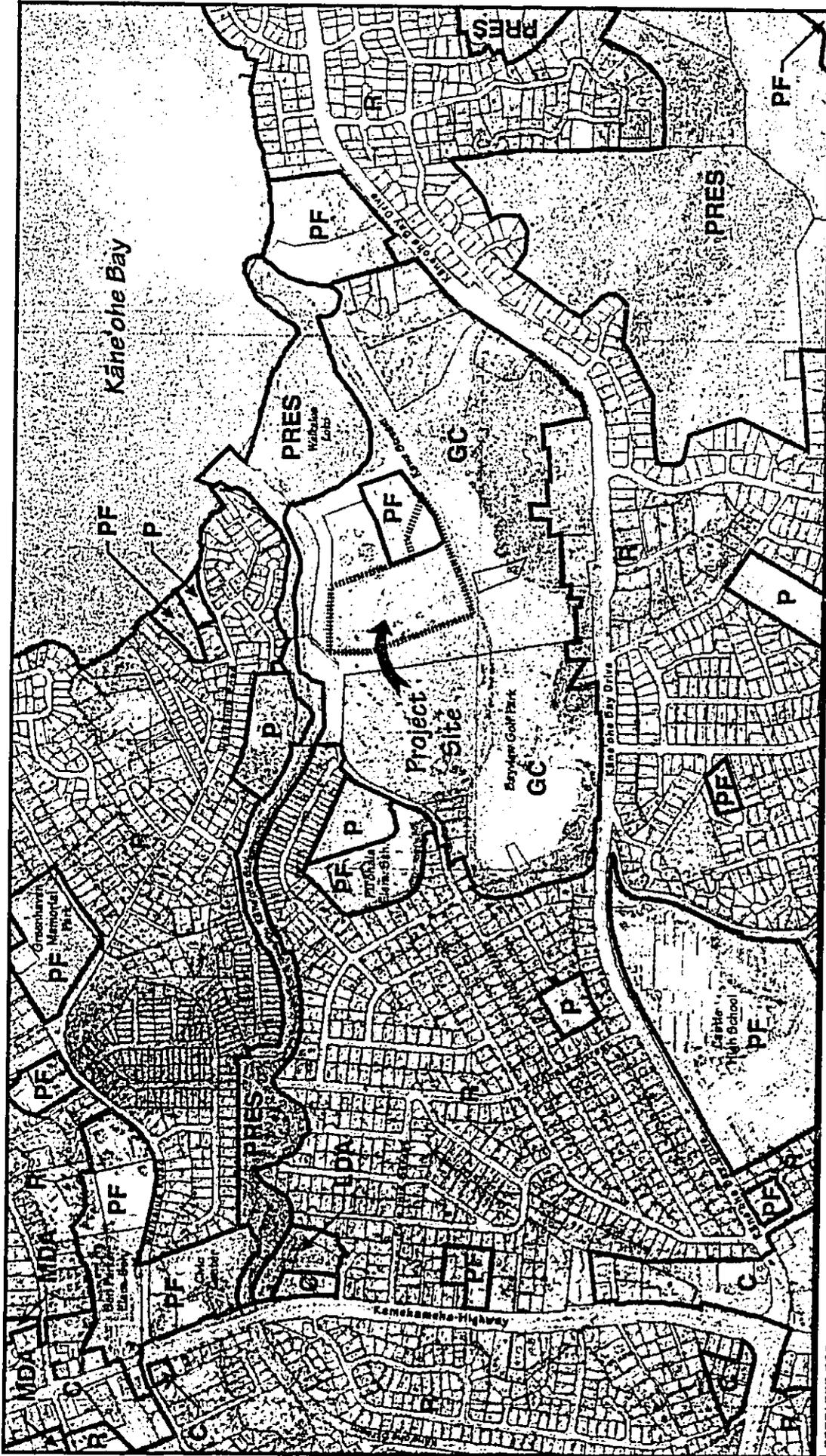
LAND USE ORDINANCE

The City and County's Land Use Ordinance (LUO) designates the zoning of parcels under its control and establishes development standards for them. The City has zoned the WWPTF portion of the parcel as Intensive Industrial (I-2). The land surrounding it on all sides is zoned as General Preservation (P-2). Therefore the park site is a mixture of zoning, P-2 and I-2 (see Figure 13).

According to an informal consultation with the Department of Planning and Permitting³⁰, the proposed park would be classified as a "Public Uses and Structures" type of development. Based on this classification, the proposed development is an allowable use of lands zoned as P2 and I2.

The proposed site is also located in an identified Flood Hazard District. The LUO regulates such districts in order to protect life and property, to reduce public costs for flood control and rescue and relief efforts thereby promoting safety, health, convenience and general welfare of the community. The LUO imposes certain development standards on structures and activities located in Flood Hazard Districts. The proposed

³⁰ Department of Planning and Permitting, S. Tagawa, personal communication



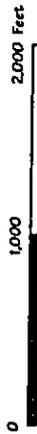
Day View / 9/21 DP Land Use 11-18-98

FIGURE II:

DP Land Use

Kahala o Waikalua Park
Environmental Assessment

- LEGEND:**
- C Commercial
 - I Industrial
 - GC Golf Course
 - LDA Low Density Apartments
 - MDA Medium Density Apartments
 - P Parks
 - PF Public Facility
 - PRES Preservation
 - R Residential
 - DP Land Use Boundary
 - Project Site Boundary
 - City and County Parcel Boundary



PREPARED FOR:
City & County of Honolulu.

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
City & County of Honolulu
USGS 7.5" Kane'oh'e Orthophoto Quad.

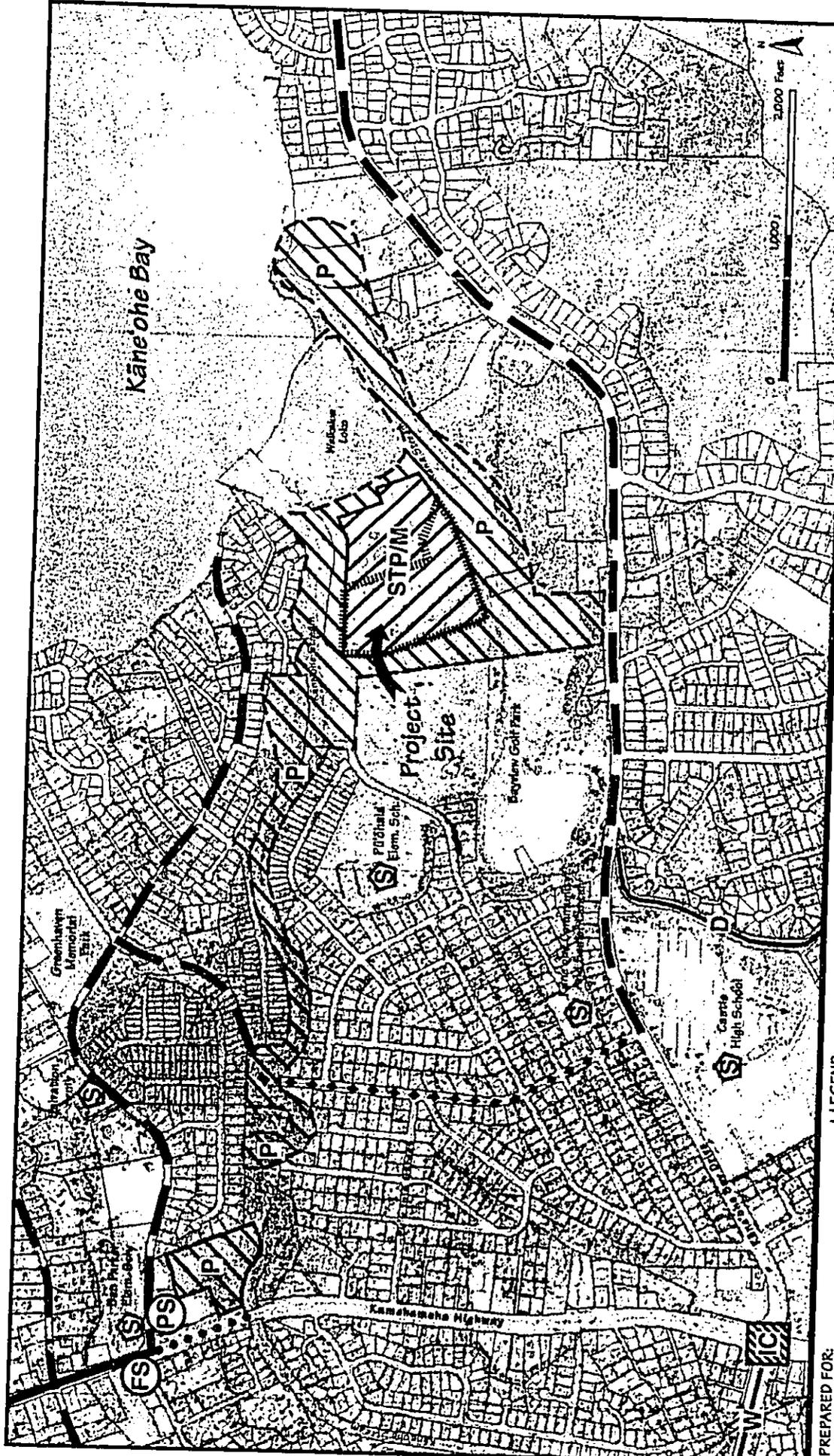


FIGURE 12:

DP Public Facilities

Kahala o Waikalua Park Environmental Assessment

LEGEND:

	Part Site Determined By Property Line Within 6 Year Plan		Additional Rights of Way Within 6 Year Plan
	Part Site Determined By Property Line Beyond 6 Year Plan		Additional Rights of Way Beyond 6 Year Plan
	Modify Existing Sewage Treatment Plant Within 6 Year Plan		Improvements Within Existing Right of Way Within 6 Year Plan
	Highway Interchange Site Determined By Property Line Within 6 Year Plan		Improvements Within Existing Right of Way Beyond 6 Year Plan
	Fire Station #77		Water System Within 6 Year Plan
	Police Sub-Station		Drainage System Within 6 Year Plan
	Shelter		Project Site Boundary
			City and County Parcel Boundary

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PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
City & County of Honolulu.
USGS 7.5" Kaneohe Orthophoto Quad.
Kooaupeko Development Plan Land Use Map.
last update 10/1/98.

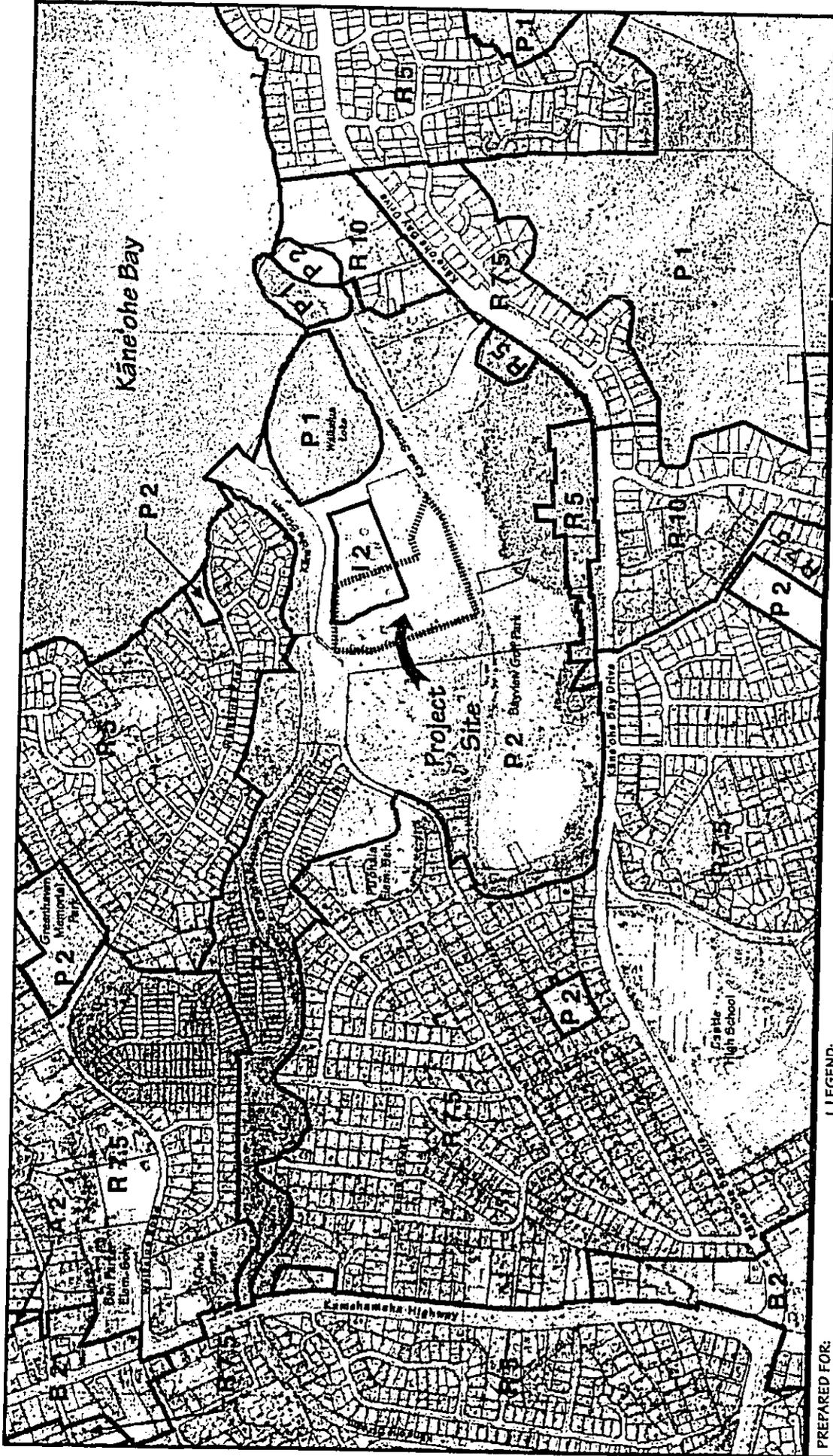


FIGURE 13:

Zoning

LEGEND:

A Apartment	P Preservation	Zone Boundary
A 2 Medium Density	P 1 Restricted	Project Site Boundary
B Business	P 2 General	City and County Parcel Boundary
B 2 Commercial	R Residential	
I Industrial	R # Maximum # of dwelling units per acre of land	
I 2 Intensive		

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City & County of Honolulu.

PREPARED BY:
Planning Solutions, Inc.
Pacific Data Digitizing

SOURCE:
City & County of Honolulu.
USGS 7.5" Kaneohe Orthophoto Quad.

0 1,000 2,000 Feet

N

Kahala o Waikalua Park
Environmental Assessment

park is consistent with constraints imposed on activities in such areas, especially for Floodway Districts. All structures for the park will observe the development standards imposed by the LUO.

CHAPTER SIX - CHAPTER 343 HAWAII REVISED STATUTES
SIGNIFICANCE CRITERIA

INTRODUCTION

Hawaii Administrative Rules (HAR) §11-200-11.2 establishes procedures for determining if an environmental impact statement (EIS) should be prepared for actions that may have a significant effect on the environment. HAR §11-200-12 lists the following criteria to be used in making such a determination. The finding with respect to each of these criteria is summarized directly below the criteria.

CHAPTER 343 HAWAII REVISED STATUTES SIGNIFICANCE CRITERIA

(1) Involves An Irrevocable Commitment To Loss Or Destruction Of Any Natural Or Cultural Resource.

Development of the preferred plan does not destroy any known natural or cultural resource. The site proposed for development has already undergone substantive modification due to the Kaneohe Wastewater Preliminary Treatment Facility (WWPTF) and the adjacent Golf Course. No valuable resources are known or expected to occur on the site.

(2) Curtails Beneficial Uses

The proposed preferred master plan does not curtail any alternate beneficial uses of the land. The proposed site is currently operating as part of the wastewater treatment facility and as such is unavailable for public enjoyment. Removing this portion of the parcel does not adversely affect the treatment facility and does contribute to beneficial uses of the land by making it available to the general public.

(3) Conflicts With Long-Term Environmental Policies And Goals.

Development of the preferred plan is consistent with long-term environmental policies and goals as discussed in Chapter 5. In addition establishing a park in this location reserves a portion of quasi-shoreline that can be integrated into the Visioning Team's goal of establishing a shoreline park that runs along Kaneohe Bay if and when it can be implemented.

(4) Substantially affects Economical or Social Welfare

The development of the proposed park does not substantively affect economic or social welfare. Funds for the construction plans for the park have already been allocated in the City and County's Capital

Improvement Budget for FY 1999. While the development of the park is expected to require funds for construction, it is assumed that these funds will be budgeted for in a careful fashion so as not to endanger the economic and social welfare of the community as a whole. Furthermore, the park must be implemented in two phases due to the ongoing modifications to the adjacent WWPTF. Therefore expenditures necessary to construct the park will be allocated over a longer period of time than would otherwise be the case. The social welfare of the immediate community will be enhanced through the provision of an additional neighborhood park.

(5) Public Health Effects

The development of the proposed park is not expected to have any adverse effects on public health. Specifically it will not contribute to a degradation of air quality in the area, as it most closely resembles a natural setting. While emissions and noise from vehicles traveling to and from the park are to be expected, they are not expected to degrade air quality or noise levels in a substantive manner. The park is designed to be a neighborhood park and as such is intended to serve a population that can reach the park from within walking distance. Adding to the inventory of park facilities enhances public health by offering yet another outdoor recreation opportunity. Since the park will not be open after dusk, and all development standards regarding lighting will be observed, no disturbance to nearby residential neighborhoods is expected to occur during nighttime hours. While errant golf balls occasionally stray into the proposed park area, the adjacent property owner, Bay View Golf Park will be required to provide adequate screening to eliminate this potential hazard.

(6) Produces Substantial Secondary Impacts

The proposed park is not expected to produce significant secondary impacts.

(7) Substantially Degrades Environmental Quality

Developing the park preserves a portion of a parcel in the most natural state possible. Therefore, it is not likely to substantively degrade environmental quality. Changes to grades and hardscape will be minimal and are not expected to create significant amounts of runoff that cannot readily percolate into the ground as it sheet flows across the site. Establishment of a park in this area will increase land inventory suitable as habitat for birds.

(8) Cumulative Effects or Commitment to a Larger Action

Development of the park in no ways commits the City and County to a larger action. However, it does reserve a portion of quasi-shoreline as parkland that could conceivably become part of a larger shoreline park, should this vision ever be implemented.

(9) Affects a Rare, Threatened or Endangered Species

No known rare or endangered species are known to inhabit the site proposed for the park. However, development of this site as a park would increase the amount of land serving as a habitat for birds in the area.

(10) Affects Air or Water Quality or Ambient Noise Levels

The proposed park will not significantly affect air, water quality or ambient noise levels. While there will be occasional increases in noise due to park users, the natural buffer surrounding the site will serve to mitigate the noise impacts and closing the park after dusk will also limit hours during which noise can be created at the park. None of the short or long-term impacts to air quality, ambient noise levels or water quality are considered significant.

(11) Environmentally Sensitive Areas

There are no environmentally sensitive areas on the proposed park site. The Waikalua Loko Fishpond lies beyond the WWPTF near the shoreline and is considered a special historical resource. Implementation of the preferred plan is not expected to impact Waikalua Loko Fishpond in any way. The park site is bounded on two sides by Kaneohe Stream and Kawa Stream. No changes will be made to the banks of these streams and grading improvements done to the site will only serve to improve drainage patterns.

(12) Affects Scenic Vistas and View planes

The proposed park will preserve the views towards the Koolaus over the adjacent golf course. No views of the ocean are available from the park site due to the WWPTF structures, unless one is elevated a minimum of 10 to 12 feet. However, if future modifications are made to the WWPTF views to the bay may be possible from the park site.

(13) Requires Substantial Energy Consumption.

The park proposed for development is a very low impact use of land. As such it requires sufficient energy for security lighting, and lighting in the comfort station. This demand is considered insignificant by any standard.

CHAPTER 343 HRS DETERMINATION

In accordance with Chapter 343, Hawaii Revised Statutes, and the significance criteria described above, the Department of Design and Construction has determined that the proposed park (Preferred Master Plan), along with all of the mitigation measures proposed herein, would have no significant adverse impacts on natural or man-made resources. Consequently, barring any new information becoming known during the public review of the Draft Environmental Assessment, the Department of Design and Construction, City and County of Honolulu intends to make a Finding of No Significant Impact for the proposed action.

SUMMARY OF UNRESOLVED ISSUES

The City has considered comments received on the *Draft Environmental Assessment*, and lists the following items as unresolved issues.

- o The final design of the open space uses abandons the In-Line Hockey Rink in favor of additional parking, a grassed area, or a cultural center as requested by the Neighborhood Board (NB), but contrary to input received at the Community Workshop and from the Sports Council.
- o The exact nature of the improvements required for an access road (i.e. paving and widening or just paving)
- o Locating the comfort station on the mauka side of the entrance rather than the makai side of the entrance, as requested by the Neighborhood Board.

PERMITS AND APPROVALS NEEDED

Other Land Use permits that may be required to implement the proposed park are:

- o Building Permit
- o Construction Dewatering (if required)
- o Flood Hazard District Development Application
- o Grubbing, Grading and Stockpiling Permit
- o National Pollutant Discharge Elimination System Permit
- o Sewer Connection Permits
- o Special Management Area Use Permit
- o No Rise Certification (if any grading is done in the floodway)

CHAPTER SEVEN - COMMUNITY CONSULTATION

PUBLIC INVOLVEMENT PROGRAM

The City requested that a public involvement program be conducted as part of the development of the master plan concepts. The purpose of the program was to solicit input from the community as to what it wanted included in the proposed park.

The public involvement program included the following activities:

- o Notify the Kaneohe Neighborhood Board that the conceptual design process for the proposed park was underway,
- o Conduct a well-advertised community workshop designed to solicit input into park programming,
- o Present the draft master plan concepts to the Neighborhood Board to solicit their input and their preferences.
- o Finalize the Master Plan concepts and submit relay NB recommendations to the City regarding the preferred master plan.

In addition to this project, team members met with various different interest groups in the community to solicit their ideas and input.

A summary of the community input received during conceptual design process is described below.

COMMUNITY WORKSHOP

The primary input was received at a community workshop held on March 31, 1999. This workshop was facilitated by the City's planning consultant for the park. Notice of this workshop was given at the Kaneohe Neighborhood Board on February 18, 1999. Flyers were also distributed at the meeting. An article announcing the workshop was published in the Sun Press on March 26 - April 1, 1999 and the meeting was reviewed in the April 9-15 edition of the Sun Press. Approximately 40 community members attended the workshop. After providing the participants with historical, cultural, and legislative background of the proposed park site, they were divided into four groups. The groups were provided with a to-scale plan of the park area and some scaled forms representative of various ball fields and other recreational resources. Their goal was to come up with a list of activities that they would like to the park to accommodate, and prioritize them in. At the end of the workshop, each group presented its program for the park.

The results were examined for areas of commonality as well as for significant differences. The conceptual master plans were developed around the priority activity listings.

VISIONS OF KANEOHE PROJECT

Subsequent to the Community Workshop, the City's consultant attended a presentation by the Visions of Kaneohe Project. The co-sponsors of this project included the Kaneohe Community Family Center, the Hawaii Intergenerational Network, and Kama'aina Kids, a child-care organization. The project is an intergeneration effort of about 20 persons between persons of retirement age and 10 to 12 year olds. With the assistance of a coordinator, this group met after school to develop their vision of an Intergenerational park. They developed a list of recreational activities and built two physical models representing two different visions for a park. The group was interested in presenting their ideas to interested parties with the hopes that some of their ideas might be incorporated into either existing or proposed parks.

Elements of one of their visions included:

- Skate park
- Bleachers around the skate park
- Restrooms
- Sand box and a children's play ground
- Pathways, Fences, Water fountains, and trash cans
- Gardens
- Shuffle board

The other model included:

- A smaller skate park
- Flower Bed
- Braille Trail
- Arts and Crafts Center
- Raised Planter section for older gardeners
- Benches
- Picnic Tables
- Shuffle Board
- Restrooms

Both plans had separated the skate park from the remaining park area by a fence to provide separation between the more active skate park portion of the park and the less active area.

SPORTS COUNCIL

The City's Department of Parks and Recreation, Recreation District 4, also provided input from the Sports Council. The Sports Council is a volunteer organization that promotes organized youth sports activities. One of their functions is to schedule organized games and practices onto available ball fields. At a special meeting they held on October 2, 1997 to discuss possible uses for a proposed 14-acre park³¹. At this meeting they developed a list³² of recommendations ordered by priority. It included:

- Drainage
- In-Line Skating/Hockey Court
- Skateboard Street Course
- Softball Field with no pitchers mound, 65 feet home plate to 1st base, with outfield fence/dugouts, scorekeeper booth and 300 feet home plate to fence.
- Soccer Field – 100 yards long 50 yards wide
- Parking
- Little League field with pitcher's mound, 200 feet home plate to fence
- Restrooms; 2 women's stalls and 1 handicapped, 2 men's urinals and 1 handicapped
- Pavilion, water fountain, storage area
- 2 or more Basketball courts, 10 feet each.

The Council supports pathways, bike paths, picnic areas, canoes and play apparatus for younger children.

The Sports Council also provided additional input quantifying the shortfall of play fields in the Kaneohe Area (See Chapter 1 - Purpose and Need for the Proposed Project).

AN EVOLVING VISION FOR KANEOHE & KAHALUU

Mayor Jeremy Harris initiated a community based planning initiative called 21st Century Oahu – A Shared Vision for the Future. This initiative involved teams of community members articulating the vision each of them had for their communities. *The Evolving Vision for Kaneohe & Kahaluu* was the resulting report describing the vision developed for the joint communities of Kaneohe and Kahaluu. The team was comprised of 48 community members. Its vision was developed over a 4-month timeframe and was intended as an initial statement of direction. *The*

³¹ Originally the proposed park area was understood to be approximately 14 acres. However, the actual area is about 9 acres

³² Minutes of Sports Council Special Meeting, October 2, 1997

Evolving Vision for Kaneohe & Kahaluu identifies the communities' resources and drawback. It identifies 7 key elements of it vision. They are: 1) Enhance and preserve the beauty of Kaneohe and Kahaluu, 2) Promote a sense of community that works to develop community spirit, pride and a sense of belonging, 3) Improve access from Kaneohe town to the waterfront and improve Kaneohe Beach Park, 4) Enhance the mobility of our residents with less reliance on private automobiles, 5) Protect agriculture and aquaculture, 6) Identify, protect and enhance the interpretation of our historic and cultural sites and resources, 7) Support and foster existing and new small business that serve the community and provide employment opportunities, and 8) Strengthen the social services provided to and within our communities. These goals are consistent with the vision set forth in the proposed revision of the Koolaupoko Development Plan, the Kaneohe 2020 vision plan, and Mayor Jeremy Harris' island wide vision for the 21st Century Oahu. The report identifies specific projects and prioritizes them. It describes its ten high-priority project proposals for FY 2000 and provides a project/funding worksheet for each one. It lists them in order of priority.

Bayside Park Improvements (also known as Bayview Park and Kahua O Waikalua) is listed as the communities' third priority item. The vision team's justification for this project includes increasing opportunities for public access to the shoreline of Kaneohe Bay and to implement a public benefit (the park) that resulted from the City's negotiations with the developers of the Bayview Golf Park. The team envisioned that the City would fund (estimated at \$100,000) the planning and design of the park and noted that a significant degree of community input and involvement should be incorporated into this effort.

KANEOHE NEIGHBORHOOD BOARD

The City has provided the Kaneohe Neighborhood Board with periodic updates on the development of the conceptual plans for the park. These updates include: 1) announcement of the Community Workshop; 2) Presentation of the Draft Master Plan for Kahua O Waikalua Park; 3) Mailing of the Draft Master Plan for Kahua O Waikalua Park to each Board member; 4) Presentation of the Final Master Plan for Kahua O Waikalua Park; 6) Mailing of the Final Master Plan for Kahua O Waikalua Park to each Board member; and 7) Attendance at three additional Neighborhood Board meetings during which the board attempted to pass a resolution regarding the park. This effort is currently ongoing.

OTHER COMMUNITY INPUTS

During the development of the master plan, members of the planning team also attended a Board Meeting ³³ of the Waikalua Loko Fishpond Preservation Society to advise them of the planning efforts for the park and to seek their participation in the planning workshop. This Society is a volunteer organization set up to preserve and care for the Waikalua Loko Fishpond that is located on the shoreline beyond the wastewater treatment plant that is adjacent to the proposed park. They also conduct educational activities centered on the fishpond for students from local area schools and beyond. Their main concern centered on continued protection of the fishpond.

Planning team members also met with members of the Outdoor Circle, Council member Steve Holmes, and the City's Department of Parks and Recreation, Recreation District 4, to discuss the proposed park.

PARTIES CONSULTED

Parties consulted during the preparation of the Master Plan concepts and the Draft Environmental Assessment include:

State Agencies

State Historic Preservation Division

City and County Agencies

Windward District Parks

Department of Design and Construction

Department of Environmental Services

Department of Planning and Permitting

Department of Transportation Services

Private Organizations, Individuals, and Elected Officials

Bayview Golf Course

Council member Steve Holmes

Hawaii Intergenerational Network,

Kaneohe Community Family Center

Kaneohe Neighborhood Board

Kamaaina Kids

Outdoor Circle

R.M Towill Corporation, Inc.

Sports Council

Waikalua Loko Fishpond Preservation Society

³³ March 3, 1999

CIRCULATION AND PUBLICATION OF THE DRAFT ENVIRONMENTAL
ASSESSMENT

Appendix B includes the mailing list for the Draft Environmental Assessment (DEA). Notice of its availability will be published in the Office of Environmental Quality Control's *Environmental Notice* on April 8, 2000.

DRAFT ENVIRONMENTAL ASSESSMENT - COMMENTS & RESPONSES

Appendix C contains comments and responses received as a result of the circulation of the DEA.

CHAPTER 8 - REFERENCES

- Atlas of Hawaii, Second Edition, Department of Geography, University of Hawaii, 1983.
- Environmental Assessment Kaneohe Wastewater Preliminary Treatment Facility (WWPTF) Modifications Phase IIIA, Kaneohe, Oahu, Hawaii*, R.M. Towill Corporation, September 1998
- General Plan, Objective and Policies*, Department of General Planning, City and County of Honolulu, 1992.
- Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii*, United States Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station, August 1972.
- The State of Hawaii Data Book - A Statistical Abstract*, Department of Business Economic Development and Tourism, State of Hawaii, 1998.
- Draft Master Plan for Kahua O Waikalua Park, Planning Solutions, Inc., June 1999.
- Final Master Plan for Kahua O Waikalua Park, Planning Solutions Inc., October 1999.
- Earthquake Risk and Hazard Potential of the Hawaiian Islands*, A. Furumoto et al, State of Hawaii Department of Defense, 1988.
- Hawaii Administrative Rules, Title 11*, Department of Health State of Hawaii, October
- An Evolving Vision for Kaneohe & Kahaluu*, Department of Planning, City and County of Honolulu,

APPENDIX A
STATE HISTORIC PRESERVATION CONSULTATION

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

December 10, 1999

Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

**SUBJECT: Chapter 6E-8 Historic Preservation Review -- Pre- Environmental Assessment (EA) Comments on the Proposed Kahua O Waikalua Park (Former Bayview Park) Kane'ohu, Ko'olaupoko, O'ahu
TMK: 4-5-30:36**

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWELO
LINNELL NISHIOKA

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

LOG NO: 24570 ✓
DOC NO: 9912EJ02

Thank you for the opportunity to provide comment during the pre-EA phase on this project. The City & County of Honolulu proposes to develop a 9-acre park within the City's 15.89-acre Kaneohe Wastewater Preliminary Treatment Facility (WWPTF) parcel. We previously commented that modifications to the existing Kaneohe WWPTF would have "no effect" on historic sites.

A review of our records shows that there are no known historic sites at the project location. This area has been previously disturbed during the development of the existing wastewater facility. Furthermore archaeological investigations conducted for the adjacent Bay View Golf Course identified the coastal Waikalua fishponds as the only historic sites in the area. Because the park is proposed for this previously developed parcel, and since it is unlikely that historic sites will be found there, we believe that this project will have "no effect" on historic sites.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation Division must be contacted at 692-8015.

If you have any questions please call Elaine Jourdane at 587-0014.

Aloha,


DON HIBBARD, Administrator
Historic Preservation Division

EJ:jk

APPENDIX B

DRAFT ENVIRONMENTAL ASSESSMENT MAILING LIST

Director
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Ms. Genevieve Salmonson
Deputy Director of Environmental Health
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Director
Department of Business and Economic Development
and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804

Administrator
State Historic Preservation Division
Department of Land and Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Director
Office of Planning
Coastal Zone Management Program Office
P.O. Box 2359
Honolulu, Hawaii 96804

Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard
Suite 1250
Honolulu, Hawaii 96813

State Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
Box 50004
300 Ala Moana Boulevard
Honolulu, Hawaii 96850

Environmental Protection Agency, Region IX
75 Hawthorne St.
San Francisco, CA 94105-3901
Attn: Mr. Dave Farrel, CMD-2

Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Pacific Islands Administrator
Department of the Interior
Fish and Wildlife Services
P.O. Box 50156
Honolulu, Hawaii 96850

District Engineer
U.S. Army Corps of Engineers
Honolulu Engineer District
Building 230
Fort Shafter, Hawaii 96858-5440

Council Member Steve Holmes
District II
Honolulu City Hall
530 South King Street
Honolulu, Hawaii 96813

Mr. Tom Nishiyama
Vice President
Bayview Golf Course
45-285 Kaneohe Bay Drive
Kaneohe, Hawaii 96744

Ms. Nani Kalawe
President,
Sports Council
47-6000 Hui Uilili Street
Kaneohe, Hawaii 96744

Mr. Herb Lee
Waikalua Loko Fishpond Preservation Society
3000 Kahako Place
Kailua, Hawaii 96734

Hawaiian Electric Company
P.O. Box 2750
Honolulu, Hawaii 96740

Mr. Wilfred Ho and Ms. Linda Liu
Windward Oahu district Office
45-660 Keaahala Road
Kaneohe, Hawaii 96744

Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Oahu Metropolitan Planning Organization
1001 Bishop Street
Suite 1313
Honolulu, Hawaii 96813

Director
Department of Community Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Director
Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Director
Department of Budget and Fiscal Services
City and County of Honolulu
City Hall
Honolulu, Hawaii 96813

Director
Department of Environmental Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Director and Chief Engineer
Department of Facility Management
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Director
Department of Transportation Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

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

Police Chief
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street
Suite H425, Honolulu Hawaii

Windward District Superintendent
Department of Education
94-299 Farrington Highway
Honolulu, Hawaii 96792

Kaneohe Regional Library
45-829 Kamehameha Highway
Kaneohe, Hawaii 96744

Municipal Reference and Records Center
558 South King Street
City Hall Annex
Honolulu, Hawaii 96813

Main Library
478 South King Street -1
Honolulu, Hawaii 96813

Mr. Patrick Onishi
Department of Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Pacific Islands Environmental Coordinator
Pacific Area Office
National Marine Fisheries Service
2570 Dole Street
Honolulu, Hawaii 96822

Oceanic Cablevision
200 Akainui Street
Mililani, Hawaii 96789

GTE Hawaiian Telephone
P.O. Box 220
Honolulu, Hawaii 96841

The Gas Company
Citizens Energy Services
P.O. Box 3000
Honolulu, Hawaii 96802-3000

Transportation Commission
711 Kapiolani Boulevard
Suite 1200
Honolulu, Hawaii 96814

APPENDIX C

**COMMENTS AND RESPONSES ON DRAFT ENVIRONMENTAL
ASSESSMENT**

BENJAMIN J. CAYetano
GOVERNOR



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

April 17, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions, Inc.
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

Subject: Kahua O Waikalua Neighborhood Park
Draft Environmental Assessment/Anticipated Finding of No Significant Impact

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

The applicant should prepare a traffic study for the subject development for our review and approval. It should address the impact and required mitigation measures the development will have on the intersection of Kaneohe Bay Drive and Puohala Road.

We appreciate the opportunity to provide comments.

Very truly yours,

KAZU HAYASHIDA
Director of Transportation

KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
BORJAH L. MUMFORD
CLEMENS L. OKAMOTO

IN REPLY REFER TO:
STP 8.9499

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
860 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4664 Fax: (808) 523-4667
Website: www.cc.honolulu.gov



August 21, 2000

JEWELLY HARRIS
MAYOR

GARY Q. L. YEE, AIA
DIRECTOR
ROLAND O. LIBBY, JR., AIA
DEPUTY DIRECTOR

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

Dear Mr. Hayashida:

Subject: Kahua o Waikalua Neighborhood Park Draft Environmental Assessment

Thank you for your letter regarding the above-referenced document.

As a result of our discussions with your staff, we will defer the requested traffic study until Phase 2 of the park is implemented. This will allow us to better document the park's actual usage. Prior to implementing Phase 2, we will contact your office to discuss requirements for the traffic study.

Should you have any further comments, please contact Mr. Gary Doi at 527-6699.

Sincerely,

GARY Q. L. YEE, AIA
Director

GQLY:ei

cc: Esme Corbett-Suzuki, Planning Solutions, Inc.



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

READY TO
ATTENTION OF

April 21, 2000

Civil Works Technical Branch

Ms. Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Suzuki:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the proposed Kahua O Waikalu Neighborhood Park project, Kaneohe, Oahu (TMK 4-5-30: 36). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Based on the information provided, the project may require a DA permit. The applicant should have a wetland delineation performed by a qualified environmental consultant. For further information, please contact Mr. William Lennan of our Regulatory Branch staff at 438-6986 and refer to file number 200000156.

b. The flood hazard information provided on pages 3 to 4 and on Figure 10 of the DEA is correct.

Sincerely,

James Pennaz
James Pennaz, P.E.
Chief, Civil Works
Technical Branch



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

1210 AUAAHI STREET, SUITE 221
HONOLULU, HAWAII 96814
PHONE: 808 503-1300
FAX: 808 503-1000

Mr. William Lennan
Civil Works Technical Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Ft. Shafter, Hawaii 96858-5440

Subject: File 200000156 - Kahua O Waikalu Neighborhood Park, Kaneohe, Hawaii

Dear Mr. Lennan:

Thank you for speaking with me regarding the need to perform wetland delineation for the above referenced park.

I have enclosed some correspondence from 1991 that discusses the wetland and its boundaries. I believe it helps better understand its location in relation to the park. Please review it and call me at 285-2231 to discuss how you would like to proceed. We would be most happy to escort a representative from your organization onto the subject property if that would be of assistance.

Should you have any questions or comments during your review of the enclosed document, please call me at the above number or send me an e-mail (glanning@lava.net).

Sincerely,

Esme Corbett-Suzuki
Esme Corbett-Suzuki

Enclosure: Department of the Army correspondence dated Dec 17, 1991 (94/SMA-13 folder #6 of 6)

cc: Mr. Gary Doi, Department of Design and Construction
Mr. Don Griffin, Department of Design and Construction

May 22, 2000



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96864-446

REPLY TO
ATTENTION OF

June 1, 2000

Regulatory Branch

Ms. Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Suzuki:

This letter responds to your request for a jurisdictional determination for the Kahua O Wakalua Neighborhood Park, Kaneohe, Hawaii, dated May 22, 2000. Based on the additional information you provided I have determined that a Department of the Army permit will not be required for this project.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-6986 or FAX 438-4060, and reference File No. 200000156.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

RZ

③

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
 2378 KOAUNGA STREET, SUITE 1425 • HONOLULU, HAWAII 96819 • 1041
 TELEPHONE: (808) 831-7751 • FAX: (808) 831-7750 • INTERNET: www.honolulu.gov



JEREMY HARRIS
 Mayor

ATTILIO K. LEONARDI
 Fire Chief
 JOHN CLARK
 Deputy Fire Chief

JEREMY HARRIS
 Mayor



DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
 650 SOUTH KING STREET, 11TH FLOOR
 HONOLULU, HAWAII 96813
 Phone: (808) 533-4164 Fax: (808) 533-4877
 Website: www.cc.honolulu.gov

GARY Q. L. YEE, AIA
 Director
 ROLAND D. LIBBY, JR., AIA
 Deputy Director

April 20, 2000

August 21, 2000

Ms. Esme Corbett-Suzuki
 Planning Solutions
 1210 Auahi Street, Suite 221
 Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

We received your letter dated April 4, 2000, regarding the Draft Environmental Assessment for the Kahua O Waikalua Neighborhood Park.

The Honolulu Fire Department requests that you comply with the following:

1. Maintain fire apparatus access throughout the construction site for the duration of the project.
2. Notify the Fire Communication Center (523-4411) of any interruption in the existing fire hydrant system during the project.

Should you have any questions, please call Battalion Chief Kenneth Silva of our Fire Prevention Bureau at 831-7778.

Sincerely,

ATTILIO K. LEONARDI
 Fire Chief

AKL/KS:jo

TO: ATTILIO K. LEONARDI, CHIEF
 HONOLULU FIRE DEPARTMENT

FROM: FORGARY Q. L. YEE, AIA, DIRECTOR

SUBJECT: KAHUA O WAIKALUA NEIGHBORHOOD PARK
 DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for your letter regarding the above-referenced document.

Per your request, we will request the successful contractor to maintain fire apparatus access throughout the construction site for the duration of the project and notify the Fire Communication Center at 523-4411 of any interruption in the existing fire hydrant system during the project.

We are pleased that the document provided adequate information and that you have no further comments to offer at this time.

GQLY:ei

c: Esme Corbett-Suzuki, Planning Solutions, Inc.

4

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 17TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 525-4444 FAX: (808) 525-4467
Website: www.cc.honolulu.gov



JEREMY HARRIS
Mayor

GARY Q. L. YEE, AIA
DIRECTOR
ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813
TELEPHONE: (808) 525-3311 • FAX: (808) 525-5439 • INTERNET: www.cc.honolulu.gov



JEREMY HARRIS
Mayor

ABELINA MADRID SHAW
DIRECTOR
MANUEL F. VALBUENA
DEPUTY DIRECTOR

August 21, 2000

April 25, 2000

TO: ABELINA MADRID SHAW, DIRECTOR
DEPARTMENT OF COMMUNITY SERVICES

FROM: *Gary Q. L. Yee*
GARY Q. L. YEE, AIA, DIRECTOR

SUBJECT: KAHUA O WAIKALUA NEIGHBORHOOD PARK
DRAFT ENVIRONMENTAL ASSESSMENT

Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii. 96814

Dear Ms. Esme Corbett-Suzuki:

Subject: Kahua O Waikalua Neighborhood Park
Draft Environmental Assessment

Thank you for your letter regarding the above-referenced document.
We are pleased that the document provided adequate information and that you have no
comments to offer at this time.

Thank you for the opportunity to comment on the proposed development of the subject
park. We have no comment to offer at this time.

GQLY:ei

✓ c: Esme Corbett-Suzuki, Planning Solutions, Inc.

AMS:cc

Sincerely,

Abelina M. Shaw
ABELINA MADRID SHAW
Director

RS

5

GTE Hawaiian Tel
Beyond the call

GTE Hawaiian Telephone Company, Incorporated
P.O. Box 2200 • Honolulu, HI 96841 • 808 549-4411

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
860 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 525-4444 • (808) 525-4447
Website: www.ci.honolulu.hi.us

April 26, 2000

Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Attention: Ms. Esme Corbett-Suzuki

Subject: Kahua O Waikahua Neighborhood Park, Draft Environmental Assessment/
Anticipated Findings of No Significant Impact

Dear Esme,

Thank you for the opportunity to review the above subject project. We have an existing aerial cable and pole line that serves the Kaneohe Wastewater Preliminary Treatment Facility. If the comfort station requires telephone service, we could probably feed it from the same line. We do not anticipate any conflicts with this project.

Should you have any questions, please call Garret Hayashi at 840-1438.

Sincerely,

Wayne L. Cabral
Wayne L. Cabral
Section Manager
Access Design & Construction

cc: L. Cactano
File (Kaneohe)



GARY Q. L. YEE, AIA
DIRECTOR
ROLAND B. LEBRY, JR., AIA
COUNTY DIRECTOR

August 21, 2000

Mr. Wayne Cabral
Section Manager
Access Design and Construction
Verizon Hawaii
Post Office Box 2200
Honolulu, Hawaii 96841

Dear Mr. Cabral:

Subject: Kahua o Waikahua Neighborhood Park Draft Environmental Assessment

Thank you for your letter regarding the above-referenced document.

We are pleased that the document provided adequate information and that you have no comments to offer at this time.

Sincerely,

Gary Q. L. Yee, AIA
FOR GARY Q. L. YEE, AIA
Director

GQLY:a

✓ c: Esme Corbett-Suzuki, Planning Solutions, Inc.

BENJAMIN J. CAVETAWO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

226 SOUTH BERTANHA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 524-1100
FACSIMILE (808) 524-1100

April 24, 2000

Mr. Gary Yee, Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, Second Floor
Honolulu, Hawaii 96813

Dear Mr. Yee:

Subject: Draft Environmental Assessment for the Kahua O Waikalua
Park, Oahu

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

1. Please consider applying sustainable building techniques as
presented in the enclosed "Guidelines for Sustainable Building
Design in Hawaii" which was approved by the Environmental
Council in 1999. In the final EA include a description of any
of the techniques you will implement.
2. Please describe whether there are any contaminated soils or
hazardous materials on the parcel from its previous use as a
wastewater treatment facility.
3. Please analyze the risk of errant golf balls from the Bayview
golf course affecting park users. Describe mitigation measures
to minimize any potential impact.
4. We recommend that glassphalt be used in constructing roadways,
walkways and other types of pavements associated with this
project.

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

Sincerely,

Genevieve Salmonson
Genevieve Salmonson
Director

c: Planning Solutions

6.

GENEVIEWE SALMONSON
DIRECTOR

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4664 Fax: (808) 523-4687
Website: www.cc.hawaii.gov



August 21, 2000

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
236 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Kahua o Waikalua Neighborhood Park Draft Environmental Assessment (DEA)

Thank you for your letter regarding the above-referenced document. We offer the
following responses to your comments:

*Consider applying sustainable building techniques as presented in the Guidelines
for Sustainable Building Design in Hawaii that was approved by the Environmental
Council in 1999.*

The majority of the sustainable techniques described in the above-mentioned
document pertain to specifics that are generally developed during the detailed design phase
rather than the conceptual design phase. Therefore, we will forward a copy of the
guidelines to the design consultant and instruct him/her to implement as many of the
techniques as possible. The guidelines that were employed during the conceptual design
phase are listed below.

Site Selection A1 and B1: The site characteristics were assessed and analyzed in
the final master plan for Kahua o Waikalua Neighborhood Park. An excerpted portion of
this analysis is included in Appendix D of the DEA. The analysis covers existing
conditions, natural and built features, vegetation, and solar information.

Site Preparation and Design B2, B3, B4, B5, B6: The design of the park includes
pedestrian walkways and preserves the natural features of the site. Existing monkeypods
are left in place and will provide a shady area for picnicking. Grading will be limited to
leveling the area for playing fields and eliminating any ponding. The site is flat and
drainage patterns will not be significantly altered as a result of the grading. Any topsoil
removed as a result of the grading will be reused wherever feasible.

R6

JERRY ALBERS
MAYOR

GARY G. L. YEE, AIA
DIRECTOR
ROLAND D. LEROY, JR., AIA
DEPUTY DIRECTOR

Ms. Genevieve Salmonson
Page 3
August 21, 2000

Thank you for your careful review of the DEA for Kahua o Waikalua
Neighborhood Park.

Should you have any further comments, please contact Mr. Gary Doi at 527-6699.

Sincerely,



GARY Q. L. YEE, AICP
FOR Director

GQLY:ci

/ c: Esme Corbett-Suzuki, Planning Solutions, Inc.

Ms. Genevieve Salmonson
Page 2
August 21, 2000

Landscape and Irrigation 1a, 1c, 2, 4: The design consultant will be instructed to incorporate a nonpotable water source for irrigation where feasible and to design an efficient irrigation system equipped with moisture sensors. Any excess soil removed as a result of the grading will be retained on site and reused where possible. Existing monkeypod trees will be retained in place and integrated into the park's design.

Describe whether there are any contaminated soils or hazardous materials on the parcel.

The City is not aware of any contaminated soils on the site as a result of its use as a wastewater treatment plant. However, a hazardous materials assessment will be required prior to demolition of any structures on the site. Results of this assessment will indicate the appropriate safety measures to be employed during demolition and disposal.

Recommend using glassphalt when constructing roadways, walkways, and other paved areas.

We will instruct the design consultant to consider the use of this material wherever possible as long as it will meet the design capacity of the roadway, which must be suitable for pumping trucks as well.

Analyze the risk of errant golf balls from Bayview Golf Course.

The golf course was designed in accordance with golf course design guidelines. These design guidelines incorporate safety margins around tee boxes, fairways, and greens and incorporate data regarding the probability of errant golf balls and their expected direction.

According to the final environmental impact statement (January 1990) for the Bayview Golf Course expansion, public safety was not jeopardized because the "golf course architect has designed the course to minimize the directional hazards of golf slices and hooks." For this reason, access to the park through the course and the park are considered to be reasonably safe from errant golf balls. City employees currently travel to the park along the access road to the wastewater treatment plant and have not reported problems with errant golf balls. A public access easement also exists to allow the public to access the fishpond located nearby. The general public has not reported any problems with errant golf balls. However, should it become apparent that additional protection is needed, screens can be installed in appropriate locations by the operators of the Bayview Golf Course.

PHONE (808) 594-1868



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPIOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

April 25, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

(DEA #374)

Subject: Kahua O Waikalua Neighborhood Park
Draft Environmental Assessment/Anticipated Finding
Of No Significant Impact
Kane'ohe, O'ahu, Hawaii
TMK: 1-4-5-30: 35

Dear Ms. Corbett-Suzuki,

Thank you for the opportunity to comment on the above referenced project. According to the DEA, the proposed project involves the development of a neighborhood park.

At this time the Office of Hawaiian Affairs has no comment to the proposed project. If you have any questions, please contact Mark A. Mararagan, Policy Analyst at 594-1945.

Sincerely,

Colin C. Kippen, Jr.
Deputy Administrator

cc: OHA Board of Trustees

FAX (808) 594-1865

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

680 SOUTHLEIGH STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4544 Fax: (808) 523-4687
Website: www.cc.honolulu.gov



August 21, 2000

JONES & BURNETT
ARCHITECTS

GARY Q. L. YEE, AIA
DIRECTOR
MOLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

Mr. Colin C. Kippen, Jr.
Deputy Administrator
Office of Hawaiian Affairs
State of Hawaii
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Dear Mr. Kippen:

Subject: Kahua o Waikalua Neighborhood Park Draft Environmental Assessment

Thank you for your letter regarding the above-referenced document.

We are pleased that the document provided adequate information and that you have no comments to offer at this time.

Sincerely,

GARY Q. L. YEE, AIA
Director

GQLY:ei

✓ cc: Esme Corbett-Suzuki, Planning Solutions, Inc.

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
501 SOUTH BERTANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 928-3111
<http://www.honolulu.gov>
www.co.honolulu.hi.us



JEREMY HARRIS
MAYOR

LEE D. DOBSON
CHIEF
MICHAEL CARVALHO
ROBERT AU
DEPUTY CHIEFS

OUR REFERENCE CS-DL

May 1, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

Subject: Kahua O Waikalua Neighborhood Park
Draft Environmental Assessment/Anticipated Finding of
No Significant Impact

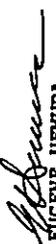
Thank you for the opportunity to review and comment on the
subject proposal.

This project will have minimal impact on the services provided by
the Honolulu Police Department.

If there are any questions, please call me at 529-3255 or
Lieutenant John Thompson of District 4 at 247-2166.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
EUGENE UEMURA
Assistant Chief
Support Services Bureau

8

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
660 SOUTH KING STREET, 15TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 522-4545 Fax: (808) 522-4667
Website: www.cc.honolulu.gov



JEREMY HARRIS
MAYOR

GARY B. L. YEE, AIA
DIRECTOR
ROLAND D. LOBBY, JR., AIA
DEPUTY DIRECTOR

August 21, 2000

TO: LEE D. DONOHUE, CHIEF
HONOLULU POLICE DEPARTMENT

FROM: FORREST Y. L. YEE, DIRECTOR

SUBJECT: KAHUA O WAIKALUA NEIGHBORHOOD PARK
DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for your letter regarding the above-referenced document.

We are pleased that the document provided adequate information and that you have no
comments to offer at this time.

GQLY:ci

✓ c: Esme Corbett-Suzuki, Planning Solutions, Inc.

28

BEULAH J. CAYetano
GOVERNOR



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

May 1, 2000

KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
BRUNO K. LUKAUI
OLEWAI M. OKIMOTO

IN REPLY REFER TO:
STP 8.9520

STP 8.9499

April 17, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions, Inc.
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

Subject: Kahua O Waikaluā Neighborhood Park
Draft Environmental Assessment/Anticipated Finding of No Significant Impact

This is a follow-up to our April 17, 2000 letter, STP 8.9499 (copy attached).

As a result of your inquiry on the need for a traffic study for Phase 1, we have discussed this with our highway traffic personnel and have agreed that the traffic study can be deferred until Phase 2 of the subject project.

If you have any question please contact Elton Teshima at 587-1845.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Director of Transportation

Attach.

Ms. Esme Corbett-Suzuki
Planning Solutions, Inc.
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

Subject: Kahua O Waikaluā Neighborhood Park
Draft Environmental Assessment/Anticipated Finding of No Significant Impact

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

The applicant should prepare a traffic study for the subject development for our review and approval. It should address the impact and required mitigation measures the development will have on the intersection of Kaneohe Bay Drive and Puuhala Road.

We appreciate the opportunity to provide comments.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Director of Transportation

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813



May 3, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

Subject: Your Transmittal of April 4, 2000 Regarding the Draft
Environmental Assessment for the Kahua O Waikalia
Neighborhood Park, Kaneohe, Oahu, Hawaii. TMK: 4-5-10: 36

Thank you for the opportunity to review and provide comments on the Draft Environmental
Assessment for the Kahua O Waikalia Neighborhood Park.

We have the following comments to offer:

1. There is an existing 2-inch water meter currently serving the Waikalia Wastewater Pump Station which serves the proposed neighborhood park. The existing water meter has a Board of Water Supply (BWS) approved reduced pressure principle backflow prevention assembly.
2. The existing water system cannot provide adequate fire protection. The proposed water system improvements being installed for the Kaneohe Wastewater Treatment Plant will provide adequate fire protection to the park.
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. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

JORDAN HARRIS, Mayor

EDGE FLORES, JR., Chairman
CHARLES A. EITZ, Vice Chairman
JANIELY J. JIM
HERBERT S. C. KAOPIA, SR.
SANDRA TAM STANTON

KAZUHIYASHIMA, Ex-Officio
ROSS S. SASAKAWA, Ex-Officio
CLIFFORD S. JAMES
Manager and Chief Engineer

Ms. Esme Corbett-Suzuki
May 3, 2000
Page 2

6. The use of drought tolerant/low water use plants should be considered along with xeriscaping principles for landscaping of the park for water conservation measures. We also recommend the installation of an efficient irrigation system, possibly drip irrigation. The irrigation system should incorporate moisture sensors to avoid operations of the system in the rain and to determine if the ground has adequate moisture.

Our Rules and Regulations require the use of nonpotable water for the irrigation of large landscaped areas if a suitable supply is available. The developer should address the availability and use of nonpotable water for irrigation purposes.

7. The proposed project is subject to BWS cross-connection control requirements prior to the issuance of the building permit application.

If there are any questions, please contact Barry Usagawa at 527-5221.

Very truly yours,


CLIFFORD S. JAMES
Manager and Chief Engineer

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4664 Fax: (808) 523-4487
Website: www.ddc.honolulu.gov

JEREMY HAWES
MAYOR



GARY O. L. YEE, AIA
DIRECTOR
RONALD D. LEMAY, JR., AIA
DEPUTY DIRECTOR

RAD

Clifford S. Jamile
Page 2
August 21, 2000

Thank you for your review of the DEA for Kahua o Waikaliua Neighborhood Park.
Should you have any further comments, please contact Mr. Gary Doi at 527-6699.

GQLY:ei

c: Okita, Kunimitsu, & Associates, Inc.
Esme Corbett-Suzuki, Planning Solutions, Inc.

TO: CLIFFORD S. JAMILE, MANAGER & CHIEF ENGINEER
BOARD OF WATER SUPPLY

FROM:  GARY O. L. YEE, AIA, DIRECTOR

SUBJECT: KAHUA O WAIKALIU NEIGHBORHOOD PARK
DRAFT ENVIRONMENTAL ASSESSMENT (DEA)

August 21, 2000

Thank you for your letter regarding the above-referenced document.

Your letter indicates that adequate fire protection for the park can only be offered after the proposed water system improvements for the wastewater pump station are installed. Since the park will be implemented after these improvements, we believe this protection will be available. Furthermore, we are coordinating this development with the Fire Department.

We also acknowledge your comment that availability of water will be confirmed at the time a building permit application is submitted to your office. We understand that we will be required to pay a water system facilities charge for resource development, transmission, and daily storage when water is made available and that the project will be subject to the Board of Water Supply's cross-connection control requirements. As per your request, if a three-inch or larger meter is required, it will be shown on the construction drawings, which will be submitted for your review and approval.

We will instruct the design consultant to implement an efficient irrigation system (possibly drip irrigation) equipped with moisture sensors and to use drought-tolerant plants along with xeriscaping principles wherever possible. In accordance with your rules and regulations, we will instruct the design consultant to use nonpotable water for irrigation wherever possible.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 531-4411 • FAX: (808) 531-5743 • INTERNET: www.hawaii.gov/planning



JEREMY HARRIS
DIRECTOR

RANDALL K. PALKA, MA
DIRECTOR

LORETTA S. CHIEF
ADDITIONAL DIRECTOR

2000/CLOG-2271(ASK)

May 9, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Suzuki:

Draft Environmental Assessment
Kahua O Waikalua Neighborhood Park
45-230 Kulauli Street - Kaneohe
Tax Map Key 4-5-10: 16

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

- Special Management Area**
We confirm, as stated on page 5-2 of the Draft EA, that the project is within the Special Management Area and that a Special Management Area Use Permit (SMP) must be obtained before development.
The SMP application should include a description of proposed access road improvements.
- Project Costs**
Page ES-8 states that the "probable cost" to implement the project will be \$1.4 million exclusive of any funds contributed by the owners of Bayview Golf Park. Elsewhere (page 2-5), the Draft EA states "Phase 1 of the Preferred Plan will cost 1.4 million and Phase 2 will cost \$1.0 million." The Final EA should clarify this apparent conflict.
- Development Plan**
The Koolaupoko Development Plan Land Use Map (DPLUM) was updated three times since the May 5, 1997 date cited on page 5-4 of the Draft EA, with the most recent amendment

Ms. Esme Corbett-Suzuki
Page 2
May 9, 2000

made on June 22, 1999. The Development Plan Public Facilities Map has been amended on May 27, 1999, once since the cited date. None of the subsequent amendments affect the project site.

The Final EA should cite the most recent amendment dates and refer to the map changes as 'amendments' rather than 'updates.'

"Koolaupoko Development Plan" on page 5-3 of the Draft EA should be changed to "Koolaupoko Development Plan."

4. **Public Safety**

Access to the park will cross part of the existing golf course. The Final EA should discuss the safety aspects of this public access route.

Page 6-2, "Public Health Effects," states that "the adjacent property owner will be required to provide screening" to eliminate the potential hazard of wayward golf balls striking users of the proposed park. The Final EA should identify the "adjacent property owner" and cite the provisions (contractual, regulatory and/or legislative) that will effect such requirements.

If development of a park at this locale will require installation of a safety screening, the safety screening should be discussed in the Final EA, regardless of who will ultimately be responsible for its installation.

5. **Project Area**

Footnote "j0", on page 7-3 states that the park area is 5.9 acres. Elsewhere (e.g., page ES-1), the park area is said to be 9 acres. The Final EA should resolve this apparent conflict.

6. **Wetlands**

The location of the mangrove swamp and wetland mentioned on Page 3-5 of the Draft EA should be more specifically identified. The direction and distance of these features from the project site should be shown on an exhibit or described in the text of the Final EA.

R11

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 525-4664 Fax: (808) 525-1447
Website: www.ddc.honolulu.gov



GARY Q. L. YEE, AIA
DIRECTOR
ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

JEREMY HARRIS
MAYOR

December 21, 2000

TO: RANDALL K. FUJIKI, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING
Randall K. Fujiki
FROM: FOR GARY Q. L. YEE, AIA, DIRECTOR
SUBJECT: KAHUA O WAKALUA NEIGHBORHOOD PARK
DRAFT ENVIRONMENTAL ASSESSMENT (DEA)

Ms. Esme Corbett-Suzuki
Page 3
May 9, 2000

- 7. Grading
Page 4-3 of the Draft EA states that grading will be done to provide level playing fields and eliminate small areas of ponding. The Final EA should indicate if off-site soil will be imported.
- 8. Water Quality
The Final EA should show whether the use of fertilizers, herbicides, pesticides or other chemicals is anticipated at the park and what potential impacts could result.
The section titled "Impacts During Construction" should discuss the potential for erosion and soil runoff during construction. What mitigation measures will be implemented, if any?

Should you have questions regarding the above comments, you may contact Ardis Shaw-Kim of our staff at 527-5349.

Sincerely yours,
Randall K. Fujiki
RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:lg
DKJ6072

Thank you for your letter regarding the above-referenced document.
We offer the following response to your comments.
Special Management Area
We acknowledge that a Special Management Area (SMA) Use Permit must be obtained and have so stated on page 5-2 of the DEA.
Project Costs
Project costs listed on page ES-8 and 2-5 will be corrected as indicated.
Development Plan
Page 5-4 of the DEA will be corrected to reflect the most recent amendment to the Development Plan Land Use Map. The word "updates" will be replaced with "amendments" as requested.
Public Safety
Chapter 6 of the DEA will be edited to specifically reference the adjacent property owner, BGVF, Inc., even though the adjacent property owner is identified in Chapter 3 in the section entitled Land Ownership.

Mr. Randall K. Fujiki
Page 2
December 21, 2000

The golf course was designed in accordance with golf course design guidelines. These design guidelines incorporate safety margins around tee boxes, fairways, and greens and incorporate data regarding the probability of errant golf balls and their expected direction.

According to the final environmental impact statement for the Bayview Golf Course expansion (January 1990), public safety was not jeopardized because the "golf course architect has designed the course to minimize the directional hazards of golf slices and hooks." For this reason, access to the park through the course and the park are considered to be reasonably safe from errant golf balls.

City employees currently travel to the park along the access road to the wastewater treatment plant and have not reported problems with errant golf balls. A public access easement also exists to allow the public to access the fishpond located nearby. The general public has not reported any problems with errant golf balls. However, should it become apparent that additional protection is needed, screens can be installed in appropriate locations by the operators of the Bayview Golf Course. BVGP, Inc. has an SMA permit which can be modified to force the installation of screens should it become necessary. The exact design of the screens or other mitigation measures to limit errant golf balls that travel across the already incorporated safety margins would be dependent on where and what height the errant golf balls enter the park and therefore, cannot be described at the present time.

Project Area

The footnote on page 7-3 will be corrected to reflect the total area of the park (Phase 1 and Phase 2).

Wetland

The Department of the Army has determined that a permit will not be needed for this project.

Grading

No imported topsoil is expected to be required. However, the grading and erosion plan will be developed and presented for approval by the appropriate City agency.

Water Quality

The park will be maintained in a similar fashion to other neighborhood parks. While this involves the use of herbicides, they are not expected to create significant, adverse impact. Since the majority of the parcel is grassed and maintained in a fashion similar to a park, no significant changes are expected as a result of converting the area to a neighborhood park. Because there will be an increase in impervious pavement, the use of routine herbicides will actually decrease

Mr. Randall K. Fujiki
Page 3
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once the park is developed. Erosion and soil runoff during construction will be controlled through the use of best management practices described in the Grading and Erosion plan to be submitted to and approved by the appropriate City agency.

Should you have any further comments, please contact Mr. Gary Doi at extension 6699.

GQLY:c

✓c: Esme Corbett-Suzuki, Planning Solutions, Inc.



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

P.O. Box 50004
Honolulu, HI
96850

12

Our People...Our Islands...In Harmony

May 15, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Ms. Corbett-Suzuki:

Subject: Draft Environmental Assessment/Anticipated Finding of No Significant Impact (DEA/FONSI) -- Kahua O Waikalua Neighborhood Park, Kaneohe, Oahu, Hawaii

We have reviewed the above mentioned document and have no comments to offer at this time.

Thank you for the opportunity to review this document.

Sincerely,

KENNETH M. KANESHIRO
State Conservationist

Cc: Ms. Genevieve K.Y. Salmonson, Director, Office of Environmental Quality Control,
235 S. Beretania Street, Suite 702, Honolulu, Hawaii 96813

The Natural Resources Conservation Service works hand-in-hand with the American people to conserve natural resources on private lands.

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DEPARTMENT OF DESIGN AND CONSTRUCTION
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August 21, 2000

JEFFREY HANFORD
MAYOR

GARY Q. L. YEE, AIA
DIRECTOR
ROJANO D. LIBRY, JR., AIA
DEPUTY DIRECTOR

Mr. Kenneth M. Kaneshiro
State Conservationist
Natural Resources Conservation Service
United States Department of Agriculture
Post Office Box 50004
Honolulu, Hawaii 96850

Dear Mr. Kaneshiro:

Subject: Kahua o Waikalua Neighborhood Park Draft Environmental Assessment

Thank you for your letter regarding the above-referenced document.

We are pleased that the document provided adequate information and that you have no comments to offer at this time.

Sincerely,

GARY Q. L. YEE, AIA
FOR Director

/s/ GQLY:ci

/c: Esme Corbett-Suzuki, Planning Solutions, Inc.

(13)

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



Jeremy Harris
Mayor

Kenneth E. Sprague, P.E., Ph.D.
Director
Berry Fukunaga
Deputy Director

PRO 00-19

May 8, 2000

Ms. Esme Corbett-Suzuki
Planning Solutions, Inc.
1210 Auahi St., Suite 221
Honolulu, HI 96814

Dear Ms. Corbett-Suzuki:

Subject: Draft Environmental Assessment (DEA)
Kahua O Waikalua Neighborhood Park

We have reviewed the subject DEA and have the following comments.

1. The future park and the Kaneohe Wastewater Pre-treatment Facility (WWPTF) will share the same access road. We are concerned that vehicular access to the WWPTF, and pedestrian safety, are maintained at all times, including during times of heavy use of the park, such as during major sporting events or tournaments.
2. As noted on the bottom of page ES-7, the implementation schedule for Phase 2 will depend on the completion of major modifications to the WWPTF. At this time, the completion of the required modifications is scheduled for 2013. In order to avoid the long wait for an additional playing field, we suggest that the project be divided into three phases. Phase 2 could perhaps include a soccer field in the vicinity of the existing digester tanks. These tanks are currently in use and could be demolished now. The grit chamber, Kawa pump station, and the primary clarifier tanks are still needed, and could remain under Phase 2. Phase 3 would be the full build-out of the park, after the major WWPTF modifications are complete in 2013.

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

Sincerely,

KENNETH E. SPRAGUE
Director

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
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Jenny Harris
Mayor

GARY D. L. YEE, AIA
DIRECTOR
ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

September 12, 2000

TO: KENNETH E. SPRAGUE, DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

FROM:
GARY D. L. YEE, AIA, DIRECTOR

SUBJECT: KAHUA O WAIKALUA NEIGHBORHOOD PARK

Thank you for your letter regarding the above-referenced project. We offer the following responses to your comments.

We are concerned with the safety of pedestrian and vehicular access to the park. Currently, the general public is permitted to access the project area in order to reach the Waikalua o Loko fishpond. Pump trucks and other heavy vehicles also use the same access route to reach the Kaneohe Wastewater Pretreatment Facility (WWPTF). To our knowledge no safety problems have been reported.

While the park will include a playing field in each of its phases, their use will most likely be limited to practice rather than tournaments or major sporting events. This type of use generally takes place in the late afternoon or occasionally on the weekend at a time when traffic destined for the WWPTF is less. We believe safe access to the park is possible with good design and close coordination with your department as modifications to the WWPTF are designed and implemented.

We appreciate the suggestion about implementing the park in three phases. At the time that the DEA was prepared, the schedule for the modifications of the WWPTF was uncertain. We will contact your department to discuss the possibility of implementing the park in three phases in order to determine if this would be an economical and efficient way to proceed.

Should you have any questions, please contact Mr. Gary Doi at extension 6699.

GQLY:ei

c: Esme Corbett-Suzuki, Planning Solutions, Inc.

APPENDIX D

SITE CONDITIONS (EXCERPTED FROM FINAL MASTER PLAN)

SITE ANALYSIS

A site analysis was conducted prior to the development of the alternate master plan concepts described in Chapter 4 of this report. Primary aspects of the findings are discussed below and are shown in Figure 2-4 .

Primary vehicular and pedestrian access - The proposed park site lies between the existing BVGP and the WWPTF. It is not visible by most of the surrounding community with the exception of those who live on the north side of Kāne'ohe Stream. There is no public roadway accessing the site. Primary vehicular and pedestrian access will be via a yet-to-be-recorded perpetual public easement through the BVGP property, which begins at the end of Kulauli Street. The 44-foot wide public easement extends approximately 1,100 yards from the end of Kulauli Street to the entrance of the park site. This includes approximately 200 yards of asphalt road that extends beyond the BVGP gate up to the entrance of the park site.

On-site vehicular circulation - Currently, the on-site vehicular circulation route bisects the proposed park site. WWPTF trucks access the administrative offices and pumping station via existing asphalt roads. Until complete planned modifications are made to the WWPTF, these roads must remain operable.

Golf course screening - The western or mauka edge of the proposed park property is at high risk from errant golf balls. The adjacent tee parallels the property line and balls are often sliced into the site. The existing chain link fence and tree planting provides insufficient screening to protect future park users. Golf balls also occasionally penetrate the site from the Kawa Stream side and will require appropriate mitigation.

Viewsheds - From ground level, Kāne'ohe Bay, Kāne'ohe Stream and Kawa Stream are not visible but there are limited views to the Ko'olau Mountains. However, once the viewpoint is elevated to approximately 10-15' above ground level, the viewer is rewarded with stunning and panoramic views. Continuous views of fluted ridgelines of the Ko'olau Mountains to the turquoise swirled waters of Kāne'ohe Bay display the rugged beauty of Windward O'ahu. If possible one or more park features should be created to provide park users with access to such a vantage point.

Existing trees - A well established mature existing grove of Monkeypod trees provide an expansive canopy of shade over the western portion of the proposed park. These trees already create a park-like setting. The alternate master plan concepts should be designed to retain as many of the trees as possible. The existing coconut palms should also either remain in place or be relocated on the site. Aesthetically, they provide a wonderful foreground to the Ko'olau Mountains while helping to protect the site from errant balls that stray from the golf course.

Existing buildings - There are existing structures located within the larger parcel. They include the "caretaker's home" (now being used by pump truck operators) and the administrative building for the WWPTF. Phase one park development proposes the demolition and removal of the existing "caretaker's home" and the administration building, although timing and funding associated with demolition of these structures have yet to be resolved. Other structures associated primarily with the WWPTF (located within phase two boundaries) will remain in place until they are either modified or removed under a separate contract as part of the planned modification program for the WWPTF. Demolition and removal of these structures are not a part of the scope of the master plan.

The "caretaker's home" is a wood frame structure with brick wall accents. There is significant evidence of termite infestation and wood rot. According to an architectural review of the structure (See Appendix A), it should not be occupied unless it is completely reconstructed.

The existing administration building was evaluated for possible re-use as a comfort station. This 1,000-square-foot building is comprised of concrete columns and roof with brick in-fill between the columns. While it appears to be in sound condition, the architectural review revealed the following problems with it: 1) 10% of the brick in-fill is damaged and irregular and requires replacement; 2) 50% of the bricks were bowed and not plumb; 3) the interior walls are structural and support the concrete roof and could only be removed or relocated if new structural supports and beams are constructed. Their relocation would be required in order to construct a handicapped accessible comfort station. Relocation and rebuilding of structural walls would be costly; 4) renovation of the building would require a HAZMAT survey; and 5) substantive plumbing, electrical, painting and flooring work would be required if a renovation were undertaken. The architectural review recommended that a new comfort station be constructed because the cost of renovation versus new construction is not significantly different, the new comfort station could be located so as to enhance the park master plan concept, and because the new structure could be constructed in accordance with standards for structures located in flood fringe districts.

Groundwater - There is an existing spring on the WWPTF site. It is an indication of the presence of prolific fresh water sources from which "Waikalua" got its name. The spring is located next to an existing WWPTF tank and flows to a low spot in an open grass field on the Kawa Stream side of the larger parcel. The bog-like grass area will remain within WWPTF property and will be fenced off from the park site.

Winds - Prevailing trade winds enter the site from Kāne'ohe Bay and bring coastal salt air and frequent showers typically experienced in Kāne'ohe.

Surrounding natural amenities - The site benefits from its setting within rich environmental and cultural surroundings. Kāne'ohe Stream to the north, Kawa Stream to the south and Kāne'ohe Bay provide the park site with beautiful natural features on three sides. The southern and western edges are bounded by Bayview Golf Course. Waikalua Loko Fishpond, an historical and cultural feature, is located in close proximity to the park site, just beyond the WWPTF on the shoreline of Kāne'ohe Bay.

Floodway - The south edge or the Kawa Stream side of the property is designated as a Floodway and particular development guidelines previously discussed in the *Land Use Regulatory Controls* section of this chapter apply.

APPENDIX E

NEIGHBORHOOD BOARD RESOLUTION AND RESPONSE



KANEOHE NEIGHBORHOOD BOARD NO. 30
 49 KAPOHE BAYVIEW CITY FALLS • 4601 KAHALANUI HIGHWAY • KANEOHE BAYVIEW HTA
RESOLUTION OF THE KANEOHE NEIGHBORHOOD BOARD NO.30
CONCERNING THE CITY'S FINAL MASTER PLAN
FOR KAHUA O WAIKALUA PARK

WHEREAS, the Kaneohe Neighborhood Board has considered the "Final Master Plan For Kahua o Waikalua Park" report dated October 1999 prepared by Planning Solutions, Inc. and Umemoto Cassandro, the City and County of Honolulu (City), Department of Design and Construction's Consultant for the park master plan; and

WHEREAS, the Consultant has solicited community input on the master plan's development during its preparation, and as requested by the Kaneohe Neighborhood Board; and

WHEREAS, the park site is subject to several physical constraints necessitating proper planning and design to minimize impacts such as its proximity to the historically and culturally important Waikalua Loko Fishpond, a natural spring, a practical requirement limiting its use to only day time activities, and limited vehicular and pedestrian access due to a single access road routed through an active portion of the Bay View Golf Park (13VGP); and

WHEREAS, three alternative conceptual plans were developed under this Master Plan, and a Preferred Design concept has been proposed for the 9-acre site consisting of: 1) a youth soccer field, 2) multi-purpose field for either youth soccer or youth softball/baseball, 3) an in-line hockey rink, 4) comfort station, 5) demonstration garden, 6) picnic areas, and 7) a total of 67 parking stalls; and

WHEREAS, the Kaneohe Neighborhood Board supports the continuing of negotiations between the BVGP and City to establish a public easement to the Kaneohe Stream and Waikalua Fish Pond through BVGP property.

WHEREAS, a skate park was initially included in an earlier Preferred Design concept, but was later removed from the plan to be relocated to Kaneohe District Park by the Department of Parks and Recreation, and subsequently an m-

Line Hockey Rink was added to the plan due to the space created; and

WHEREAS, discussion with representatives from the Waikalua Loko Fish Pond Society determined that they had strongly supported having some cultural uses at this park; and

WHEREAS, discussion with different representatives from the Kaneohe Sports Council have determined the need for more "practice" fields, however, the need for more "game" fields is not clear.

WHEREAS, adequate on-site parking has been expressed as a concern because: 1) the master plan states that "all necessary parking must absolutely be contained on the site," 2) the Board recently supported the Kaneohe Civic Center Parking Improvements project which required 43 stalls for a single soccer field, and 3) a lack of sufficient on-site parking stalls given the various park facilities planned under the Preferred Design will require the Department of Parks and Recreation to limit the fields to be used only as "practice" fields which may fall short of its potential use as a game field; and

WHEREAS, there are other options available to increase the number of on-site parking stalls which haven't been fully addressed including: 1) adding 45- or 60-degree parking spaces across from the main parking lot near the entrance, 2) shifting the youth soccer field slightly west to allow adding either parallel or 90-degree parking spaces along the park's eastern border, and 3) eliminating the In-Line Hockey Rink to provide additional space for more parking; and

NOW THEREFORE BE IT RESOLVED, that the Kaneohe Neighborhood Board hereby supports development of a modified version of the Preferred Design for the Kahua o Waikalua Park subject to the following conditions:

1. The Preferred Design shall be revised to show plans for access to the Kaneohe Stream from this park consistent with an agreement developed between the City and BVGP; and

2. The City Department of Design and Construction must consult with the Kaneohe Sports Council, Department of Parks and Recreation, and other major organizations potentially having an interest in the park site to ensure and justify that a sufficient number of parking stalls is provided to meet the uses and activities planned for the park; and
3. Consider the possibility of relocating the park's gate to the area where the access road begins if feasible and practicable; and
4. Relocate the comfort station from its existing location within the parking lot across the access road to the grassed area of the park near the current entrance; and
5. Eliminate the In-Line Hockey Rink from the design because:
 - a. It would not be funded by BVGP creating a significant additional cost to the City estimated at about \$150,000 under the master plan; and
 - b. Is located near an environmentally sensitive natural spring which may be negatively impacted by activities occurring at the rink; and
 - c. Replace the In-Line Hockey Rink area with both additional parking spaces, if necessary, and cultural uses in that:
 - 1) The Waikaliu Loko Fish Pond Society has expressed a desire to use a portion of this area for cultural uses compatible with and beneficial to the restoration of the Waikaliu Fish Pond; and
 - 2) This Society has expressed a desire to work with the

City and BVGP in establishing a suitable cultural use on a portion of this area; and

6. If the park's modified plan based upon the conditions of this Resolution cannot be achieved, the City must present to the Kaneohe Neighborhood Board justification and documentation to support this, and offer other workable alternatives to help address concerns.

Adopted by the majority vote of 11 members, 1 member abstaining, on February 17, 2000.


 Roy S. Yamaguchi
 Chairman
 Kaneohe Neighborhood Board #30

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS
MAYOR

GARY Q. L. YEE, AIA
DIRECTOR
ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

May 2, 2000

Mr. Roy Yanagihara, Chairperson
Kaneohe Neighborhood Board No. 30
45-139 Mahalani Circle
Kaneohe, Hawaii 96744

Dear Mr. Yanagihara:

Subject: Kaneohe o Waikaha Neighborhood Park Resolution

Thank you for allowing Ms. Esme Corbett-Suzuki and Mr. Donald Griffin to meet with the Board during your informational meeting held on April 4, 2000.

The purpose of our presentation was to address the issues raised in your recently adopted resolution regarding the park as we were requested to do in the resolution. We believe that the meeting allowed us to resolve those issues to the general satisfaction of the Board and the City and County of Honolulu and will enable us to move forward with the remaining permitting and design work that must be concluded prior to developing the park.

In general, the City is pleased to accommodate the majority of the design changes that the Board requested. The resolution and our response are as follows:

1. The preferred design shall be revised to show plans for access to the Kaneohe Stream from the park.
The City's preferred plan for the park includes a gate in the park's boundary fence line on the Kaneohe Stream side of the park. This gate will be open during daylight hours and will be secured at dusk permitting access to the stream while still allowing the park to be secured.
2. Consult with the Kaneohe Sports Council, the Department of Parks and Recreation, and other major organizations potentially having an interest in the park site to ensure and justify that the number of parking stalls is provided to meet the uses and activities planned for the park.

Mr. Roy Yanagihara
Page 2
May 2, 2000

The City conducted an extensive public consultation process during the development of the master plan. A record of this is included in Chapter 3 of the final master plan. All of the parties mentioned in the resolution were consulted. As a result of this consultation, the City and County's design standards and experience with neighborhood parks and modifications to the plan discussed below, the City feels the parking is adequate as described in the final master plan

The 64 parking spaces already shown on the master plan far exceeds those allotted to any of the other 78 neighborhood parks on Oahu. This was allowed in view of the fact that on-street parking will not be available. A reevaluation of the need for more parking can be made at a later date if justified by usage. Consideration must also be given to prevent the character of the site to change from a park to a parking lot.

3. Consider the possibility of relocating the park's gate to the area where the access road begins if feasible and practicable.

There is a gate at that location already. It is on property owned by the Bayview Golf Course and they secure it at night. The City will also have an entrance gate to the park that will be secured at night.

4. Relocate the comfort station from its existing location within the parking lot across the access road to the grassed area of the park near the current entrance.

The City will instruct its design consultants to relocate the comfort station as requested by the Neighborhood Board.

5. Eliminate the in-line hockey rink from the design.

The City will eliminate the in-line hockey rink from the design as requested. These changes will be reflected in the final environmental assessment and will address the issues that were documented in a section entitled "Unresolved Issues" in the draft environmental assessment.

If there are any questions or comments, please call Mr. Donald Griffin at 527-6324.

Sincerely,


FOR GARY Q. L. YEE, AIA
Director

GQLY:ei

c: Ms. Esme Corbett-Suzuki, Planning Solutions, Inc.