

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
Website: www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



RAE M. LOUI, P. E.
DIRECTOR

GEORGE T. TAMASHIRO, P. E.
DEPUTY DIRECTOR

ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

April 11, 2001

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

01 APR 17 PM 2:10
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Dear Ms. Salmonson:

Subject: Final Environmental Assessment of Oneula Beach Park Master Plan
Honouliuli, Ewa, Oahu, Hawaii, Tax Map Keys 9-1-11: 3 -7 and
9-1-12:25

A final environmental assessment (FEA) for the proposed project has been prepared for the City and County of Honolulu, Department of Design and Construction. A Finding of No Significant Impact has been determined. We request publication of a notice of this FEA in the next Office of Environmental Quality Control's Environmental Notice.

We have enclosed a completed OEQC Environmental Notice Publication Form and four copies of the FEA.

Please call Mr. Brian Suzuki at 527-6316 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

49

MAY 8 2001

FILE COPY

2001-05-08-0A-**FEA-**

**FINAL ENVIRONMENTAL ASSESSMENT
AND
FINDING OF NO SIGNIFICANT IMPACT**



Prepared for:

**City and County of Honolulu
Department of Design and Construction**

Prepared by:

**Wilson Okamoto & Associates, Inc.
Engineers and Planners**

MARCH 2001



**Final Environmental Assessment
and
Finding of No Significant Impact**

**ONE'ULA BEACH PARK
MASTER PLAN
Honouliuli, 'Ewa, O'ahu, Hawai'i**

**Prepared for:
City and County of Honolulu
Department of Design and Construction
650 South King Street
Honolulu, Hawai'i 96813**

**Prepared by:
Wilson Okamoto & Associates, Inc.
Engineers and Planners
1907 South Beretania Street, Suite 400
Honolulu, Hawai'i 96826**

March 2001

TABLE OF CONTENTS

1.	INTRODUCTION AND PROJECT DESCRIPTION	1-1
1.1	Introduction	1-1
1.2	Project Location	1-1
1.3	Existing and Surrounding Uses.....	1-1
1.4	Project Purpose and Need.....	1-6
1.5	Project Description.....	1-6
1.6	Project Schedule and Cost	1-8
2.	DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES	2-1
2.1	Natural Environment	2-1
2.1.1	Climate	2-1
2.1.2	Geology and Soils	2-1
2.1.3	Topography and Drainage	2-2
2.1.4	Ground Water	2-4
2.1.5	Coastal Waters.....	2-4
2.1.6	Flood Hazard	2-5
2.1.7	Flora and Fauna.....	2-7
2.2	Community Resources	2-8
2.2.1	Shoreline Access	2-8
2.2.2	Shoreline Resources.....	2-8
2.2.3	Visual and Aesthetic Resources	2-9
2.2.4	Archaeological, Historical, and Cultural Resources.....	2-10
2.2.5	Air Quality	2-11
2.2.6	Noise.....	2-12
2.3	Utilities and Infrastructure	2-13
2.3.1	Water System	2-13
2.3.2	Wastewater System	2-13
2.3.3	Solid Waste.....	2-14
2.3.4	Electrical System.....	2-14
2.3.5	Roadway System	2-15
2.4	Community Profile Services.....	2-16
2.4.1	Socio-Economic Characteristics.....	2-16
2.5	Public Services	2-17
2.5.1	Police Protection	2-17

2.5.2 Fire Protection.....2-17

2.5.3 Medical.....2-18

3. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS.....3-1

3.1 Hawaii State Plan3-1

3.2 State Functional Plans3-2

3.3 State Land Use Law.....3-3

3.4 City and County of Honolulu General Plan3-3

3.5 City and County of Honolulu Development Plan3-4

3.6 City and County of Honolulu Zoning3-5

3.7 City and County of Honolulu Special Management Area3-5

4. ALTERNATIVES TO THE PROPOSED ACTION.....4-1

4.1 No Action Alternative4-1

4.2 Alternative Configuration.....4-1

4.3 Alternative Park Facility Development4-2

5. PERMITS AND APPROVALS5-1

6. DETERMINATION.....6-1

7. CONSULTATION7-1

7.1 Pre-Assessment Consultation.....7-1

7.2 Agencies and Organizations Consulted on the Draft EA7-1

8. REFERENCES.....8-3

LIST OF FIGURES

Figure 1 Location Map1-2

Figure 2 Tax Map Key 9-1-12: 251-3

Figure 3 Tax Map Key 9-1-11: 3-71-4

Figure 4 Aerial Photo and Existing Uses.....1-5

Figure 5 One'ula Beach Park Master Plan.....1-7

Figure 6 Potential Acquisition Area Conceptual Layout1-9

Figure 7 Flood Hazard Map2-6

Figure 8 Alternative Park Configuration4-3

APPENDICES

APPENDIX A	Pre-Assessment Consultation Correspondence
APPENDIX B	Draft Environmental Assessment Consultation Correspondence

PREFACE

This Final Environmental Assessment (EA) was prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), and Title 11, Chapter 200, Hawai'i Administrative Rules, Department of Health (DOH), State of Hawai'i. Proposed is an agency action within the City and County of Honolulu (City) Special Management Area (SMA). The accepting agency for this EA is the City Department of Design and Construction (DDC).

The City Department of Design and Construction (DDC) has prepared a Master Plan for One'ula Beach Park in anticipation of receiving an additional 9.365 acres of beachfront land adjacent to the existing Park. The land will be dedicated to the City by HASEKO (Ewa), Inc. (Haseko), pursuant to a condition of the Unilateral Agreement (UA) granting rezoning for Haseko's Ocean Pointe development (formerly known as Ewa Marina).

This Final EA has been processed as a Finding of No Significant Impact (FONSI) by the City DDC, determining that preparation of an environmental impact statement is not required pursuant to Chapter 343, HRS. The Draft EA was filed with the State Office of Environmental Quality Control (OEQC) on December 13, 2000, and notice of its availability for public review and comment was published in the Environmental Notice of December 23, 2000. This Final EA incorporates responses to comments received on the Draft EA.

SUMMARY

Applicant: City and County of Honolulu
Department of Design and Construction
650 South King Street, 9th Floor
Honolulu, Hawai'i 96813
Contact: Brian Suzuki
Phone: 527-6316

EA Preparer: Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawai'i 96826
Contact: Earl Matsukawa, AICP
Project Manager
Phone: 946-2277

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

Project Location: Honouliuli, 'Ewa, O'ahu, Hawai'i

Tax Map Key: 9-1-11: 3, 4, 5, 6, 7, and 9-1-12: 25

Area: Approximately 37.756 acres

Recorded Fee Owner: 9-1-11: 3, 4, 5, 6, and 7 – Haseko ('Ewa), Inc.
9-1-12: 25 – City and County of Honolulu

Existing Land Use: 9-1-11: 3 – Vacant
9-1-11: 4 – Vacant
9-1-11: 5 – Vacant
9-1-11: 6 – Vacant
9-1-11: 7 – Membership recreation
9-1-12: 25 – Public recreation

State Land Use

Classification: Urban

Development Plan

Urban Land Use Map: Park

Development Plan

Public Facilities Map: Park. Symbols in the vicinity of the project site include shoreline access, future small boat marina, future highway, arterial or major collector street, and future bike lane.

Zoning:

9-1-11: 3, 4, 5, 6, and 7 – R-5 Single-Family Residential
9-1-12: 25 – P-2 General Preservation District

Special

Management Area:

The project site is located within the City and County of Honolulu's Special Management Area (SMA) and, therefore, will require an SMA Permit.

Proposed Action:

The Master Plan identifies a number of improvements to the Park and the additional 9.365 acres scheduled for development in two phases. Phase I of the proposed project consists of realigning the access road, adding approximately 35 parallel parking stalls, landscaping, and the following improvements to the existing 28 acres.

- Relocate the existing multi-purpose field, providing new irrigation improvements;
- Construct a new comfort station and new 30 stall parking lot to serve the multi-purpose field;
- Resize the existing parking lot from 45 stalls to approximately 25 stalls;

- Relocate the existing comfort station and outdoor shower closer to the existing unpaved parking area;
- Develop new picnic areas;
- Develop an ADA beach access; and
- Develop an unpaved pedestrian path along the shoreline.

In addition to landscaping, Phase II improvements to the 9.365-acre expansion area will include:

- A new multi-purpose community/recreation center and 20-stall parking lot;
- New group picnic areas;
- Approximately 10 new individual camping sites;
- New 15-20 stall parking lot;
- New comfort station and outdoor shower;
- Additional ADA beach access; and
- Continuation of the unpaved pedestrian path along the shoreline.

Determination:

This Final Environmental Assessment has been processed as a Finding of No Significant Impact (FONSI) by the City and County of Honolulu Department of Design and Construction. No significant impacts are anticipated from the construction or operation of the proposed improvements and expansion at One'ula Beach Park.

Impacts:

Possible impacts, including those on traffic, air, and noise, are anticipated to be construction-related and,

therefore, will be short-term in nature. The project will comply with all government rules and regulations during construction to mitigate potential impacts. The proposed usage of the park at full build-out of Phases I and II is expected to increase. One'ula Beach Park is anticipated to provide beach-oriented recreation and support facilities to the existing 'Ewa Beach community and the growing 'Ewa Development Plan area.

**Parties Consulted
During Draft EA:**

Federal

U.S. Fish and Wildlife Service

State of Hawai'i

Department of Health Office of Environmental Quality
Control

Department of Land and Natural Resources – Historic
Preservation Division

Office of Hawaiian Affairs

'Ewa Beach Public & School Library

City and County of Honolulu

Department of Parks and Recreation

Department of Planning and Permitting

Department of Transportation Services

Other

Senator Brian Kanno, 20th District

Representative William Espero, 41st District

City Council Chairperson Jon Yoshimura

Councilmember Gary Okino, City Council Parks
Committee Chairperson

Councilmember John DeSoto, 9th District

'Ewa Neighborhood Board No. 23

'Ewa/Kapolei/Makakilo Vision Team, Area No. 4

HASEKO ('Ewa), Inc.

CORRECTION

THE PRECEDING DOCUMENTS(S)

HAS BEEN REPHOTOGRAPHED

TO ASSURE LEGIBILITY

SEE FRAME(S)

IMMEDIATELY FOLLOWING

- Relocate the existing comfort station and outdoor shower closer to the existing unpaved parking area;
- Develop new picnic areas;
- Develop an ADA beach access; and
- Develop an unpaved pedestrian path along the shoreline.

In addition to landscaping, Phase II improvements to the 9.365-acre expansion area will include:

- A new multi-purpose community/recreation center and 20-stall parking lot;
- New group picnic areas;
- Approximately 10 new individual camping sites;
- New 15-20 stall parking lot;
- New comfort station and outdoor shower;
- Additional ADA beach access; and
- Continuation of the unpaved pedestrian path along the shoreline.

Determination:

This Final Environmental Assessment has been processed as a Finding of No Significant Impact (FONSI) by the City and County of Honolulu Department of Design and Construction. No significant impacts are anticipated from the construction or operation of the proposed improvements and expansion at One'ula Beach Park.

Impacts:

Possible impacts, including those on traffic, air, and noise, are anticipated to be construction-related and,

therefore, will be short-term in nature. The project will comply with all government rules and regulations during construction to mitigate potential impacts. The proposed usage of the park at full build-out of Phases I and II is expected to increase. One'ula Beach Park is anticipated to provide beach-oriented recreation and support facilities to the existing 'Ewa Beach community and the growing 'Ewa Development Plan area.

**Parties Consulted
During Draft EA:**

Federal

U.S. Fish and Wildlife Service

State of Hawai'i

Department of Health Office of Environmental Quality
Control

Department of Land and Natural Resources – Historic
Preservation Division

Office of Hawaiian Affairs

'Ewa Beach Public & School Library

City and County of Honolulu

Department of Parks and Recreation

Department of Planning and Permitting

Department of Transportation Services

Other

Senator Brian Kanno, 20th District

Representative William Espero, 41st District

City Council Chairperson Jon Yoshimura

Councilmember Gary Okino, City Council Parks
Committee Chairperson

Councilmember John DeSoto, 9th District

'Ewa Neighborhood Board No. 23

'Ewa/Kapolei/Makakilo Vision Team, Area No. 4

HASEKO ('Ewa), Inc.

1. INTRODUCTION AND PROJECT DESCRIPTION

1.1 Introduction

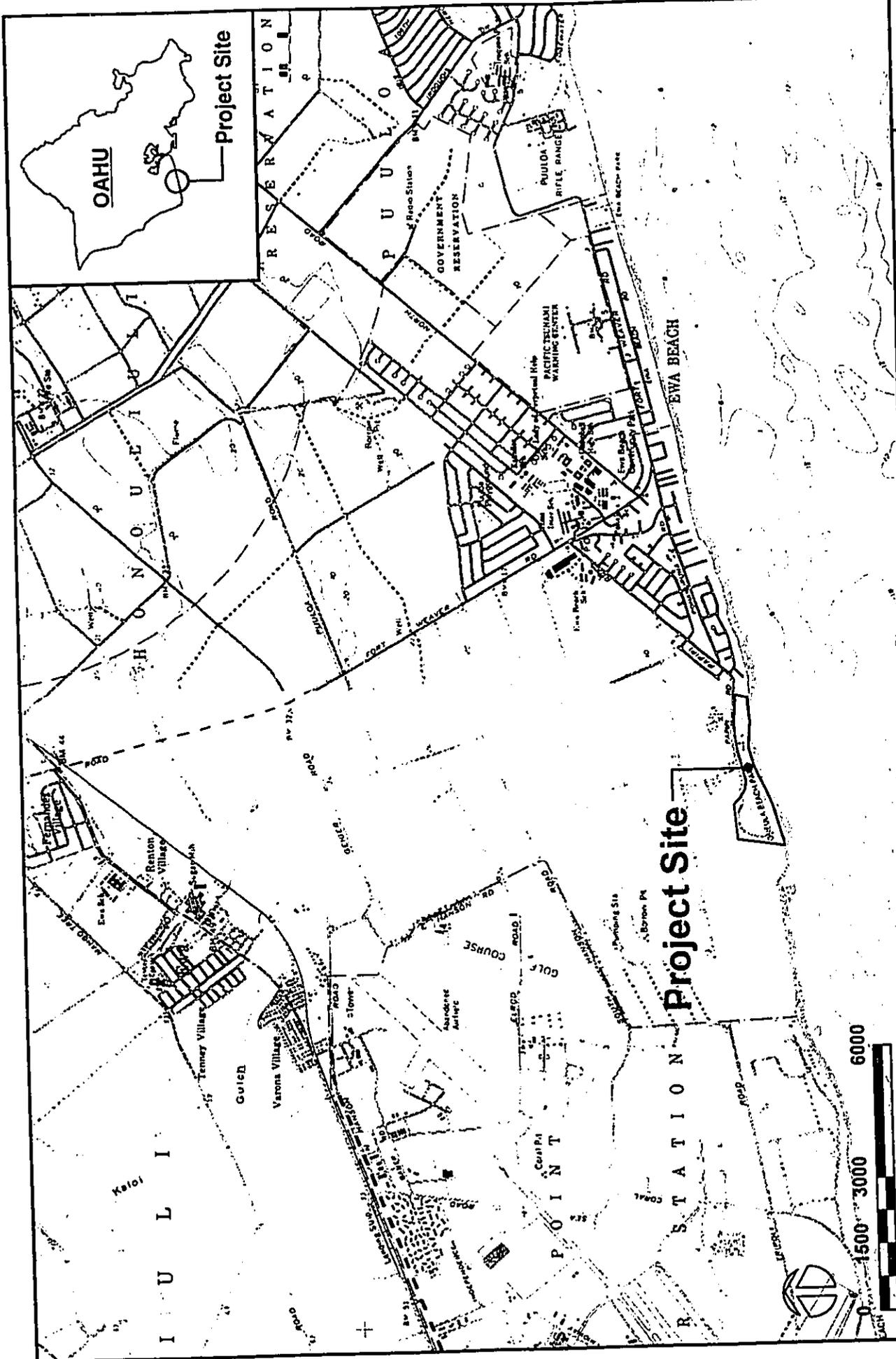
One'ula Beach Park is an approximately 28-acre City and County of Honolulu (City) park located at 'Ewa Beach, O'ahu. The park is surrounded by land planned for development by HASEKO (Ewa), Inc. (Haseko) as part of the Ocean Pointe development (formerly known as 'Ewa Marina). Pursuant to a condition of the Unilateral Agreement (UA) granting rezoning for the development, Haseko is in the process of dedicating 9.365 acres of beachfront land adjacent to the east of One'ula Beach Park to the City. The City and County of Honolulu Department of Design and Construction (DDC) has prepared a Master Plan for One'ula Beach Park in consideration of the additional land dedication and requirements of the UA as well as community input.

1.2 Project Location

The existing One'ula Beach Park is located in the 'Ewa Beach area of Honouliuli in the 'Ewa district of O'ahu (see Figure 1). Situated on the 'Ewa coastal plain, it is approximately 19 miles west of downtown Honolulu, 4 miles southeast of the City of Kapolei, and less than one-half mile west of the 'Ewa Beach community. It is identified as Tax Map Key (TMK) parcel 9-1-12: 25, which encompasses approximately 28.391 acres (see Figure 2). The additional 9.365 acres are identified as TMK parcels 9-1-11: 3, 4, 5, 6, and 7 (see Figure 3). The property fronts Māmala Bay to the south, a private residence and picnic/camp area to the east, and undeveloped property to the north and west. Vehicular access to the project site is via Papipi Road and a roadway easement extending into the park.

1.3 Existing and Surrounding Uses

The existing City and County of Honolulu One'ula Beach Park encompasses TMK parcel 9-1-12: 25 (see Figure 4). Within the planned 9.365 acre addition the Lions Club utilizes TMK parcel 9-1-11: 7, which adjoins the existing park, as a picnic and camping grounds with an on-site caretaker's residence. The remaining parcels, TMK 9-1-11: 3, 4, 5, and 6, are currently vacant. Surrounding uses include the 'Ewa Beach residential community to the east, and vacant lands to the north and west, which are part of the planned Ocean Pointe development.

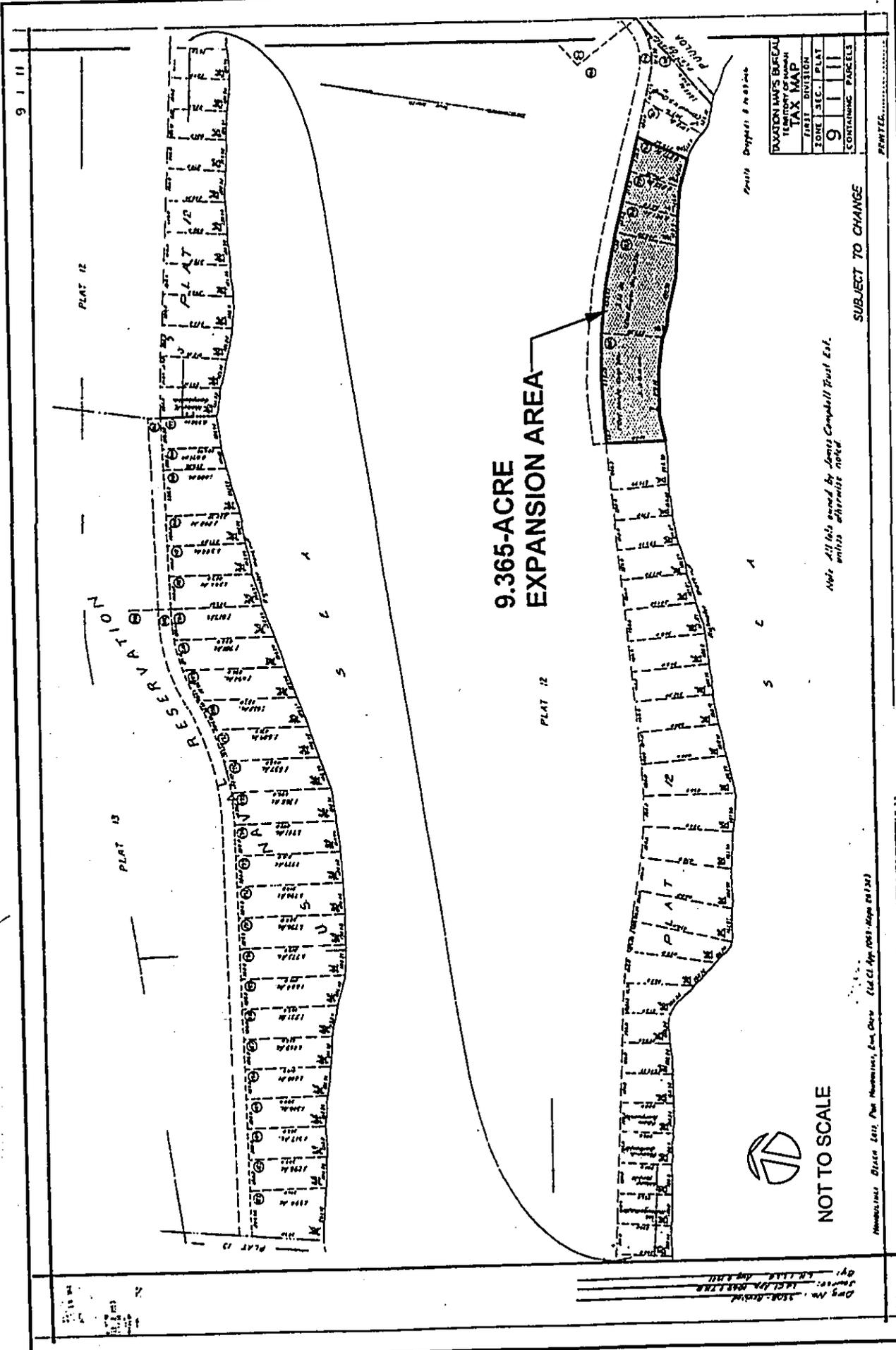


ONE'ULA BEACH PARK MASTER PLAN

LOCATION MAP


WILSON OKAMOTO & ASSOCIATES, INC.
 ENGINEERS - PLANNERS

FIGURE 1



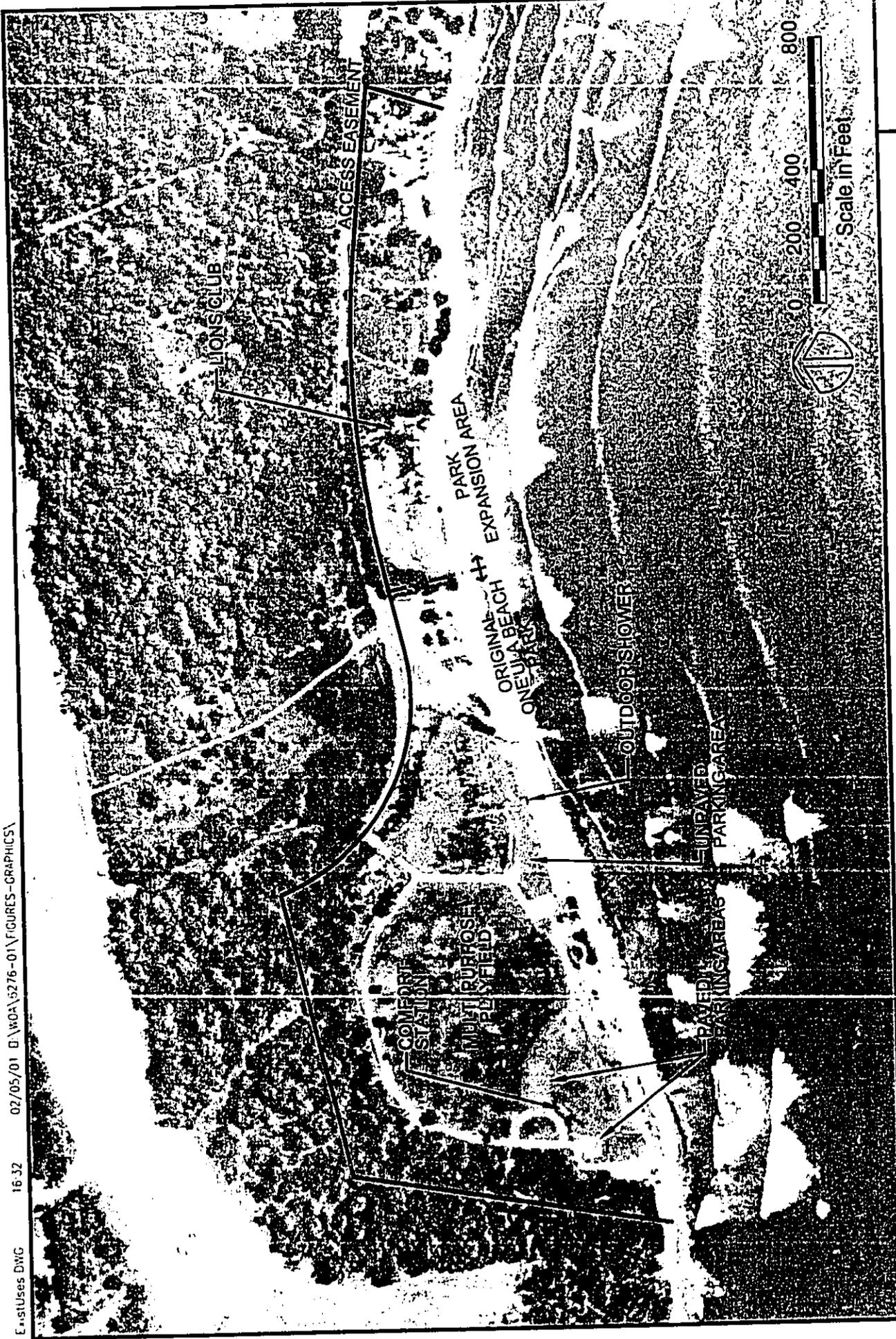
ONE'ULA BEACH PARK MASTER PLAN

TAX MAP KEY 9-1-11: 3 - 7

WILSON OKAMOTO & ASSOCIATES, INC.
ENGINEERS - PLANNERS

FIGURE 3

E:\stUses DWG 16-32 02/05/01 E:\w01\8276-01\FIGURES-GRAPHICS\



ONEULA BEACH PARK MASTER PLAN

AERIAL PHOTO
EXISTING USES

FIGURE

4



WILSON OKAMOTO
& ASSOCIATES, INC.
ENGINEERS • PLANNERS

1.4 Project Purpose and Need

The One'ula Beach Park Master Plan was prepared to guide future park development, address anticipated recreational demand, and to plan the future expansion of the park. Future population growth in the 'Ewa region of O'ahu will increase public demand on all recreational resources and facilities within the region. This growth is encouraged by the City and County of Honolulu General Plan (1992) which directs development toward the secondary urban center at Kapolei and 'Ewa. Population growth projections prepared by the City's Department of Planning and Permitting for the 'Ewa Development Plan area indicate a population increase of 190 percent from 43,000 people in 1990 to 125,000 in 2020. Park facilities to be developed at One'ula Beach Park are intended to support the future role of the park in serving the community and region.

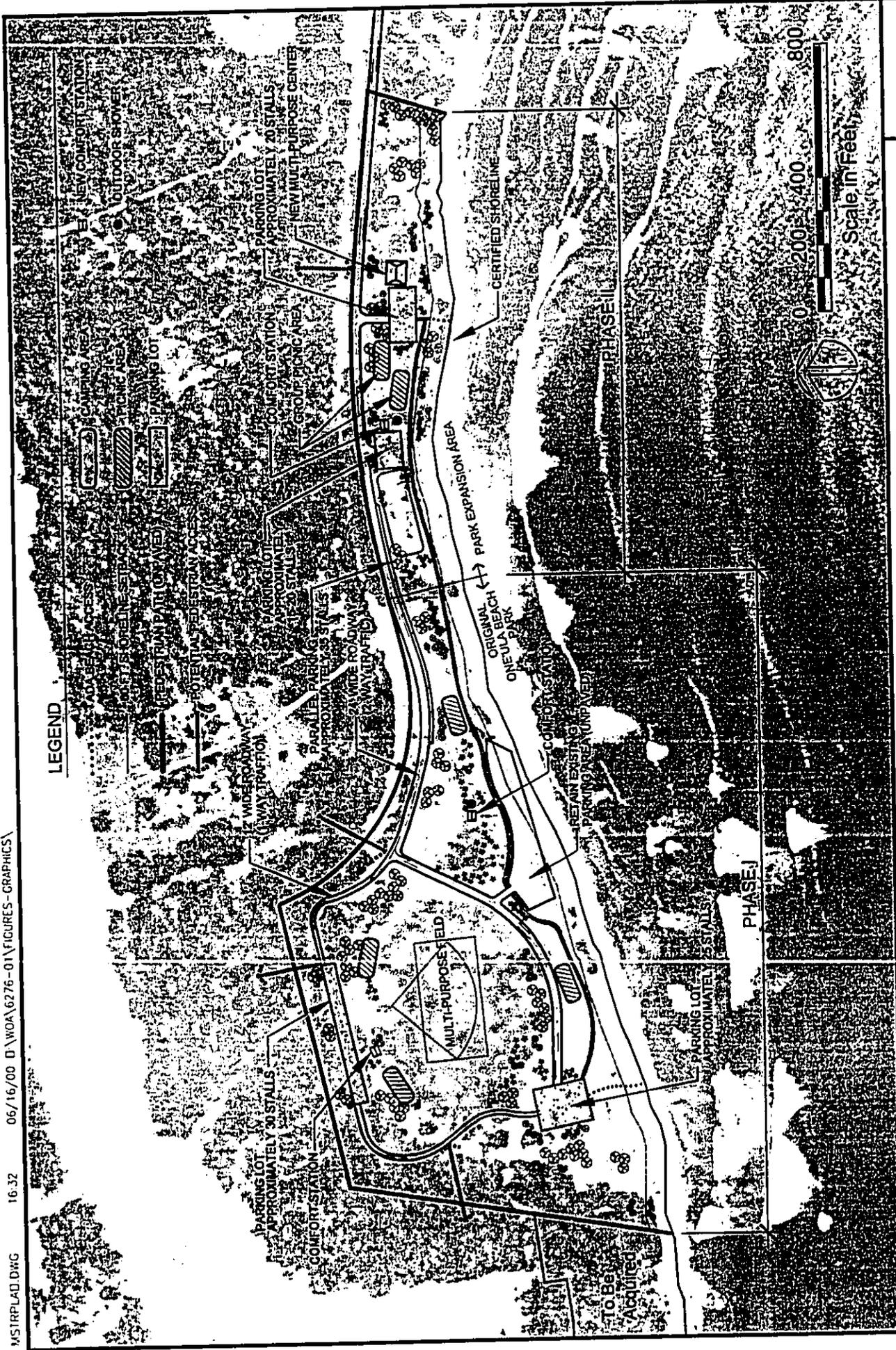
Improvements to the existing One'ula Beach Park also considers needs, problems and issues identified through the master plan community planning process. The planned park expansion of 9.365 acres to the east, while significantly extending the length of sandy beach directly accessible to the public, also provides more area for the development of park facilities supporting recreational opportunities.

1.5 Project Description

The Master Plan proposes a number of improvements to the Park and the additional 9.365 acres for development in two phases. Phase I of the proposed project consists of realigning the access road, adding approximately 35 parallel parking stalls, landscaping, and the following improvements to the existing 28 acres (see Figure 5).

- Relocate the existing multi-purpose field, providing irrigation improvements;
- Construct a new comfort station and new 30 stall parking lot to serve the multi-purpose field;
- Resize the existing parking lot from 45 stalls to approximately 25 stalls;
- Relocate the existing comfort station and outdoor shower closer to the existing unpaved parking area;

MS1RPLAD.DWG 16:32 06/16/00 D:\WOK\6276-01\FIGURES-GRAPHICS\



ONE'ULA BEACH PARK MASTER PLAN

ONE'ULA BEACH PARK
MASTER PLAN

FIGURE
5

**WILSON OKAMOTO
& ASSOCIATES, INC.**
ENGINEERS • PLANNERS

- Develop new picnic areas;
- Develop an ADA beach access; and
- Develop an unpaved pedestrian path along the shoreline.

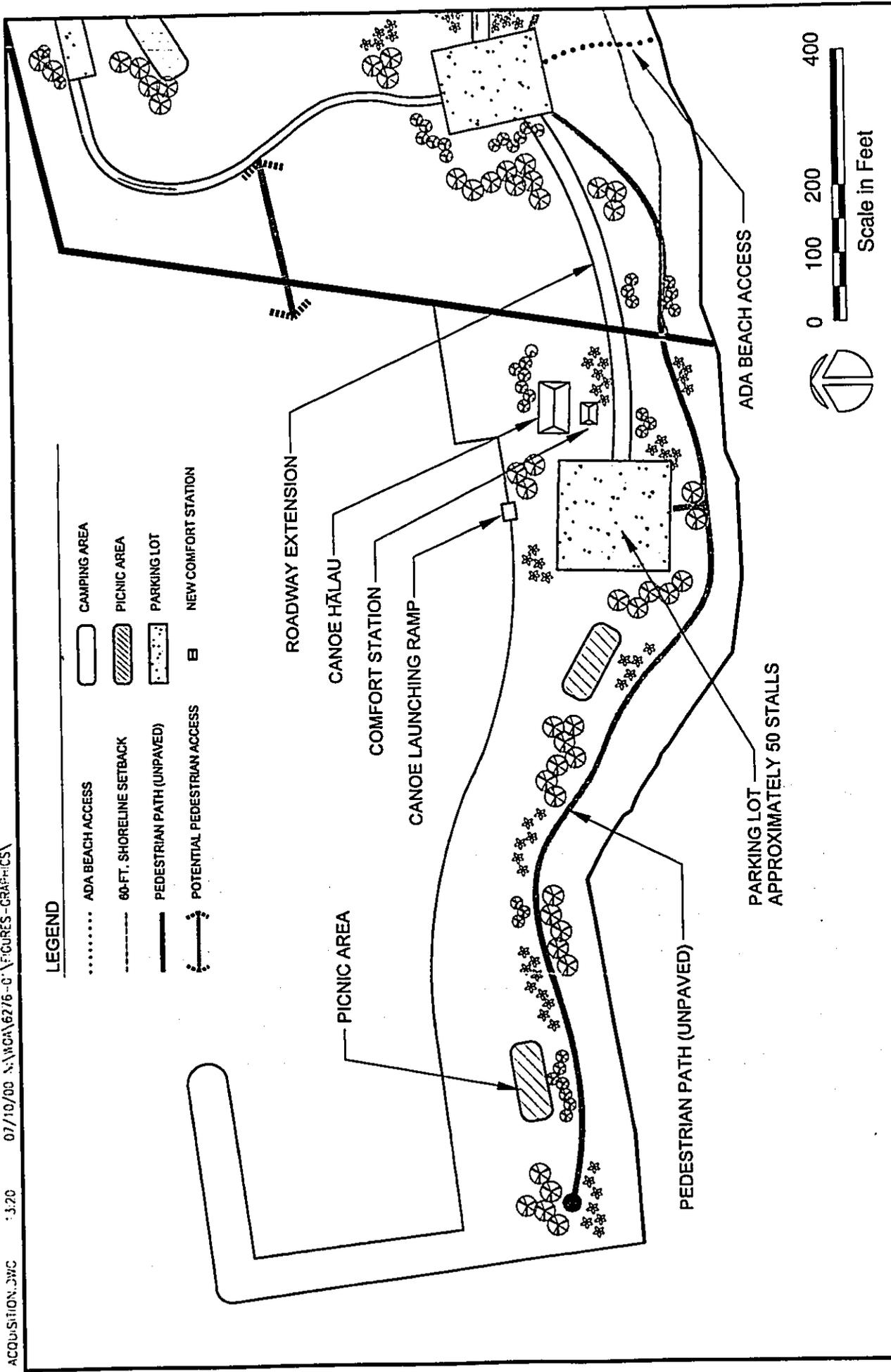
Phase II improvements to the 9.365-acre expansion area will include:

- A new multi-purpose community/recreation center and 20-stall parking lot;
- New group picnic areas;
- Approximately 10 new individual camping sites;
- New 15-20 stall parking lot;
- New comfort station and outdoor shower;
- Additional ADA beach access;
- Continuation of the unpaved pedestrian path along the shoreline; and
- Landscaping.

As part of the Master Plan community planning process some meeting participants expressed an interest in acquiring additional Haseko property westward of the existing park, extending to the mouth of the planned Ocean Pointe marina. Discussions pertaining to this area west of the park, should it be acquired, focused on canoeing with access to the protected waters of the marina. Support facilities include a launch ramp, canoe hālau, parking, comfort station, outdoor shower and picnic area (see Figure 6). Acquisition of this area would be pursued independently and, if acquired, would be developed in a subsequent phase.

1.6 Project Schedule and Cost

Full build-out of the improvements proposed in Phases I and II of the Master Plan is estimated within 20 years of the project's commencement at a total development cost of \$5.4 million. Phase I components are anticipated to be developed within the first 10 years with development costs estimated at approximately \$3.1 million.



ONE'ULA BEACH PARK MASTER PLAN

POTENTIAL ACQUISITION AREA
CONCEPTUAL LAYOUT

FIGURE
6

WILSON OKAMOTO
& ASSOCIATES, INC.
ENGINEERS • PLANNERS

Phase II components will be developed within the following 10 years with development costs estimated at approximately \$2.3 million. This estimate does not include costs for acquiring the land west of the park or for development of facilities in that area.

2. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

2.1 Natural Environment

The following is a description of the existing environment, assessment of potential project impacts and measures proposed to mitigate potential impacts.

2.1.1 Climate

The climate in the area of the project site is typical of the leeward coastal lowlands of O'ahu. This climate is characterized by a long southern exposure; temperatures ranging from an average daily maximum of 84.4 degrees Fahrenheit (°F) to an average daily minimum of 70.0 °F; persistent northeasterly tradewinds ranging from 8 to 18 miles per hour (mph); and, an average annual rainfall of 20 inches.

Impacts and Mitigation Measures

The proposed project will not impact the area's general climate.

2.1.2 Geology and Soils

The 'Ewa Coastal Plain is composed of a sequence of marine sediments underlain by volcanic basalts of the Ko'olau series at depths of 800 to 1000 feet. The overlying sedimentary deposits are often referred to as "caprock," which is composed of fossil coral reefs layered between silt and clay of marine and terrestrial origin.

According to the U.S. Department of Agriculture Soil Conservation Service, the project site is underlain by coral outcrop, which consists of coral or cemented calcareous sand. The coral reefs formed in shallow water during a time when the ocean stood at a higher level. Coral outcrop is geographically associated with Jaucas, Keaau, and Mokuleia soils. The soils on the project site appear to be imported fill for landscaping. The shorefront is comprised of exposed coral outcrop.

Impacts and Mitigation Measures

The proposed project will not impact the geology of the area. No significant impacts to soils at the project site are anticipated with the construction and maintenance of the proposed park improvements.

2.1.3 Topography and Drainage

The project site is situated on the southern edge of the 'Ewa Coastal Plain, which has a relatively regular surface that slopes gently to the sea at about 20 feet per mile. The project site is relatively flat mauka of the beach and lies at an elevation of approximately six feet above mean sea level. Near the beach, a slight rise to an elevation between seven and eight feet keeps runoff from draining directly into the ocean, instead allowing it to percolate into the porous soil.

With regard to regional surface drainage, the project site is located at the seaward edge of the ten square mile Kalo'i Gulch watershed. Until relatively recently, the Kalo'i Gulch watershed was comprised mostly of sugar cane fields which facilitated infiltration of surface water. Under most conditions, surface flows are absorbed through infiltration and do not reach the sea.

With progressing urbanization, the conversion of former agricultural land to urban uses is reducing the amount of permeable surface, resulting in increased rainfall runoff. Recognizing the need to accommodate this runoff, the City has required the various developers to incorporate and construct drainage systems, including detention basins, to promote infiltration, capture silt and minimize the potential for flooding of downstream areas. On October 17, 1997 the Haseko drainage master plan for the Ocean Pointe development was accepted by the City which includes the area in the vicinity of the project site.

The plan shows the roadway easement dividing drainage areas with lands on the mauka side draining north toward the planned marina and lands on the makai side continuing to drain toward the ocean. Thus, the runoff from the makai lands would no longer include runoff received from the mauka lands. Without the contribution of drainage from the mauka lands, the potential for surface flows entering the ocean will be significantly reduced.

To date, however, not all of the required drainage facilities have been completed, including the planned Ocean Point marina. The marina is a key component of the regional drainage system as it is located at the terminus and will receive all upland flows. Until the marina is completed, there is a potential for flooding of the coastal area based on the occurrence of a 100-year interval or greater storm event.

As an interim flood control measure to provide flood protection for the existing 'Ewa Beach residences located in the vicinity of Papipi Road, the City has constructed a temporary earthen berm. The berm is approximately 220 feet long, 10 feet wide at the top, with a base ranging from approximately 20 to 40 feet wide, depending on the elevation. The top of the berm is at an elevation of 10 feet above mean sea level (msl). Since the existing grade of the land ranges in elevation from 3 feet to 4 feet above msl, the height of the berm ranges from 6 feet to 7 feet above grade. Located near the eastern property boundary of One'ula Beach Park, the temporary berm will remain in place until the Ocean Pointe marina is completed. Thereafter, the marina will receive all upland flows and the temporary berm can be removed.

Impacts and Mitigation Measures

Drainage from the project site will continue to be directed toward the shoreline and adjacent land to the west which lies at a slightly lower elevation than the project site. The proposed parking areas, realigned road and structures will increase the amount of impervious surface area on the project site and, therefore, will increase the potential volume of runoff generated at the project site. This increase, however, is negligible in relation to the overall drainage pattern which includes large areas mauka of the project site. Thus, the increased potential for surface flows reaching the ocean as a result of the project is negligible. Excavation and grading activities associated with construction of the proposed improvements will comply with City grading ordinances and include appropriate erosion control measures. It is anticipated that through the incorporation of construction Best Management Practices (BMPs) that may include on-site retention ponds and silt fences, storm water runoff will be contained on site and will not enter State waters. If, however, during any phase of construction where it is anticipated that an area larger than five acres will be graded, and that storm water runoff may enter State waters, a National Pollutant Discharge Elimination System (NPDES) Permit for construction related storm water discharges which specifies BMPs to minimize water quality impacts will be procured from DOH to protect coastal water quality.

2.1.4 Ground Water

Ground water in the 'Ewa Plain area occurs in two types of aquifers: the Ko'olau Volcanic series, at a depth of approximately 1,000 feet, and an overlying caprock aquifer. While the deeper volcanic aquifer contains fresh water further inland, directly beneath the project site, it probably contains brackish or salty water. The project site overlies the nonpotable aquifer known as the 'Ewa Caprock, which is a designated groundwater management area, and thus subject to regulation by the State Commission of Water Resource Management (CWRM). The CWRM has allocated water from the 'Ewa Caprock aquifer to several users for golf course and landscape irrigation on the east 'Ewa Plain.

The project site is below the "no-pass" zone. Any irrigation with nonpotable water poses no risk to potable aquifers. Initially, proposed landscaped areas will be irrigated with potable water utilizing conservation watering practices. The proposed water system will be designed to facilitate future conversion to a dual water system using nonpotable water for irrigation purposes when nonpotable water service to the project site becomes available. This conversion will be consistent with City and State policies encouraging the conservation of water resources.

Impacts and Mitigation Measures

No significant impacts to ground water underlying the project site are anticipated during the construction and operation of the proposed park improvements. Construction of the proposed facility is unlikely to introduce or release into the soil any substance that could adversely affect ground water. Additionally, the project site is below the "no-pass" zone therefore, any irrigation with nonpotable water poses no risk to potable aquifers.

2.1.5 Coastal Waters

Ocean waters immediately offshore of the project site are designated Class A waters. Beneficial uses of Class A waters are fishing, swimming, surfing, water contact recreational activities, aesthetic enjoyment, and support and propagation of marine life.

Impacts and Mitigation Measures

No impacts on ocean waters are anticipated as a result of the proposed park improvements. During construction storm water runoff may increase until stabilizing groundcover can be established. Near the shoreline, a slight rise to an elevation between seven and eight feet keeps runoff from draining directly into the ocean. It is anticipated that through the incorporation of construction Best Management Practices (BMPs) that may include on-site retention ponds and silt fences, storm water runoff will be contained on site and will not enter State waters. If, however, during any phase of construction where it is anticipated that an area larger than five acres will be graded, and that storm water runoff may enter State waters, an NPDES Permit for construction related storm water discharges which specifies BMPs to minimize water quality impacts will be procured from DOH to protect coastal water quality.

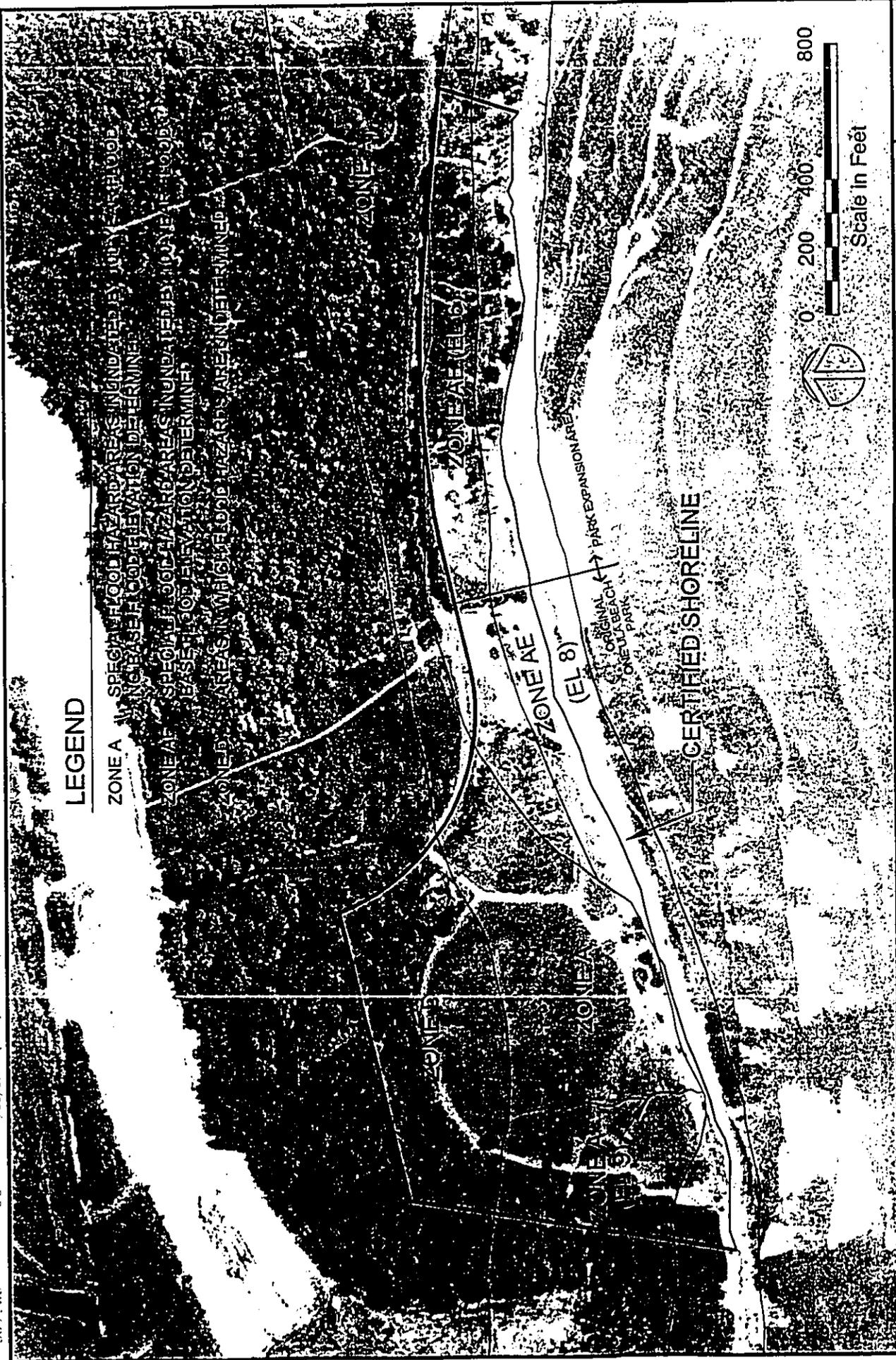
2.1.6 Flood Hazard

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 150001 0135 C (revised September 28, 1990), the project site lies within Zones A, AE, and D (see Figure 7). The majority of the existing park lies within Zone A; areas designated as special flood hazard areas inundated by the 100-year flood, no base flood elevations determined, and the mauka portion lies within Zone D; areas in which flood hazards are undetermined. The shoreline and the "pan handle" portions of the existing park, and the 9.365-acre expansion area are within Zone AE; areas designated as special flood hazard areas with base flood elevations determined at six and eight feet. The flood hazards in Zones A and AE are associated with rising seas during tsunami as opposed to storm water runoff. Notably, there is no indication of tsunami hazard associated with fast moving water in the form of large waves and backwash which affect some coastal areas. Instead, the tsunami phenomenon in this area would be that of rapidly rising and declining sea levels.

Impacts and Mitigation Measures

The existing ground elevation at the site of the proposed multi-purpose center appears to be at the determined base flood elevation. If necessary, to comply with flood protection requirements, all habitable structures will have a finish floor elevation of at least six feet above mean sea level. No fill will encroach into the 60-foot shoreline setback.

10/2/2008 11:57 AM C:\WORK\2008\11\05\02_5\W04VEZ.P... 2008/11/05 11:57 AM



LEGEND

ZONE A SPECIAL FLOOD HAZARD AREAS UNDATED BY JULY 1985 FLOOD INSURANCE RATE ACT ELEVATION DETERMINED

ZONE AE SPECIAL FLOOD HAZARD AREAS UNDATED BY 10 YEAR FLOOD ELEVATION DETERMINED

ZONE AE (EL 8) SPECIAL FLOOD HAZARD AREAS UNDATED BY 10 YEAR FLOOD ELEVATION DETERMINED

ZONE AE (EL 6) SPECIAL FLOOD HAZARD AREAS UNDATED BY 10 YEAR FLOOD ELEVATION DETERMINED


WILSON OKAMOTO & ASSOCIATES, INC.
 ENGINEERS • PLANNERS

ONE'ULA BEACH PARK MASTER PLAN

FLOOD HAZARD MAP

FIGURE

7

2.1.7 Flora and Fauna

A majority of the existing park is landscaped with grassy lawns, coconut trees, and scattered ironwood and kiawe trees. The mauka and western portions of the park are dominated by kiawe forest. The native coastal plants naupaka and pōhuehue (sea-side morning glory) are found along the western portion of the shoreline area. The "pan handle" portion of the existing park is not landscaped, and vegetation is dominated by pickleweed, pluchea, pōhuehue, and kiawe.

A dense stand of vegetation dominated by kiawe and pluchea divides the existing park and the expansion area to the east. The adjacent portion of the expansion area to the east, which is occupied by the Lions Club, is landscaped with grassy lawns and coconut trees along the shoreline.

Mammal species that may occupy the project site include mice, rats, mongoose and feral cats. Avifauna probably present include common exotic species such as the myna, doves, sparrows, finches, and cardinals. The endangered Hawaiian stilt (*Himantopus himantopus knudseni*) utilizes the *Batis* wetland located more than one-half mile west of the project site. Five other indigenous bird species, none of which are threatened or endangered, were identified in a survey conducted for the Ocean Pointe development, including the park expansion area. These include the Pacific golden plover, wandering tattler, ruddy turnstone and sanderling which are all migratory birds that spend the winter in Hawaii and return to north temperate regions where they breed. Other species witnessed in the area include the indigenous black-crowned heron, non-native barn owl and non-native peafowl.

Impacts and Mitigation Measures

To the extent possible, existing large trees, including almost all coconut trees, will be preserved and incorporated into the landscaping.

During construction of the roadway and other improvements, removal of existing vegetation will result in the loss of habitat for common exotic species on the project site. Following construction, landscaping will be restored, re-creating a comparable habitat for these species.

To the extent that the Pacific golden plover may forage on the lawns of the project site, their habitat would be temporarily lost during construction but

restored when the site is re-landscaped. Since there will be no new construction within the 60-foot shoreline setback, there will be no significant impact on seabirds that utilize the shorefront.

2.2 Community Resources

2.2.1 Shoreline Access

The One'ula Beach Park provides direct public access to the sandy shoreline fronting the park. Along the shoreline, access extends laterally over the sandy shoreline fronting the planned expansion area and, beyond that, over the rocky shoreline fronting private properties. To the west, lateral access extends from the park over the rocky shoreline fronting private property owned by Haseko. Access may extend to White Plains beach, which is also accessible through the Kalaeloa Community Development District (formerly the Naval Air Station Barbers Point), when security fencing has been removed. In the future, however, lateral shoreline access will terminate at the entrance of the planned Ocean Pointe marina, approximately 1,400 feet west of the park.

Impacts and Mitigation Measures

Public access to and along the shoreline access in the area will be improved by the proposed project. The proposed park expansion will provide direct access to the fronting sandy shoreline. This will also make it more convenient for the public to gain lateral access along the shoreline to the east. Public shoreline access through the existing park will not be affected.

2.2.2 Shoreline Resources

The shoreline fronting the project site includes a long stretch of sandy beach and is used for swimming, sunbathing, surfing, fishing, and limu gathering. Surfing sites in the vicinity are referred to as "Hau Bush", "Sand Tracks", "John's" and "Shark Country."

Impacts and Mitigation Measures

Public access to shoreline resources offering recreational and fishing/gathering opportunities will be improved by the proposed project, as discussed previously.

2.2.3 Visual and Aesthetic Resources

The visual character of the project site is primarily open space with few structures and some dense vegetation. The mauka edge of One'ula Beach Park is heavily wooded while the existing play field, open lawn, and paved and unpaved parking areas contribute to its openness. The planned expansion area is also open in character although heavy vegetation along the roadway easement obscures makai views. The shoreline fronting the project site is a scenic panorama of white sandy beach, breaking surf, and ocean views with Diamond Head in the distance toward the east.

Impacts and Mitigation Measures

The proposed project will become increasingly important in preserving open space in the area as planned development replaces former agricultural lands mauka of the project site. The open character of the existing One'ula Beach Park will be maintained as the only structures to be built include a new comfort station in the mauka side of the park and the relocation of the existing comfort nearer to the existing unpaved parking area. Although the internal roadway along the mauka side of the park will be realigned further mauka into a portion of the existing wooded area, a wooded border will be preserved.

The open character of the expansion area will also be preserved. The proposed multi-purpose center and a new comfort station will be the only new structures, while all of the remaining structures in the area, including the former cabins and residences will be removed. Since the proposed internal roadway along the mauka boundary of the expansion area will be aligned makai of the existing access easement, views from the road toward the shoreline will be less obstructed by vegetation.

Proposed landscaping will be designed to provide shade in appropriate locations, such as picnic areas and camping areas, to enhance the park setting, complement structures, and screen parking areas. Where appropriate, existing mature trees will be preserved and new trees, preferably native species, will be selected to thrive in the dry climate and to minimize maintenance. Groundcover for the play field, picnic areas and other areas subject to foot traffic will be selected to tolerate such use with low

maintenance. Groundcover in less trafficked areas will be selected to prevent erosion and dust generation with minimal maintenance. Use of shrubbery will be minimized for security reasons.

2.2.4 Archaeological, Historical, and Cultural Resources

The project site is located within the One'ula Archaeological District (site number 80-13-2873) which has been determined to be eligible for inclusion on the National Register of Historic Places. An archaeological survey which included the 9.365-acre expansion area was prepared for Haseko's Ocean Pointe development by PHRI in 1991. The survey determined that no significant archaeological sites are located within the expansion area and identified the following five historic sites.

Site Number	Feature Type	Function	Value Assessment
4302	Concrete structure	Bunker	Limited
4303	Concrete slab	Footing	Limited
4304	Concrete structure	Bunker	Limited
4305	Concrete structure	Bunker	Limited
4306	Enclosure	Garden plot	Limited

The archaeological survey did not identify any cultural use areas or resources within the project site.

In response to the Draft EA review process, the State Historic Preservation Division indicated that the proposed improvements will have "no effect" on significant historic sites. Excerpts from their December 28, 2000 comment letter are discussed below, while the letter in its entirety is included in Appendix B.

Impacts and Mitigation Measures

No impacts on archaeological or historical resources are anticipated as a result of the proposed park improvements. The five identified historic sites are located within the 60-foot shoreline setback and since there will be no new construction within the setback area, the proposed improvements will have no impact on the sites. In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity will stop and the State Historic Preservation Division will be contacted.

No impacts on any shoreline fishing or gathering activities requiring public access to the shoreline are anticipated since public access to the shoreline will be maintained. Continuing cultural practices associated with ocean and shoreline fishing and gathering will not be affected by the proposed improvements. Public access to and along the shoreline access in the area will be improved by the proposed project. The proposed park expansion will provide direct access to the fronting sandy shoreline. This will also make it more convenient for the public to gain lateral access along the shoreline to the east. Public shoreline access through the existing park will not be affected.

act 50

2.2.5 Air Quality

Within the vicinity of the project site air quality is typical of rural communities. Sparse development and exposure to trade winds promote good air quality. The nearest major stationary sources of emissions are at Campbell Industrial Park which is downwind of the project site and, thus, would impact the project site only under infrequent southwesterly wind conditions. The existing roadway easement is generally lightly traveled and, therefore, does not significantly affect ambient air quality in the area.

Impacts and Mitigation Measures

The proposed project will have short-term, construction-related impacts on air quality, including the generation of fugitive dust and emissions from construction vehicles, equipment, and commuting construction workers. Construction activities must comply with provisions of State DOH Administrative Rules, Title 11, Chapter 60, "Air Pollution Control."

During the construction phase, two potential types of air pollution emissions will likely occur: 1) Fugitive dust from soil excavation and the movement of construction vehicles; and, 2) Carbon monoxide and nitrogen oxide emissions from on-site construction equipment and from worker's vehicles and equipment traveling to and from the project site. Compliance with State regulations will require adequate measures to control fugitive dust by methods such as frequent watering of loose or exposed soil and dust generating equipment during construction. As may be deemed appropriate,

paving and/or reestablishment of vegetated areas early in the construction schedule will also help control dust. Exhaust emissions from construction vehicles are anticipated to have negligible impacts on air quality in the project vicinity, as emissions would be relatively small and readily dissipated.

In the long-term, traffic generated by the neighboring Ocean Pointe community will increase vehicular emissions in the general vicinity of the project site. Increased park use and vehicular activity associated with the anticipated long-term population growth of the 'Ewa region that One'ula Beach Park serves may slightly affect ambient air quality in the vicinity of the project. Emissions from increased park-related vehicular activity is anticipated to be readily dissipated and to have negligible impacts in relation to the overall increase in traffic as a result of regional development.

2.2.6 Noise

Located at the terminus of the roadway easement with undeveloped lands to the north and east, ambient noise at the project site is primarily associated with the sounds of waves breaking along the shoreline and breezes rustling the coconut palms and other trees. The existing roadway easement is generally lightly traveled and, therefore, is not a significant source of noise. Overhead aircraft flights are audible but the project site is in an area below the 60 Ldn level.

Impacts and Mitigation Measures

Noise from construction related activities will likely be unavoidable during the entire construction phase, however, there are no noise sensitive land uses in the immediate vicinity that could be adversely affected. Unavoidable construction noise impacts will be mitigated to some degree by the contractor's compliance with provisions of the State Department of Health (DOH) Administrative Rules, Chapter 11-46, "Community Noise Control." These rules require a permit if the noise levels from construction activities are expected to exceed the allowable levels stated in the Chapter 46 rules. The rules also require that construction equipment and on-site vehicles requiring an exhaust for gas or air be equipped with mufflers. Also, the guidelines for the hours of heavy equipment operation and noise curfew times as set forth by the DOH noise control regulation must be adhered to. Ambient noise levels

in the vicinity of the project site may increase slightly as a result of the associated construction-related increase in vehicular activity.

In the long-term, traffic generated by the neighboring Ocean Pointe community will increase ambient noise levels in the general vicinity of the project site. Increased park use and vehicular activity associated with the anticipated long-term population growth in the 'Ewa region that One'ula Beach Park serves may slightly increase ambient noise levels in the vicinity of the project site. This increase is anticipated to have negligible impacts in relation to the overall increase in traffic as a result of regional development.

2.3 Utilities and Infrastructure

2.3.1 Water System

Presently, potable water is provided to the project site by the City Board of water Supply via an 8-inch waterline along the roadway easement. The existing 8-inch waterline is expected to be adequate to provide for domestic uses or potable needs.

Impacts and Mitigation Measures

The existing water line has the required capacity to accommodate the construction and operation of the proposed park improvements. If fire flow requirements to service the area exceed the capacity of the existing 8-inch waterline, appropriate relief waterline(s) can be incorporated in the design phase of the project when detailed layout of domestic supply lines and fire protection system is determined. Generally, water system improvements for this project will include water service laterals, backflow prevention devices, water meter(s), valves and fittings.

At this time no nonpotable water system is available to serve the project site. The proposed water system will be designed to facilitate future conversion to a dual water system using nonpotable water for irrigation purposes when nonpotable water service to the project site becomes available.

2.3.2 Wastewater System

Currently there are no sewer facilities in the area readily available for connection. A 24-inch sewer line is located along the existing roadway easement and conveys

wastewater through the municipal wastewater system to be treated and disposed of at the City's Honouliuli Wastewater Treatment Plant.

Impacts and Mitigation Measures

The existing sewer line is expected to be adequate to accommodate the additional flows from the park. Appropriate sewer lines for collection, sewer manholes, and clean-outs will be incorporated in the design phase of the project.

2.3.3 Solid Waste

Currently, solid waste from One'ula Beach Park is collected by the City Department of Parks and Recreation (DPR) and is disposed of at the Waimanalo Gulch Sanitary Landfill. Waste material may then be taken to the Honolulu Program of Waste Energy Recovery (H-POWER) Plant at Campbell Industrial Park.

Impacts and Mitigation Measures

During the construction phase, short-term construction-related increases in solid waste are anticipated. The contractor will be responsible for the disposal of construction waste.

No significant impacts to the municipal solid waste collection and disposal system are anticipated in relation to the proposed park improvements. Refuse generated at One'ula Beach Park will continue to be collected by the DPR and transported to the City's Waimanalo Gulch Sanitary Landfill for disposal. Solid waste generated at One'ula Beach Park may increase as a result of the expanded park size and anticipated increase in park use associated with the growing population of the 'Ewa region which the park serves.

2.3.4 Electrical System

Electrical service in the area is provided by the Hawaiian Electric Company through a network of aerial power lines.

Impacts and Mitigation Measures

It is anticipated that improvements for electrical service will include an underground system which will be coordinated with Hawaiian Electric Company when the future needs or electrical loads are determined in the design phase. Electrical improvements may include duct-lines, conduits, cables, electrical manholes and hand holes.

2.3.5 Roadway System

Presently, access to the project site is available via a roadway easement extending from Papipi Road off of Fort Weaver Road. This roadway easement is currently located entirely on Haseko's property. Upon the conveyance of the 9.365 acres from Haseko in Phase I of the One'ula Beach Park Master Plan, the roadway easement will be realigned makai or southward of its present alignment to lie completely within the new park boundary. A single access road will be developed to allow better control over vehicular access for security purposes. Park-related traffic would not generally occur during peak morning and afternoon traffic periods when roads are most prone to congestion. Direct pedestrian and bicycle access from future neighboring developments will be provided as these areas are built out.

Impacts and Mitigation Measures

Short-term traffic impacts to area residents and park users may occur as a result of the movement of construction-related vehicles. Such temporary traffic congestion could pose minor inconveniences to motorists, pedestrians, and bicyclists traveling in and around the immediate construction area. The roadway easement however, primarily serves the park and the Lions Club and, therefore, any construction-related traffic impacts would not likely affect 'Ewa Beach residents.

If necessary to mitigate potential traffic congestion and delays along Papipi Road, the movement of construction vehicles can be restricted during the morning and afternoon peak traffic hours. Such restrictions will probably be unnecessary, however, since peak-hour traffic is in the opposite direction of traffic going from Fort Weaver Road and Papipi Road to the project site. It is

anticipated that all construction-related vehicles will park within the project site and, thus, will not affect street parking or traffic flow in adjoining areas.

In the long-term, expected increases in traffic are associated with the anticipated long-term population growth of the 'Ewa region that is served by One'ula Beach Park and with the neighboring Ocean Pointe community. No significant long-term impacts are anticipated as a result of the proposed park improvements. Increased vehicular activity resulting from increased park use is anticipated since One'ula Beach Park serves the growing population of the 'Ewa region. This increase is anticipated to have negligible impacts in relation to the overall increase in traffic as a result of regional development.

2.4 Community Profile Services

2.4.1 Socio-Economic Characteristics

The 'Ewa region experienced population growth double the Oahu rates over the twenty years from 1970 to 1990. 'Ewa's population has grown from 24,087 persons in 1970, to 38,324 in 1980, to 42,983 in 1990. This means that the area grew 4.2 percent a year in the 1970s, and 1.7 percent a year in the 1980s. These rates are about double the islandwide rates. From 1970 to 1980, O'ahu's population grew at an average rate of 1.9 percent, and the islandwide rate dropped to slightly less than one percent from 1980 to 1990.

Population growth projections prepared by the City's Department of Planning and Permitting for the 'Ewa Development Plan area indicate a population increase of 190 percent from approximately 43,000 people in 1990 to 125,000 in 2020.

The 1990 Census reported that of the 30,781 people in 'Ewa age 16 or older, 17,094 people comprised the civilian labor force. The unemployment rate was 5.3 percent, and 4.5 percent of the population was living below the poverty level. The median family income was \$40,831, and 3.6 of all families were living below the poverty level (U.S. Bureau of the Census 1992).

Impacts and Mitigation Measures

No adverse impacts on the population or economy of the 'Ewa area are anticipated as a result of the construction and operation of the proposed park improvements

2.5 Public Services

2.5.1 Police Protection

The project site is located within the Honolulu Police Department's Leeward Oahu District 8. Police service in District 8 is currently provided from the new Kapolei Police Station located at 1100 Kamokila Boulevard.

Impacts and Mitigation Measures

In the long-term, expected increases in demand for police services are associated with the anticipated long-term population growth of the 'Ewa region that is served by One'ula Beach Park and with the neighboring Ocean Pointe community. No significant long-term impacts are anticipated as a result of the proposed park improvements. With population growth in the immediate vicinity of the park and an increasing residential presence, some current problems within the park related to the homeless, drug users, loitering, theft and vandalism may decline.

2.5.2 Fire Protection

Fire protection for the project site is provided by the 'Ewa Beach Station #24 located approximately 1 mile east of the project site at 91-832 Pohakupuna Road. According to the recently adopted City and County of Honolulu Ewa Development Plan, 'Ewa Beach Station #24 will be replaced with a new station to be located on Fort Weaver Road.

Impacts and Mitigation Measures

In the long-term, expected increases in demand for fire protection services are associated with the anticipated long-term population growth of the 'Ewa region that is served by One'ula Beach Park and with the neighboring Ocean

Pointe community. No significant long-term impacts are anticipated as a result of the proposed park improvements.

2.5.3 Medical

The major health care facility nearest the project site is the St. Francis-West Medical Center located on Fort Weaver Road. Located within a 15-minute drive from the project site, St. Francis-West is a full-service hospital providing emergency care and a heliport for medivac transport. Other medical facilities located within a 20- to 30-minute drive include Kaiser Permanente's Kapolei Clinic, the Wai'anae Coast Comprehensive Health Center, Kaiser Permanente's Punawai Clinic in Waipahu, and Pali Momi Medical Center in Pearlridge.

Impacts and Mitigation Measures

In the long-term, expected increases in demand for medical facilities or services are associated with the anticipated long-term population growth of the 'Ewa region that is served by One'ula Beach Park and with the neighboring Ocean Pointe community. No significant long-term impacts are anticipated as a result of the proposed park improvements.

3. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

This section discusses the State of Hawai'i and City and County of Honolulu plans, policies and controls that affect the proposed project.

3.1 Hawaii State Plan

The Hawai'i State Plan, embodied in Chapter 226, Hawai'i Revised Statutes, sets forth long-range goals, objectives, policies and priority guidelines designed for the betterment and development of the State. Its overall goal is to achieve a strong and viable economy and a desirable physical environment that will promote the physical, social and economic well-being of Hawai'i's individuals, families, and communities. (HRS Sec. 226-4) The proposed project promotes the following objectives and policies of the Hawai'i State Plan.

Objective and policies for socio-cultural advancement – leisure. (a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

(b) To achieve the leisure objective, it shall be the policy of the State to:

(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geographical, or biological values while ensuring their inherent values are preserved.

(5) Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.

In contrast to parks providing recreational facilities, parks such as One'ula Beach Park also offer public access to natural recreational resources such as beaches, surfing sites and fishing areas. Since these natural resources cannot be duplicated, they may serve a large area. Historically, One'ula Beach Park's shoreline resources have served the 'Ewa region because there were few alternative opportunities available. Prior to the State's recent opening of the Kalaeloa shoreline area to public access, One'ula Beach Park was the largest of only three existing public beach

parks along 13 miles of shoreline between the mouth of Pearl Harbor and Kahe Point. The proposed project will improve access to the shoreline for park users and provide support facilities for existing recreational opportunities such as diving, surfing, fishing, swimming/sunbathing, and picnicking.

3.2 State Functional Plans

The Hawai'i State Plan directs appropriate State agencies to prepare Functional Plans which address statewide needs, problems, and issues, and recommend policies and actions to mitigate those problems. Fourteen Functional Plans were prepared to implement the State Plan provisions in areas of agriculture, transportation, conservation lands, education, tourism, water resources, energy, recreation, historic preservation, health, housing, higher education, employment, and human services. The following presents a review of the functional plans which are applicable to the proposed project.

State Recreation Functional Plan and State Comprehensive Outdoor Recreation Plan

While the Hawai'i State Plan sets forth long-term objectives for Hawai'i, the State Recreation Functional Plan delineates specific strategies of policies and priority actions that need to be addressed within a two-to-six year period. The State Comprehensive Outdoor Recreation Plan (SCORP) provides the technical basis and planning assumptions in support of the State Recreation Functional Plan.

The SCORP is intended to provide the technical basis and planning assumptions to guide federal, state, county, and private agencies in Hawai'i in the planning, development, and management of Hawai'i's outdoor recreation resources.

One'ula Beach Park is included in SCORP Planning 22:'Ewa which extends from the area west of Peal Harbor's West Loch to the area east of Nānākuli. The SCORP states that major resort, residential, and commercial developments are being planned and/or developed for 'Ewa and that these new developments will dramatically increase the demand on recreation resources in the area. To meet the needs of recreation users section 5.3.3.A.9 of the SCORP Action Program Recommended Actions recommends that the mauka areas of existing beach parks be developed to encourage activities away from the shoreline. The proposed

relocation of the multi-purpose play field and new comfort station is consistent with this recommendation.

3.3 State Land Use Law

The State Land Use Law, Chapter 205, Hawai'i Revised Statutes, is intended to preserve, protect and encourage the development of lands in the State for uses which are best suited to the public health and welfare for Hawai'i's people. All lands in the State are classified into four land use district by the State Land Use Commission: Urban, Agricultural, Conservation, and Rural. The project site is located within the State Urban District with which activities or uses are subject to ordinances and regulations of the City.

3.4 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu (adopted 1977) was amended by the City Council in 1992. The plan is a statement of long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The plan is also a statement of broad policies which facilitate the attainment of the objectives of the plan. A long-range General Plan goal of the City and County of Honolulu is to encourage economic development of the 'Ewa Development Plan area as a Secondary Urban Center with an urban fringe segment. Thus, the 'Ewa-Honouliuli region is experiencing substantial growth.

Eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. These areas include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety; health and education; culture and recreation; and government operations and fiscal management. The proposed park improvements are consistent with, and support the following objectives and policies of the General Plan:

III. Natural Environment

Objective B: To preserve and enhance the natural monuments and scenic views of O'ahu for the benefit of both residents and visitors.

Policy 4: Provide opportunities for recreational and education use and physical contact with O'ahu's natural environment.

X. *Culture and Recreation*

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

Policy 2: Develop and maintain a system of regional parks and specialized recreation facilities.

Policy 6: Provide convenient access to all beaches and inland recreation areas.

Policy 8: Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.

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

Policy 13: Encourage the safe use of O'ahu's ocean environments.

3.5 City and County of Honolulu Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for implementing the objectives and policies of the General Plan on an areawide basis. Eight Development Plans have been adopted covering the entire island.

The project site is located with the Ewa Development Plan (DP) area which encompasses the coastal plain stretching from the northeastern end of Kunia Road down to Waipahu and Pearl Harbor, and around the southwestern corner of the island to Nānākuli.

The Ewa DP was recently revised by the City and County of Honolulu Planning Department as part of the Development Plan Revision Program initiated in 1993. The DP Revision Program entails comprehensive revisions of the eight DPs in response to a 1992 City Charter amendment to change the definition of the DPs from "relatively detailed" plans to "conceptual schemes" for implementing General Plan development objectives and policies. The new Ewa DP was approved by the City Council and signed into law on August 22, 1997. Major components of the new

Ewa DP include the vision of 'Ewa's future development and land use and infrastructure policies.

In anticipation of the dedication of the 9.365 acres of beachfront property to the City and County of Honolulu, the Ewa DP generally discusses One'ula Beach Park as follows:

"Other beach and shoreline parks should be located throughout the 'Ewa coastline. Planned beach parks include one at either end of the Ko Olina shoreline. One'ula Beach Park will be expanded by 9.4 acres as part of the Ewa Marina project."

One'ula Beach Park including the 9.365 expansion area is designated as "park" on the Ewa DP Phasing, Open Space, Urban Land Use and Public Facilities maps. Consistent with shoreline area guidelines identified in section 3.1.4.3 of the Ewa DP, a minimum 60-foot shoreline setback is provided for all new improvements.

3.6 City and County of Honolulu Zoning

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the Oahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning maps for the City.

The existing One'ula Beach Park property is zoned P-2: general preservation district and the 9.365 acre expansion area is zoned R-5: residential district. Public uses and structures are permitted in both zoning designations.

3.7 City and County of Honolulu Special Management Area

The Hawaii Coastal Zone Management Law (Chapter 205A, HRS) charged the Counties with designating and administering Special Management Areas (SMA) along the State's coast. Any development within the SMA boundary requires an SMA Use Permit, which is administered by the City and County of Honolulu, Department of Planning and Permitting.

The entire project site is located within the SMA and is subject to review under the SMA Use Permit procedures.

4. ALTERNATIVES TO THE PROPOSED ACTION

4.1 No Action Alternative

Under the No Action alternative, the portion of the project site comprised of the existing One'ula Beach Park would remain in its present condition. The 9.365-acre expansion area would be dedicated over to the City but would not be developed as a park. For security and public safety reasons, public access into the expansion area could be restricted, although lateral access to the shoreline in the expansion area would continue to be available through the existing park.

Without the proposed improvements, the ability of the project site to serve the growing residential population of the region would be diminished. The No Action alternative would also preclude all other short- and long-term beneficial and relatively insignificant adverse physical, environmental and socio-economic impacts described in this EA.

4.2 Alternative Configuration

The approach used in developing the One'ula Beach Park Master Plan was community-based, involving a series of four community meetings in 'Ewa Beach and 'Ewa from August 21, 1999 to April 19, 2000. At these meetings, the purpose of the Master Plan, park planning concepts, development opportunities and alternatives were discussed, and input solicited.

One of the alternatives discussed at these meetings was a more linear configuration for the park that would extend the western boundary to the mouth of the planned Ocean Pointe marina. The depth of the existing Park would be lessened in exchange for the westward shoreline extension. This opportunity to reconfigure the park was offered for consideration by the Ocean Pointe developer who would benefit if the park land acquired in the exchange were rezoned for residential use.

The opportunity for considering an alternative park configuration where the depth of the existing park was exchanged for more shoreline frontage elicited much discussion. While the shoreline extension was regarded as a benefit, there was great reluctance among many of the participants to concede any land in exchange. Considered were potential tradeoffs in the types of facilities that could be accommodated. The westward extension would allow more direct public access to

the rocky shoreline, as well as potential access directly to the marina in the future, such as for launching canoes. On the other hand, the exchange would also reduce the depth of the existing park, potentially eliminating the play field (see Figure 8). The general consensus reached was to keep the current park configuration with the 9.4-acre addition extending eastward along the shoreline, and to pursue acquisition of land to the west separately, in lieu of an exchange.

4.3 Alternative Park Facility Development

Park facility development alternatives were discussed at length, with consensus on some concepts and differing opinions on others. Alternatives eliciting the most discussion included the following:

Additional discussion at this meeting focused on desired park uses and facilities, expanding primarily on the parking, camping, roadway and learning/recreation center issues raised at the previous meetings.

- **Parking** – Proposed new roads and parking areas are located at least 80-feet mauka of the certified shoreline. This will provide ample activity space between areas used by vehicles and the shoreline, minimizing potential safety conflicts between pedestrians and vehicles. The distance from the shoreline also mitigates potential future shoreline erosion impacts. Alternatives to replace the existing unpaved parking area with parallel parking along the circulation road or in a new parking area, at least 80 feet mauka of the shoreline. Many of the current park users, however felt strongly that the existing unpaved parking area, a portion of which lies within 40 feet of the shoreline, should be maintained and paved. The parking lot allows fishermen and surfers to keep an eye on their cars and facilitates transport of surfing and shore-casting equipment. The City would be prohibited from constructing a new paved parking in place of the existing unpaved area by the Ewa DP (August, 1997). Section 3.1.4.3 Shoreline Areas states:

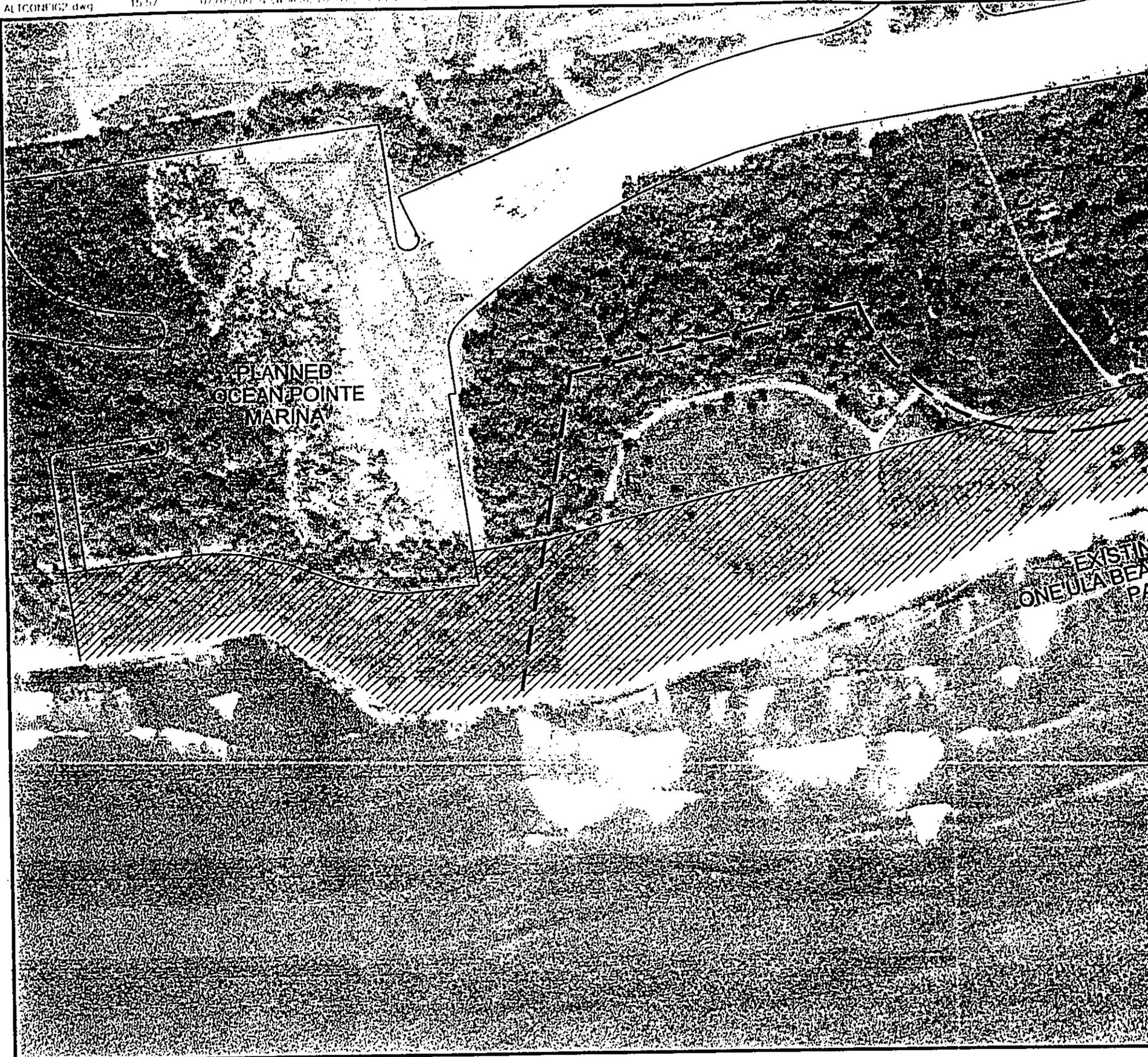
At a minimum, a 60-foot setback should be provided along the shoreline, and should, where possible, be expanded to 150 feet.

DOCUMENTS CAPTURED AS RECEIVED

ALTCONFIG2.dwg

15.57

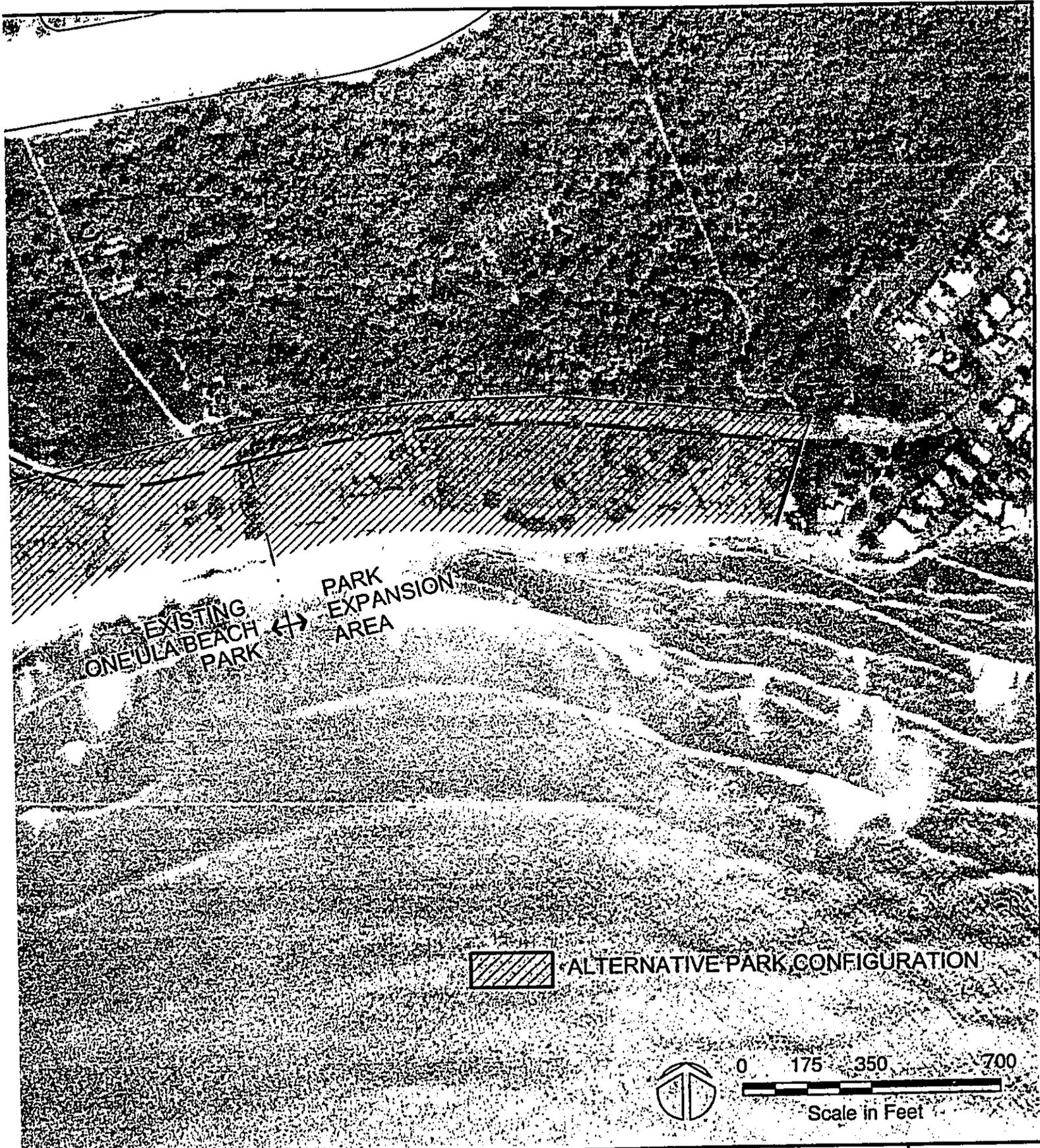
07/09/00 11:28:42 AM 01.1.0001 6400



WILSON OKAMOTO
& ASSOCIATES, INC.
ENGINEERS • PLANNERS

ONE'ULA BEACH PARK MASTER PLAN

ALTERNATIVE PARK CONFIGURATION



PARK MASTER PLAN

ALTERNATIVE PARK CONFIGURATION

FIGURE

8

As a compromise, the One'ula Beach Park Master Plan proposes to maintain the existing unpaved parking area as long as it is not threatened by shoreline erosion. Any portion of the parking area lost to erosion would not be restored.

- **Camping/Group Picnicking** - Some participants expressed that camping is not a desired use since it is not allowed in the current park, and can lead to squatting. Others expressed that informal camping occurs and that camping opportunities should be provided in designated camping areas within the expansion area. 'Ewa Beach residents also use the area to the east of the Park for group picnicking and private gatherings such as graduation parties and baby lū'au. The One'ula Beach Park Master Plan designates areas for individual camping and group picnicking that may be implemented, on a permit basis, by DPR at their discretion.
- **Vehicular Access and Roadway** – Alternative access and circulation routes were discussed, including direct access from future residential developments mauka of the park and circulation roadway alignments closer to the shoreline. Participants preferred the single access point for security management and limiting direct access from future adjoining development to pedestrians and bicycles. The proposed alignment for the internal road along the mauka boundary of the "panhandle" expansion area provides an uninterrupted activity area between the road and the shoreline. The one-way loop around the play field allows play field users to access their own activity area, separate from the shoreline users, thereby reducing potential competition for parking and activity space.
- **Learning/Recreation Center** – The concept of developing a facility for youths to learn about the ocean was strongly favored. Such a facility was discussed as an "Ocean Learning Center" or an "Ocean Recreation Center" where ocean safety, culture and environment could be taught. The designation of a "multi-purpose center" in the One'ula Beach Park Master Plan is intended to flexibly accommodate the development of this concept.

5. PERMITS AND APPROVALS

The following is a list of permits and approvals which may be required prior to construction of the proposed project:

City and County of Honolulu

Department of Planning and Permitting

- Special Management Area (SMA) Permit
- Building Permit
- Grading Permit

It is anticipated that through the incorporation of construction BMPs that may include on-site retention ponds and silt fences, storm water runoff will be contained on site and will not enter State waters. If, however, during any phase of construction where it is anticipated that an area larger than five acres will be graded, and that storm water runoff may enter State waters, an NPDES Permit for construction related storm water discharges which specifies BMPs to minimize water quality impacts will be procured from DOH to protect coastal water quality.

State of Hawai'i

Department of Health

Noise, Radiation and Indoor Air Quality Branch

- Community Noise Permit

A Community Noise Permit may be required if the noise levels from construction activities are expected to exceed the allowable levels stated in the State DOH Administrative Rules Section 11-46-4.

6. DETERMINATION

This Final Environmental Assessment (EA) was prepared in accordance with the consultation provisions of Chapter 343, Hawaii Revised Statutes. Based on the significance criteria set forth in Section 11-200-12 of Title 11 Chapter 200, Hawaii Administrative Rules, DOH, it is determined that the proposed project will not have a significant effect on the environment, and therefore this Finding of No Significant Impact (FONSI) will be filed with the State Office of Environmental Quality Control (OEQC). Discussion of the project's conformance to the criteria is presented as follows:

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

The proposed action will not involve any construction activity that may lead to a loss or destruction of any natural or cultural resource. There will be no building structures within the 60-foot shoreline setback. None of the archaeological sites identified in the One'ula Archaeological District are located within the project site. There is little potential for encountering such resources, as the majority of the area proposed for development has been graded and landscaped for the existing park facilities.

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

The proposed project will not curtail the beneficial uses of the environment. The proposed improvements will facilitate and improve public access along the shoreline. Use of the project site for the proposed improvements would be consistent with its current use as a park.

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

The proposed project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii. As presented in section 2, the project's potential impacts are associated only with the short-term construction related

activities. These temporary impacts associated with construction activity can be adequately mitigated through adherence to standard construction mitigation measures.

4. *Substantially affects the economic or social welfare of the community or State.*

The proposed project will have no adverse effects on the economy of 'Ewa Beach. As for the social welfare of the community, long-term social benefits will manifest through the proposed multi-purpose center and the availability of meeting and recreation space. Community benefits will also manifest through improvements to the multi-purpose play field primarily used by 'Ewa Beach sports teams and clubs. Long-term social benefits will be provided by preserving shoreline areas accessible to the public. The proposed project will also provide short-term economic benefits in the form of construction jobs.

5. *Substantially affects public health.*

Because of the already limited shoreline access and beach park facilities in the 'Ewa area, the proposed project will properly serve the people of 'Ewa Beach and the broader 'Ewa region by improving recreation facilities currently used and preserving access to shoreline areas.

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

No adverse secondary effects are anticipated with the construction or use of the proposed park improvements. The proposed improvements are in concert with the general policies of the 'Ewa DP regarding parks as stated in section 3.5.

7. *Involves a substantial degradation of environmental quality.*

Construction activities associated with the proposed project are anticipated to result in relatively insignificant short-term impacts to noise, air quality, and traffic in the immediate project vicinity. With the incorporation of the recommended mitigation

measures during the construction period, the project will not result in degradation of environmental quality.

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

No cumulative effects are anticipated and there are no commitments for larger actions, inasmuch as the project proposes improvements to the existing park and plans for the anticipated receipt of the 9.365-acre expansion area.

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

There are no known rare, threatened or endangered flora or fauna or associated habitats on the project site that could be adversely affected by the construction and use of the proposed park improvements.

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

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Although an increase in park use is anticipated as a result of population growth in the 'Ewa region, use of the proposed park improvements will have no significant impact on air or water quality or ambient noise levels in the vicinity.

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

The existing ground elevation at the site of the proposed multi-purpose center appears to be at the determined base flood elevation. If necessary, to comply with flood protection requirements, all habitable structures will have a finish floor elevation of at least six feet above mean sea level. The project site is otherwise not within an environmentally sensitive area.

12. *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.*

The proposed dedication of 9.365 acres of shorefront land to expand One'ula Beach Park will provide a significant view corridor along the realigned roadway easement. In the future, utility lines along the roadway easement will be placed underground, which will also improve coastal views.

Although the roadway easement and parking areas will be landscaped, more views of the ocean from the realigned road will be available. Many of the existing trees, particularly the coconut trees on the site will be preserved and incorporated in the landscaping.

13. *Require substantial energy consumption.*

Construction and operation of the proposed park improvements will not require substantial increases in energy consumption.

7. CONSULTATION

7.1 Pre-Assessment Consultation

The following agencies were consulted during the pre-assessment phase of the Draft Environmental Assessment. Each agency was sent a copy of a project summary and a request for their written comments on the project. The agencies which transmitted comment letters are indicated with a ✓. All written comments and responses are reproduced in Appendix A.

Federal

U.S. Department of the Interior, Fish and Wildlife Service, Pacific Islands Ecoregion

State of Hawai'i

Department of Health

✓ Office of Environmental Quality Control

Department of Land and Natural Resources
State Historic Preservation Division

City and County of Honolulu

✓ Department of Parks and Recreation

Department of Planning and Permitting

Other

'Ewa Neighborhood Board No. 23

Haseko (Ewa), Inc.

7.2 Agencies and Organizations Consulted on the Draft EA

The following agencies and organizations were consulted and comments solicited during the Draft EA 30-day review period. Those agencies and organizations which transmitted comment letters are indicated with a ✓. All written comments and responses are reproduced in Appendix B.

Federal

U.S. Department of the Interior, Fish and Wildlife Service, Pacific Islands Ecoregion

State of Hawai'i

Department of Health

✓ Office of Environmental Quality Control

Department of Land and Natural Resources

✓ State Historic Preservation Division

Office of Hawaiian Affairs

'Ewa Beach Public & School Library

City and County of Honolulu

✓ Department of Parks and Recreation

Department of Planning and Permitting

✓ Department of Transportation Services

Other

Senator Brian Kanno, 20th District

Representative William Espero, 41st District

City Council Chairperson Jon Yoshimura

Councilmember Gary Okino, City Council Parks Committee Chairperson

Councilmember John DeSoto, 9th District

'Ewa Neighborhood Board No. 23

'Ewa/Kapolei/Makakilo Vision Team, Area No. 4

✓ HASEKO (Ewa), Inc.

8. REFERENCES

City and County of Honolulu. *Ewa Development Plan*. August 1997.

City and County of Honolulu. *General Plan: Objectives and Policies*. 1992.

State of Hawai'i Department of Land and Natural Resources. *State Comprehensive Outdoor Recreation Plan*. December 1996.

State of Hawai'i Department of Land and Natural Resources. *State Recreation Functional Plan*. December 1990.

Wilson Okamoto & Associates, Inc. *Ocean Pointe Common Area Facility Final Environmental Assessment*. April 1998.

Wilson Okamoto & Associates, Inc. *One'ula Beach Park Final Master Plan*. 2000.

Appendix A

**Pre-Assessment Consultation
Correspondence**

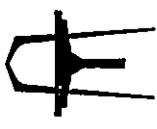
Sep 13 00 09:53a State of Hawaii - OEQC (808) 586-4186 P.1
OEQC FAX
 BENJAMIN J. CAYETANO
 Director
 GENEVIEVE SALMONSONO
 Director



OFFICE OF ENVIRONMENTAL QUALITY CONTROL
 235 So. Beretania St., Ste. 702
 Honolulu, Hawaii 96813

6276-01
 November 24, 2000

WILSON
 OKAMOTO
 & ASSOCIATES, INC.



ENGINEERS
 PLANNERS
 SUITE 400
 1907 S. BERETANIA ST
 HONOLULU, HI 96826
 PH: (808) 946-7277
 FAX: (808) 946-7253

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

Dear Ms. Salmonson:
 Subject: Draft Environmental Assessment
 Pre-Assessment Consultation
 One'ula Beach Park Master Plan
 'Ewa Beach, Honolulu, O'ahu, Hawaii

Thank for your facsimile expressing that the relocation of the existing unpaved parking area away from the shoreline setback area be considered. There will be no new construction within the 60-foot shoreline setback area.

Your letter along with this response will be reproduced in the forthcoming draft environmental assessment. We appreciate your interest and participation in the pre-assessment consultation phase of the environmental review process.

Sincerely,

 Earl Matsukawa, AICP
 Project Manager

cc: Mr. Gary Q.L. Yee, DDC
 Attn: Brian Suzuki

To: Earl Matsukawa / Brian Suzuki 627601
 Agency or Organization Name: WOA / Design and Construction
 Facsimile Number: 946-2253 / 523-4767 Phone Number: _____
 Total number of pages, including this page: 1

**IF YOU DO NOT RECEIVE ALL OF THE PAGES OR THE TRANSMISSION IS UNCLEAR,
 PLEASE CALL OEQC AT 586-4185**

From: Jayan Thirugananam
 Re: Pre-Assessment Consultation - One'ula Beach Park
 Remarks: ① Please consider relocating the existing unpaved parking area away from the shoreline setback area.
Mahalo!

Date FAX received: _____ Time: _____

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: 808-522-4182 • FAX: 808-522-4024



JEREMY HARRIS
MAYOR

SEP 18 2000

WILSON OKAMOTO & ASSOC., INC.

WILLIAM D. BALFOUR, JR.
DIRECTOR

MICHAEL T. AAR
DEPUTY DIRECTOR

September 14, 2000

Mr. Earl Matsukawa, AICP, Project Manager
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Environmental Assessment (EA) Pre-Assessment Consultation
Oneula Beach Park Master Plan
Ewa Beach, Honolulu, Oahu, Hawaii
Tax Map Keys: 6-1-11: 3, 4, 5, 6 and 7, and 6-1-12: 25

Thank you for the opportunity to review and comment on the
Pre-Assessment Consultation relating to the Oneula Beach Park
Master Plan.

The Department of Parks and Recreation supports the proposed
Master Plan improvements and requests to remain a consulted party
in the EIS process.

Should you have any questions, please contact Mr. John Reid,
Planner, at 547-7396.

Sincerely,

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
DIRECTOR

WDB:CU
(02-2167)

cc: Mr. Brian Suzuki, Department of Design and Construction
Mr. Don Griffin, Department of Design and Construction

6276-01
November 24, 2000

Mr. William D. Balfour, Jr., Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, Hawaii 96813

Dear Mr. Balfour:

Subject: Draft Environmental Assessment
Pre-Assessment Consultation
One'ula Beach Park Master Plan
'Ewa Beach, Honolulu, O'ahu, Hawaii

Thank for your letter of support of the proposed Master Plan improvements. Your
agency will be included in the list of parties to be consulted for the draft
environmental assessment.

Your letter along with this response will be reproduced in the forthcoming draft
environmental assessment. We appreciate your interest and participation in the
pre-assessment consultation phase of the environmental review process.

Sincerely,

Earl Matsukawa
Earl Matsukawa, AICP
Project Manager

cc: Mr. Gary Q.L. Yee, DDC
Attn: Brian Suzuki

Appendix B

**Draft Environmental Assessment
Consultation Correspondence**

JUN-23-01 10:10:49 FAX HQ, 808 523 4187 P.01 P.02
Jan 22 01 12:25P State of Hawaii - OEQC 1808 506-4186 P.01 P.02
Jan 22 01 12:25P State of Hawaii - OEQC 1808 506-4186 P.01 P.02



BENJAMIN J. CAYetano
STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
110 SOUTH MERCHANT STREET
SUITE 101
HONOLULU, HAWAII 96813
FACSIMILE (808) 534-2178

RECEIVED
01 JUN 22 P2:55

Rae Loui, Director
Department of Design & Construction
650 South King Street
Honolulu, Hawaii 96813
Attention: Brian Suzuki

January 22, 2001
FACILITIES DESIGN & ENG
DEPT. OF DESIGN & CONSTR
C & C OF HONOLULU

Dear Ms Loui
Subject: Draft Environmental Assessment (EA) for Oneule Beach Park Master Plan

We have the following comments to offer:
Two-sided pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.

Maps and diagrams:
In the final EA provide a single diagram of the project site showing both the existing facilities and the proposed facilities. Figures 2 and 3 include these components, but it would be useful for the reviewer to see all elements in relation to one another. For instance, the text mentions that the multi-purpose field will be relocated. Does figure 4 show the existing or the new field location?
Also include a map or diagram showing the SIMA boundary and the shoreline setback in relation to the park's facilities.

Roadway access: The text notes that the extension at the outside edge of the park is an extension of Pepee Road, and that the extension will be realigned inland to fall within the park boundary. Section 2.3.5, Roadway System, states, "A single access road will be developed to allow better control over vehicular access for security purposes." What kind of security is planned? Will the park be closed at night? Is an access road planned from the Ocean Pointe side when this property is fully developed?

Cultural Impact Assessment: Act 50 was passed by the Legislature in April of 2000. This mandates an assessment of impacts to local cultural practices by the proposed project. In the final EA include such an assessment. For assistance in the preparation refer to our Guidelines for Assessing Cultural Impacts. Contact our office for a paper copy or go to our homepage at

Post-it brand fax transmittal memo 7874 (for page 2)
To: ULALIA
From: BRUNN
On: [blank]
Dept: [blank]
Fax: 946-2253
Fax: 527-6316

01-00062
1/22
2

Rae Loui
January 22, 2001
Page 2

<http://www.state.hi.us/oeqc/oeqcindex.html>. You will also find the text of Act 50 linked to this section of our homepage.

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

Sincerely,

Genevieve Salmonson
GENEVIEVE SALMONSON
Director

c: Earl Matsukawa, Wilson Okamoto

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

160 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 521-3434 Fax: (808) 522-4687
Website: www.ci.honolulu.hi.us



JEREMY HARRIS
MAYOR

PAUL M. LOUI, P. E.
DIRECTOR
GEORGE T. J. MAYER, P. E.
DEPUTY DIRECTOR
ERIC S. CRISP, M.A.
ADMINISTRATIVE DIRECTOR

Ms. Genevieve Salmonson
Page 2
March 2, 2001

yet to be determined and are likely to evolve over time based on perceived need. For example, while the park is currently closed at night due to historic security problems, future development and occupation of adjacent residences may lessen the need for nighttime closure. No vehicular access from the Ocean Pointe development will be provided, although pedestrian and bicycle access connections to the park are envisioned in the future, coinciding with pedestrian and bicycle circulation routes in the development.

4. Cultural Impacts Assessment

The final EA will include a discussion of cultural impacts of the proposed project.

Your letter, along with this response, will be reproduced in the forthcoming final EA. We appreciate your participation in the environmental review process.

Very truly yours,

PAUL M. LOUI, P. E.
Director

RML:ei

/s/ c: Mr. Earl Matsukawa (Wilson Okamoto & Associates, Inc.)

RECEIVED
MAR 05 2001

WILSON OKAMOTO & ASSOC., INC

March 2, 2001

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

Dear Ms. Salmonson:

Subject: Oneula Beach Park Master Plan, Draft Environmental Assessment
Ewa Beach, Honolulu, Ewa, Oahu, Hawaii

Thank you for your letter of January 22, 2001 commenting on the subject draft environmental assessment (EA). We offer the following responses in the respective order of your comments:

1. Two-Sided Pages

As you have recommended, the final EA will be printed in duplex format to reduce bulk and conserve paper.

2. Maps and Diagrams

In the final EA, an additional figure will be included indicating the existing uses on an aerial photograph. Figure 4 in the draft EA will show the proposed master plan improvements drawn over the same aerial photograph. The 60-foot shoreline setback is identified on Figure 4 of the draft EA showing the proposed master plan improvements. As stated in Section 3.7 of the draft EA, the entire project site is located within the SMA boundary.

3. Roadway Access

As a physical improvement to be shown on the master plan, the single access road concept was developed through the community consultation process to allow better control over vehicular access for security purposes. Operational security policies have

SONIA M. J. CANTLAND
GOVERNOR OF HAWAII



DEPUTY GOVERNOR
JANIS ITOH
LAND AND NATURAL RESOURCES

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
Kalahele Building, Room 555
601 South King Street
Honolulu, Hawaii 96826

AQUATIC RESOURCES
SOILS AND OCEAN RECREATION
CONSERVATION AND RESOURCES
COMPLIANCE
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND USE
WATER RESOURCE MANAGEMENT

RECEIVED
JAN 03 2000

December 28, 2000

Earl Matsukawa, AICP
Wilson Okamoto & Associates, Inc.
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

WILSON OKAMOTO & ASSOC., INC.

LOG NO: 26748
DOC NO: 0012EJ16

Dear Mr. Matsukawa:

SUBJECT: Chapter 6E-8 Historic Preservation Review - Draft Environmental Assessment (DEA) One'ula Beach Park Master Plan
Honolulu, Ewa, O'ahu
TMK: 9-1-011:3-7 and 9-1-012:025

Thank you for the opportunity to comment on the DEA for the One'ula Beach Park Master Plan. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project areas.

The City & County of Honolulu plans improvements to the existing One'ula Beach Park (Phase I) and an additional 9.365 acres scheduled for park expansion (Phase II). Phase I improvements include adding parallel parking stalls and site improvements to the existing 28 acre park. Phase II improvements including a new multi-purpose community center and additional parking and ADA access to the 9.365 expansion area.

Section 2.2.4 Archaeological, Historical, and Cultural Resources of the DEA summarizes information on historic sites within the park area. Archaeological inventory survey conducted in 1990 identified 5 sites within the proposed park expansion area. These sites, 4 concrete bunkers/footings and a historic garden plot enclosure, were not determined to be significant historic sites. These sites lie within the 60-foot shoreline setback area and such will not be affected by the planned improvements which will be placed outside the set back. Because these historic sites have been determined to not be significant and because the proposed improvements will take place outside of the shoreline area where they are located, we believe that the proposed improvements will have "no effect" on significant historic sites.

Earl Matsukawa, AICP
Page Two

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.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

c: Gary Yee, Director, City & County of Honolulu, Department of Design and Construction, Planning and Programming Division; Attn.: Brian Suzuki
Genevieve Salmonson, Director, Office of Environmental Quality Control, State of Hawaii

em

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 521-4444 Fax: (808) 521-4447
Website: www.dcd.hawaii.gov



RAEM M. LOUI, P. E.
DIRECTOR
GEORGE T. TAMASAWO, P. E.
DEPUTY DIRECTOR
ERIC D. CHENYU, AIA
ASSISTANT DIRECTOR

JEFFREY HARRIS
MAYOR

March 2, 2001

RECEIVED
MAR 05 2001

WILSON OKAMOTO & ASSOC., INC.

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
Kakuhikaha Building, Room 555
601 Kamohila Boulevard
Kapolei, Hawaii 96706

Dear Mr. Hibbard:

Subject: Onoula Beach Park Master Plan, Draft Environmental Assessment
Ewa Beach, Honolulu, Ewa, Oahu, Hawaii

Thank you for your letter of December 28, 2000 (LOG NO: 26748) commenting on the subject draft environmental assessment (EA). We acknowledge your belief that "the proposed improvements will have 'no effect' on significant historical sites." The final EA will incorporate a reference to your statement in Section 2.4, Archaeological, Historical and Cultural Resources. The discussion of impacts and mitigation measures will also be revised to be consistent with your requirement for stopping work and notifying the State Historic Preservation Division in the unlikely event that historic sites, including human burials, are uncovered during routine construction activities.

Your letter, along with this response, will be reproduced in the forthcoming final EA.

We appreciate your participation in the environmental review process.

Very truly yours,

RAEM M. LOUI
RAEM M. LOUI, P. E.
Director

RML:ei

cc: Mr. Earl Matsukawa (Wilson Okamoto & Associates, Inc.)



UNIVERSITY OF HAWAII SYSTEM OF PUBLICATIONS FAX 1/2 1/12 UNIVERSITY OF HAWAII FAX 2/2

FAX MESSAGE

January 26, 2001

TO: EARL MATSUKAWA, AICP, PROJECT MANAGER
WILSON OKAMOTO & ASSOCIATES

FROM: JOHN EVELAND, EXECUTIVE ASSISTANT
DEPARTMENT OF PARKS AND RECREATION

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
ONE'ULA BEACH PARK MASTER PLAN
EWA BEACH, HONOLULU, OAHU, HAWAII

John Eveland

API



MAY HARRIS
MAYOR

September 14, 2000

Mr. Earl Matsukawa, AICP, Project Manager
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Environmental Assessment (EA) Pre-Assessment Consultation
One'ula Beach Park Master Plan
Ewa Beach, Honolulu, Oahu, Hawaii
Tax Map Keys: 6-1-11: 3,4,5,6 and 7, and 6-1-12:25

Thank you for the opportunity to review and comment on the
Pre-Assessment Consultation relating to the One'ula Beach Park
Master Plan.

In response to your letter of December 20, 2000, our
department's position remains the same as stated in
our letter dated September 14, 2000 (attached).

Should you have any questions, please contact
Mr. John Reid at 547-7396. Thank you!

The Department of Parks and Recreation supports the proposed
Master Plan improvements and requests to remain a consulted party
in the EIS process.

Should you have any questions, please contact Mr. John Reid,
Planner, at 547-7396.

Sincerely,

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
DIRECTOR

WDB:cu
10/27/00

cc: Mr. Brian Suzuki, Department of Design and Construction
Mr. Don Griffin, Department of Design and Construction

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 10TH FLOOR - HONOLULU, HAWAII 96813
PHONE: (808) 534-1100 • FAX: 534-2054

WILSON OKAMOTO & ASSOC., INC.
SEP 18 2000

WILLIAM D. BALFOUR, JR.
DIRECTOR
MICHAEL T. AUB
DEPUTY DIRECTOR

EM

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 521-2224 Fax: (808) 523-4467
Website: www.cc.honolulu.gov



JEREMY HARRIS
MAYOR

RAE M. LOUI, P. E.
DIRECTOR
GEORGE S. TAMAKOHO, P. E.
DEPUTY DIRECTOR
PAUL S. OKAMOTO
ASSISTANT DIRECTOR

RECEIVED
MAR 05 2001

March 2, 2001

With UYAMOTO & ASSOC, INC

TO: WILLIAM D. BALFOUR, JR., DIRECTOR
DEPARTMENT OF PARKS AND RECREATION

FROM: RAE M. LOUI, P. E., DIRECTOR

SUBJECT: ONEULA BEACH PARK MASTER PLAN
DRAFT ENVIRONMENTAL ASSESSMENT
EWA BEACH, HONOLULU, EWA, OAHU, HAWAII

Thank you for your fax message of January 26, 2001. Your continued support of the proposed project is acknowledged.

Your fax message, along with this response, will be reproduced in the forthcoming final environmental assessment.

We appreciate your participation in the environmental review process.

RML:ci

✓ c: Mr. Earl Matsukawa (Wilson Okamoto & Associates, Inc.)



DEPARTMENT OF TRANSPORTATION SERVICE
CITY AND COUNTY OF HONOLULU
 P.O. BOX 240000, 1515 ALI'OLE DRIVE, SUITE 1200 - HONOLULU, HAWAII 96811
 TEL: (808) 535-3333 FAX: (808) 535-3333 WWW.CITYANDCOUNTY.HI.GOV



Cheryl D. Soon
 Acting Director
 George "Koa" Miyamoto
 Deputy Director

WILSON OKAMOTO & ASSOC., INC.
 January 22, 2001

MEMORANDUM

TO: RAE M. LOUI, P.E., ACTING DIRECTOR
 DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: BRIAN SUZUKI

FROM: CHERYL D. SOON, ACTING DIRECTOR

SUBJECT: ONEULA BEACH PARK MASTER PLAN

In response to the December 20, 2000 letter from Wilson Okamoto & Associates, Inc., the draft environmental assessment for the subject project was reviewed. The following comments are the result of this review:

1. The area neighborhood board and residents should be informed of the proposal and its impact on the surrounding City roadway system.
2. Traffic safety measures should be provided to mitigate the impact of the increased traffic along Papiipi Road and upon area residents.
3. Overflow parking areas within the park should also be identified.
4. City bus service ends at Pohakupuna Road and Papiipi Road. Since TheHandi-Van access to the park is needed, adequate turnaround areas should be provided.
5. The proposed pedestrian path should comply with the Americans with Disabilities Act Accessibility Guidelines.

Should you have any questions regarding these comments, please contact Faith Miyamoto at Local 6976.

Cheryl D. Soon
 CHERYL D. SOON

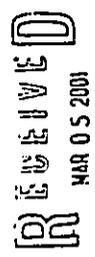
cc: Ms. Genevieve Salmonson
 Office of Environmental Quality Control
 Mr. Earl Matsukawa
 Wilson Okamoto & Associates, Inc.

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
 850 SOUTH KING STREET, 11TH FLOOR
 HONOLULU, HAWAII 96813
 Phone: (808) 535-3333 Fax: (808) 535-3333
 Website: www.cityandcounty.hi.gov



RAE M. LOUI, P.E.
 DIRECTOR
 GEORGE T. TAMASHIRO, P.E.
 DEPUTY DIRECTOR
 ERIC O. CHEN, M.A.S.
 ASSISTANT DIRECTOR

March 2, 2001



WILSON OKAMOTO & ASSOC., INC.
 DEPARTMENT OF TRANSPORTATION SERVICES

TO: CHERYL D. SOON, DIRECTOR
 DEPARTMENT OF TRANSPORTATION SERVICES

FROM: RAE M. LOUI, P. E., DIRECTOR

SUBJECT: ONEULA BEACH PARK MASTER PLAN
 DRAFT ENVIRONMENTAL ASSESSMENT
 EWA BEACH, HONOLULU, EWA, OAHU, HAWAII

Thank you for your memorandum of January 22, 2001 (TPD12/00-06080R) commenting on the subject draft environmental assessment (EA). We offer the following responses in the respective order of your comments:

1. The Oneula Beach Park master plan was developed using a community-based approach through a series of four community meetings in Ewa Beach and Ewa from August 21, 1999 to April 19, 2000. Traffic circulation and vehicular access to the park were discussed at these meetings. The master plan was endorsed by the Ewa Neighborhood Board No. 23 on May 11, 2000. The Ewa Neighborhood Board was also a consulted party in the EA process during preassessment consultation and draft EA review.
2. In the future, as the park is developed and as population growth in the region increases the amount of vehicular traffic to the park, we will coordinate with your department for the provision of any traffic safety measures that may be needed along Papiipi Road and affected residential areas.
3. The Oneula Beach Park master plan includes no provisions for overflow parking. The amount of parking shown in the master plan reflects the desired level of park usage as developed through the community-based approach. If more parking is demanded in the future, the community can be consulted to update the master plan.
4. The parking areas in the park will be designed to include a sufficient turnaround area for The Handi-Van service.

Ms. Cheryl D. Soon
Page 2
March 2, 2001

5. All park improvements, including the pedestrian path, will comply with the requirements of the Americans with Disabilities Act.

Your memorandum, along with this response, will be reproduced in the forthcoming final EA.

We appreciate your participation in the environmental review process.

RML:di

✓ c: Mr. Earl Matsukawa (Wilson Okamoto & Associates, Inc.)



HASEKO (Ewa), Inc.

January 22, 2001

Mr. Brian Suzuki
Department of Design and Construction
City and County of Honolulu
650 South King Street, 9th Floor
Honolulu, Hawaii 96813

Mr. Earl Matsukawa
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Re: Environmental Assessment of the One'ula Beach Park Master Plan

Gentlemen:

Having reviewed the Draft Environmental Assessment of the One'ula Beach Park Master Plan, HASEKO (Ewa), Inc. (Haseko) offers the following comments:

1. Owner of 9.365 Acres (pages iii (Preface) and 1-1)
HASEKO (Ewa), Inc., and not Haseko Homes, Inc., is the owner of the 9.365 acres that are to be conveyed to the City for expansion of One'ula Beach Park. (The same error is noted in the One'ula Beach Park Final Master Plan. See, e.g., p. 5.)
2. Multi-purpose Community/Recreation Center (page 1-7)
Haseko supports the concept of a multi-purpose community/recreation center within One'ula Beach Park so long as it is not constructed within the 9.365 acres that Haseko will be dedicating to the City. Please note that:
 - Condition 7 of the Unilateral Agreement and Declaration for Conditional Zoning attached to Ordinance 93-94 specifies that the 9.365 acres that Haseko will dedicate to the City shall be used "solely as open space including a public

Mr. Brian Suzuki
Mr. Earl Matsukawa
January 22, 2001
Page 2

park (which may include customary beach park accessory facilities such as restrooms, pavilion, etc.) A multi-purpose community/recreation center does not fit within the definition of "customary beach park facilities", especially since the primary intent is to preserve the property in open space.

- As the draft EA notes on page 3-5, the 9.365 acres that are to be dedicated are currently zoned for residential use. In other words, Haseko is giving up land upon which highly valuable beachfront residences were planned. However, by keeping the 9.365 acres in open space, residences fronting this 9.365-acre expansion of the park can maintain a semblance of being adjacent to the ocean. This was a very important consideration for Haseko when we negotiated with City Council the conveyance of the beachfront property to the City.

3. Land Exchange/Future Acquisition of Ocean Pointe Lands

The Draft EA correctly notes on page 4-1 that Haseko initiated discussion of a land exchange that would result in a more linear configuration of One'ula Beach Park. As one of the planners for our Ocean Pointe project pointed out, the current park configuration is too deep, which makes it difficult to supervise and subject to crime. A better, more linear configuration could be accomplished by extending the western boundary of the park to the marina entrance channel and lessening the depth of the existing park.

However, there are certain essential marina-associated facilities planned for the strip of land adjacent to the marina entrance channel and the acquisition by the City of such lands would require relocating these facilities to other lands near the marina. Based on a preliminary review Haseko believes that such a relocation can be accommodated by means of the land exchange that would allow Haseko to acquire some of the land in the existing park. We are still open to further discussions on this possibility.

4. "Ewa District Park"

While not mentioned in the Draft EA, we note that the One'ula Beach Park Final Master Plan identifies the district park that will be located at the northeast corner of Ocean Pointe as the "Ewa District Park". Please note that this park has not yet been named (although it has often been referred to as the "Gateway Park"). We intend to continue our discussions with the community, and in particular with the

Mr. Brian Suzuki
Mr. Earl Maisukawa
January 22, 2001
Page 3

Puuloa Hawaiian Civic Club, about selecting an appropriate name for the district park.

Thank you for the opportunity to provide comments on the Draft EA.

Very truly yours,


Nelson W. G. Lee
Executive Vice President

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 525-4477
Fax: (808) 525-4477



JENNIFER HARRIS
DIRECTOR

RAE M. LUTON, P. E.
DIRECTOR
GEORGE T. TAMMUNDO, P. E.
SUPPORT DIRECTOR
FRANCIS C. CROFT, III
ASSISTANT DIRECTOR

March 2, 2001

RECEIVED
MAR 05 2001

WILSON OKAMOTO & ASSOC., INC.

Mr. Nelson W. G. Lee
Executive Vice President
Haseko (Ewa), Inc.
820 Milliani Street, Suite 820
Honolulu, Hawaii 96813-2938

Dear Mr. Lee:

Subject: Onoula Beach Park Master Plan, Draft Environmental Assessment
Ewa Beach, Honolulu, Ewa, Oahu, Hawaii

Thank you for your letter of January 22, 2001 commenting on the subject draft environmental assessment (EA). We offer the following responses in the respective order of your comments:

1. Quarter of 9.365 Acres
The correct reference regarding ownership of the 9.365-acre expansion area will be provided in the final EA.

2. Multi-Purpose Community/Recreation Center
The proposed multi-purpose community/recreation center is consistent with the customary interpretation of a beach park accessory facility, such as a pavilion. Comparable examples include the McCoy Pavilion at Ala Moana Regional Park and recreation centers/pavilions at Hauula Beach Park and Haleiwa Beach Park. At no time during the preparation of the Onoula Beach Park master plan was there any suggestion that the facility should be considered something other than an accessory to the beach park. This includes the series of four community meetings that at least one Haseko representative was present.

As for future Ocean Pointe residents living in homes adjacent to the 9.365-acre park addition, the proposed single-story, multi-purpose community/recreation center would have little impact on their impression of proximity to the ocean.

Mr. Nelson W. G. Lee
Page 2
March 2, 2001

The proposed single-story facility would have a floor area of approximately 1,600 square feet, most of which would be a covered lanai in keeping with its ocean educational theme. Except for a nearby free-standing comfort station, it would be the only structure in the 9.165-acre park addition occupying only a small proportion of the area, the rest of which would be left as open space. Moreover, we understand from your representatives that the residential parcels fronting the park would be elevated to enhance ocean views over the park. This elevation would lessen even further the visual impact of the multi-purpose community/recreation center.

3. Land Exchange/Future Acquisition of Ocean Pointe Lands

As discussed in Section 4.2 of the draft EA, several alternative park configurations were discussed during the series of community meetings held in conjunction with the development of the Oneula Beach Park master plan. The potential and exchange with Haseko to achieve a more linear and longer shoreline park configuration was discussed at length at the earlier meetings. Community members present at the meetings overwhelmingly opposed the exchange because the configuration could not accommodate the multi-purpose field, which they felt was important to the Ewa Beach community.

Based on the community-based approach used in developing the master plan, we do not feel that the possibility of a land exchange can be pursued any further.

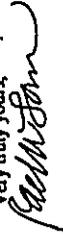
4. "Ewa District Park"

You are correct. The future district park has not been named. The location and reference to the district park in the master plan was obtained from the City's GIS data that refers to the district park as "Ewa District Park." The district park is also referred to as "Ewa Marina District Park" in the Ewa Development Plan.

Your letter, along with this response, will be reproduced in the forthcoming final EA.

We appreciate your participation in the environmental review process.

Very truly yours,



RAE M. LOUI, P. E.
Director

RML:ei

✓ c: Mr. Earl Matsukawa (Wilson Okamoto & Associates, Inc.)