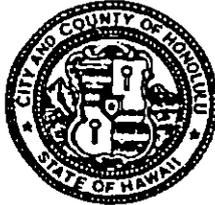


DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 • Fax: (808) 523-4567
Web site: www.cc.honolulu.hi

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

June 12, 2001

01 JUN 13 P 2 29

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

Dear Ms. Salmonson:

Subject: FINAL Environmental Assessment (EA) and Finding of
No Significant Impact (FONSI) for the Sunset Beach Recreation
Center; Tax Map Key: 1-5-9-07:21

The City and County of Honolulu, Department of Design and Construction, has reviewed the comments received during the 30-day public comment period, which began on October 23, 2000. The Department of Design and Construction has determined that this project will have no significant environmental effect and has issued a Finding of No Significant Impact (FONSI) determination. Please publish a notice of this determination in the June 23, 2001 edition of *The Environmental Notice*.

We have enclosed four copies of the Final EA/FONSI, a completed OEQC Bulletin Publication Form, a draft cover letter to participants, and the Final EA/FONSI distribution list. Please contact Steve Tong of the Department of Design and Construction at 523-4799 or our consultant Jeff Overton of Group 70 International at 523-5866 should you have any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "rae m. loui".

RAE M. LOUI, P.E.
Director

RML:gt

Enclosures
cc: Jeff Overton/Group 70 International

76

JUN 23 2001

2001-06-23-0A-~~FEA-~~

FILE COPY

Sunset Beach Recreation Center

Pūpūkea, Ko'olau Loa District, O'ahu, Hawai'i

TMK 1-5-9-07:21



**Final Environmental Assessment
Finding of No Significant Impact (FONSI)
and
Application for
Special Management Area Use Permit**

Proposing Agency:

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

Prepared by:

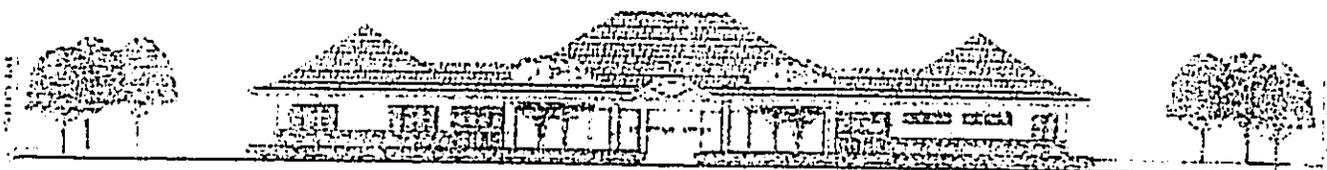
**Group 70 International, Inc.
Architecture • Planning • Interior Design • Environmental Services
925 Bethel Street, Fifth Floor
Honolulu, HI 96813**

June 2001

Sunset Beach Recreation Center

Pūpūkea, Ko'olau Loa District, O'ahu, Hawai'i

TMK 1- 5-9-07:21



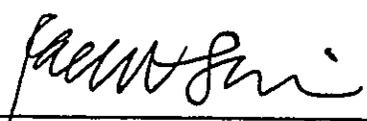
Final Environmental Assessment Finding of No Significant Impact (FONSI) and Application for Special Management Area Use Permit

Proposing Agency:

City and County of Honolulu
Department of Design and Construction

This environmental document is prepared pursuant to Chapter 200 of Title 11, Administrative Rules, Department of Health, "Environmental Impact Statement Rules."

June 2001



Rae M. Loui, P.E., Director
Dept. of Design and Construction

6/13/01

Date

SUNSET BEACH RECREATION CENTER

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SECTION 1.0

GENERAL INFORMATION

The Sunset Beach Recreation Center will be developed on approximately 1.5 acres located at the Kahawai Beach Support Park in Sunset Beach, Pupukea, Koolau Loa, Oahu (Refer to Figures 1.1 and 1.2). This parcel of land is located entirely within the Special Management Area (SMA) which extends nearly to the base of the coastal bluff along this part of the North Shore.

The City and County of Honolulu Department of Design and Construction is applying for a Special Management Area Use Permit (SMP) to allow for the development of their new facility at the site. Pursuant to Chapter 25 ROH - Shoreline Management, an Environmental Assessment (EA) including exhibits, drawings and a description of the technical, economic, social and environmental characteristics of the project is required for the SMP application.

Applicant/Land Owner: City and County of Honolulu
Dept. of Design and Construction
650 South King Street, 11th Floor
Honolulu, HI 96813
Contact: Steve Tong, Project Manager
Telephone: 808-523-4799

Recorded Fee Owner: City and County of Honolulu
Dept. of Parks and Recreation
650 South King Street, 10th Floor
Honolulu, HI 96813
Contact: William Balfour, Jr., Director
Telephone: 808-523-4182

Planning & Environmental Consultants: Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813
Contact: Jeffrey Overton, AICP
Telephone: 523-5866 x. 104

Tax Map Key: TMK 5-9-07:21 (Refer to Figure 1.3)

Project Area: 1.5 acres

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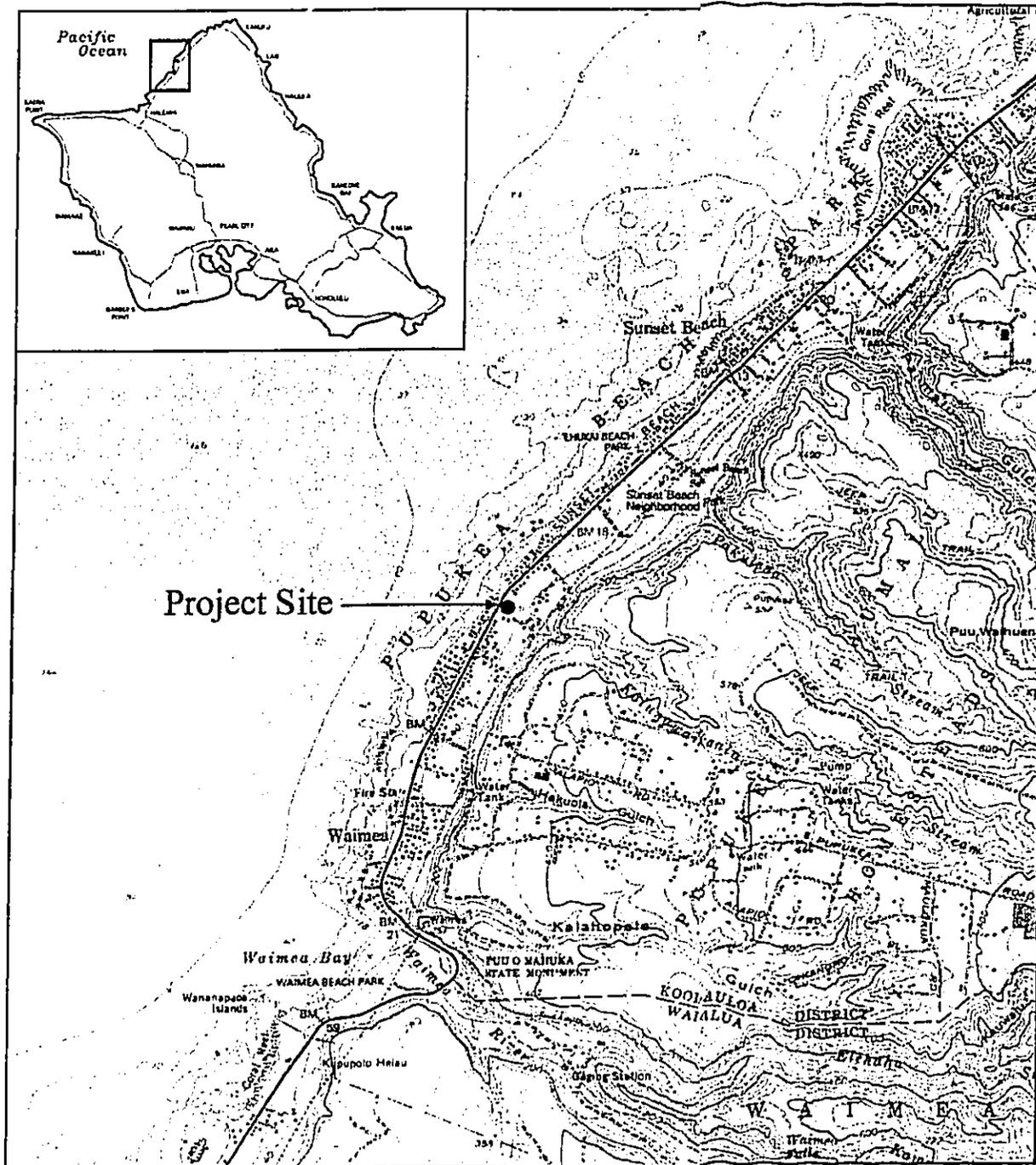


FIGURE 1.1

OAHU PROJECT LOCATION MAP

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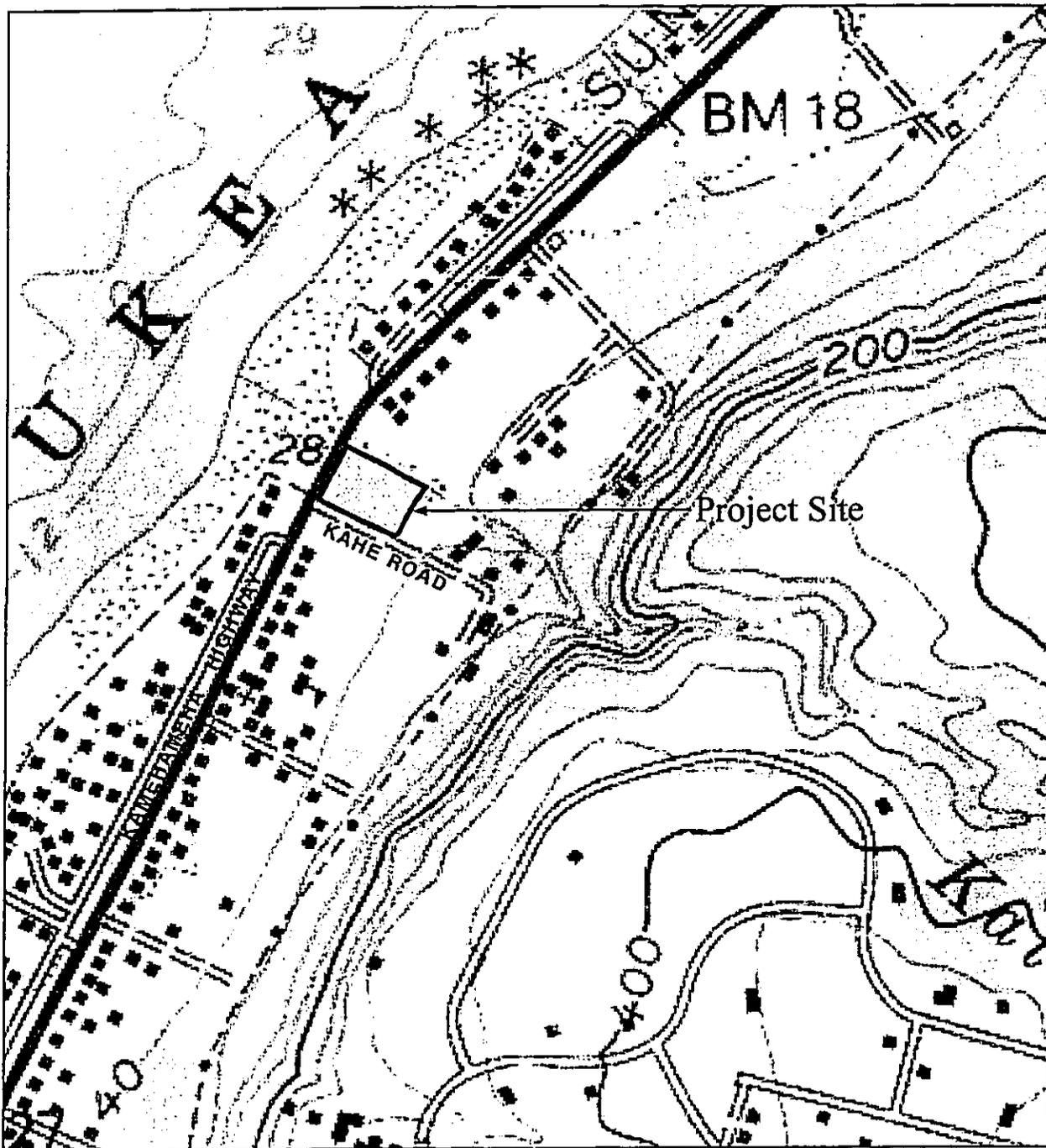


FIGURE 1.2

LOCATION/PROPERTY BOUNDARY MAP

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Agencies and Organizations Consulted in Making Assessment:

The following list includes governmental agencies and officials, private organizations, and community associations who have been contacted as part of the planning for this project.

- City and County of Honolulu, Dept. of Planning & Permitting
- City and County of Honolulu, Dept. of Design & Construction
- City and County of Honolulu, Dept. of Parks & Recreation
- Councilmember Rene Mansho
- North Shore Neighborhood Board #27
- Sunset Beach Community Association
- State of Hawaii Department of Land and Natural Resources, Historic Preservation Division
- City and County of Honolulu, Board of Water Supply
- State of Hawaii, Office of Hawaiian Affairs

Content of Environmental Assessment:

This Environmental Assessment report is presented in seven sections. General information on the Sunset Beach Recreation Center project is summarized in this section. It is followed by Section 2, which presents the proposed project, and Section 3, which describes the environment affected by the project. Section 4 relates the project to the Coastal Zone Management (CZM) Program and Section 5 summarizes mitigative measures. A list of references is provided in Section 6. Section 7 contains the comments and responses issued for the Draft EA.

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SECTION 2.0

DESCRIPTION OF THE PROPOSED ACTION

2.1 GENERAL DESCRIPTION

2.1.1 DESCRIPTION OF PROPOSED PROJECT

The 1.5-acre site, a portion of the Kahawai Beach Support Park, is proposed for the development of a new community recreation center for Sunset Beach, Oahu. Development of this site will provide new facilities for community programs, activities and meetings.

Figure 2.1 depicts the conceptual site plan for the recreation center at full development. Specific facility features and development practices are described in detail in Section 2.2.2. The general elements of the Recreation Center include a meeting room, arts and crafts facilities, a *small kitchen and offices for administrative staff.*

The Sunset Beach Recreation Center will begin community programs when construction of the center is completed in 2001. The Center's educational and meeting facilities will be utilized by reservations made through its administrative office. The proposed indoor facilities would, at full development, accommodate a maximum of 166 persons at a single time.

With concurrent processing of City land use requests, development approvals could potentially be in place to allow for site work to begin in 2001. Cost for full construction of the proposed facilities is estimated at approximately \$1.3 million.

2.1.2 RELATION OF THE PARCEL TO THE SMA

The project site is located entirely within the Special Management Area (SMA) as shown in Figure 2.2.

2.1.3 LOCATION OF THE SMA

The new Sunset Beach Recreation Center will be located at the intersection of Kamehameha Highway and Kahae Road, approximately 23 miles northwest of Honolulu in Sunset Beach, Pupukea, Koolau Loa, Oahu. A location and property boundary map is shown in Figure 1.2 and a SMA map is shown in Figure 2.2.

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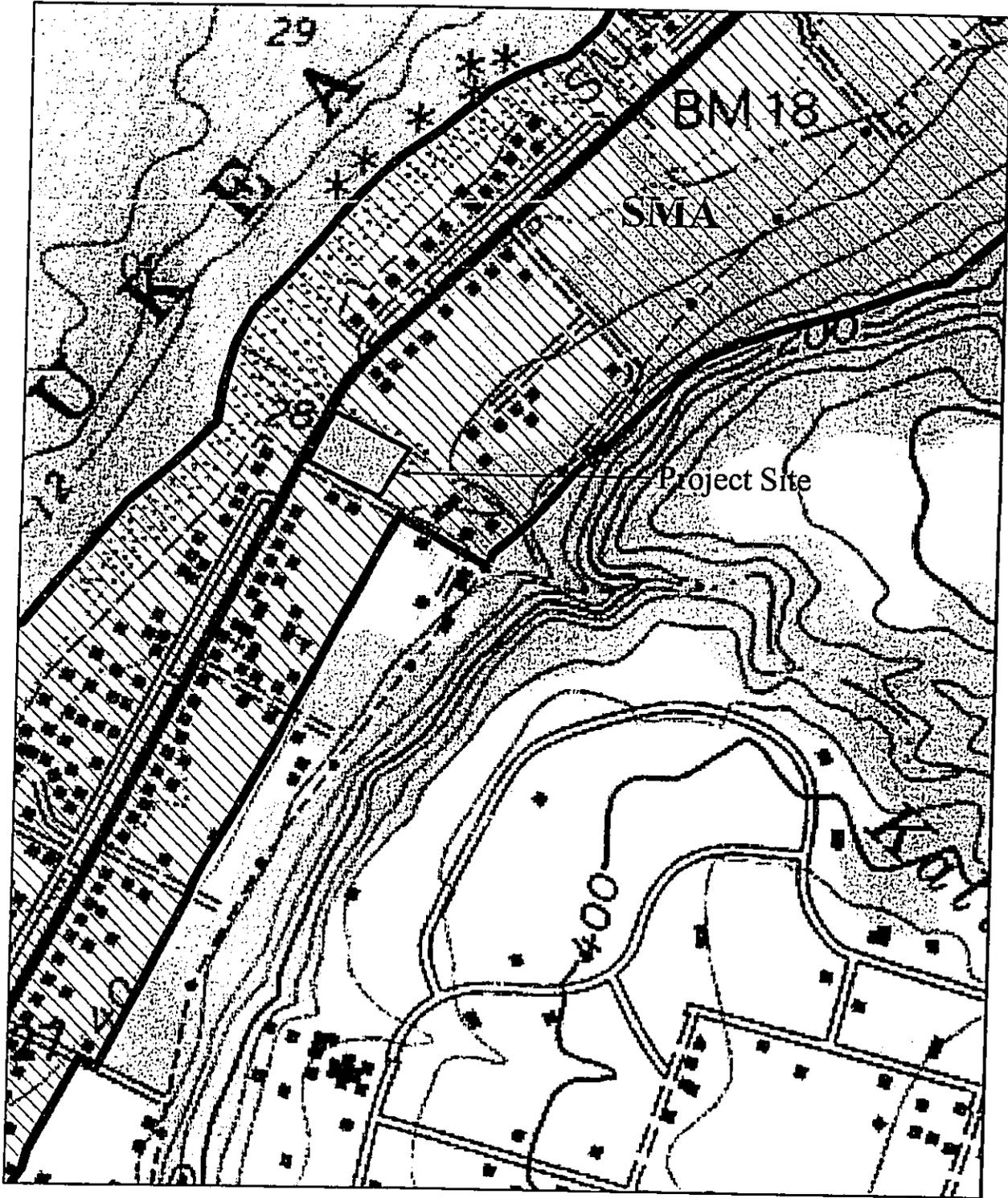
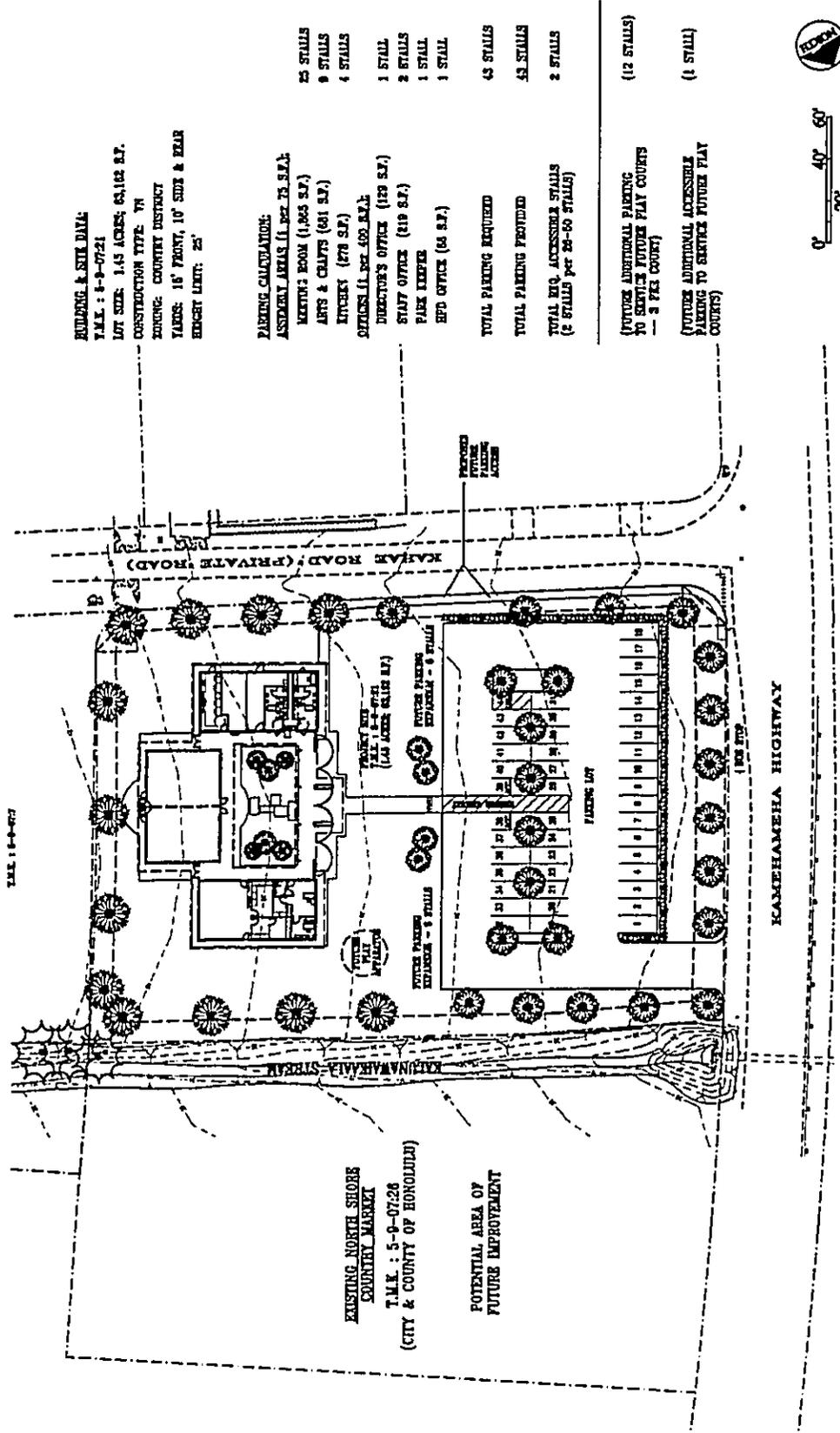


FIGURE 2.1

SPECIAL MANAGEMENT AREA

SUNSET BEACH RECREATION CENTER

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BUILDING & SITE DATA:
 T.M.L. : 4-9-07-21
 LOT SIZE: 1.45 ACRES 63,162 S.F.
 CONSTRUCTION TYPE: TN
 ZONING: COUNTRY DISTRICT
 YARDS: 15' FRONT, 10' SIDE & REAR
 SETBACK LIMIT: 25'

PARKING CALCULATION:
 ASSEMBLY AREA (1,000 S.F.)
 KITCHEN ROOM (1,000 S.F.)
 ARTS & CRAFTS (600 S.F.)
 KITCHEN (270 S.F.)
 OFFICES (1,000 S.F.)
 DIRECTOR'S OFFICE (100 S.F.)
 STAFF OFFICE (810 S.F.)
 PARK KEEPER
 SPD OFFICE (64 S.F.)

- 25 STALLS
- 9 STALLS
- 4 STALLS
- 1 STALL
- 2 STALLS
- 1 STALL
- 1 STALL
- 45 STALLS
- 45 STALLS
- 2 STALLS

TOTAL PARKING REQUIRED
TOTAL PARKING PROVIDED
TOTAL REQ. ACCESSIBLE STALLS
 (= STALLS per 25-50 STALLS)

- (12 STALLS)
- (1 STALL)

EXISTING NORTH SHORE COUNTRY MARKET
 T.M.L. : 5-9-07-26
 (CITY & COUNTY OF HONOLULU)

POTENTIAL AREA OF FUTURE IMPROVEMENT

Sunset Beach Recreation Center

SITE PLAN

GROUP 70
 28 JUNE 2000

FIGURE 2.2 CONCEPTUAL SITE PLAN

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2.1.4 LAND USE APPROVALS GRANTED OR REQUIRED

This section includes a description of the government approvals and permits needed to develop the proposed Sunset Beach Recreation Center anticipated to be filed in 2000/2001.

A. Special Management Area Use Permit (SMP)

Approval of an SMP is required because the project site lies completely within the Special Management Area. Processing and approval of the SMP involves the Department of Planning and Permitting (DPP), Planning Commission, and City Council. Prior to the DPP's acceptance of the SMP application, the acceptance of a Final Environmental Assessment (EA)/Negative Declaration is required.

B. Site Plan Review and Required Permits for Construction

Several other approvals will be required from the City and County of Honolulu and State of Hawaii to implement the proposed action, some of which will include:

- Building Permit for Buildings, Electrical, Plumbing, and Sidewalk/Driveway Work (City & County Department of Planning and Permitting)
- Grading, Grubbing and Stockpiling Permit (City & County Department of Facility Maintenance)
- National Pollutant Discharge Elimination System (NPDES) Permit – Stormwater (State Department of Health, City & County Department of Facility Maintenance)
- Department of Health's Administrative Rules, Chapter 11-62 "Wastewater Systems" (State Department of Health)
- Water System (Board of Water Supply)
- Sewer Connection (City & County Department of Environmental Services)
- Sign Permits (City & County Dept. of Planning and Permitting, City & County Department of Design and Construction)
- Driveway Connection to Kamehameha Highway (City & County Department of Transportation Services, State Department of Transportation)

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2.2 TECHNICAL CHARACTERISTICS

2.2.1 USE CHARACTERISTICS

The proposed recreation center will fall entirely within the SMA. Access roadways, parking, utilities, and drainage facilities required for the complex will also be developed within the SMA.

A two-lane entrance will initially be provided to access parking off Kamehameha Highway. Forty-three parking stalls will be provided to serve the center. Eventually, it is expected that access off Kahae Road will be improved and used as a two-way driveway to the Center.

Construction of the facility will include a multi-purpose recreational building at the center of the site. The multi-purpose building will serve as indoor space for community programs, activities and an indoor recreation and physical education space. The building will surround a landscaped courtyard. Future improvements to the center include a tot-lot playground just outside the multi-purpose building and a pedestrian bridge across Kalunawaikaala Stream.

In addition to the other uses described, the multi-purpose building will provide a 1,865 square-foot meeting room, arts and crafts facilities, administration offices, public restrooms and a kitchen area. These facilities will be available for individual and group activities by reservation. Outdoor recreational facilities, a playground, parking and driveways will be provided on the grounds.

2.2.2 PHYSICAL CHARACTERISTICS

Development of Sunset Beach Recreation Center will provide approximately 5,617 gross square feet (GSF) of space in a single story structure. Total maximum occupant load is expected to be 166 persons. Elevations of the proposed structure are included as Figure 2.3.

Site Utilities

The project will tap directly into the existing BWS 36-inch main for their potable water demand. The existing 2-1/2 inch BWS service lateral at the site will serve the Recreation Center demand.

The Center, with up to 166 users and up to 0.8 acres of irrigated landscaping will likely require between 4800 gallons per day of potable water supply from the BWS system. Actual consumption requirements will be determined with facility program specifics being developed in the coming months. There is adequate capacity in the existing BWS system to serve fire pressure and service requirements of the project. Specific storage and distribution requirements of the new facilities will be addressed with the BWS as part of the planning and design process.

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The proposed Center facilities are anticipated to produce approximately 3360 gallons of wastewater per day at full development. A more definitive estimate of wastewater quantities will be determined as the facility design plans are advanced in the next few months. Wastewater from the Center will be collected and treated in a septic tank located adjacent to the Recreation Center with the effluent conveyed across Kalunawaikaala Stream for disposal in a leach field located in the future basketball and volleyball courts area. Specific wastewater issues will be coordinated with the State Department of Health.

Sunset Beach Recreation Center will install the necessary improvements to provide a fire hydrant within 125 linear feet of the site and with a flow of 2,000 gallons a minute. Construction drawings will be submitted for the review and approval of the Board of Water Supply. On-site fire hydrants will be sited in accordance with Building Department and Honolulu Fire Department requirements.

Hawaiian Electric Company's (HECO) overhead electrical distribution line will provide service to the property. Electrical lines would be provided to the site via an underground system from the main lines along Kamehameha Highway.

There is currently no solid waste generated on the project site. Waste generated by the Recreation Center will be collected by the City's Department of Environmental Services.

2.2.3 CONSTRUCTION CHARACTERISTICS, INCLUDING DEMOLITION

The site, located entirely within the SMA, is currently vacant and will not require mass grading as part of the construction. The current schedule for development indicates an early 2001 construction start-up time with the majority of center construction completed by late 2001.

Development of the site will involve vegetation clearing, grading, minor excavation (cut and fill), general construction, and planting and landscaping. A brief description of each element is provided below.

Vegetation Clearing, Grading and Grubbing

The proposed Sunset Beach Recreation Center will utilize approximately 9% of the site. Most of the site is flat and covered by limited patches of intrusive vegetation, some of which have become overgrown in past years. The majority of the level site will be cleared, grubbed, and graded to develop new facilities and landscaped open areas.

Excavations (Cut and Fill)

The site is generally level, however, the topography will be modified in some sections to accommodate the new facilities. Earthwork on-site will generally consist of fine adjustments to site grades to allow for buildings, roadways and pathways, drainage swales, athletic fields and

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open spaces. Grading operations will balance the existing material on-site, and there is no significant requirement for import or export of material anticipated at this point. More detailed site planning and engineering design information available in the coming months.

General Construction

The general construction of facilities will include the formation and placement of concrete foundations, the installation of mechanical equipment, the installation of electrical wiring and equipment, general carpentry work, painting and the many other trades and work associated with construction projects.

Planting and Landscaping

Landscaping will be incorporated into the new center's grounds. A courtyard within the center of the multi-purpose building will be landscaped and provide a focal point for activities. New landscaping outside the center will provide visual buffering between the center and surrounding areas.

2.2.4 ACCESS TO SITE, ROADWAYS, AND TRAFFIC

The County guidelines for completion of the EA and SMA Permit application do not require consideration of traffic impacts because it is not relevant to Chapter 25 ROH objectives and policies. Under Chapter 343 HRS, traffic is relevant, however, the Draft EA was not prepared pursuant to this statute. The SMA application for Sunset Beach Recreation Center does include a complete traffic impact assessment. In the spirit of full disclosure, we include a discussion of traffic issues in this Final EA and the traffic impact assessment report is also included in the appendix.

A Traffic Impact Assessment Report for the proposed Sunset Beach Recreation Center was prepared by Pacific Planning & Engineering Inc. (May, 2000) and included as Appendix A. The study analyzed existing conditions and estimated the impact of project-generated traffic at the intersections of Kamehameha Highway and Kahae Road and the two project driveways proposed. The results of this report are discussed below further.

The two-lane Kamehameha Highway fronting the project consists of 11-foot lanes and 4-foot shoulders. The speed limit is 35 miles per hour (mph) and 25 mph during school hours. Kahae Road is a 14-foot roadway that services several residential homes adjacent to the project. Kamehameha Highway forms an unsignalized intersection with Kahae Road. Bus stops are located in both directions fronting the project site.

Data from the 1998 HDOT Traffic Count Station C-25-A (Kamehameha Highway at Waimea Bridge) indicates that the weekday peak hour traffic flow on Kamehameha Highway occurs during the afternoon from 3:45 to 4:45 p.m. During this time, there were 537 vehicles traveling in the northbound direction and 430 vehicles traveling in the southbound direction.

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Trip generation for a recreational community center on a typical weekday was obtained from the Institute of Transportation Engineers, Trip Generation Manual and is shown below:

Trip Generation

Weekday Afternoon Peak Hour

Land Use	Parameters	Enter	Exit	Total
Building and Playground Area	=30,000 ft ²	18	35	53

Source: *Pacific Planning and Engineering, May 2000*

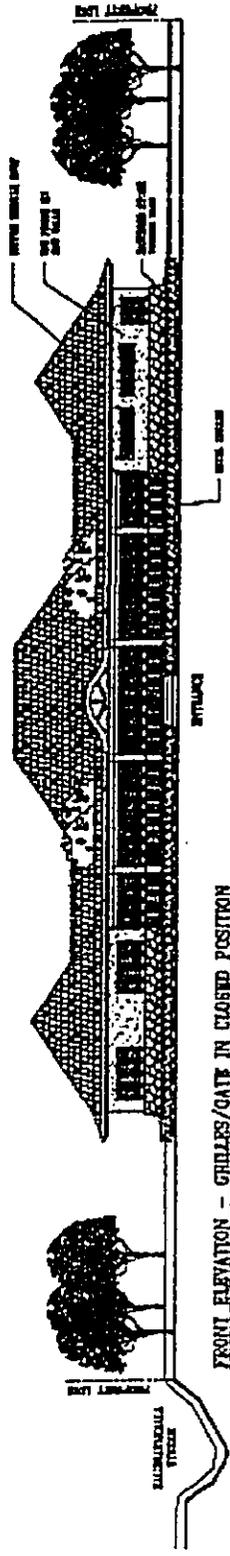
The Playground area was included in the trip generation table since it might also be used for other activities. The trip generation is based on preliminary information and does not account for special events or other uses of the parking lot.

The project site plan dated 12/22/99 indicates that there will be two project access driveways; one on Kamehameha Highway and one on Kahae Road. The Hawaii Department of Transportation (HDOT) may have a problem with closely spaced intersections. Based upon previous experiences, HDOT would probably prefer access from only Kahae Road. If project access is to be provided via Kahae Road, the pavement width will need to be widened from its existing 14 feet and the City would have to gain permission to use the privately owned road..

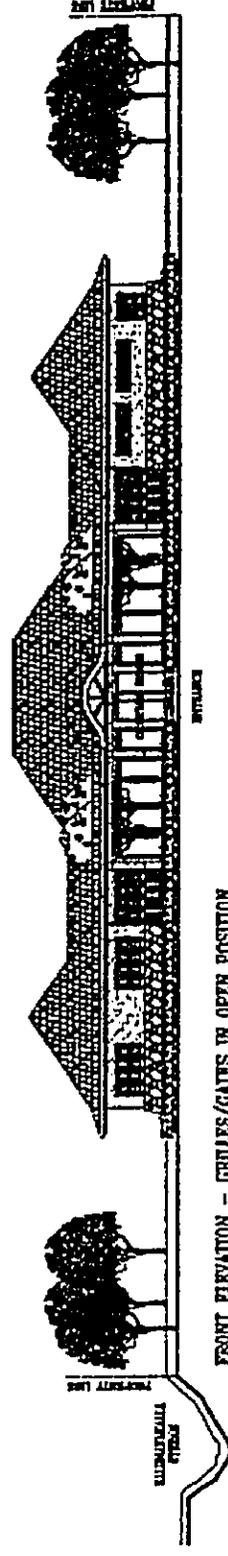
If the driveway located on Kamehameha Highway is still desired, it should be checked by the Project Civil Engineer to ensure adequate sight distance. There is a horizontal curve on Kamehameha Highway north of the project site that may limit the sight distance for motorists exiting the project.

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FRONT ELEVATION - GATES/GATE IN CLOSED POSITION



FRONT ELEVATION - GATES/GATES IN OPEN POSITION

Sunset Beach Recreation Center FRONT ELEVATIONS GROUP 70

FIGURE 2.3 RECREATION CENTER ELEVATIONS

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SECTION 3.0

AFFECTED ENVIRONMENT

This section addresses the potential environmental impacts of the project's construction and long-term operation at the site and surrounding area. Man-made features such as utilities and archeology are addressed, as are natural factors such as flora and fauna. The project's consistency with applicable land use policies set forth in the General Plan and North Shore Development Plan are also discussed.

3.1 EXISTING LAND USES AND ZONING

3.1.1 DESCRIPTION OF THE SITE

The proposed recreation center site is currently vacant and bordered by Kamehameha Highway to the north, Kahae Road to the west and Kalunawaikaala Stream to the east. A pedestrian bridge will ultimately serve as a connection across the stream to the adjacent parcel.

Residential, agricultural, commercial and vacant areas surround the project site. The surrounding Pupukea/Sunset Beach/Waimea community is a primarily low to medium density residential area with numerous small-scale agricultural uses and small-scale commercial uses.

The Kuilima Resort and Turtle Bay Hilton Hotel are located approximately seven miles from the Recreation Center toward Kahuku. Some limited retail and service businesses are located along Kamehameha Highway in the Sunset Beach area, including Kammies Market and Sunset Beach Store. Beach front and inland residences, beach parks, the Sunset Beach Elementary School and agricultural land make up the majority of uses within the project's region between Sunset Beach and Waimea Bay. Haleiwa is the nearest commercial center, located approximately six miles from the project site.

3.1.2 DESCRIPTION OF THE SURROUNDING AREA

The proposed Sunset Beach Recreation Center is an approximately 1.5-acre site completely within the SMA boundary. The site, as shown in Figure 1.2, is bounded by the following land uses:

- To the north (makai) of the project site are Kamehameha Highway and the coastal lowlands of Sunset Beach, including State Urban District lands with medium density (R-5) residential development. There are popular beaches along this shore, and several world famous surfing spots are adjacent to the surrounding residential areas.
- Kahae Road borders the site to its west. This is a private road maintained by the City and County that provides residential access. The road is intended to serve as an access road for

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the recreation center if the owners of the road grant permission. To the west of Kahae Road are low to medium density residential areas.

- To the south (mauka) of the project site are sloping areas of dense vegetation and private residences.
- Kalunawaikaala Stream, a five to ten foot deep dry ravine, forms the eastern border of the project site. North Shore County Market, a popular public farmer's market, lies on the eastern side of the stream. Upon ultimate completion of the Recreation Center plan, a pedestrian bridge will traverse Kalunawaikaala Stream.

3.1.3 PREVIOUS AND EXISTING LAND USES

The site was formally an agricultural parcel subject to extensive site disturbance including bulldozing activities and small areas of concrete and asphalt paving. Currently, the site carries an agricultural "A" land use designation.

3.1.4 CONSIDERATIONS OF EXISTING PLANS AND POLICIES

A. General Plan for the City and County of Honolulu

The following discussion provides an assessment of how the proposed project conforms to and implements the objectives and policies of the General Plan. Relevant objectives and policies of the General Plan pertaining to the proposed action are outlined below.

Natural Environment

Objective A. To protect and preserve the natural environment.

Policy 1. To protect Oahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.

Policy 2. Seek the restoration of environmentally damaged areas and natural resources.

Policy 3. Retain the Island's streams as scenic, aquatic, and recreation resources.

Policy 4. Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation

Policy 5. Require sufficient setbacks of improvements in unstable shoreline areas to avoid the future need for protective structures.

Policy 6. Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.

Policy 7. Protect the natural environment from damaging levels of air, water, and noise pollution.

Policy 8. Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.

Policy 9. Protect mature trees on public and private lands and encourage their integration into new developments.

Policy 10. Increase public awareness and appreciation of Oahu's land, air, and water resources.

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Objective B. To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policy 1. Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers and streams; shoreline, fishponds and bays; reefs and offshore islands.

Policy 2. Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.

Policy 3. Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important view of the mountains and the sea.

Policy 4. Provide opportunities for recreational and educational use and physical contact with Oahu's natural environment.

Design and construction of the Sunset Beach Recreation Center will respect both local and regional environmental and scenic resources. The previously disturbed site will face minimal grading and alteration as the center's design reflects its environmental and cultural surroundings. No substantial vegetation, including large and mature trees, exists on the site. Intrusive vegetation will be cleared to proceed with construction and establish the building. Because of the limited vegetation, wildlife communities are also sparse on the site. Construction and operation of the center is not expected to significantly increase traffic, noise or water pollution.

Once constructed, center will be utilized to serve public programs that will likely reflect the importance of the natural environment to the North Shore community. Specifically, the center's proximity to renowned beaches and coastline resources will allow for unique interactive resource awareness programs.

Scenic resources present on-site, including limited views to the ocean and mountain backdrop will be protected through minimal site impact and conscientious design. Existing makai view corridors are limited by tree coverage along Kamehameha Highway. The recreation center structure, as designed, will not impede these views. A wide view corridor facing mauka will also remain intact.

Physical Development and Urban Design

Objective A. To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 2. Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

Objective E. To create and maintain attractive, meaningful and stimulating environments throughout Oahu.

Policy 4. Require the consideration of urban design principles in all development projects.

Policy 5. Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

Policy 7. Promote public and private programs to beautify the urban and rural environments.

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The construction and operation of the recreation center will be served by established public infrastructure systems (water, leach field and roads) which have the capacity to accommodate planned use. Though a private street, Kahae Road is publicly maintained and capable of handling the traffic the new center will generate. The site is currently served by existing utility systems except for a sewer system that will be accommodated via an approved individual wastewater system (IWS) wastewater treatment and disposal. A septic tank will be located near the Recreation Center with effluent conveyed across Kalunawaikaala Stream for disposal in a leach field located in the future basketball and volleyball court area.

Urban design principals are considered in the planning and architecture of the project's structure and landscape to ensure its compatibility with the surrounding area. The landscaping program will beautify the center and site, minimize water consumption and maintain the feel of the surrounding environment.

Health and Education

Objective B. To provide a wide range of educational opportunities for the people of Oahu.

Policy 1. Support education programs that encourage the development of employable skills.

Policy 2. Encourage the provision of informal educational programs for people of all age groups.

Policy 3. Encourage the after-hours use of school buildings, grounds and facilities.

Policy 4. Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Policy 5. Facilitate the appropriate location of learning institutions from the preschool through the university levels.

The proposed action will develop new facilities for a public recreation center that will serve the community of the North Shore of Oahu. The new facilities will be used for a variety of educational and recreational activities designed to enhance artistic and educational skills, local involvement and resource awareness. The centralized location of the multi-purpose center will be convenient for people of the various communities on the North Shore.

Culture and Recreation

Objective A. To foster the multiethnic culture of Hawaii.

Policy 1. Encourage the preservation and enhancement of Hawaii's diverse cultures.

Policy 2. Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawaii made by the city's various ethnic groups.

Policy 3. Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.

Objective B. To protect Oahu's cultural, historic, architectural, and archaeological resources.

Policy 3. Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.

Policy 4. Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

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

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

Educational and artistic programs at Sunset Beach Recreation Center will likely include environmental, cultural and natural history topics. The development of the new center will provide opportunities for increased awareness of community historical and cultural programs classes to educate residents about the area's cultural assets. The center's meeting room provides a new opportunity for resident meetings and interaction.

No archeological resources will be impacted by construction of the center as outlined in Section 3.3 of this document.

~~B. North Shore Development Plan (NSDP)~~

~~The following discussion provides an assessment of how the proposed action will conform to and implement the North Shore Development Plan:~~

~~Development Plan Common Provisions~~

~~The proposed action will maintain and enhance existing views consistent with both the General Plan and NSDP. The ocean view from the project site is limited due to tree coverage and vegetation makai of Kamehameha Highway. This setting, along with conscientious site design, ensure the new facilities will not impact the existing view corridors of the site.~~

~~Existing topography and drainage patterns will not be substantially modified. Landscaping will be provided at the entrances, interior and perimeter of the site to minimize substantial runoff and erosion from the site.~~

~~B. North Shore Sustainable Communities Plan (SCP)~~

~~The following discussion provides an assessment of how the proposed action will conform to and implement the SCP:~~

~~Key Elements of the Vision~~

~~Sec. 2.2.1 Establish Rural, Community, Agricultural, and Preservation Boundaries to Protect Agricultural, Open Space and Natural Resources.~~

~~The scale and siting of the proposed Recreation Center are appropriate to the surrounding rural environment of the North Shore. While the site is located within an agricultural boundary, minimal agricultural, natural or cultural loss will occur with the development of the site, while the Center will provide a valuable facility to encourage educational programs designed to heighten environmental and cultural awareness of the North Shore community. Its low-impact but high-benefit character reflects the principles of the SCP.~~

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Sec. 2.2.3 Enhance the Region's Recreational and Educational Potential

Construction of the Sunset Beach Recreation Center is an action directly consistent with this element of the SCP. The Recreation Center is a community motivated idea designed to encourage community gatherings and artistic and educational programs. Recreational components of the center will provide spaces for youth activities and programs for the North Shore community.

Sec. 2.2.7 Provide Adequate Public Infrastructure, Facilities, and Services

The concept of the Sunset Beach Recreation Center concept began as a community initiated process to address public recreational inadequacies in this area of the North Shore. Desired facilities were proposed and subsequently incorporated into the design of the Center to enhance the recreational infrastructure, facilities and services of the area. The Center, as proposed, will help meet many of the inadequacies identified by the community and serve as a community gathering place for meetings and events.

C. Hawaii State Plan and State Functional Plans

Sec. 226-11 Objectives and policies for the physical environment - land-based, shoreline, and marine resources.

(a) Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:

(2) Effective protection of Hawaii's unique and fragile environmental resources.

(b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:

(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.

(3) Take into account the physical attributes of areas when planning and designing activities and facilities.

(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.

(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.

(8) Pursue compatible relationships among activities, facilities, and natural resources.

(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

The construction and subsequent operation of the recreation center will provide a facility in the Sunset Beach area that promotes public recreational and educational purposes. The center will be constructed with minimal damage to the surrounding environment. The site, currently

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vacant, lacks significant natural vegetation and wildlife resources. The facility is designed to be a compatible and beneficial use for the surrounding North Shore area.

Sec. 226-12 Objectives and policies for the physical environment-scenic-natural beauty, and historic resources.

- (a) *Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.*
- (b) *To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to*
- (1) Promote the preservation and restoration of significant natural and historic resources.*
 - (3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.*
 - (4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.*
 - (5) Encourage the design of developments and activities that complement the natural beauty of the islands.*

Development of the new Sunset Beach Recreation Center will meet these objectives and policies by reducing misplaced runoff while providing a new arena for public programs and uses. Run-off from the site is currently not controlled or monitored. The site currently provides no active public benefit.

As discussed in Section 3.3, a survey of the project site found no historic sites.

The Center will be designed and landscaped to create, as much as practical, an aesthetic asset for the community with minimal intrusion to existing limited view corridors.

Sec. 226-13 Objectives and policies for the physical environment-land, air, and water quality.

- (a) *Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objective:*
- (1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.*
 - (2) Greater public awareness and appreciation of Hawaii's environmental resources.*
- (b) *To achieve the land, air, and water objectives, it shall be the policy of this State to:*
- (1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.*
 - (2) Promote the proper management of Hawaii's land and water resources.*
 - (6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.*

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As discussed above and more fully in Section 3.5, water runoff from the site will be redirected and its quality improved. Educational programs designed for recreation center users and community organizations will likely promote understanding of North Shore environmental resources.

The Center will be designed with a neighborhood residential character. Landscaping will be unobtrusive and reflect the character of the site and community. Construction practices will minimize short-term air quality and erosion disturbances.

Sec. 226-21 Objective and policies for socio-cultural advancement - education.

(a) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

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

- (1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.*
- (2) Ensure the provision of adequate and accessible services and facilities that are designed to meet individual and community needs.*
- (8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.*

The project will develop new facilities for a recreation center that will serve the North Shore Community. Facilities will be available for scheduled use by individuals and community organizations.

Sec. 226-23 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 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 this State to:

- (1) Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.*
- (2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.*
- (3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.*
- (4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.*
- (8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.*

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(10) *Assure adequate access to significant natural and cultural resources in public ownership.*

The programs of the Sunset Beach Recreation Center will likely provide users with rich multi-cultural opportunities. These opportunities will grow as the Center develops a program base and community ties.

Public access to the Center will be provided to groups and individuals by reservation. Public access to the site will not be unlimited because of Center activities and security requirements. Specific times will be established for use, including evenings and weekends. The community preferences for operation hours will be determined in future meetings with interested groups and individuals.

Sec. 226-25 Objective and policies for socio-cultural advancement - culture.

(a) *Planning for the State's socio-cultural advancement with regard to culture shall be directed towards achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's peoples.*

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

(1) *Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.*

The programs of the Recreation Center will likely provide a variety of ages with a rich multi-cultural selection of programs and activities and a facility designed to promote local arts. In support of community activities and education, center facilities will be available to community organizations.

State Functional Plan - Recreation

Objective II-A: Plan, Develop, and promote recreational activities and facilities in mauka and other areas to provide a wide range of alternatives.

Policy II-A (1): Plan and develop facilities and areas that feature the natural and historic/cultural resources of Hawaii. Develop interpretive programs for these areas.

Objective II-C: Improve and expand the provision of recreation facilities in urban areas and local communities.

Policy II-C (1): Meet the demand for recreational opportunities in local communities.

Objective III-A: Prevent the loss of access to shoreline and upland recreation areas due to new developments.

Policy III-A (1): Require land use permit applicants to fully address the impact of their projects on trails and public access.

Objective IV-A: Promote a conservation ethic in the use of Hawaii's recreational resources.

Policy IV-A (1): Emphasize an education approach, in coordination with enforcement efforts, to promote environmental awareness.

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The recreation center will complement existing educational and recreational programs on the North Shore. In addition, new and specialized facilities will provide new opportunities for individuals and community groups. The center is anticipated to enhance the cultural and environmental curriculum of the community with its special facilities and centralized location.

D. Hawaii Environmental Impact Statement Rules; 11-200-12 Significance Criteria

(a) *In considering the significance of potential environmental effects, agencies shall consider the sum of effects on the quality of the environment, and shall evaluate the overall and cumulative effects of an action.*

(b) *In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action. In most instances, an action shall be determined to have a significant effect on the environment if it:*

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

The project involves a minimal loss and destruction of natural or cultural resources.

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

The site is a vacant land parcel, owned by the City and County of Honolulu. The Center is proposed to allow for organized community and other public use of the site.

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

The project does not conflict with state environmental policies in Chapter 344 HRS.

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

The subject property has no economic activity at present. The proposed action will generate short-term economic benefits from construction activity. Total project cost is an estimated \$1.3 million. Long-term economic benefits from the Center will result from employment and educational training programs.

(5) *Substantially affects public health;*

This project will have no adverse impact on public health. Rather, it will have a positive effect in encouraging community and individual activity.

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

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This project will have no impact on population. Existing public facilities will not be affected.

(7) Involves a substantial degradation of environmental quality;

Development of the Sunset Beach Community Center will not adversely affect environmental quality. Construction activities will follow strict erosion control measures including cut-off ditches and detention ponds to slow runoff, application of hydromulch to establish temporary ground cover vegetation, implementation of a watering program, and application of various soil stabilization and protection materials. Misplaced runoff will be reduced in the development area.

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

Development of the new center does not require a commitment for larger actions or development, and it does not induce further growth.

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

No rare, threatened, or endangered species or habitats are present on-site or will be substantially affected by this project.

(10) Detrimentially affects air or water quality or ambient noise levels; or

A long-term reduction in runoff and soil erosion will improve water quality as a result of the Center's construction. Short-term construction period runoff will be carefully controlled and monitored under strict conditions.

Short-term noise impacts during the construction phase will be mitigated with the proper use and maintenance of mufflers on construction equipment. Noise from ongoing operation of vehicles accessing the site and grounds maintenance equipment may be noticeable at the site boundary. The noise associated with the center is not expected to be significant, particularly in comparison to the major noise sources of Kamehameha Highway traffic.

A watering program will be implemented to help control dust during construction. Operation of the Center will not significantly affect ambient air quality levels with the short-term air emission effects during the peak traffic periods.

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

The project has no potential significant effect on an environmentally sensitive area.

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3.2 DESCRIPTION OF SITE ATTRIBUTES

3.2.1 SOILS

There are three documents that classify soil type and designate agricultural viability. Soil types or classifications for the project area are based on soil surveys conducted by the USDA Soil Conservation Service (SCS). The Agricultural Lands of Importance to the State of Hawaii (ALISH) designations and the University of Hawaii Land Study Bureau (LSB) classifications illustrate the agricultural viability of the land based on soil ratings.

Based on the USDA Soil Conservation Service (1972) map for the area, the single soil type found at the site is the Waialua (WkB) series (refer to Figure 2.4). This soil consists of moderately well drained soils on alluvial fans, with elevations ranging from nearly level to steep. The 1.45-acre gradually sloping site gains 10-12 feet in elevation from its northern boundary along Kamehameha Highway. The site's current topography reflects its agricultural past. Lands to the south of the site are associated with rock land-stony steep (rRK) attributes consisting of well-drained stony and rocky steep slopes.

The ground cover vegetation of the project site is limited to periodically maintained intrusive grass and brush cover. The steep banks of the adjacent Kalunawaikaala Stream also contain existing vegetation that limits erosion and sediment loss during high runoff events.

ALISH (1977) maps delineate the site as an area of 'Prime Agricultural Land' defined as, "land which has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods". Parcels to the north of the site are also considered areas of "Prime Agricultural Land". Other surrounding areas contain 'unclassified' ALISH designations and are therefore contain little agricultural value.

The Land Study Bureau of the University of Hawaii (1972) classifies the project site "A", which is consistent with the site's ALISH designation as "Prime Agricultural Land". Lands immediately surrounding the site on all sides have an overall productivity rating of "D" or "E", indicating the lowest level of agricultural productivity.

Given these determinations, the site is considered significant agricultural land by the above sources.

Construction at the project site will be limited primarily to existing level and gently sloped areas. Minor grading will be required to prepare the site for construction. The stability of soils planned to support the recreation center structure will be studied through subsurface borings in the construction design program. The project will not cause erosion of soils onto Kamehameha Highway or Kahae Road or into Kalunawaikaala Stream.

Preparation of the land for construction will involve clearing and minor grading operations. Given the limited nature and low habitat value of existing vegetation, clearing operations will have little affect on the amount of quality habitat present on-site. Clearing and grubbing

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activities during construction will temporarily disturb the soil retention values of existing vegetation and expose the soils to erosion forces. Despite construction site watering programs, wind erosion will cause some limited soil loss.

Once construction is complete, ground cover plantings, hardscape and other landscaping will be in place, effectively ending the soil loss. As compared to the vacant site, with exposed soil and limited vegetation in sloped areas, the proposed project is anticipated to reduce the amount of soil erosion and silt runoff from the site.

3.2.2 TOPOGRAPHY

The site's topography, as exhibited in Figure 2.5, is generally level, ranging from approximately 30 feet above mean sea level (msl) along the northern boundary to 42 feet above msl along the southern boundary. The eastern edge of the property is bordered by the Kalunawaikaala Stream Bed, which has an average depth of approximately 5 to 10 feet. Kahae Road represents the level southern boundary of the site. The site contains slopes of 0 to 5 percent in the planned development area.

To the extent possible, the Recreation Center will be designed to minimize changes to topography. Limited earthwork will be required to perform essential modifications to site grades and fine adjustments to accommodate construction of the new recreation center facilities. Over the main portion of the site, final elevations will generally be within one to two feet of existing grade. Disturbance of steep slope areas will generally be avoided during construction. Refer to Section 2.4.1 for a discussion of soils and Section 2.4.3 for a discussion of surface runoff.

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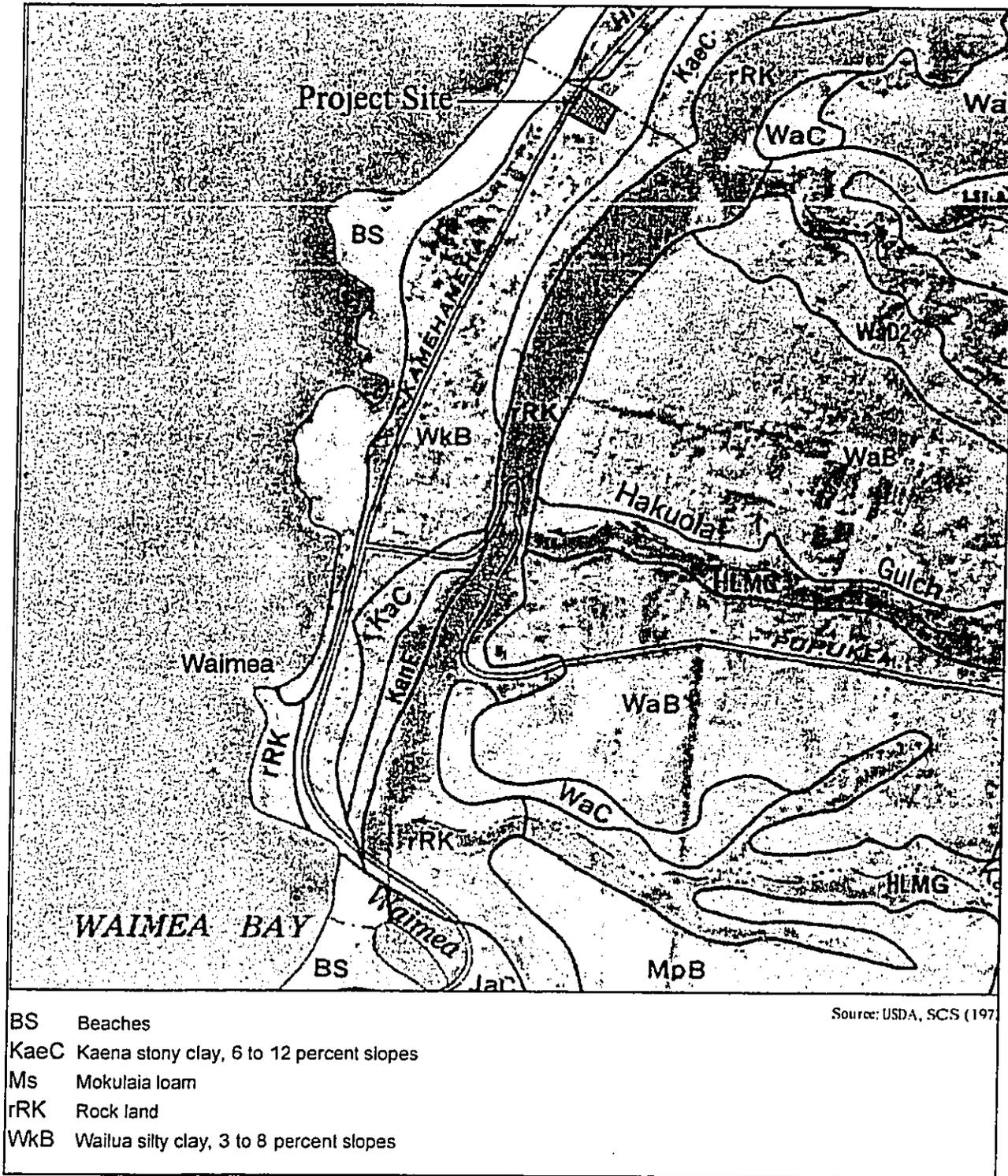


FIGURE 3.1

USDA SOIL CONSERVATION SERVICE MAP

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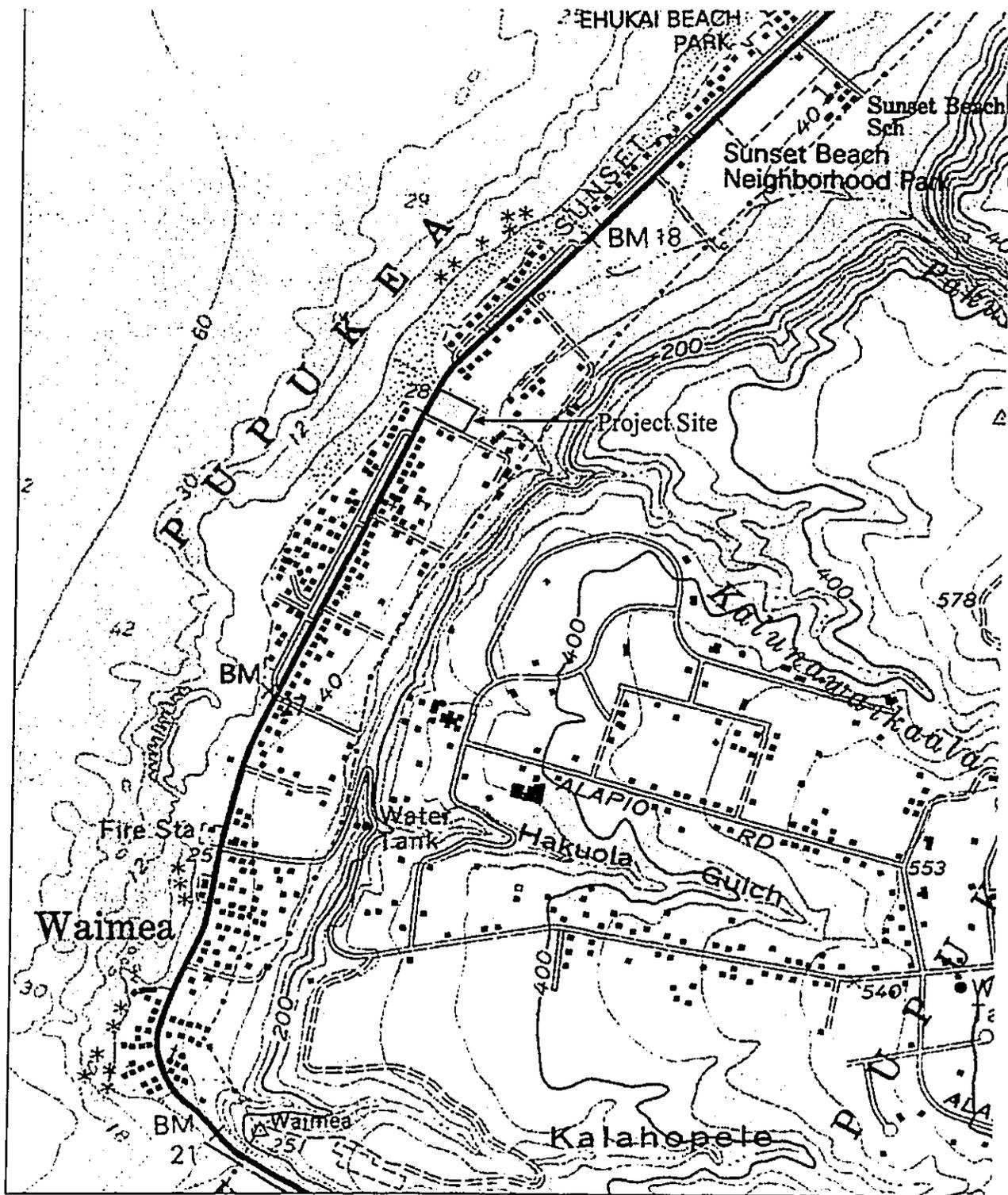


FIGURE 3.2

SITE TOPOGRAPHY

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3.3 NATURAL RESOURCES

3.2.1 PUBLICLY OWNED OR USED BEACHES, PARKS AND RECREATION AREAS

The site is located in proximity to the coastal lowlands and popular beaches of the Sunset Beach area. Several world famous surfing spots including the Bonzai Pipeline, are adjacent to the site.

3.2.2 RARE, THREATENED, OR ENDANGERED SPECIES AND HABITATS

The project area has been surveyed for botanical and wildlife resources. There are no endangered, candidate endangered or threatened plant or animal species present at the site.

Flora

The project site contains a secondary level of vegetation cover that reflects its past use for agriculture and its subsequent vacancy. Past agricultural uses included sugercane, truck crops and pasture. Begger's tick (*Bidens pilosa*) and various grasses with koa haole (*Leucaena glauca*) concentrated along the Kalunawaikaala Stream drainage currently dominate the project site.

Flora of surrounding areas includes nine broad vegetational communities. The general vegetation of the surrounding areas is a complex of secondary forests consisting of ironwood and eucalyptus, grasslands, herblands and weedy brushlands.

Fauna

As described above, the site contains limited vegetation cover types and is generally cleared or overgrows. This condition limits the amount of viable habitat present on-site.

There are several species of birds inhabiting the area, but none are an endangered species. Because of the geographical mobility of birds, they can appear in the area at any time. Cattle Egrets and pigeons are common in the project area. Other birds often found in the area may include the Spotted or Lace-necked Dove; the Barred or Zebra Dove, which is a game bird; and the Melodious Laughing-thrush (Chinese thrush). The Lessen Golden Plover is a migratory bird found in the area. This type frequents open areas such as lawns in residential areas.

Also located in the project area are several mammal species, including the house mouse, various rat species and the mongoose. None of these mammals are endangered or threatened species. With the possible exception of the house mouse, all of the smaller mammals prey on birds, their eggs and their young.

There are no endemic amphibians or land reptiles in the Hawaiian Islands. Introduced species include the common toad, frog, snake, skinks and geckos. These amphibians and land reptiles are present in the project area, but none are rare, endangered or of any special significance.

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3.3 HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

3.3.1 ARCHAEOLOGICAL RESOURCES

An on-site field inspection was undertaken on June 21, 2000 by Jeffrey Pantaleo and Aki Sinoto of Jeffrey Pantaleo Consultants, LLC. Results of the survey indicate that the project area has undergone extensive disturbances from previous bulldozing activities. No significant surface remains were observed during the inspection, and the potential for subsurface cultural remains appears low due to the extensive previous surface alteration. Remnants of an asphalt and concrete pavement were observed in the western portion of the project area. Currently the area is covered with secondary vegetation.

The project area is dominated by begger's tick (*Bidens pilosa*) and various grasses with koa haole (*Leucaena glauca*) concentrated along the drainage. Soil in the project area includes Waialua stony clay, 3-8% slopes. This soil consists of moderately well drained soils on alluvial fans derived from weathered basic igneous rock. Runoff is slow and the erosion hazard is slight. This soil was used for sugarcane, truck crops and pasture.

A literature search of previous archeological research in the project area and vicinity was conducted at the SHPD/DLNR library. No known archaeological sites occur within the subject project area, and no previous archaeological investigations have been conducted within its boundaries. Archaeological studies conducted in the vicinity of the project area include Athens and Magnuson (1998), Denison (1979), Kennedy (1990,1991), Kennedy and Denham (1992), and Kennedy and Elmore (1999). Several studies were conducted for the restoration, interpretation and nomination of Pu'u O Mahuka Heiau (Denber 1989, Estioko-Griffen 1986, Smith and Yent 1991, Yent 1999), and inadvertent discoveries of human remains found exposed along Sunset and Ehukai beaches (Collins 1997, Griffin 1991, Kimori 1992, Yent 1979).

3.3.2 CULTURAL RESOURCES

The site of the proposed Sunset Beach Recreation Center site is located within the Ko'ola'loa moku, one of six traditional segments of O'ahu. This moku holds the Ahupua'a of Kahana, the last area of non-development on O'ahu. The site is within the Ahupua'a of Pūpūkea, the valley area stretching from the ocean and Pūpūkea Beach to the mountain ridges of the leeward Ko'olau Range. This Ahupuaya drains into the Kaluawaikayala watershed that feeds into the stream of that name which borders the site.

Within the Ahupua'a of Pūpūkea, on the ridge overlooking Pūpūkea and Waimea Bay is the Pu'u o Mahuka Heiau, the largest heiau (religious site or temple) on O'ahu covering almost two acres. The name is translated as "hill of the escape" and is relatively isolated. The site is estimated to have been constructed in the seventeenth century with traditional religious ceremonies practiced there until the abolishment of traditional religion by non-native missionaries in 1819. Descendents of the historical residents of Pu'u o Mahuka still live in surrounding North Shore communities.

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The area was characterized by S.M. Kamakau at Ka Moolelo o Na Kamehameha Kuokoa on November 16, 1867 with the following description: "The lands to the Kahuna were Waimea, Pūpūkea, Waihole and Hakipu'u. These lands belong to the priests from ancient times down to that of Kahahana. In the time of Kahekili and Kalanikūpule, these were given to their Kahunas and so also in the reign of Kamehameha I. Pūpūkea belonged to the priests of Kua'ali'i." (Sterling 1978, Sites of O'ahu). Kua'ali'i (legendary lifetime of A.D. 1555-1730) is recognized as the ruling chief of O'ahu for that period.

The cultural resources available present at the proposed Recreation Center site are limited. The site was traditionally used for agriculture and is still considered land with agricultural viability. There is a low potential for cultural remnants to be found on the site consistent with the archeological investigation by Parteleo (refer to Section 3.3.1). The site does not possess culturally significant plants sometimes gathered if present. In addition, the site is not an access route to mauka or makai trails or culturally significant resources. It is anticipated that the North Shore Community will utilize the new facility for cultural-related activities and events such as Hawaiian language classes.

3.4 COASTAL VIEWS

The Coastal View Study, prepared by the City's Department of Land Utilization in 1987, does not identify the project site in its inventory of significant coastal views in the North Shore area. It does however, recognize the mountain ridge upslope of the site as an "important coastal landform".

The project site is visible from select locations in the surrounding area. Photos of prominent site views are presented in Figure 3.4.

3.5 WATER QUALITY

3.5.1 SURFACE RUNOFF, DRAINAGE AND EROSION HAZARDS

The site is situated adjacent to Kalunawaikaala Stream, normally a dry streambed absent of wetland habitat. The site is located outside the FEMA delineated flood plain zone.

The project site lies within the Kalunawaikaala Stream watershed that extends inland to the Kaunala Ridge, as shown in Figure 3.3. Runoff from a portion of the mauka hillsides flows into the existing drainage system of Kalunawaikaala Stream. Much of the site runoff is also directed to the stream.

Existing runoff from the site flows to the north toward Kamehameha Highway. Runoff from the site is directed towards the Kalunawaikaala Stream drainage depression. Stormwater collected in this basin is diverted through two 36-inch culverts under Kamehameha Highway, and empties into a ravine on the makai side of the highway.

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A meeting was held with representatives of the Kalunawaikaala Watershed Initiative on August 10, 2000 to discuss potential impacts to drainage quality and patterns on the site. The following points summarize the meeting:

- No major residential or roadway flooding was anticipated given the site's history and drainage patterns
- Landscaping with porous sub-drains on the recreation center site will be maximized to create a filter medium to prevent surface water collection and groundwater contamination
- Landscaping will be utilized to prevent access to Kalunawaikaala Stream during

3.5.2 GROUNDWATER EFFECTS

No wells are planned at the project site. The Board of Water Supply system will supply water for the center.

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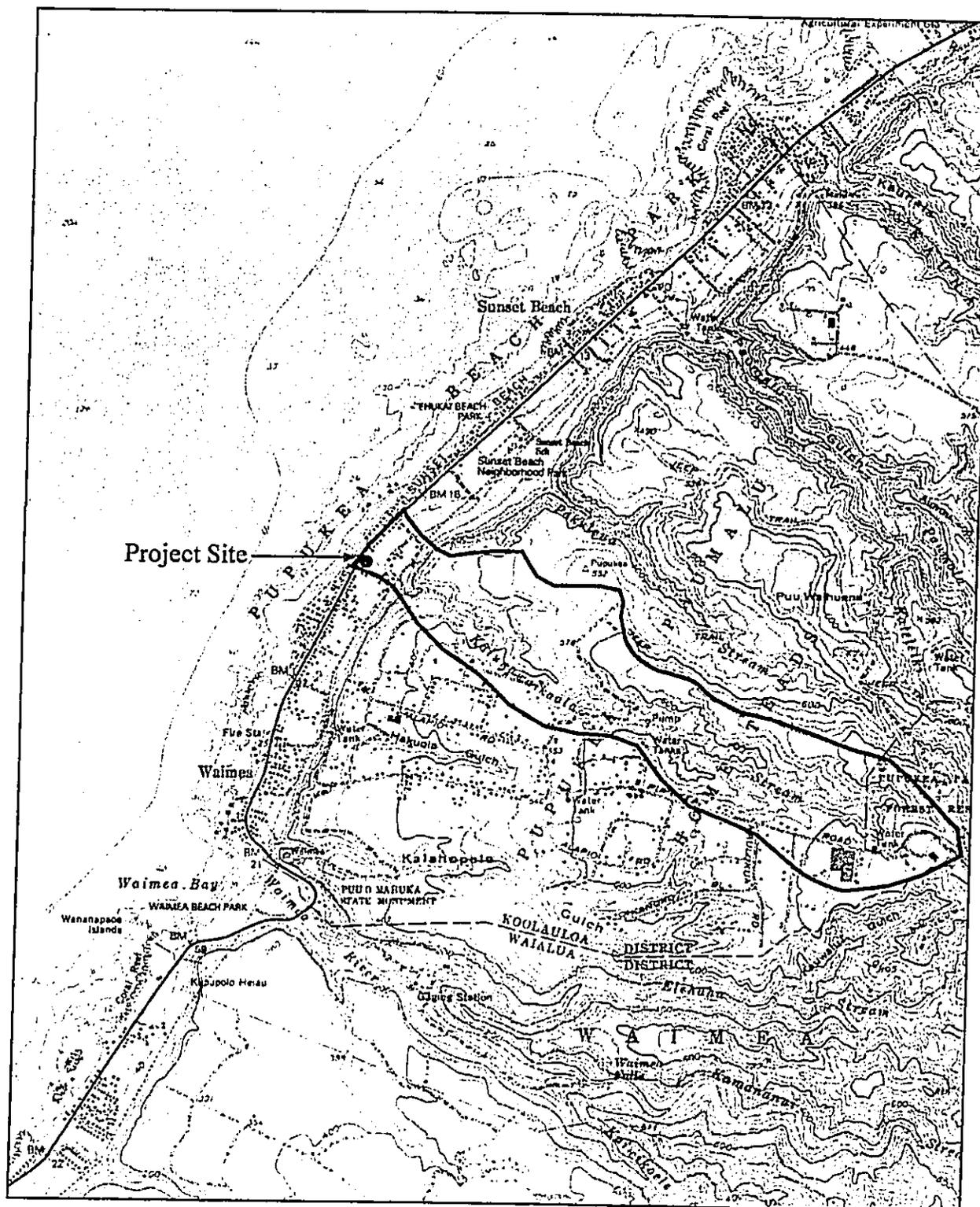


FIGURE 3.3 KALUNAWAIKAALA WATERSHED BOUNDARY

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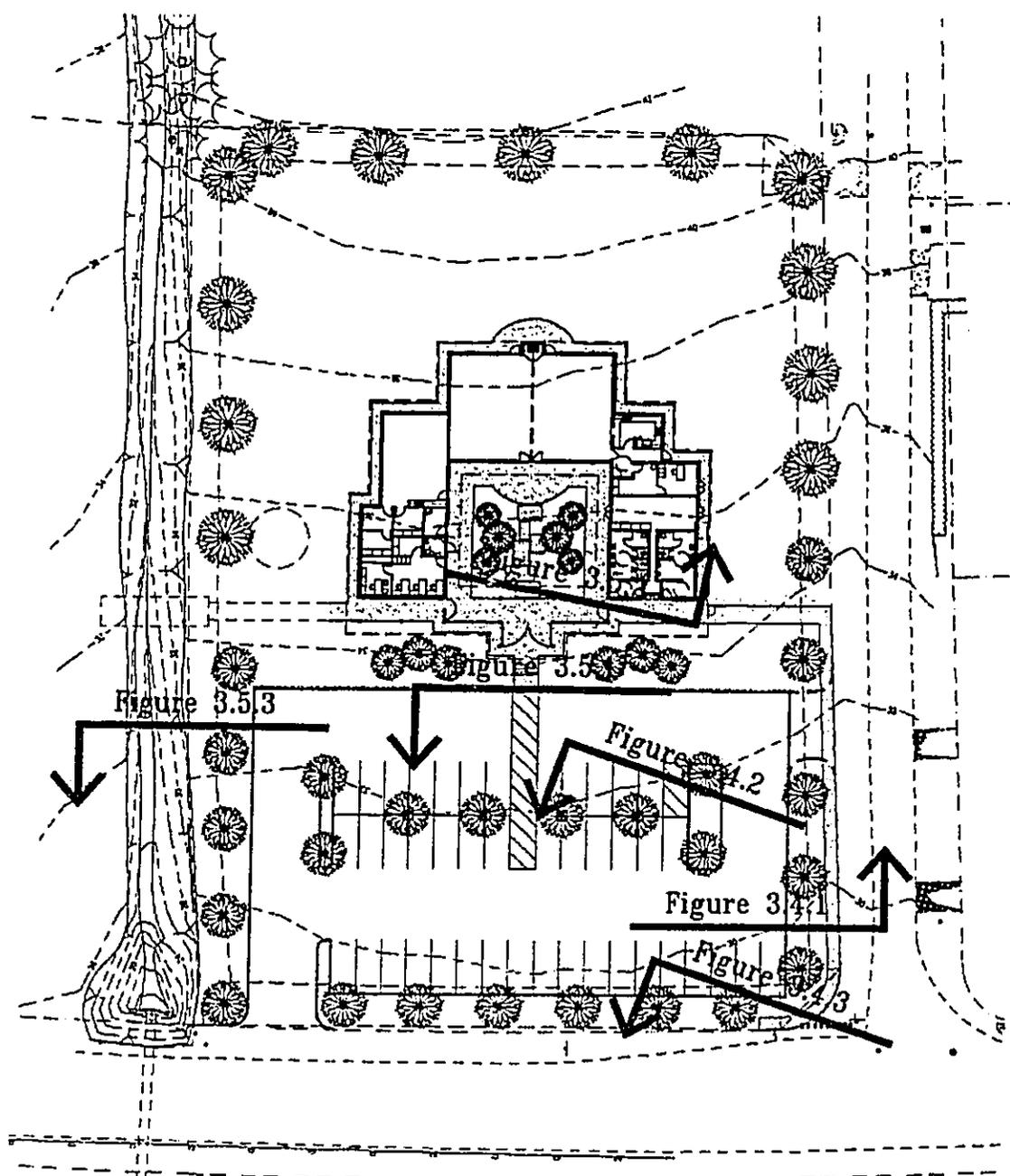


FIGURE 3.3

SITE PHOTO KEYMAP

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Figure 3.4.1
Looking mauka up Kahae Road



Figure 3.4.2
View makai of the site

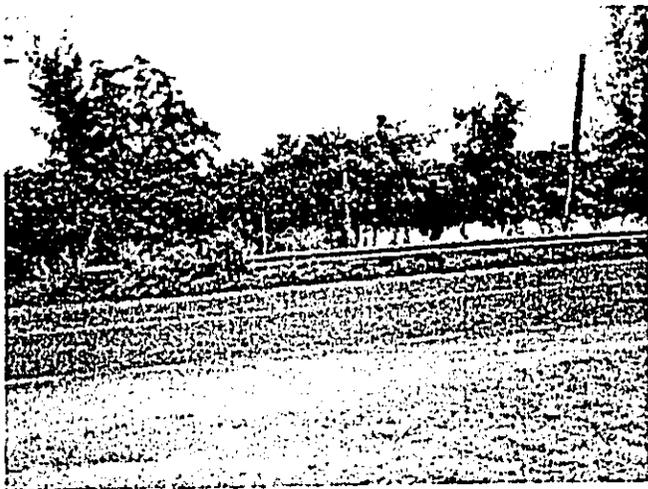


Figure 3.4.3
View makai of the site with
Pupukea Beach Park in the
background

FIGURE 3.4

PROMINENT SITE VIEWS

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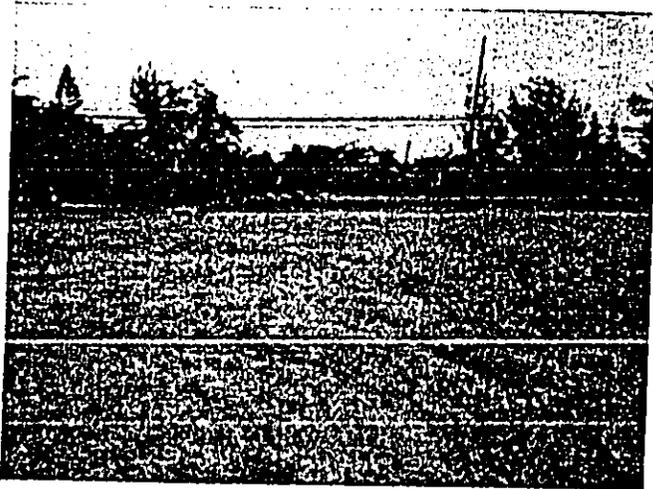


Figure 3.5.1



Figure 3.5.2

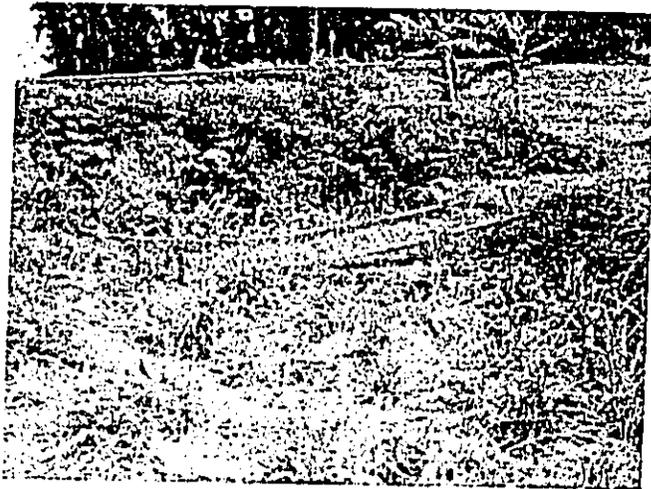


Figure 3.5.3
Kalunawaikaala Stream

FIGURE 3.5

SITE PHOTOS

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SECTION 4.0

PROJECT IMPACTS

(CONFORMANCE TO THE
COASTAL ZONE MANAGEMENT PROGRAM)

4.1 THE HAWAII COASTAL ZONE MANAGEMENT PROGRAM

The objectives of the Hawaii Coastal Zone Management Program, Section 205A-2, HRS, are to protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities. The objectives of the program are also to reduce coastal hazards and to improve the review process for activities proposed within the coastal zone.

The entire 1.5-acre Sunset Beach Recreation Center site is within the City and County of Honolulu Special Management Area (SMA). Described below are the seven objectives of the Hawaii Coastal Zone Management Program and an assessment of the project impacts relative to the CZM objectives and policies.

4.1.1 RECREATIONAL OBJECTIVE

"Provide coastal recreational opportunities accessible to the public."

(A) *Improve coordination and funding of coastal recreation planning and management.*

(B) *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*

- (i) *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
- (ii) *Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;*
- (iii) *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
- (iv) *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
- (v) *Encouraging expanded public recreational use of county, State, and federally owned or controlled shoreline lands and waters having recreational value;*

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- (vi) *Adopting water quality standards and regulating point and nonpoint sources of pollution to protect and where feasible, restore the recreational value of coastal waters;*
- (vii) *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, artificial reefs for surfing and fishing;*
- (viii) *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of section 46-6.*

Recreational facilities at the new center will include park areas, meeting rooms, arts and craft facilities and restrooms. These facilities will be publicly funded.

The new recreation center site will serve the public and organized groups and individuals that make reservations and attend classes through the center. Public access to the center will not be unlimited because of recreation center activities and security requirements. The organized public use of the center will be encouraged. Specific time periods will be established for such use, including evenings and weekends. The community preferences for public access periods will be determined in future meetings with interested groups and individuals.

No existing or planned public recreational facilities will be affected by the development of the recreation center at this site. Runoff from the site will be reduced in the recreation center development area, thus decreasing the amount of non-point source pollution and enhancing the quality of water entering Kalunawaikaala Stream.

4.1.2 HISTORIC RESOURCES OBJECTIVE

"Protect, preserve and, where desirable, restore those natural and man made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture."

(A) *Identify and analyze significant archaeological resources.*

(B) *Maximize information retention through preservation of remains and artifacts or salvage operations.*

(C) *Support State goals for protection, restoration, interpretation and display of historic resources.*

Based on the results of the current assessment conducted by Jeffrey Pantaleo Consultants in June 2000, no significant cultural remains are expected in the project area. Burials have been previously found in the coastal dunes at Sunset and Ehukai Beaches; however, the subject project area is situated inland of the dunes in stony clay loam and has experienced high levels of previous site disturbances. No further archeological work prior to construction is recommended. Archeological monitoring during construction of the recreation center and parking lot, such as for utility and foundation installations, is recommended. A monitoring plan, including scope and duration of monitoring, needs to be prepared for approval by the State Historic Preservation Division/Department of Land and Natural Resources (SHPD/DLNR) prior to commencing construction.

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4.1.3 SCENIC AND OPEN SPACE RESOURCES OBJECTIVE

"Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources."

- (A) *Identify valued scenic resources in the coastal zone management area.*
- (B) *Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline.*
- (C) *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources.*
- (D) *Encourage those developments which are not coastal dependent to locate in inland areas.*

Although the recreation center is not a coastal dependent use, its construction represents a new and unique public use of a previously vacant site. The architecture of the center will meld with its surroundings and improve the current low visual quality of the vacant site.

The topography of the future recreation center site allows limited views of the ocean and the mountains. The site does not have significant stationary views as determined by the City and County of Honolulu Coastal View Study of 1987. Views along Kamehameha Highway adjacent to the site are designated as "intermittent coastal views" by the study.

Development of the Recreation Center is planned to preserve and enhance views of the natural vegetation and topographic features on the property. Grading operations will make fine adjustments to existing grades to construct the proposed facilities. Construction will not cause substantial alteration of the topography while existing perimeter landscaping will be maintained and enhanced to serve as a visual buffer between the recreation center and surrounding roads. Views from roads and other public areas towards the mountains will not be affected by development of the new facilities.

4.1.4 COASTAL ECOSYSTEMS OBJECTIVE

"Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems."

- (A) *Improve the technical basis for natural resource management.*
- (B) *Preserve valuable coastal ecosystems of significant biological or economic importance.*
- (C) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs.*

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(D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

The Sunset Beach Recreation Center project will have no adverse effect on coastal ecosystems. Runoff will be controlled at the project site, and reduced from current levels due to improved drainage measures. Mitigative measures to reduce runoff for the short-term construction and long-term use of the site are discussed in detail in Section 5.

Although there will be temporary disturbance during construction, no significant impact is expected to occur to any plant or wildlife species on the project site or in the surrounding areas during construction or operation of the Recreation Center.

Clearing and grubbing activities during construction will temporarily disturb the soil retention values of the existing vegetation and expose the soils to erosion forces. Despite construction site watering programs, wind erosion will likely cause some limited soil loss. Erosion and silt runoff during the construction phases may result in short-term effects on water quality draining from the site. In addition, construction activities must comply with permit conditions regulated by City and State authorities.

The input of silt runoff to Kalunawaikaala Stream resulting from the proposed project will be relatively insignificant. The project site will institute measures to carefully manage construction site drainage and earthwork operations. The grading activities will be subject to City DPW review and monitoring, and also regulated under an NPDES permit issued by the State DOH Clean Water Branch. Silt runoff must be controlled on-site to comply with permit requirements.

The long-term effect on receiving waters resulting from the project is expected to be a positive improvement over current conditions.

Of critical importance relative to the quality of the receiving waters of Kalunawaikaala Stream is the quantity and quality of runoff water from the surrounding watershed, including the project site. Importantly, there is also anticipated to be a reduction in the amount of suspended sediment that is carried away by runoff as it passes overland after its release from the recreation center site. The runoff pathway draining to Kalunawaikaala Stream includes natural erosion areas in the ravines and along hillsides. With the recreation center's landscaping and drainage improvements, there will be a reduction in the runoff discharge rate therefore, fewer soil particles will be eroded from these off-site lands and carried to the receiving waters. As a result of the recreation center project, Kalunawaikaala Stream will receive less sediment from storm runoff than it does today.

With respect to the proposed recreation center project, the soil around the proposed buildings will be initially treated to repel termites using chemicals that are approved for use by the Federal and State authorities, and applied in controlled amounts by a licensed pest control operation. The landscaped grounds will be periodically sprayed and fertilized by a grounds manager that is certified in the proper use and storage of chemicals. It is very costly to apply

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these chemicals, and their use on this site will be strictly limited for both environmental and cost control reasons.

The use of approved chemicals in strictly controlled applications at the recreation center will not cause a significant contribution of biocides in runoff from the site. Even so, there will be some minimal amounts of these chemicals carried from the site. However, because of the limited size of the site and the chemical's susceptibility to volatilization and natural degradation, the applications at the site will likely not be detectable in runoff reaching Kalunawaikaala Stream. The project is not expected to pose a threat to local or regional water quality and ecology.

4.1.5 ECONOMIC USES OBJECTIVE

"Provide public or private facilities and improvements important to the State's economy in suitable locations."

- (A) *Concentrate in appropriate areas the location of coastal dependent development necessary to the state's economy.*
- (B) *Insure that coastal dependent development such as harbors and ports, visitor industry facilities, and energy generating facilities are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area.*
- (C) *Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:*
 - (i) *Utilization of presently designated locations is not feasible;*
 - (ii) *Adverse environmental effects are minimized;*
 - (iii) *Important to the State's economy.*

The subject property has no economic activity at present. The proposed action will generate short-term economic benefits from construction activity. Total project construction cost is estimated at approximately \$1.3 million. Long-term economic benefits from the Sunset Beach Recreation Center will result from employment and on-going expenditures.

4.1.6 COASTAL HAZARDS OBJECTIVE

"Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion and subsidence."

- (A) *Develop and communicate adequate information on storm wave, tsunami, flood, erosion, and subsidence hazard.*
- (B) *Control development in areas subject to storm wave, tsunami, flood, erosion, and subsidence hazard.*
- (C) *Ensure that developments comply with requirements of the Federal Flood Insurance Program.*

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(D) Prevent coastal flooding from inland projects.

The construction period will involve clearing and grubbing of vegetation of the site and some grading during development. On-site drainage detention basins and swales will control runoff within the project site and the rate of discharge to off-site areas.

Over the long-term, the proposed recreation center will reduce the rate and volume of runoff to Kamehameha Highway and Kahae Road or into Kalunawaikaala Stream because of new landscaping and drainage measures. The time of concentration and detention time will be increased to manage storm water on-site.

Measures that are typically implemented to lessen construction impacts of soil erosion and silt runoff in stormwater include:

- Minimize time of construction.
- Retain existing ground cover until the latest date before construction.
- Early construction of drainage control features.
- Use of temporary area sprinklers in non-active construction areas when ground cover is removed.
- Station water truck on-site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included).
- Continue watering of graded areas after construction activity has ceased for the day and on weekends.
- Sod or plant all cut and fill slopes immediately after grading work has been completed.
- Use temporary berms, cut-off ditches and other diversion channels, where needed, to interrupt runoff and divert it to the nearest sediment basin.
- Construct temporary sediment basins to trap silt.
- Construct temporary silt fences and straw bale barriers to trap silt.

The project is outside the 100-year and 500-year flood hazard areas as defined by the Federal Emergency Management Agency, Flood Insurance Rate Map (refer to Figure 3.4). Drainage patterns after development of the site are expected to remain similar to existing conditions. Mitigative measures to reduce erosion and runoff for the short-term construction and long-term use of the site are discussed in detail in Section 5.

4.1.7 MANAGING DEVELOPMENT OBJECTIVE

"Improve the development review process, communication, and public participation in the management of coastal resources and hazards."

(A) Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development.

(B) Facilitate timely processing of application for development permits and resolve overlapping or conflicting permit requirements.

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(C) *Communicate the potential short and long-term impacts of proposed significant coastal developments early in their lifecycle and in terms understandable to the general public to facilitate public participation in the planning and review process.*

The Sunset Beach Recreation Center is a publicly motivated project with the intention of providing a public facility to house various public programs and activities. The following agencies, organizations and persons have sponsored and consulted on the planning process:

- City and County of Honolulu, Dept. of Planning & Permitting
- City and County of Honolulu, Dept. of Design & Construction
- City and County of Honolulu, Dept. of Parks & Recreation
- Councilmember Rene Mansho
- North Shore Neighborhood Board #27
- Sunset Beach Community Association
- State of Hawaii Department of Land and Natural Resources, Historic Preservation Division
- City and County of Honolulu, Board of Water Supply

4.2 SMA GUIDELINES (Section 25-3.2, ROH)

The review guidelines of Section 25-3.2 of the Revised Ordinances of Honolulu (ROH) are used by the Department of Land Utilization and the City Council for the review of developments proposed in the Special Management Area (SMA). These guidelines are derived from Section 205A-26 HRS. The consistency of the proposed project with the guidelines is discussed below.

4.2.1 ALL DEVELOPMENT IN THE SPECIAL MANAGEMENT AREA SHALL BE SUBJECT TO REASONABLE TERMS AND CONDITIONS SET BY THE COUNCIL IN ORDER TO ENSURE THAT:

- Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;*
- Adequate and properly located public recreation areas and wildlife preserves are reserved;*
- Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and*
- Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.*

The proposed action will involve drainage facilities construction, utilities installation, and educational facilities development within the SMA. The project will generally be consistent with this policy because no public areas or wildlife preserves are affected by the project. Water and scenic resources will not be adversely affected.

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Existing and proposed use of utilities are discussed in detail in Section 2.2.4. Existing electrical and individual wastewater system (IWS) systems have adequate capacity to service the new recreation center.

The potential impacts of development on soils and water quality are discussed in Section 4.1. Only fine adjustments to the site grades are required for construction of the new center. Measures will be taken during construction and operation of the recreation center to minimize soil erosion and effects to water quality. Runoff will decrease in the long term with the introduction of improved drainage structures. Erosion on-site will decrease due to the runoff controls and provision of landscaping over existing bare soil areas.

4.1.2 NO DEVELOPMENT SHALL BE APPROVED UNLESS THE COUNCIL HAS FIRST FOUND THAT:

- The development will not have any substantial, adverse environmental or ecological effect except such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interests. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planing options;*
- The development is consistent with the objectives and policies set forth in Section 25-3.2 and area guidelines contained in Section 205A-26, Hawaii Revised Statutes; and*
- The development is consistent with the County General Plan, Development Plans, Zoning and subdivision codes and other applicable ordinances.*

Unavoidable short-term environmental effects will occur in the SMA during construction, including soils disturbance, erosion, limited clearing, wildlife disturbance, construction noise, dust and exhaust emissions, and views of construction. Following construction, these short-term impacts will cease, and there will be beneficial long-term impacts such as a reduction in runoff and enhancement of landscape vegetation.

The consistency of the proposed action with the objectives and policies of the Hawaii State Plan, County General Plan and the North Shore Development Plan are described earlier in Section 3.1.

4.1.3 THE COUNCIL SHALL SEEK TO MINIMIZE, WHERE REASONABLE:

- Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;*
- Any development which would reduce the size of any beach or other area usable for public recreation;*
- Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is no beach;*
- Any development which would substantially interfere with or detract from the line of sight toward the sea from the State highway nearest the coast; and*

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(e) Any development which would adversely affect water quality, existing areas of open water free of visible structure, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

For the most part, these review guidelines do not apply to the proposed action. The project will reduce poor drainage conditions, and control runoff with an on-site system of depressions and swales. With planned erosion controls, the projects will not adversely affect water quality.

4.3 POTENTIAL CUMULATIVE AND SECONDARY IMPACTS

Cumulative effects are the impacts on the coastal zone which result from the incremental effects of an activity when added to other past present, and reasonably foreseeable future actions, regardless of what agency or person undertake such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. Secondary effects are impacts that are associated with, but do not result directly from, an activity. Secondary effects can include growth-inducing effects and other effects related to induced changes in the pattern of land use.

The environmental analysis of the proposed project addresses full development of the facilities in the context of known planned or approved land uses in the vicinity.

4.4 ALTERNATIVES TO THE PROPOSED ACTION

This section evaluates three alternatives to the proposed project described in Section 2.0. The alternatives include:

- No Action Alternative
- Use of the Site for Agriculture
- Development of the Site for Other Uses

4.4.1 ALTERNATIVE 1: NO ACTION

The No Action alternative would maintain the site in its present condition as currently uncultivated agricultural land. Because the site is vacant and there are no plans to actively farm the property, the No Action Alternative would have no environmental impacts. Although a No Action Alternative may be evaluated for the project site for this report's purposes, it should be acknowledged that the development of this parcel is likely given its location and vacancy.

In this alternative, construction of the Sunset Beach Recreation Center would not occur and the anticipated new community opportunities, expanded promotion of the arts and community attractions would be negated. Although this alternative would have no adverse environmental impacts, no-action at the project site would prevent positive community benefits for Sunset Beach the North Shore region associated with this project.

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4.4.2 ALTERNATIVE 2: USE OF THE SITE FOR AGRICULTURE

Under this alternative, the project site would be actively cultivated for agricultural use. The environmental impacts of this alternative would be minimal and would primarily consist of farming-related traffic and disturbance of the site's soil. The project site was once actively cultivated and retains an agricultural "A" land use designation. The property has not been cultivated and has remained vacant for some time. There are currently no plans to lease the site for agricultural use. The potential environmental impacts of this alternative would be less than the proposed project and would have minor impacts on adjacent uses, properties and roadways. Potential active agricultural use impacts could include increased agricultural noise, air quality impacts and negative visual impacts may have detrimental effects on visitor attraction in this area of the North Shore.

4.4.3 ALTERNATIVE 3: DEVELOPMENT OF THE SITE FOR OTHER USES

A third alternative to the proposed project would be the development of the parcel with other uses. The site currently serves as a beach support park and development of the site uses other than agricultural would require an application for a SMA Use Permit. Therefore under this alternative, development on the site would be reviewed for its consistency with the provisions of the Special Management Area under HRS Chapter 205A.

This alternative, which assumes eventual development of the site for residential or commercial uses, would produce greater environmental impacts compared to the other alternatives. A commercial or retail center of this scale would produce greater traffic impacts and the entire block would be more intensively developed with landscaping, surface parking and multiple buildings. Although this alternative may create a greater number of employment opportunities, the environmental impacts of this alternative would be more significant than the other alternatives. A residential development on the site would significantly limit the number of people the site has the potential to serve and, although this type of use may limit traffic impacts, the overall benefit to the surrounding community would be reduced.

4.4.4 COMPARISON OF ALTERNATIVES WITH THE PROPOSED PROJECT

The issues for the evaluation of alternatives for this project are the impacts associated with the farming or other development of the parcel. As stated previously, because of the parcel's prime location and recent vacancy, it is unlikely that the parcel would revert to agricultural use. Therefore Alternative 3, which evaluates other development opportunities for the parcel, will naturally have the greatest environmental impacts when compared to the other alternatives.

Both Alternative 3, residential or commercial development of the parcel, and the proposed Recreation Center would have similar impacts on the physical environment (visual, traffic, noise and air quality, drainage, etc.) because the physical appearance and the level of activity generated on the block are likely to be very similar. However, the impacts on the surrounding community would be different.

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Both commercial development under Alternative 3 and development of the Recreation Center are likely to generate a similar number of on-site users. However, the community benefits these uses are anticipated to provide will be very different. Alternative 3 may provide retail and personal services, primarily to paying local residents. Development of the Recreation Center provides community-related meeting and programmed facilities and services to a greater variety of users.

The Sunset Beach Recreation Center will provide a place for community involvement and educational advancement. The proposed center was identified by the community as a facility that would provide desired services for the area. These are significant benefits not provided by Alternative 3.

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SECTION 5.0

MITIGATIVE MEASURES

This section includes a summary presentation of mitigative measures planned for the project site to minimize potential impacts. The issues addressed are relevant to SMA issues, and additional mitigation is planned to offset other impacts that are not SMA-related.

5.1 POTENTIAL SHORT-TERM ADVERSE IMPACTS AND MITIGATIVE MEASURES

Project development activities will involve the construction of recreation center facilities. Short-term construction related impacts on the environment will be generated by the project, and mitigative measures will be implemented to minimize these impacts.

Potential short-term adverse impacts and mitigative measures are listed below.

1. Soils will be disturbed for grading and excavation, and some short-term soil erosion will occur. Proposed mitigation will include soils management measures and drainage controls that will substantially minimize soil erosion. Drainage detention basins will be constructed prior to clearing and grading to control runoff during the construction period. Planting programs will be implemented immediately following construction to minimize soil erosion.
2. There is anticipated to be a slight increase in suspended sediments in storm runoff as a result of some unavoidable soil erosion during the construction period. Proposed soil management measures and drainage controls will minimize soil erosion and subsequent addition of suspended sediments to storm water runoff, as per State Department of Health (DOH) recommended techniques including Best Management Practices and Coastal Nonpoint Pollution Control programs. The project will be monitored under a required NPDES permit for construction of stormwater and erosion controls.
3. Various introduced types of plant and wildlife species occur in areas of the project site will be affected by construction. Wildlife present on the site will generally be displaced temporarily during the construction period. Landscape plantings, are expected to provide replacement habitat for common birds and mammal species.
4. Noise will be generated by construction activities on the project site. Construction operations must comply with State DOH regulations and the City and County of Honolulu Noise Ordinance, which limits construction operations and resultant noise to daytime hours and specific maximum levels.
5. Air quality will be affected by the generation of fugitive dust, and construction equipment and worker vehicle emissions. Dust conditions will be controlled by frequent watering of roadways, planning the different phases of construction to minimize dust, landscaping and rapid covering of bare areas, controlling of dust from

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shoulders and access roads and controlling dust from debris being hauled away from the project site, and other soil management measures. Equipment will be maintained in proper working order to minimize emissions.

6. Construction activities may be visible at the western edge of the project site, along Kahae Road. Views of construction operations on the site will be minimized by proper equipment and materials storage, minimized vegetation clearing, sensitive site planning and building design, and expedient re-vegetation after construction.
7. Structures at the new center will be carefully designed and sited to minimize visual effects to the surrounding areas. The new recreation center building will be 25 feet in height or lower. The new structure will be noticeable from select locations in the surrounding area.
8. Sunset Beach Recreation Center will be designed in accordance with the character of the surrounding residential neighborhood. New landscaping will be established around the recreation center to improve the visual appearance of the site. The new center will be designed and sited to minimize visual effects to the surrounding areas. Specific layout of the site and design of the structure will be addressed during the Site Plan Review process.
9. Sunset Beach Recreation Center will coordinate its electrical supply needs with HECO to avoid service disruption to local customers. According to current plans, underground utilities will be installed at the new center.

10. Prior to beginning site grading or construction activities, a vector control program will be applied to eradicate rodents consistent with Hawaii Administrative Rules Chapter 11-26, "Vector Control." Rodent traps and/or rodenticides will be set out on the site for at least a week or until rodent activity ceases.

5.2 POTENTIAL LONG-TERM ADVERSE IMPACTS AND MITIGATIVE MEASURES

Once the recreation center is completely developed, some long-term impacts may occur. Mitigative measures will be implemented to minimize the long-term adverse effects of the project.

Potential long-term adverse impacts and mitigative measures are listed below.

1. Limited grading will be completed to make fine adjustments to the project site.
2. It is possible that minor contributions of fertilizer constituents and biocides may enter storm water runoff generated on the project site. The intermittent Kalunawaikaala Stream will collect and transport some of this runoff during peak precipitation periods. Fertilizers and biocides will be carefully controlled in amounts applied to landscaped areas following an Integrated Pest Management (IPM) program. No applications will

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occur during high precipitation periods, and applications will be managed by trained personnel. Drainage controls will minimize the introduction of these potential contaminants.

3. Landscaping and porous sub-drains will be maximized on the site to create a filter medium and promote percolation of water runoff before entering groundwater sources.
4. Water for the site will be derived from the City Board of Water Supply system. Wastewater generated on-site will be collected and at ~~an approved individual wastewater system (IWS)~~ a septic tank located adjacent to the Recreation Center with effluent conveyed across Kalunawakaala Stream for disposal at a leach field located in the future basketball and volleyball courts area. HECO electrical service and private solid waste collection will be required at the new center.
5. Vegetation clearing will be necessary for infrastructure development. Most open land will be re-vegetated with grasses, trees, and other plants as soon as possible after clearing. No significant vegetation or native plants will be affected by the development of the new recreation center.
6. Existing habitat for birds and other wildlife species in the SMA will not be affected.

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SECTION 6.0

**FINDINGS AND REASONS SUPPORTING ANTICIPATED
DETERMINATION**

6.1 ANTICIPATED DETERMINATION

In accordance with the Department of Health Rules Section 11-200-12, an applicant or agency must determine whether an action may have a significant impact on the environment. The Rules establish "significant criteria" to be used as a basis in making the determination and whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- (1) Involve an irrevocable loss or destruction of any natural or cultural resources;**

The proposed Recreation Center will provide a community recreation facility on a vacant and previously disturbed site. There will be no significant destruction of existing natural or cultural resources. While it is not expected, if during the course of construction any cultural or archaeological remnants are unearthed, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

- (2) Curtail the range of beneficial uses of the environment;**

The vacant site has been sporadically used for agriculture throughout its past. The proposed action will not curtail the range of potential beneficial uses of the environment. The planned improvements are intended to provide a beneficial community use while resulting in a minimal loss of beneficial uses of the environment. There is limited existing habitat present on the site and designs for the site will implement environmentally sensitive measures to address issues such as drainage, landscaping and architecture.

- (3) Conflict 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 is consistent with the environmental policies established in Chapter 344, Hawaii Revised Statutes.

SUNSET BEACH RECREATION CENTER

- Final Environmental Assessment •
- Application for SMA Use Permit •

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

The proposed project is an investment in the Pupukea community and will improve the economic and social welfare of the community and State. The improvements will not negatively or significantly alter the existing area, nor will it contribute to population growth. The improvements will provide the community with meeting space and program facilities.

(5) Substantially affects public health;

Insignificant or undetectable impacts to public health may be affected by air and noise impacts during construction, but will be mitigated by appropriate control measures. The long-term benefits to positive social and quality of life implications associated with the project outweigh the temporary negative impacts.

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

The proposed improvements will not create significant secondary impacts such as population changes or effects on public facilities. Design and construction work will generate indirect and induced employment opportunities and multiplier effects, but not at a level that would generate any significant expansion. The short-term employment impacts will be beneficial to the local economy.

(7) Involves a substantial degradation of environmental quality;

The proposed project will consist of emergency repair and improved reliability to the wastewater systems on an existing developed park. The wastewater improvements will improve the overall quality of the park by assuring proper function of the comfort stations and other park facilities.

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

Construction of the Sunset Beach Recreation Center is consistent with the long-term objectives of the City and County Department of Parks and Recreation. The Center's facilities will be managed and programs organized by the Department of Parks and Recreation.

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

There are no endangered plant or animal species located within the limits of the project site.

(10) Detrimentially affects air or water quality or ambient noise levels;

Short-term effects on air, water quality or ambient noise levels during construction will be mitigated by compliance with City and County of Honolulu and State Department of Health

SUNSET BEACH RECREATION CENTER

- Final Environmental Assessment •
- Application for SMA Use Permit •

rules which regulate construction-related activities. After development, improvements to the site and related infrastructure should not create detrimental impacts to air, water quality or ambient noise levels. On-site drainage measures will ensure minimal effects on water quality and site run-off.

- (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, fresh water, or coastal waters;**

The existing project site is generally compatible with the criteria stated above. The project is not located in a Zone AE flood hazard area though it is located within a tsunami inundation zone, as discussed in Section 3. The improvements are designed with consideration of this natural factor.

- (12) **Substantially affects scenic vistas and view-planes identified in county or state plans or studies; or**

The planned improvements will not substantially affect scenic vistas or view-planes.

- (13) **Require substantial energy consumption.**

Construction of the Recreation Center will not require substantial energy consumption relative to other similar projects.

6.2 REASONS SUPPORTING THE ANTICIPATED DETERMINATION

As stated above, there are no significant environmental impacts expected to result from the proposed action. A Finding of No Significant Impact (FONSI) is anticipated. The Sunset Beach Recreation Center will provide great public benefits while resulting in minimal impacts on the surrounding environment.

SUNSET BEACH RECREATION CENTER

- Final Environmental Assessment •
- Application for SMA Use Permit •

SECTION 7.0

LIST OF REFERENCES AND PERSONAL COMMUNICATIONS

- City and County of Honolulu, Department of Real Property Assessment. Tax Maps for TMK 4-2-13 and TMK 4-2-14.
- City and County of Honolulu, Department of Land Utilization. 1987. Coastal View Study.
- City and County of Honolulu, Department of Land Utilization. Updated 1995. Zoning Map No. 22. Heeia to Maunawili.
- City and County of Honolulu, Department of Land Utilization. 1985. Special Management Area (SMA) Map.
- City and County of Honolulu, Planning Department. 1969. Photogrammetric Topography Maps: Oahu 584-72 and 584-78.
- City and County of Honolulu, Planning Department. 1992. General Plan for City and County of Honolulu.
- City and County of Honolulu, Planning Department. Updated 1995. Development Plan Land Use Map.
- City and County of Honolulu, Planning Department. Updated 1995. Development Plan Public Facilities Map.
- City and County of Honolulu, Planning Department. 1998. North Shore Development Plan.
- Federal Emergency Management Agency. September 4, 1987. Flood Insurance Rate Map, City and County of Honolulu, Panel 9 of 135.
- Geolabs, Inc. 2001. Geotechnical Engineering Exploration, Sunset Beach Recreation Center.
- Hawaii Coastal Zone Management Program (Office of State Planning). December 1995. Hawaii's Coastal Nonpoint Pollution Control Program Draft Management Plan.
- Hawaii Resource Library. Last updated on June 10, 1999. Available at: www.hawaiiibusiness.com/hrl/hrlmap.html
- Kalunawaikaala Watershed Initiative. Meeting of August 10, 2000.

SUNSET BEACH RECREATION CENTER

- Final Environmental Assessment •
- Application for SMA Use Permit •

Moku and Ahupua'a of O'ahu. From the Ahupua'a Action Alliance Online. Last updated on June 21, 1999. Available at: www.geocities.com/ahupuaa/

Pacific Planning & Engineering, Inc. May 2000. Sunset Beach Recreational Center, Traffic Assessment.

Pantaleo, Jeffrey. June 2000. Archeological Assessment for the Sunset Beach Recreation Center.

Pu'u o Mahuka Heiau. Available at: www.mediasense.com/northshore/heiau.htm

State of Hawaii Land Use Commission. Updated 1995. State Land Use District Map.

State of Hawaii, Department of Agriculture. January 1977. Agricultural Lands of Importance to the State of Hawaii (ALISH) Maps - Island of Oahu - Waimea, Hawaii Quadrangle.

State of Hawaii, Office of State Planning. December 1995. Hawaii's Coastal Nonpoint Pollution Control Program Draft Management Plan. Hawaii Coastal Zone Management Program, Honolulu, Hawaii.

Sterling, Elspeth P. and Catherine C. Summers. 1978. Sites of Oahu. Bishop Museum Press.

U.S. Department of Agriculture, Soil Conservation Service. August 1972. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii. Prepared in cooperation with the University of Hawaii Agricultural Experiment Station

U.S. Geological Survey. 1983. Topographic Quadrangle Maps - Oahu - Waimea.

SUNSET BEACH RECREATION CENTER

- Final Environmental Assessment •
- Application for SMA Use Permit •

SECTION 8.0
COMMENTS AND RESPONSES

<u>Agency/Organization</u>	<u>Comments Received</u>
A. State Agencies	
Department of Health	11/27/00
Department of Land and Natural Resources	
Commission on Water Resource Management	
Division of Aquatic Resources	
Division of State Parks	
Land Division	
State Historic Preservation Division	10/25/00
Department of Transportation	
Office of Environmental Quality Control	
Office of Hawaiian Affairs	11/14/00
Office of State Planning	
State Land Use Commission	
B. City and County of Honolulu	
Board of Water Supply	11/3/00
City Councilmembers	
Department of Parks and Recreation	
Department of Public Works	
Department of Transportation Services	
Department of Wastewater Management	
Honolulu Fire Department	
Honolulu Police Department	
Department of Planning and Permitting	11/28/00
C. Organizations	
University of Hawaii Environmental Center	11/22/00
Sunset Beach Community Association	
North Shore Neighborhood Board No. 27	
Kalunawaikaala Watershed Initiative	
D. Individuals	

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:

96-191A/epo

November 27, 2000

Mr. Carl Braun, Project Manager
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Dear Mr. Braun:

Subject: Draft Environmental Assessment (DEA)
Sunset Beach Recreation Center
Kamehameha Highway and Kahae Road
Pupukea, Oahu
TMK: 5-9-07:21

RECEIVED
DEC 05 2000

GROUP 70

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Wastewater

The subject project is located in a nonsewered area and in the critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee. No new cesspools will be allowed in the subject area. Should sewer connection become available in the near future, connection will be required.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems" and must be reviewed and approved prior to construction.

Should you have any questions on this matter, please contact the Planning/Design Section of the Wastewater Branch at (808)586-4294.

Control of Fugitive Dust

There is a significant potential for fugitive dust emissions during the construction activities. Implementation of adequate dust control measures during all phases of construction is warranted.

Construction activities must comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust.

The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to:

Mr. Carl Braun
November 27, 2000
Page 2

- a. Planning the different phases of construction, focusing on minimizing the amount of dust generating materials and activities, centralizing on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
- b. Providing an adequate water source at the site prior to start up of construction activities;
- c. Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. Controlling of dust from shoulders and access roads;
- e. Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f. Controlling of dust from debris being hauled away from project site.

If you have any questions regarding these issues on fugitive dust, please contact the Clean Air Branch at 586-4200.

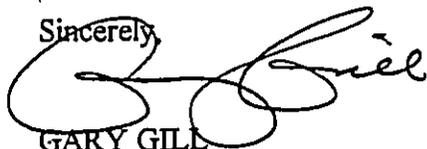
Vector Control

The property may be harboring rodents which will be dispersed to the surrounding areas when any buildings are demolished or the site is cleared. The applicant is required by Hawaii Administrative Rules, Chapter 11-26, "Vector Control" to eradicate any rodents prior to demolition or site clearing activities and to notify the Department of Health by submitting Form VC-12 to the local Vector Control Branch when such action is taken. Rodent traps and/or rodenticides should be set out on the project site for at least a week or until the rodent activity ceases.

The Vector Control Branch phone numbers are as follows:

Oahu: 831-6767
Kauai: 241-3306
Hawaii--Hilo: 974-4238, Kona: 322-7011
Maui (includes Molokai and Lanai): 873-3560

Sincerely,



GARY GILL
Deputy Director
Environmental Health Administration

C: WWB
CAB
VCB
OEQC
Group 70 International, Inc.

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
Web site: www.cc.honolulu.hi

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

June 12, 2001

Mr. Gary Gill, Deputy Director
Environmental Health Administration
Department of Health
State of Hawaii
Post Office Box 3378
Honolulu, Hawaii 96801

Dear Mr. Gill:

Subject: File: 96-191A/epo - Sunset Beach Recreation Center
Responses to Comments on the Draft Environmental Assessment (EA)

Thank you for providing your comments on the Draft EA for the Sunset Beach Recreation Center. We have prepared the following responses to issues raised in your letter of November 27, 2000.

Wastewater: Per your comment, Section 2.1.4-B of the Final EA has been amended to reflect the necessity of DOH review of wastewater plans under DOH Administrative Rules, Chapter 11-62 "Wastewater Systems." The EA has also been amended to specify that wastewater from the Recreation Center will be collected, treated and disposed of using an approved individual wastewater system (IWS) on an adjacent land parcel owned by the City and County. The system will conform to DOH regulations. Connection to the County's sewer system will occur when service becomes available.

Control of Fugitive Dust: Air quality and fugitive dust emissions are addressed in Section 5.1 – Potential Short-Term Impacts and Mitigative Measures of the EA. We have added language consistent with your comments to provide a more extensive description of mitigation measures to control dust during construction.

Vector Control: Vector control measures consistent with your comments were added to Section 5.1 – Potential Short-Term Impacts and Mitigative Measures of the EA.

Mr. Gary Gill
Page 2
June 12, 2001

Thank you again for providing your comments on the Draft EA. If you have further questions or comments, please call Steve Tong of the Department of Design and Construction at 523-4799.

Very truly yours,



RAE M. LOUI, P.E.
Director

RML:gt



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamokūa Boulevard
Kapolei, Hawaii 96707

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

October 25, 2000

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OCT 31 2000

GROUP 70

Carl Braun, Project Manager
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

LOG NO: 26401 ✓
DOC NO: 0010EJ17

Dear Mr. Fujiki:

**SUBJECT: Chapter 6E-8 Historic Preservation Review - Draft Environmental
Assessment for the Sunset Beach Recreation Center
Pupukea, Ko`olauloa
TMK: 5-9-7:21**

Thank you for the opportunity to review the DEA for this project. We provided comment to the Department of Planning and Permitting on the Plan Public Facilities Map Amendment for this project in February, 2000. Our previous comments consisted of the following:

The City & County proposes to develop a recreation center with a meeting room, classroom, office space for park staff and for a police mini substation, restroom, parking lot and playground and tot lot on the 1.450 acre parcel. 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 subject parcel.

A review of our records shows that there are no known historic sites at the project location. Aerial photographs from the late 1970s show that this parcel has been open space and/or cultivated for many years. Because it is unlikely that any surface historic sites remain on the parcel we believe that this action will have "no effect" on historic sites.

Several unmarked human burial remains have been found in the Jaucus sands along this coast. However the U. S. Department of Agriculture Soil Conservation Service has classified the soils on this parcel as silty clay soils which would lessen the likelihood of inadvertently uncovering human remains. However, it is possible that historic sites including human burials may be uncovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 692-8015.

Carl Braun, Project Manager
Page Two

Subsequent to our comments, an archaeological assessment was made of the subject parcel and is included in the DEA. The assessment confirms our belief that previous alteration of the parcel makes it unlikely that historic sites will be found.

If you have any questions please call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,



DON HIBBARD, Administrator
State Historic Preservation Division

EJ:jk

c: Genevieve Salmonson, Director, OEQC, 235 South Beretania Street, Suite 702,
Honolulu, HI 96813
✓ Jeff Overton, AICP, Group 70 International Inc., 925 Bethel Street, 5th Floor,
Honolulu, HI 96813-4307

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
Web site: www.cc.honolulu.hi

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

June 12, 2001

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
Kakuhikewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hibbard:

Subject: Sunset Beach Recreation Center
Responses to Comments on the Draft Environmental Assessment (EA)

Thank you for providing your comments on the Draft EA for the Sunset Beach Recreation Center in your letter of October 25, 2000. We appreciate and have noted your evaluation of the historical character of the project area. Your letter served as an affirmation of findings contained the Draft EA of the improbability that historical sites are present on-site. However, if historic sites are found during the construction process, all work will be stopped pending notification of the Historic Preservation Division.

Thank you again for providing your comments on the Draft EA. If you have further questions or comments, please call Steve Tong of the Department of Design and Construction at 523-4799.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rae M. Loui", is written over the typed name.

RAE M. LOUI, P.E.
Director

RML:gt



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

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GROUP 70

November 14, 2000

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

(EIS #427)

Subject: Draft Environmental Assessment (DEA) for Sunset Beach
Recreation Center
Pupukea, Koolauloa District, O'ahu

Dear Mr. Yee:

Thank you for the opportunity to comment on the above referenced project. According to the DEA, the Sunset Beach Recreation Center will be developed on approximately 1.5 acres located at the Kahawai Beach Support Park in Sunset Beach. At this time, the Office of Hawaiian Affairs has no comments to the proposed project. If you have any questions, please contact Mark A. Mararagan, policy analyst at 594-1945.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin C. Kippen, Jr." with a stylized flourish at the end.

Colin C. Kippen, Jr.
Deputy Administrator

cc: OHA Board of Trustees
Ms. Genevieve Salmonson, Director - OEQC
Mr. Jeffrey Overton, AICP - Group 70 International, Inc.

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843



November 3, 2000

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
CHARLES A. STED, Vice Chairman
JAN M.L.Y. AMI
HERBERT S.K. KAOPUA, SR.
BARBARA KIM STANTON

KAZU HAYASHIDA, Ex-Officio
ROSS S. SASAMURA, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: GARY Q.L. YEE, AIA, DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

FROM:  FOR CLIFFORD S. JAMILE

SUBJECT: YOUR TRANSMITTAL OF OCTOBER 11, 2000 REGARDING THE
DRAFT ENVIRONMENTAL ASSESSMENT FOR THE SUNSET BEACH
RECREATION CENTER, PUPUKEA, OAHU, TMK: 5-9-7: 21

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Sunset Beach Recreation Center.

We have the following comments:

1. There is an existing 2½-inch service lateral to the proposed project area. However, water service was ordered off on July 17, 1991.
2. The existing water system will not be able to provide adequate fire protection to the proposed recreation center. Board of Water Supply standards require 1,000 gallons per minute (gpm) for park facilities; the existing system can only provide approximately 650 gpm. However, we have plans to install a new 16-inch waterline in the year 2002 along Kamehameha Highway from Pupukea Road to Crawford's Convalescent Home. In the interim, the applicant should contact the Fire Prevention Bureau of the Honolulu Fire Department to determine if the existing fire protection is adequate.
3. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

Mr. Gary Q.L. Yee
November 3, 2000
Page 2

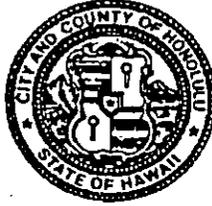
4. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
5. If a 3-inch or larger water meter is required, the construction drawings should be submitted for our review and approval.
6. The proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the building permit application.

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

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
Web site: www.cc.honolulu.hi

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

June 12, 2001

TO: CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY (BWS)

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

SUBJECT: SUNSET BEACH RECREATION CENTER – RESPONSES TO
COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (EA)

Thank you for providing your comments on the Draft EA for the Sunset Beach Recreation Center. We have prepared the following responses to issues raised in your letter of November 3, 2000.

We appreciate you providing the information regarding the status of the existing water system and future plans for water service. We have subsequently contacted the project engineer, BWS and the Fire Prevention Bureau of the Honolulu Fire Department (HFD). The existing 650-gpm service can be mitigated in the interim through the installation of a fire sprinkler system. As part of these discussions, HFD was informed of the plans to install a new 16-inch waterline in 2002 along Kamehameha Highway that will bring the site into compliance with the 1,000-gpm standard.

A new water meter will be installed as a result of this project and is subject to BWS review and approval. Connections to the BWS system will be designed with BWS-approved reduced pressure principle backflow prevention assemblies. Section 2.1.4 lists BWS as an approving agency of permits required for construction.

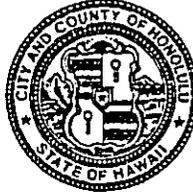
Thank you again for providing your comments on the Draft EA. If you have further questions or comments, please call Steve Tong of the Department of Design and Construction at 523-4799.

RML:gt

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

JEREMY HARRIS
MAYOR



RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

2000/CLOG-5562 (PD)

November 28, 2000

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DEC 04 2000

MEMORANDUM

TO: GARY Q. L. YEE, AIA, DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

GROUP 70

ATTN: CARL BRAUN, PROJECT MANAGER

FROM: *for* RANDALL K. FUJIKI, AIA, DIRECTOR *Randall K. Fujiki*
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT (EA)
FOR SUNSET BEACH RECREATIONAL CENTER
TAX MAP KEY 5-9-7: 21

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

The draft EA contains a discussion of how the proposed project will conform to the policies of the North Shore Development Plan (DP) and the Development Plan Common Provisions. This entire section should be deleted, and replaced with a discussion of the project's compliance with the North Shore Sustainable Communities Plan (SCP), which superseded the North Shore DP on July 10, 2000.

In addition to meeting the recreational needs of residents and visitors, parks play a major role in preserving the open space setting which exists within the North Shore. Two of the policies stated in the SCP are to maintain and improve recreational areas and facilities, while assuring compatibility with the preservation of open space, rural character, scenic resources, and environmental quality. The facility, a one-story, 5,617-square foot structure, includes a meeting room, arts and crafts facilities, a small kitchen, and staff offices. The scale and siting appear to be appropriate to the surrounding environment.

Gary Q. L. Yee, AIA, Director
Department of Design and Construction
Page 2
November 28, 2000

However, in terms of environmental compatibility, the EA should be expanded to include maps and a description of the drainage detention basins and porous sub-drains. One of the key elements of the SCP vision includes improvement of drainage controls in order to mitigate storm runoff and flood hazards. With the new construction, surface runoff may increase. This should therefore be thoroughly addressed.

Section 3.3.3.4 of the North Shore SCP states that carrying capacity limitations on recreational resources should be identified. Thus, the EA should discuss the method of solid and liquid waste disposal. In addition, the document should specify the amount of soil (in cubic yards) which will be graded, filled, and/or excavated. The document should clarify whether the drainage swale is to be temporary or permanent, and its location should be shown on the site plan.

The estimated construction start and finish dates should be included in the EA.

Finally, please bear in mind that a minor Conditional Use Permit (CUP) will be required for joint development if any of the structures or uses are constructed over the property line onto the adjacent City-owned land (i.e., Parcel 26).

If you have any questions, please contact Pamela Davis of our staff at 523-4807.

RKF:lh
65938

cc: OEQC
✓ Group 70 International, Inc.

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
Web site: www.cc.honolulu.us

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

June 12, 2001

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

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

A handwritten signature in black ink, appearing to read "R. M. Loui", is written over the printed name of the sender.

SUBJECT: SUNSET BEACH RECREATION CENTER - RESPONSES TO
COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT (EA)

Thank you for providing your comments on the Draft EA for the Sunset Beach Recreation Center. We have prepared the following responses to issues raised in your letter of November 28, 2000.

North Shore Sustainable Communities Plan (SCP): Per your comment, the Final EA has been amended to reflect the primacy of the SCP. Section 3.1.4 B. is included to discuss the project's consistency with the provisions of that plan.

Drainage Detention Basins and Porous Sub-Drains: Maps and descriptions of drainage improvements will be included in the site development, engineering and construction plans. To date, the designs for the Recreation Center are conceptual and detailed plans for the site have not been developed. Comprehensive construction-level architectural and engineering plans will be reviewed as part of the construction permit application process.

Carrying Capacity Limitations: Solid waste generated by the Recreation Center will be collected by the City's Department of Environmental Services. The amount of wastewater generated by the center is estimated to be approximately 3,360 gallons a day and will be disposed of on the adjacent site via an approved individual wastewater system until a sewer connection is available in the area. Solid and liquid waste disposal is discussed in Section 2.2.2 of the EA.

Mr. Randall K. Fujiki
Page 2
June 12, 2001

An accurate estimate of the amount of soil to be graded, filled, and/or excavated cannot be made until designs for the center reach maturity. Substantial grading of the site is not anticipated as discussed in Section 2.2.3 of the EA.

Construction Dates: The preliminary starting date for construction of the Recreation Center is early 2002. Specific dates and/or timeframes are not included in the EA because the project is dependent on funds to be allocated in the City & County budget processes.

Joint Development: No structures are proposed for development over the property line under this EA/SMA Use Permit. The site plan (Figure 2.2) has been amended in the Final EA to reflect potential facility locations, rather than proposed site plans, on Parcel 26.

Thank you again for providing your comments on the Draft EA. If you have further questions or comments, please call Steve Tong of the Department of Design and Construction at 523-4799.

RML:gt



University of Hawai'i at Mānoa

Environmental Center
A Unit of Water Resources Research Center
2550 Campus Road • Crawford 317 • Honolulu, Hawai'i 96822
Telephone: (808) 956-7961 • Facsimile: (808) 956-3990

November 22, 2000

EA: 0249

Mr. Carl Braun
City and County of Honolulu
Department of Design and Construction
650 South King Street, 11th Floor

Dear Mr. Braun:

Draft Environmental Assessment
Sunset Beach Recreation Center
Kooloa, Oahu

The Department of Design and Construction, City and County of Honolulu proposes to construct a recreation center on approximately 1.5 acres in the Sunset Beach area of the northshore of Oahu. The development of this site will provide new facilities for community programs, activities and meetings. The development consists of the construction of a multipurpose building approximately 5,617 sq. ft., access roadway, parking and drainage facilities, a landscaped courtyard, a "tot-lot" playground, and a pedestrian bridge across the Kalunawaikaala Stream.

This review was conducted with the assistance of Rence Thompson, Environmental Center.

General Comments

The mention of future plans, including tennis, basketball, and volleyball courts, and parking access on page 2-3 of the Draft Environmental Assessment indicates that there may be other improvements to this area in the works. EIS rules require that if an action is a component or a phase of a larger undertaking that the entire project must be discussed in the EA (11-200-7 HAR). If there are other plans for this project currently under consideration, they should be included in the EA.

Section 3.5.1 on page 3-17 seems to be missing something in the third point at the end of the section. "Landscaping will be utilized to prevent access to Kalunawaikaala Stream during..."

In addition to a discussion of all present and future improvements the draft EA should include a discussion of alternatives. Section §11-200-10 HAR outlining the contents of an environmental assessment require that a "summary of impacts and alternatives be considered." Even if this the EA is prepared under county ordinances rather than state law, good planning practices should dictate that alternatives to the proposed project be considered.

Mr. Braun
November 22, 2000
Page 2

Site Utilities

According to the EA on page 2-7 the proposed center's wastewater will be treated and disposed of on-site via an approved individual waste water system. Is there no county sewerage system in the area?

Vegetation, Clearing, Grading, and Grubbing

The DEA mentions in several sections, most notably on page 2-7 that the site will be partially graded and grubbed. Approximately how much area will be graded and grubbed? When will the land clearing take place? Timing is important, the Hawaiian islands have definite dry and wet periods. A good mitigative measure may be to begin ground clearing in the drier summer months.

Planning and Landscaping

According to page 2-8 landscaping will be incorporated into the new center's grounds. Will the planned landscaping include native species?

Natural Environment

The last paragraph in the section on Natural Environment on page 3-3 states that "scenic resources present on site...will be protected through minimal site impact and conscientious design." We are not sure what constitutes "conscientious design". Could you provide several examples of what is meant by this term.

Health and Education

The DEA states in several sections including at the top of page 3-5 that there will be educational and artistic programs developed at the recreation center. Will these programs be developed by the Department of Parks and Recreation or by some community group? Has any planning been done as to what types of programs will be developed?

Hawaii Environmental Impact Statement Rules

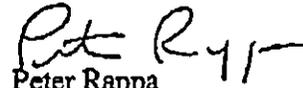
We disagree with your comment on page 3-9 that the "project does not involve a loss or destruction of natural resources or cultural resources." Building the center is an irrevocable commitment of land for recreational use. As is pointed out on page 3-11 of the DEA, this land has been classified as "prime Agricultural Land" and it has been used for farming in the past.

Mr. Braun
November 22, 2000
Page 3

Although vacant now, it could be used for agricultural purposes in the future. Thus, this project irrevocably commits at least part of the land to a recreational use. The use of this site will also curtail the range of beneficial uses of the environment. Some small amount of habitat will be lost to the building and parking facilities and potential use for farming will be curtailed.

Thank you for the opportunity to comment on this Draft Environmental Impact Statement.

Sincerely,



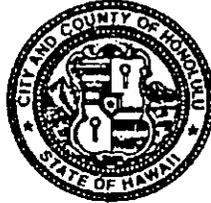
Peter Rappa
Environmental Review Coordinator

cc: OEQC
James Moncur, WRRC
Renee Thomson
Jeffrey Overton, Group 70 International

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
Web site: www.cc.honolulu.us

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

June 12, 2001

Mr. Peter Rappa
Environmental Review Coordinator
Environmental Center
University of Hawai'i at Manoa
State of Hawaii
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

Dear Mr. Rappa:

Subject: Sunset Beach Recreation Center - Responses to Comments
on the Draft Environmental Assessment (EA)

Thank you for providing your comments on the Draft EA for the Sunset Beach Recreation Center. We have prepared the following responses to issues raised in your letter of November 22, 2000.

General Comments. Potential site improvements were included on the original site plan for descriptive purposes only and these improvements are not part of the Recreation Center as proposed. While the potential exists for future site improvements to take place adjacent to the site, no plans have been made to implement facility permitting or construction in areas outside the Recreation Center parcel. The Final EA contains a revised site plan to reflect these factors.

In Section 3.5.1 on page 3-17 the word "during" has been deleted in the Final EA.

A discussion of project alternatives is included in the Final EA as Section 4.4 "Alternatives to the Proposed Action."

Site Utilities. There are no county sewer connections in the area of the Recreation Center site. An approved individual waste water system is necessary to handle waste generated by the Center on-site.

Mr. Peter Rappa
Page 2
June 12, 2001

Vegetation, Clearing, Grading and Grubbing. The entire 1.5-acre site will be cleared and grubbed as is standard with construction practices. Portions of the site not utilized for the Recreation Center structure or parking will be landscaped. Construction practices will include site watering and dust and erosion prevention as described in Section 5.0 - Mitigative Measures of the EA.

Planning and Landscaping. Native species will be incorporated into the landscaping for the proposed Recreation Center. Specific landscape plans will be developed in the construction document phase of the design process.

Natural Environment. Conscientious design of the Recreation Center will remain consistent with the North Shore area's character and vision as described in the North Shore Sustainable Communities Plan. The design for the Center will also be cognizant of surrounding neighbors and the site's proximity to coastal resources. Public involvement throughout the design process has been consistent and resident's concerns have been addressed in tangible design solutions such as building scale, colors, lighting and parking.

Health and Education. The Department of Parks of Recreation will be responsible for developing, organizing and running programs out of the Recreation Center. A program curriculum has not been developed to date, however specific facilities planned for the center (i.e., art and meeting rooms) will dictate certain types of programmed uses.

Hawaii Environmental Impact Statement Rules. Given the current composition, past disruption and condition of the proposed site, a minimal loss of natural resources will occur upon development of the site. The language referred to on page 3-9 has been amended in the EA to read "the project involves a minimal loss and destruction of natural and cultural resources". The potential of this land reverting to open space or agricultural use is severely limited given its prime location, length of vacancy and current ownership. The discussion of alternative uses added to the Final EA in Section 4.4 describes these issues in greater depth.

Thank you again for providing your comments on the Draft EA. If you have further questions or comments, please call Steve Tong of the Department of Design and Construction at 523-4799.

Very truly yours,



RAE M. LOUI, P.E.
Director

RML:gt



GROUP 70
INTERNATIONAL

Francis S. Oda, AIA, AICP
Norman G. Y. Hong, AIA
Sheryl B. Seaman, AIA, ASID
Hitoshi Hida, AIA
Roy H. Nihei, AIA, CSI
James I. Nishimoto, AIA
Ralph E. Portmore, AICP
Stephen H. Yuen, AIA
Linda C. Miki, AIA

RECORD OF CONVERSATION

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

PROJECT		PROJECT NO.
Sunset Beach Recreation Center		99055-13
SUBJECT Conversations with Mr. Avon Yap, Representative of Mrs. June Honda		
DATE		TIME
October 27, 2000, November 30, 2000		
PERSON CALLING	AGENCY	PHONE NO.
Jeff Overton - 10/27/00	Group 70 International, Inc	523-5866
Stephen Kelly - 11/30/00		
PERSON CALLED	AGENCY	PHONE NO.
Mr. Avon Yap	Property Agent	595-2910

SUMMARY:

Conversation of October 27, 2000

Mr. Yap issued comments on the Draft EA as a representative of Mrs. June Honda, the property owner adjacent to the proposed Recreation Center site at 59-076 Kahae Road, Haliewa, Hawaii 96712.

Mrs. Honda expressed concerns over lighting of the Recreation Center and how it would affect her and surrounding properties after dark. In particular, lighting along the mauka boundary of the site may pose greater issues than illumination on other areas of the site. She suggests that designers try to design the lighting scheme to avoid producing a glare on surrounding residences.

Conversation of November 30, 2000

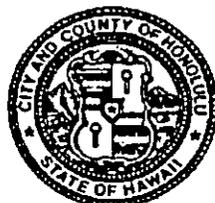
Mr. Yap was contacted for a follow-up on his original comments. He expressed additional concerns dealing with overflow parking and view restrictions. He wanted assurance that Mrs. Honda's property would not be used as overflow parking because of its proximity to the Recreation Center. There is concern that parking on the unpaved lot would result in mud and soil loss. He suggested fencing, landscaping or other barriers be added to reduce the likelihood of overflow parking. I described the fencing and landscaping measures already incorporated into the design and noted his comments.

UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME STATEMENTS CONTAINED WITHIN ARE ACCEPTED.

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
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JEREMY HARRIS
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GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR

ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

June 12, 2001

Mr. Avon Yap
Post Office Box 3465
Honolulu, Hawaii 96810

Dear Mr. Yap:

Subject: Sunset Beach Recreation Center - Responses to
Comments on the Draft Environmental Assessment (EA)

Thank you for providing your comments on the Draft EA for the Sunset Beach Recreation Center via telephone conversations on October 27, 2000 and November 30, 2000. We have prepared the following responses to issues you raised in these conversations as a representative of Mrs. June Honda, an adjacent neighbor.

Lighting Issues. Attached is a description of the exterior lighting scheme for the Recreation Center by Moss Engineering dated November 20, 2000. All exterior lighting will be oriented and designed in a manner sensitive to the neighborhood.

Adjacent Off-Site Parking. The possibility of overflow parking on the adjacent mauka lot of Mrs. June Honda will be restricted by several measures. As depicted in the site plan included in the Draft EA, the Recreation Center building will be positioned at the mauka side of the lot, with the parking area along Kamehameha Highway. No vehicle access will be provided at the rear of the lot, limiting the convenience of parking on the adjacent property. A fence and hedge landscaping will be installed to further restrict access behind the Center and encourage site access from Kamehameha Highway only.

View Restrictions. The Recreation Center was designed within the 25-foot height building envelope consistent with city code and the North Shore Sustainable Communities Plan guidelines. In addition, the height limit and design of the Center will have minimal effect on makai views from up-slope properties. Building elevations are included in the Environmental Assessment and the design was presented at the September 26, 2000 North Shore Neighborhood Board meeting.

Mr. Avon Yap
Page 2
June 12, 2001

Thank you again for providing your comments on the Draft EA. If you have further questions or comments, please call Steve Tong of the Department of Design and Construction at 523-4799.

Very truly yours,



RAE M. LOUI, P.E.
Director

RML:gt

Attachment

cc: Mrs. June Honda

MOSS Engineering, Inc. Electrical / Lighting Engineers
 1357 Kapiolani Blvd., Suite 830 Honolulu, Hawaii 96814

Richard M. Moss P.E.

Halina M. Giruszka P.E.

November 20, 2000

Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Attention: Mr. Roy Nihei

Project: **Sunset Beach Recreation Center**
MEI #: 00115.00

Subject: Exterior Lighting

In confirmation of our conversation, we understand that the exterior lighting for the project must be sensitive to the neighborhood and the adjacent neighbors.

In response to this, all exterior lighting will be shielded so that the lamp will not be visible from normal viewing angles or above the horizontal.

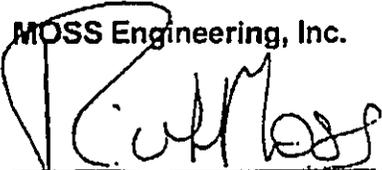
Parking area lighting will consist of pole mounted "cut-off" luminaires to provide minimum illumination required by IES standards, without creating obvious glare or visual light pollution.

Building mounted exterior lighting, with the exception of the main entry, will consist of shielded recessed downlights at entry doors only.

If you have any questions, please don't hesitate to call.

Very truly yours,

MOSS Engineering, Inc.



Richard M. Moss, P.E.
President

Cc Adam Tolention - MEI

TEL: (808) 951-6632

mail@moss-engineering.net

FAX: (808) 941-0917

RN
PG
File

SUNSET BEACH RECREATION CENTER

- Final Environmental Assessment •
- Application for SMA Use Permit •

APPENDIX A

TRAFFIC IMPACT ASSESSMENT REPORT

PACIFIC PLANNING
 & E N G I N E E R I N G . I N C

May 31, 2000

Mr. Jeffrey Overton
 Group 70 International, Inc.
 925 Bethel Street, Fifth Floor
 Honolulu, HI 96813

Subject: Sunset Beach Recreational Center, Traffic Assessment

Dear Mr. Overton,

The following is a traffic assessment for the proposed Sunset Beach Recreational Center.

- **Existing Roadways:** The two-lane Kamehameha Highway fronting the project consists of 11-foot lanes and 4-foot shoulders. The speed limit is 35 miles per hour (mph) and 25 mph during school hours. Kahae Road is a 14-foot roadway which services several residential homes adjacent to the project. Kamehameha Highway forms an unsignalized T-intersection with Kahae Road. Bus stops are located in both directions fronting the project site.
- **Surrounding Land Uses:** The land uses surrounding the project are primarily residential and recreational.
- **Existing Traffic Volumes:** Data from the 1998 HDOT Traffic Count Station C-25-A (Kamehameha Highway at Waimea Bridge) indicates that the weekday peak hour traffic flow on Kamehameha Highway occurs during the afternoon from 3:45 to 4:45 p.m. During this time, there were 537 vehicles travelling in the northbound direction and 430 vehicles travelling in the southbound direction.
- **Project Trip generation:** Trip generation for a recreational community center on a typical weekday was obtained from the Institute of Transportation Engineers, Trip Generation Manual and is shown below:

Trip Generation				
		Weekday Afternoon Peak Hour		
Land Use	Parameter	Enter	Exit	Total
Building and Playground Area*	= 30,000 ft ²	18	35	53

* Includes open playground area mauka of the building (estimated).

Mr. Jeffrey Overton
Sunset Beach Recreational Center
Traffic Assessment

May 31, 2000
Page 2 of 2

The Playground area was included in the trip generation table since it might also be used for other activities. The trip generation is based on preliminary information and does not account for special events or other uses of the parking lot.

- Access: The project site plan dated 12/22/99 indicates that there will be two project access driveways; one on Kamehameha Highway and one on Kahae Road. The Hawaii Department of Transportation (HDOT) may have a problem with closely spaced intersections. Based upon previous experiences, HDOT would probably prefer access from only Kahae Road. If the project access is on Kahae Road, the pavement width will need to be widened from its existing 14 feet.

If the driveway located on Kamehameha Highway is still desired, it should be checked by the Project Civil Engineer to ensure adequate sight distance. There is a horizontal curve on Kamehameha Highway north of the project site which may limit the sight distance for motorists exiting the project.

If you have any questions, please call Reed Matsuo or myself at (808) 596-0095.

Very truly yours,
Pacific Planning & Engineering, Inc.



Benson Y.M. Chow, P.E.
Principal

cc: Mr. Roy Nihei, AIA

SUNSET BEACH RECREATION CENTER

- Final Environmental Assessment •
- Application for SMA Use Permit •

APPENDIX B

ARCHEOLOGICAL ASSESSMENT REPORT

JEFFREY PANTALEO CONSULTANTS (JPC), LLC

1120 Hassinger St. #207
Honolulu, Hawaii 96822
Tel./Fax (808) 524-5142
e-mail: Jpanta4149@aol.com

22 June 2000

Mr. Jeffrey Overton
Group 70 International, Inc.
925 Bethal St., 5th Floor
Honolulu, Hawaii 96813

Re: Archaeological Assessment for the Sunset Beach Recreation Center (TMK 5-9-07:21)

Dear Mr. Overton:

At the request of Group 70 International, Inc., Jeffrey Pantaleo Consultants (JPC), LLC conducted an archaeological assessment for the proposed Sunset Beach Recreation Center in Pupukea, Ko'olauloa, island of O'ahu (TMK 5-9-07:21). The objectives of the current assessment were to determine presence/absence of any cultural resources in the project area through visual inspection of the property and background research, and provide recommendations for further archaeological work.

The current archaeological assessment included the following tasks:

- 1) pre-field literature and document search;
- 2) on-site field inspection; and
- 3) preparation of a summary letter report.

The subject project area consists of a 1.45-acre parcel of land located along the northern coast of O'ahu Island. It is bounded by Kamehameha Highway to the west, Kahae Road to the south, a drainage to the north, and open land to the east (Figure 1). The proposed project includes a community center consisting of assembly areas and offices and a parking lot.

An on-site field inspection was undertaken on June 21, 2000 by Jeffrey Pantaleo and Aki Sinoto. Results of the survey indicate that the project area has undergone extensive disturbances from previous bulldozing activities (Figure 2). No significant surface remains were observed during the inspection, and the potential for subsurface cultural remains appears low due to the extensive previous surface alteration. Remnants of an asphalt and concrete pavement were observed in the western portion of the project area. Currently the area is covered with secondary vegetation.

The project area is dominated by beggar's tick (*Bidens pilosa*) and various grasses with *koa haole* (*Leucaena glauca*) concentrated along the drainage (Figure 3). Soil in the project area includes Waiialua stony clay, 3-8% slopes. This soil consists of moderately well drained soils on alluvial fans derived from weathered basic igneous rock. Runoff is slow and the erosion hazard is slight. This soil is used for sugarcane, truck crops, and pasture.

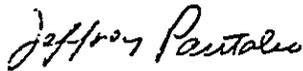
A literature search of previous archaeological research in the project area and vicinity was conducted at the SHPD/DLNR library. No known archaeological sites occur within the subject project area, and no previous archaeological investigations have been conducted within its

boundaries. Archaeological studies conducted in the vicinity of the project area include Athens and Magnuson (1998), Denison (1979), Kennedy (1990, 1991), Kennedy and Denham (1992), and Kennedy and Elmore (1999). Several studies were conducted for the restoration, interpretation, and nomination of Pu'u O Mahuka Heiau (Dunbar 1989, Estioko-Griffin 1986, Smith and Yent 1991, Yent 1999), and inadvertent discoveries of human remains found exposed along Sunset and Ehukai beaches (Collins 1997, Griffin 1991, Komori 1992, Yent 1979).

Based on the results of the current assessment, no significant cultural remains are expected in the project area. Burials have been previously found in the coastal dunes at Sunset and Ehukai beaches; however, the subject project area is situated inland of the dunes in stony clay loam. No further archaeological work prior to construction is recommended. Archaeological monitoring during construction of the recreation center and parking lot, such as for utility and foundation installations, is recommended. A monitoring plan, including scope and duration of monitoring, needs to be prepared for approval by the State Historic Preservation Division/Department of Land and Natural Resources (SHPD/DLNR) prior to commencing construction.

If you have any questions or comments, please contact me at (808) 524-5142 or e-mail at Jpanta4149@aol.com.

Sincerely,


Jeffrey Pantaleo
JPC

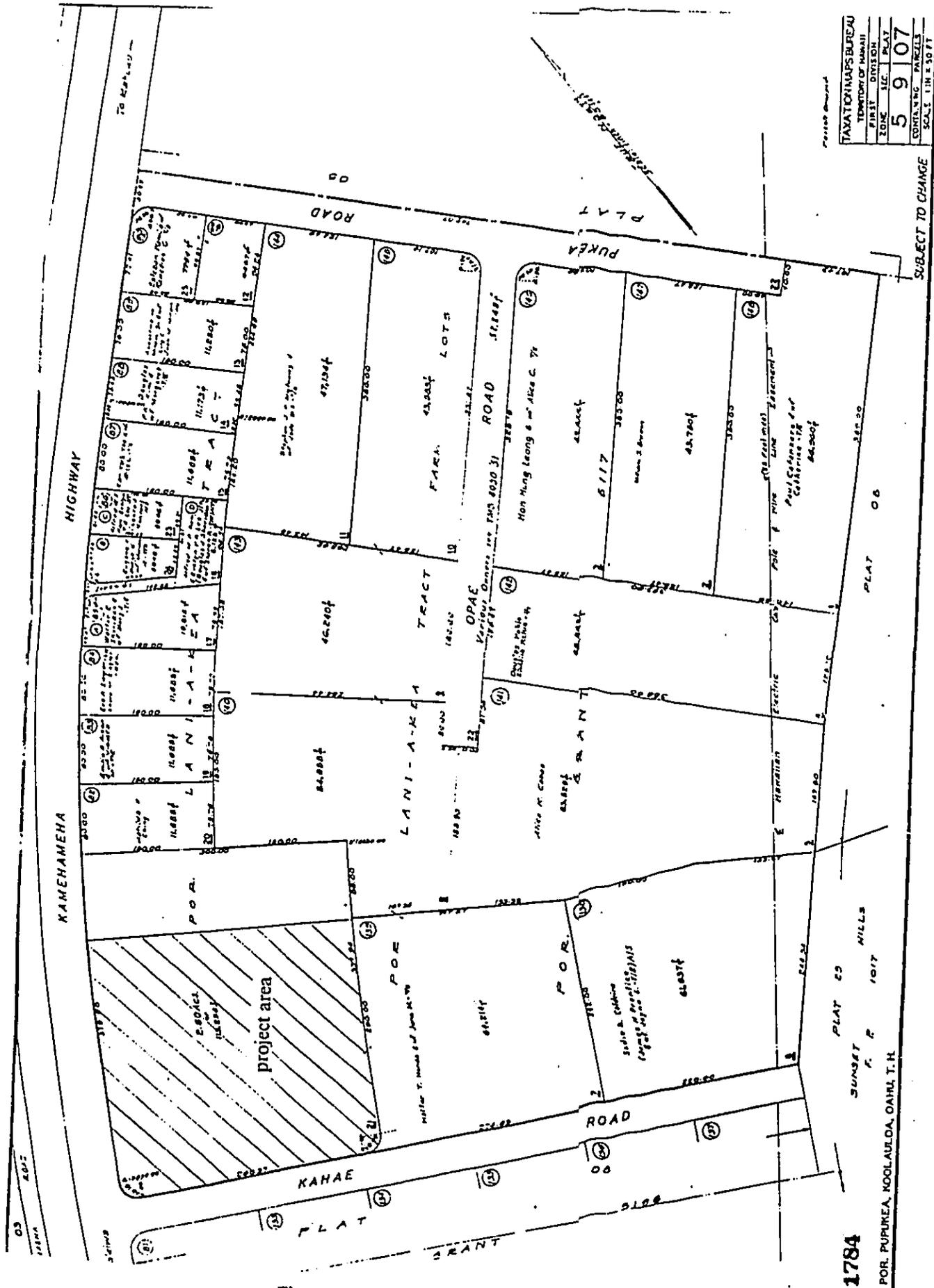


Figure 1. Location of Project Area on TMK

1784

SUNSET HILLS
P.O. BOX 1017
PO. PUPUEA, KOOLAULOA, OAHU, T. H.

TAXATION BUREAU			
TERRITORY OF HAWAII			
FILE NO.	DIVISION	DATE	PLAT
5	9	07	
CONTAINING PARCELS			SCALE 1 IN = 30 FT

SUBJECT TO CHANGE

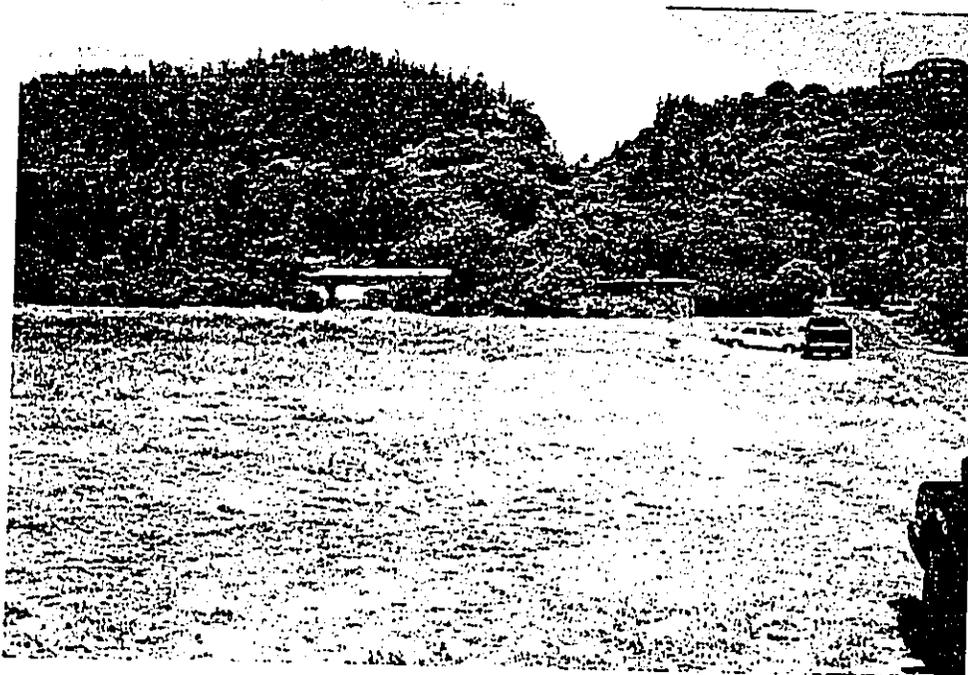
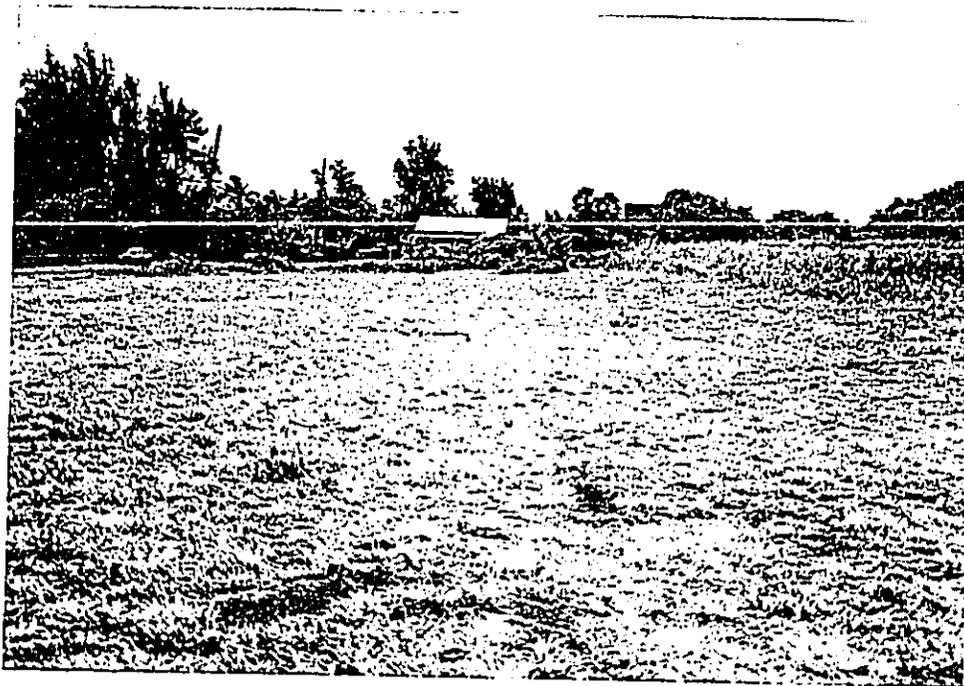


Figure 2. Top: Overview of Project Area, View to North. Bottom: Overview of Project Area, View to East



**Figure 3. Top: Overview of Project Area Showing Secondary Vegetation, View to Southeast.
Bottom: Overview of Drainage along Northern Boundary, View to East.**

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Griffin, A.
1991 Ehukai Beach, TMK 5-9-20:22 and 23 (Site 50-80-01-4452)

Komori, E.
1993 Sunset Beach, TMK 5-9-1:80 (Site 50-80-01-5531)

Yent, M.
1979 Reburial of Human Bones at Sunset Beach from a Pupukea-Paumalu Beach Lot, Ko'olauloa, O'ahu (TMK 5-9-1:57)(Site 50-80-01-4519)