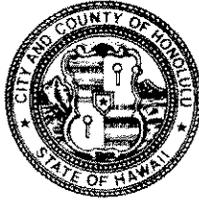


DEPARTMENT OF DESIGN AND CONSTRUCTION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 523-4564 • Fax: (808) 523-4567  
Web site: [www.co.honolulu.us](http://www.co.honolulu.us)

JEREMY HARRIS  
MAYOR

TIMOTHY E. STEINBERGER, P.E.  
DIRECTOR



RECEIVED

'04 FEB -6 P3:56

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

February 2, 2004

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

Dear Ms. Salmonson,

Finding of No Significant Impact (FONSI) for  
New Boundary Fence to Replace Existing Fence Removed for  
Kuhio Beach Park Expansion/Kalakaua Promenade Project  
TMK: 2-6-1:12 (Honolulu, Oahu), Hawaii

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 January 23, 2003. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the February 23, 2004, OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form, four copies of the final EA. Please call Gregory Hee of my staff at 527-6977, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Steinberger", is written over a horizontal line.

TIMOTHY E. STEINBERGER, P.E.  
Director

enclosures  
cc: DPP

2004-02-23 FONSI  
KUHIO BEACH PARK BOUNDARY FENCE  
REPLACEMENT

FEB 23 2004  
FILE COPY

FINAL  
ENVIRONMENTAL ASSESSMENT  
FOR  
NEW BOUNDARY FENCE TO REPLACE EXISTING FENCE REMOVED  
DUE TO KUHIO BEACH PARK EXPANSION/KALAKAUA AVENUE PROMENADE PROJECT

APPROVING AGENCY: DEPARTMENT OF PLANNING & PERMITTING  
CITY & COUNTY OF HONOLULU

PROPOSING AGENCY: DEPARTMENT OF DESIGN & CONSTRUCTION  
CITY & COUNTY OF HONOLULU

CONTACT: GREGORY HEE (DDC)  
PH: 527-6977

PREPARED BY: LESTER H. INOUE & ASSOCIATES, INC.  
CONTACT: MASATOMO MURATA  
PH: 595-6979

DATE: January 27, 2004

I. GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC AND SOCIAL CHARACTERISTICS

A. TECHNICAL CHARACTERISTICS

The new fence with the sliding door was constructed along the property line of the Sheraton Moana Surf Hotel next to the City & County of Honolulu's new Surfboard Lockers at Kuhio Beach Park to replace the old chain-link fence with swing gates (Exhibit A). The subject area is located at Tax Map Key 2-6-1:12.

The old chain-link fence with swing gates (Exhibit B) built by the Moana Surf Hotel had to be replaced because the City's new Surfboard Lockers blocked its gate and was no longer accessible. The old fence was replaced with a new 6' height and approximately 83'-long vinyl fence with the 6' wide sliding door (Exhibit C). The height, length, and location of the fence are the same as the previous fence. Installation of the new fence was completed by the hotel in the summer of 2000 at the same time as the Kuhio Beach Park Expansion & Kalakaua Avenue Promenade project by the City. Final Environmental Assessment for the Kuhio Beach Park

Environmental Assessment  
For  
New Boundary Fence to Replace Existing Fence Removed  
Due to Kuhio Beach Park Expansion/Kalakaua Avenue Promenade Project

Page 1 of 4

Expansion & Kalakaua Avenue Promenade was prepared in August 1998, and Finding of No Significant Impact (FONSI) was issued by the Department of Planning and Permitting, City & County of Honolulu in August 1998. Special Management Area Use Permit (98/SMA-064) and Shoreline Setback Variance (98/SV-006) were also issued.

#### B. ECONOMIC AND SOCIAL CHARACTERISTICS

The cost for building the fence was \$8,600.00 and paid for by the City & County of Honolulu since the location of its surfboard lockers required the fence to be rebuilt. The fence is owned and maintained by the hotel.

#### C. SOCIAL CHARACTERISTICS

The new fence is located within the hotel property. The City has been authorized by the State to manage the adjoining State Property (TMK 2-6-1:15) where the new surfboard lockers, food concession, and comfort station are located. The area is generally used by surfers as well as beach goers to access the surfboard locker and beach. The new fence blends in with the existing hotel building and new Kuhio Beach Park Surfboard Lockers and Plaza while providing an access, security and visual screening to the adjoining private property from the heavily used public area.

## II. AFFECTED ENVIRONMENT

### A. PROJECT LOCATION

The fence is located next to the new surfboard locker and extends approximately 83' toward the makai side property line of the Sheraton Moana Surf Hotel. The fence terminates at the existing fence along makai side property, which is located on the seawall buried under the beach sand. The height and layout of the fence followed the previous fence.

### B. SURROUNDING LAND USES AND LAND USE DESIGNATION

The subject area is located within the heavily used Waikiki Beach area. The fence is located where the private property abuts the public area. Kuhio Beach Park is maintained by the City & County of Honolulu. It offers food concession, comfort station, surfboard lockers, seating areas, and other beach amenities. The new fence defines the edge of the surfboard lockers and public area.

The beach park is zoned within Waikiki Special District and designated as Public Precinct by the City & County of Honolulu. The City & County Development Plan Land Use Classification identifies the area as Park & Recreation. The State Land Use classification is Urban.

#### C. TOPOGRAPHY AND SOILS

The project area has been urbanized for the surrounding hotel and beach park facilities developments. Installation of the fence did not have a significant impact on the existing soils or topography of the area as the work area is small and limited in the developed land, and conducted at the same time as the City's Kuhio Beach Park Expansion/Kalakaua Avenue Promenade project.

#### D. SPECIAL MANAGEMENT AREA

The project site is located within the Special Management Area (SMA) delineated by the City and County of Honolulu Ordinance Section 25-2.2. Since the construction cost is less than \$125,000, approval of a minor SMA permit is required.

The new fence is partially located within the forty (40)-foot shoreline setback areas. A Shoreline Setback Variance is also required.

#### E. FLORA AND FAUNA

There are no endangered species of flora or fauna on or near the project site.

#### F. SCENIC AND VISUAL RESOURCES

The new vinyl fence matches the existing hotel building. Compare to the old chain-link fence with wooden panels, the new vinyl fence blends in with the surrounding character. It also screens the views of the adjoining private property from the highly used public space.

#### G. HISTORIC PRESERVATION

The new fence occupies the same location as the previous fence. No findings of any archaeological resources or remains were reported during the installation.

### III ALTERNATIVE CONSIDERED

#### A. ALTERNATIVE LOCATION

The purpose of the fence is to maintain an access to the hotel property while ensuring the security and visual screening. The fence is located within the hotel along the property line. The location of the sliding door cannot be moved due to the new surfboard lockers. The current location allows the City for the maximum use of the limited public resources while providing an access needed for the adjoining property.

#### B. NO ACTION

No action alternative will fail to achieve the security and visual screening of the adjoining property.

#### IV. DETERMINATION

The following reasons govern the filing of a Finding of No Significant Impact (FONSI):

- A. The new fence with the sliding door was built solely to replace the old chain-link fence with swing gate that was made inaccessible due to the City's new improvements at the Kuhio Beach Park;
- B. The new fence does not alter environment significantly. It matches with the existing building and the surrounding new development.
- C. No long-term adverse impacts are anticipated; and
- D. The new fence provides the level of security and visual screening desired where the private property abuts the heavily used public area.
- E. Draft EA for the project was published on the Environmental Notice - January 23, 2003, issue - by the Office of Environmental Quality Control as attached, and the Department of Planning & Permitting was only one public agency commented on the DEA during the 30 days comments period.

#### EXHIBITS

- Exhibit A: Location Map
- Exhibit B: Photo - Old Fence
- Exhibit C: Photo - New Fence

#### APPENDICES

- Appendix A: Comments and Responses to the Draft Environmental Assessment

RECEIVED AS FOLLOWS

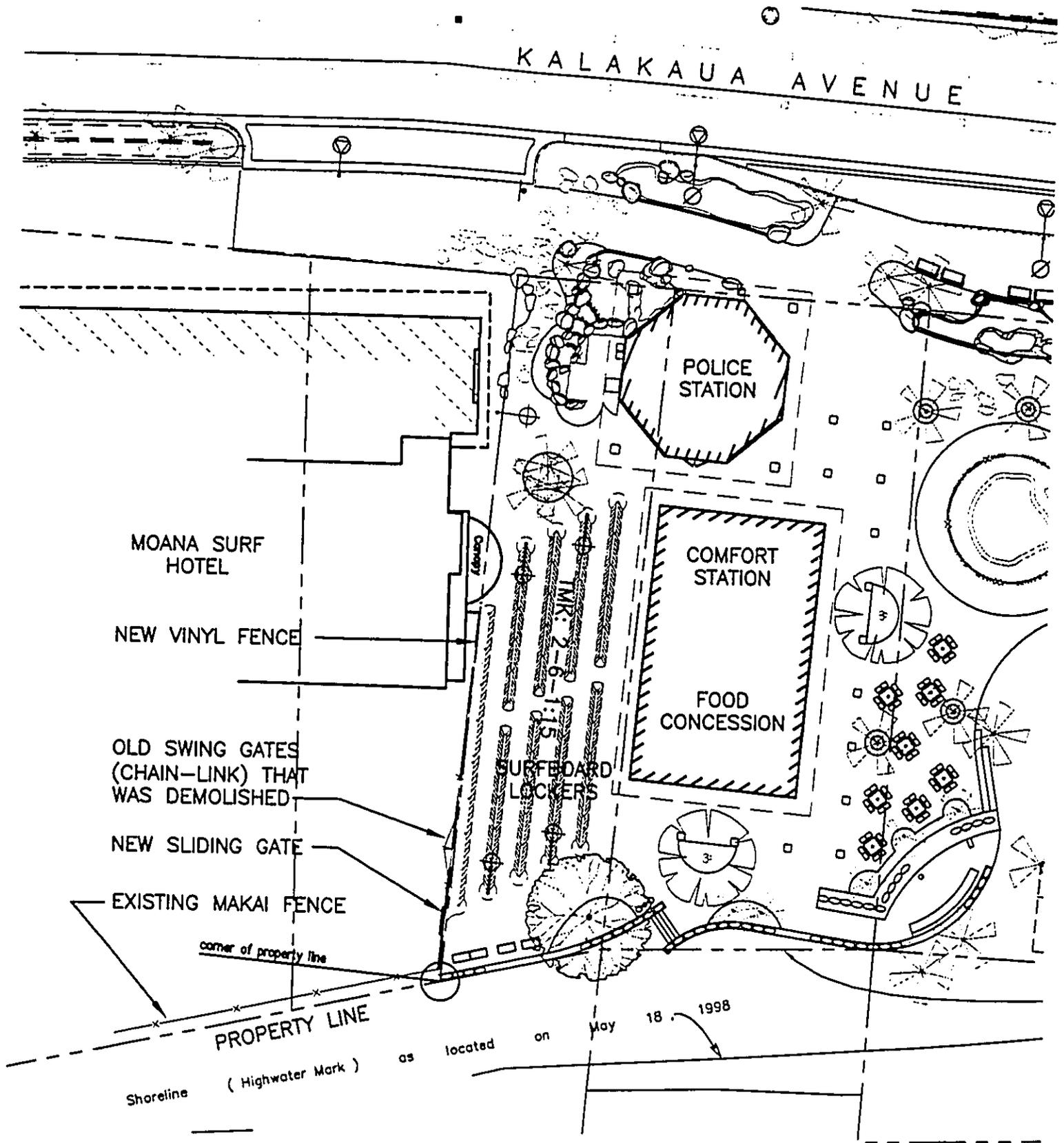
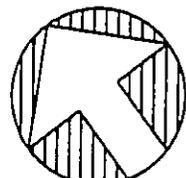


EXHIBIT A  
LOCATION MAP



NORTH

SCALE: 1"=30'-0"

RECEIVED AS FOLLOWS



EXHIBIT B  
OLD FENCE



EXHIBIT C  
NEW VINYL FENCE

**Lester H. Inouye  
& Associates Inc.**

Landscape      90 Kawanakoa Place  
Urban Design    Honolulu, Hawaii  
Planning        96817-1708

Tel 808 595-6979  
Fax 808 595-6980

January 28, 2004

Mr. Eric G. Crispin, AIA  
Director of Planning & Permitting  
650 South King Street  
Honolulu, Hawaii 96813

Subject:      Your Letter of January 29, 2003 Regarding Draft Environmental Assessment for  
New Boundary Fence to Replace Existing Fence Removed Due to Kuhio Beach  
Park Expansion/Kalakaua Avenue Promenade Project

Dear Mr. Crispin:

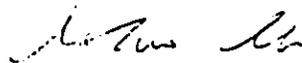
Thank you for reviewing the Draft Environmental Assessment (EA) for the subject "After-the-Fact" fence.

We acknowledge that certain specific permits are required for the subject fence. The certified shoreline survey will be attached to the Final EA.

We will be furnishing all necessary information when required permit applications are submitted to the Department of Planning and Permitting (DPP) by the Department of Design and Construction (DDC).

If you have further questions, please contact me at 595-6979.

Sincerely,



Masatomo Murata  
Lester H. Inouye & Associates, Inc.

cc. Greg Hee, DDC

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](http://www.co.honolulu.hi.us)



JEREMY HARRIS  
MAYOR

ERIC G. CRISPIN, AIA  
ACTING DIRECTOR

BARBARA KIM STANTON  
DEPUTY DIRECTOR

2003/ELOG-39 (DT)

January 29, 2003

Mr. Masatomo Murata  
Lester H. Inouye & Associates, Inc.  
90 Kawanānakoā Place  
Honolulu, Hawaii 96817-1708

Dear Mr. Murata:

**After-The-Fact Boundary Fence  
Between Sheraton Moana Surfrider Hotel and Kuhio Beach Park  
Tax Map Key: 2-6-1: 12**

This is in response to your letter dated December 18, 2002, requesting comments on the Preliminary Draft Environmental Assessment (DEA) for an after-the-fact vinyl boundary fence and sliding gate, installed between the above-mentioned sites. We have the following comments:

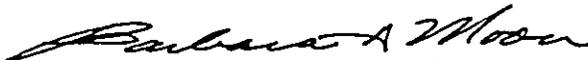
1. From the information submitted, we are unable to determine whether a shoreline setback variance (SV) will be required for the fence. A current certified shoreline survey and plans should be submitted for our review.
2. Under the Land Use Ordinance, Section 21-9.80-4(g)(2)(A), "Coastal Height Setbacks", there shall be a building height setback of 100 feet in which no structure shall be permitted. This setback is measured from the certified shoreline. Since the fence is within 100 feet of the shoreline, a zoning variance is required.
3. The cost for the fence is listed at \$8,600. A Minor Special Management Area Use Permit is required for the fence since the project must comply with Chapter 25, Revised Ordinances of Honolulu.

Mr. Masatomo Murata  
Page 2  
January 29, 2003

4. Your assessment states that a Finding of No Significant Impact for Special Management Area Use Permit (SMP), File No. 98/SMA-64, and SV, File No. 98/SV-6, was issued for the Kuhio Beach Park Expansion and Kalakaua Avenue Promenade in August 1998. However, the boundary fence was not part of this SMP and SV.

We would like to review the DEA when it becomes available. Please contact Dana Teramoto of our staff at 523-4648 if you have any questions regarding the above comments.

Sincerely yours,

  
ERIC G. CRISPIN, AIA  
*for* Acting Director of Planning  
and Permitting

EGC:nt

cc: Dept. of Design and Construction (Gregory Hee)

Posse Doc 199950

# O'ahu Notices

JANUARY 23, 2003



## (2) Kuhio Beach Park Boundary Fence Replacement

**District:** Honolulu  
**TMK:** 2-6-1:12  
**Applicant:** City & County of Honolulu  
Department of Design & Construction,  
650 S. King Street  
Honolulu, Hawai'i 96813  
Contact: Gregory Hee (527-6977)

**Approving Agency/Accepting Authority:** City & County of Honolulu  
Department of Planning & Permitting  
650 S. King Street  
Honolulu, Hawai'i 96813  
Contact: Eric Crispin (523-4432)

**Consultant:** Lester H. Inouye & Associates, Inc.  
90 Kawanakoa Place  
Honolulu, Hawai'i 96817  
Contact: Masatomo Murata (595-6979)

**Public Comment**  
**Deadline:** February 22, 2003  
**Status:** DEA First Notice pending public comment. Address comments to the applicant with copies to the approving agency or accepting authority, the consultant and OEQC.

**Permits**  
**Required:** Minor SMA, SSV

The new fence with the sliding door was constructed along the property line of the Sheraton Moana Surf Hotel next to the City & County of Honolulu's new Surfboard Lockers at Kuhio Beach Park to replace the old chain-link fence with swing gates. The old chain-link fence with swing gates built by the Moana Surf Hotel had to be replaced because the City's new Surfboard Lockers blocked its gate and was no longer accessible. The height, length, and location of the fence are the same as the previous fence.

The cost for building the fence was \$8,600.00 and paid for by the City & County of Honolulu since the location of its surfboard lockers required the fence to be rebuilt. The fence is owned and maintained by the hotel. Installation of the fence did not have a significant impact on the existing environment as the new fence is located on the same area as the old one, and installation activity was conducted at the same time as the City's Kuhio Beach Park Expansion/Kalakaua Avenue Promenade project. The new fence blends in with the existing hotel building and new Kuhio Beach Park Surfboard Lockers and Plaza while providing an access, security and visual

screening to the adjoining private property from the heavily used public area.



## (3) Salt Lake District Park Master Plan Update

**District:** Honolulu  
**TMK:** 1-1-63: Parcels 14 and 18  
**Applicant:** City and County of Honolulu  
Department of Design and Construction  
650 South King Street, 11th Floor  
Honolulu, Hawai'i 96813  
Contact: Stanford Kuroda (523-4755)

**Approving Agency/Accepting Authority:** Same as above.  
**Consultant:** R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawai'i 96817  
Contact: Chester Koga (842-1133)

**Public Comment**  
**Deadline:** February 22, 2003  
**Status:** DEA First Notice pending public comment. Address comments to the applicant with copies to the consultant and OEQC.

**Permits**  
**Required:** Building

Salt Lake District Park was originally developed in the 1980s as a multi-use, district-level recreational facility with playing fields augmented by developed areas such as sports courts and playing fields, gymnasium, swimming pool and meeting rooms. Not all of those improvements were completed. The 2002 Master Plan Update addresses deficiencies in existing park facilities and proposes development of new recreational facilities to increase the value of the park as a community resource. Improvements include regrading and re-grassing existing multi-purpose fields in the Makai Area and construction of a multi-purpose building and drainage ditch in the Mauka Area. Master Plan Update also documents any "as built" changes from the 1980 Master Plan. The future development of the Park will be accomplished in phases as funds become available.

Preparation of the Master Plan Update included an evaluation of environmental conditions to determine the overall impact of construction activities and the impacts of park improvements on the surrounding area. Impacts anticipated include: construction noise, fugitive dust and construction traffic; increased vehicle traffic, and increased parking requirements.