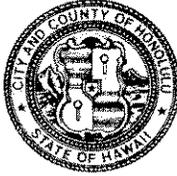


DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
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MUFI HANNEMANN  
MAYOR



WAYNE M. HASHIRO, P.E.  
DIRECTOR

EUGENE C. LEE, P.E.  
DEPUTY DIRECTOR

113619

July 28, 2005

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Mililani Mauka District Park  
TMK: 9-5-049: 020; Mililani Mauka, District of Ewa, Oahu, Hawaii

The Department of Design and Construction, City and County of Honolulu, has reviewed the comments received during the 30-day public comment period that began on November 23, 2004 and ended on December 23, 2004. The agency has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact (FONSI). Please publish this notice in the next edition of the Environmental Notice.

A completed OEQC Publication Form and four copies of the Final Environmental Assessment are enclosed. Please call Ms. Elaine Morisato, Project Manager, at 523-4790 if there are any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Wayne M. Hashiro".

WAYNE M. HASHIRO, P.E.  
Director

WMH:gt

Attachments

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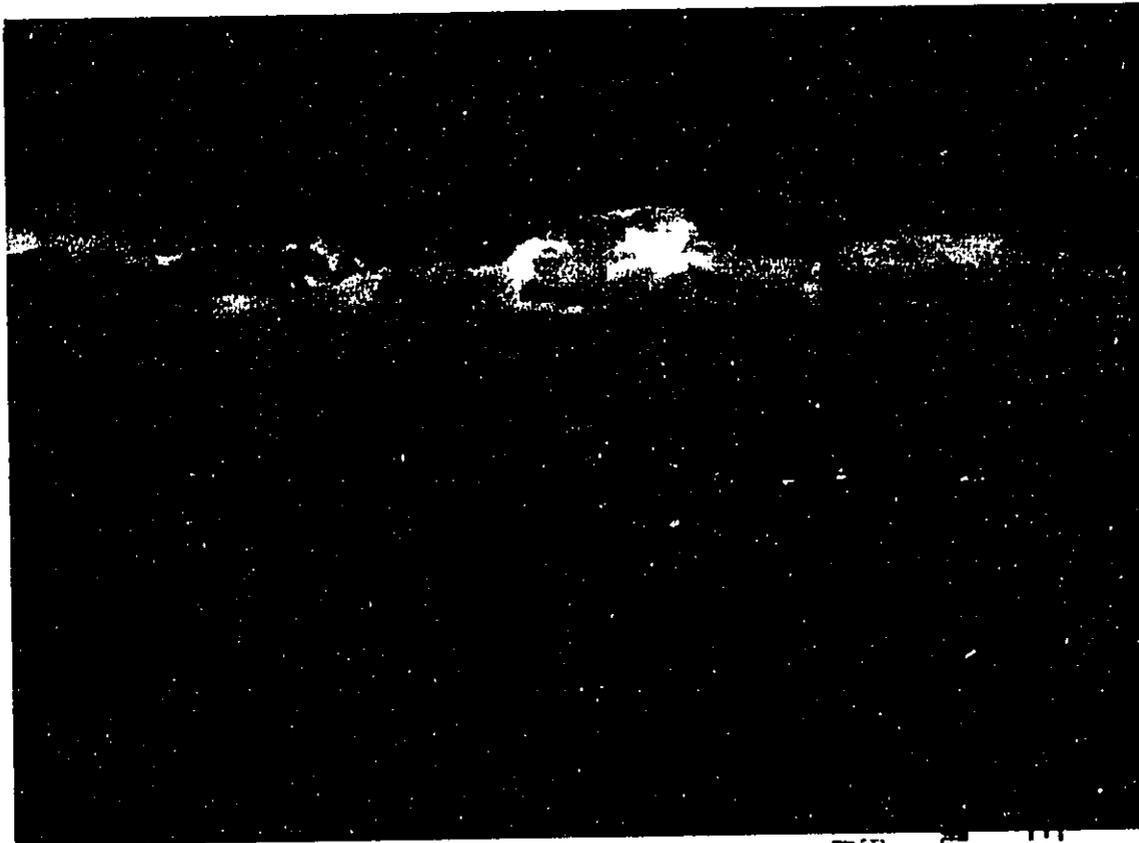
2005-08-08-05-0A-FONSI MILILANI MAUKA DISTRICT PARK

AUG - 8 2005  
**FILE COPY**

FINAL ENVIRONMENTAL ASSESSMENT

# **MILILANI MAUKA DISTRICT PARK**

Mililani Mauka, District of Ewa, City and County of Honolulu, Hawai'i



RECEIVED  
AUG 28 09:19  
ENVIRONMENTAL  
CITY CONTROL

Prepared For

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

July 2005

FINAL ENVIRONMENTAL ASSESSMENT

---

***MILILANI MAUKA DISTRICT PARK***

Mililani Mauka, District of Ewa, City and County of Honolulu, Hawai'i

---

Prepared In Partial Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and  
Chapter 11, Hawaii Administrative Rules

Prepared For

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

Prepared By

**Gerald Park Urban Planner**  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

And

**Awa and Associates LLC**  
1831 Young Street, Ground Floor  
Honolulu, Hawaii 96826

July 2005

## PROJECT PROFILE

---

Proposed Action: Milliani Mauka District Park

Proposing Agency  
And Accepting Authority: Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, Hawaii 96813

Need for Assessment: §11-200-5(c) Use of county lands and funds  
Title 11, Chapter 200, HAR

Tax Map Key(s): 9-5-049: 020  
Land Area: 16.075 acres

Landowner: City and County of Honolulu

Existing Use: Grassed Open Field

State Land Use Designation: Urban District  
*Sustainable* Communities Plan: District Park  
Urban Land Use Map: Park  
Public Facilities Map: Park  
Zoning: P-2 General Preservation

[Anticipated] Determination: Finding of No Significant Impact

Contact Person: ***Ron Awa***  
***Awa & Associates LLC***  
***1831 Young Street, Ground Floor***  
***Honolulu, Hawaii 96826***

***Telephone: 955-0747***

Elaine Morisato  
Project Coordinator  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawai'i 96813

Telephone: 523-4790

Note: Substantive revisions to the text of the Draft Environmental Assessment are shown in ***bold italic*** type. Deleted text is shaded by [brackets].

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| *            | West Facing View of Park from Ukuwai Street  | Cover       |
| 1            | Future site of Recreation Building (left) and Gymnasium (right).                         | 10          |
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## DESCRIPTION OF THE PROPOSED ACTION

1

The Department of Design and Construction, City and County of Honolulu, proposes to construct *master planned* improvements at Mililani Mauka District Park located in the community of Mililani Mauka, District of Ewa, City and County of Honolulu. The 16.075 acre Mililani Mauka District Park is bounded by Ukuwai Street on the north, a section of the H-2 Interstate Highway on the south, a Park and Ride Facility and dog park on the east, and a drainage gulch to the west. An existing elderly residential development ("Olaloa") and a church ("Cornerstone Fellowship") are located on Ukuwai Street across the district park. Currently, Ukuwai Street terminates at the Mililani Mauka Homeowner's Service Center located to the west of the Park.

The site of Mililani Mauka District Park ("hereafter Park") is identified as Tax Map Key 9-5-049: 020. A Location Map and Tax Map are shown in Figures 1 and 2.

### A. Technical Characteristics

The Site Development Plan (Figure 3) separates the existing open field roughly in half along a north to south axis to accommodate a diverse array of recreation facilities and activities. Field sports are proposed on the western half and court sports, indoor activities, and support facilities on the eastern half. This separation also provides unrestricted access to a 20' wide water easement in favor of the Board of Water Supply that crosses the open field in an east (from Ukuwai Street) to west (H-2 Interstate Highway) direction. A second easement (27 feet wide drainage easement in favor of the City and County of Honolulu) generally parallels the northern edge of the Park.

A **baseball field** is proposed for the western end of the Park. This field features a 90-foot diamond, grassed infield, and measures 350 feet down both foul lines. Other improvements include 35-foot high backstop, bleacher seating for spectators, accessible walkways, at-grade dugouts for home and visiting teams, and miscellaneous improvements as necessary for the operations of the field. The field will be lighted for night play. Flood lights would be mounted atop 90-foot high utility poles sited at eight locations to light the playing field.

Two **softball fields** are proposed for the south and southwest sections. Both fields feature a 60-foot diamond, and grassed or skinned infield. The larger field measures 250 feet down both foul lines and the smaller 220 feet. Other improvements include 23-foot high backstops, at-grade dugouts for home and visiting teams, and bleacher seating for spectators. The field will be suitable for men and women's play. Both fields will not be lighted.

No outfield fences are proposed for the baseball and softball fields. Fencing would preclude use of both ball fields for other field sports. Outfield fences could be erected temporarily for baseball or softball league tournaments.

Three **soccer fields** are proposed. Because of space limitations and the need to share the open area, the soccer fields overlay the outfield areas of the baseball and softball fields. The two larger fields measure 360' X 210' and the smaller field measures 300' X 165'.

Two outdoor regulation **basketball courts** and four regulation **tennis courts** would be located near the center of the Park. The courts will be lighted for night play.

Structural improvements in the form of a recreation center building, gymnasium, courtyard, and comfort station are planned in the southeast corner adjoining the Park and Ride lot. A free-standing **recreation building** of about 3,100 square feet would provide space for recreation staff office, rooms for recreation programs, a multi-purpose room, restrooms, and storage. Typically, a recreation building also includes a kitchenette. A one-story building constructed of a poured in place concrete foundation, cement masonry unit exterior walls, and a pitched roof is envisioned.

A **gymnasium** would accommodate indoor court sports primarily basketball and volleyball. **Design plans for the gymnasium provide two standard size volleyball courts to be overlaid on a basketball court (Lee Comment)**. Seating for approximately 500 spectators would be provided on retractable bleachers. Space for an office, restroom facilities, and storage are included. The 40-foot (estimated) high gym (the actual height would be determined during the design development stage for the gymnasium). The gymnasium would have a building "footprint" of approximately 22,140 square feet. The structure would be constructed on a poured in place concrete foundation with exterior walls of cement masonry units and topped by a pitched metal roof supported on steel beams.

A childrens **play apparatus** would be set on a level, resilient surface. Benches would be provided for seating (adult supervision) and the play area would be fenced.

Two **comfort stations** are proposed. One comfort station would be located between the basketball courts, the regulation baseball diamond, and the parking lot. The comfort station will resemble the City's prototype with ADA accessible men and women's bathrooms and storage space for the community. A second comfort station would be located near the proposed recreation building. Both facilities are sited within viewing distance from Ukuwai Street.

**Chain link fencing** (existing and proposed) would enclose the Park. Pedestrian entries through the fencing will be provided from Ukuwai Street and the Park and Ride lot.

A 44-stall **parking lot** is planned near the middle of the Park with access via two, two-way driveways from Ukuwai Street. Parking spaces would be aligned perpendicular with Ukuwai Street and double-loaded with a single travel aisle. The paved, asphalt concrete lot would be graded to drain in the direction of the ballfields. The parking lot would be lighted for [public safety and] security. Lighting will be shielded with full cut-off fixtures to prevent direct illumination to adjoining residential areas. Handicap parking stalls, access aisles, and ramps would be provided in conformance with Americans with Disabilities Act (ADA) standards.

The parking lot would be landscaped around its perimeter and maintained by an underground irrigation system. Tree and shrubs planted along Ukuwai Street would help to screen the parking lot and comfort station from neighboring views.

**Water connection** would be from an existing 2" inch water meter servicing the Park. Domestic water consumption for the comfort stations, recreation center, and gymnasium has not been calculated. Irrigation use is estimated at 78,000 gallons per day.

**Wastewater** from the comfort stations and restroom facilities in the gymnasium will be piped to an existing 21-inch sewer line in Ukuwai Street. Wastewater flow is estimated at 2,750 gallons per day (a weekend day). Wastewater generation would be less on weekdays.

The Site Development Plan maintains the **existing drainage patterns**. Surface runoff would be conveyed by swales and grade changes from the eastern and southern half of the Park to the northern and western half which are lower in elevation. From the low elevation areas, runoff would flow into a lined drainage swale adjoining the H-2 Freeway **outside the western boundary of the Park**.

All recreation facilities and supporting infrastructure would be designed and built to applicable City standards. Access to all facilities will comply with ADA standards. **Recreation programs will be accessible and facilities provided to meet that standard. ADA walkways will connect the various facilities in the park and connect to the adjoining street walkway (Department of Planning and Permitting Comment).**

**Landscaping** would provide shade, help to define recreation areas, add color and variety to the flat site, and screen above ground utilities and structures, and exterior Park areas. Landscaping plans will be included as part of the proposed design phases. **The use of native plants in the landscaping will be considered by the Department of Design and Construction (OEQC Comment).**

#### **B. Economic Characteristics**

The development plan recommendations would be implemented over five phases. With the exception of Phase 1, which is proposed to commence in 2005, a timetable has not been established for the remaining phases. Implementation of these latter phases would be contingent on available public funds. Improvements proposed by phase are shown below. Phase 1 construction cost is estimated at \$1,600,000. Construction costs for Phases 2 through 6 are projected.

| <u>Phase</u> | <u>Improvements</u>  | <u>Estimated Cost</u> |
|--------------|--|-----------------------|
| 1            | Regulation Baseball Field, Comfort Station, Parking Lot                  | \$ 1,600,000.00       |
| 2            | Two Softball Ball Fields w/Soccer Overlay, Walkways                      | 750,000.00            |
| 3            | Four Tennis Courts, Two Basketball Courts, and Play Apparatus            | 1,000,000.00          |
| 4            | Recreation Building, Second Comfort Station, Courtyard, and Field Lights | 2,000,000.00          |
| 5            | Gymnasium  | 6,000,000.00          |
| 6            | Security Lighting System   | <u>500,000.00</u>     |
|              | Total:   | \$11,850,000.00       |

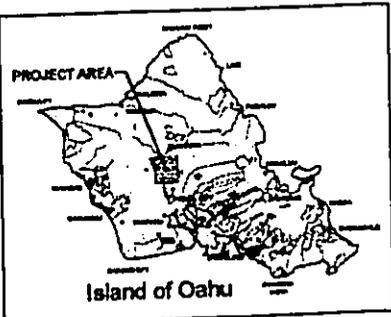
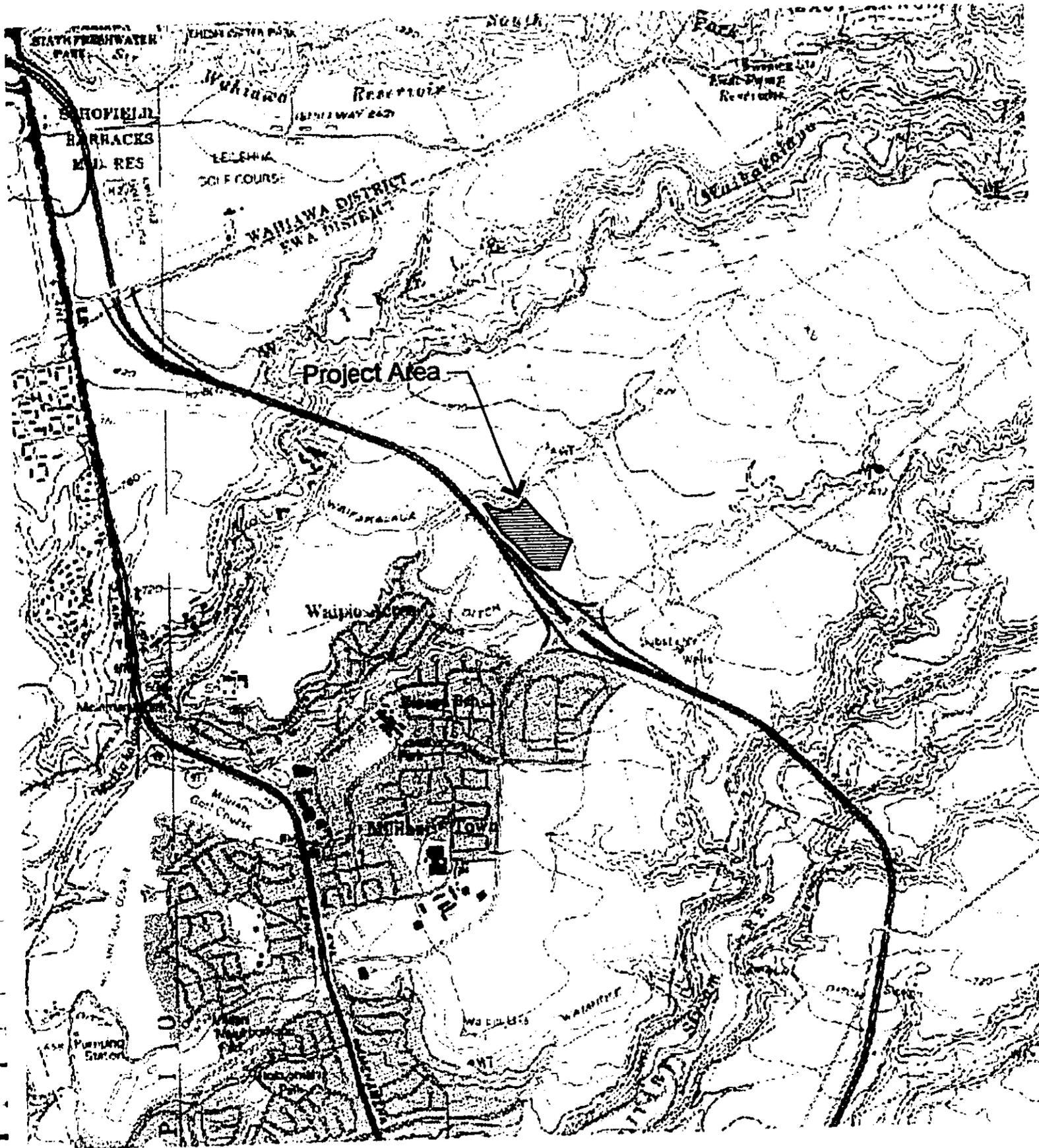
Phase 1 construction is projected to commence in 2005 with completion sometime in 2006.

The Park will be administered and maintained by the Department of Parks and Recreation, City and County of Honolulu. Staffing for the recreation center and gymnasium would be provided following the construction of these facilities. Typically, a district park recreation center employs complex and recreation directors, a groundskeeper, and custodial staff for a gymnasium.

Recreation programs that may be offered at the recreation building would be determined in part by community preferences or age group needs. For example, if there is a demand for ceramics classes and they can be accommodated at the recreation building, the recreation director would seek an instructor, make the space available, and schedule class times. This general procedure would be repeated for other recreational programs.

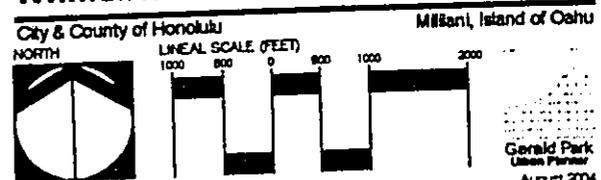
#### **C. Social Characteristics**

The project would not displace any residential, commercial, or public facility uses. The site has been planned for park use since the mid-1980s. Although major site work was completed in the year 2000, the improvements did not include the construction of recreation facilities.



Source: USGS, Schofield Barracks Quadrangle

Figure 1  
Location Map  
Mililani Mauka District Park



Gerald Park  
Urban Planner  
August 2004

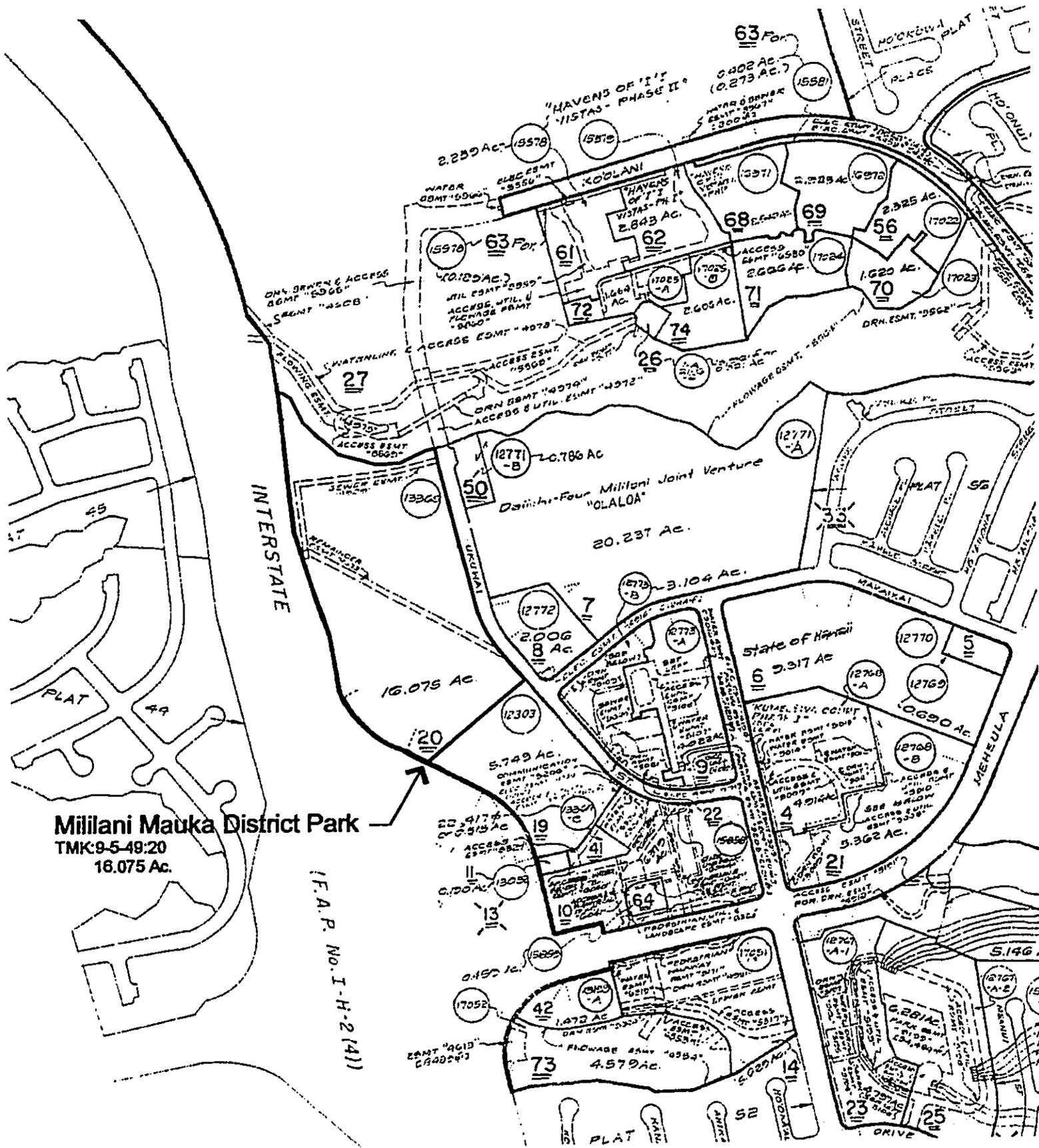
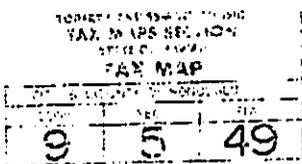
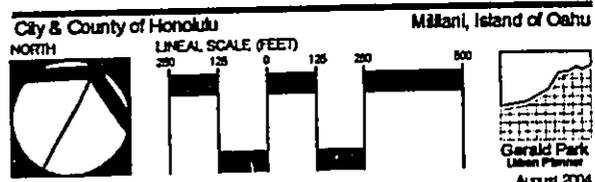
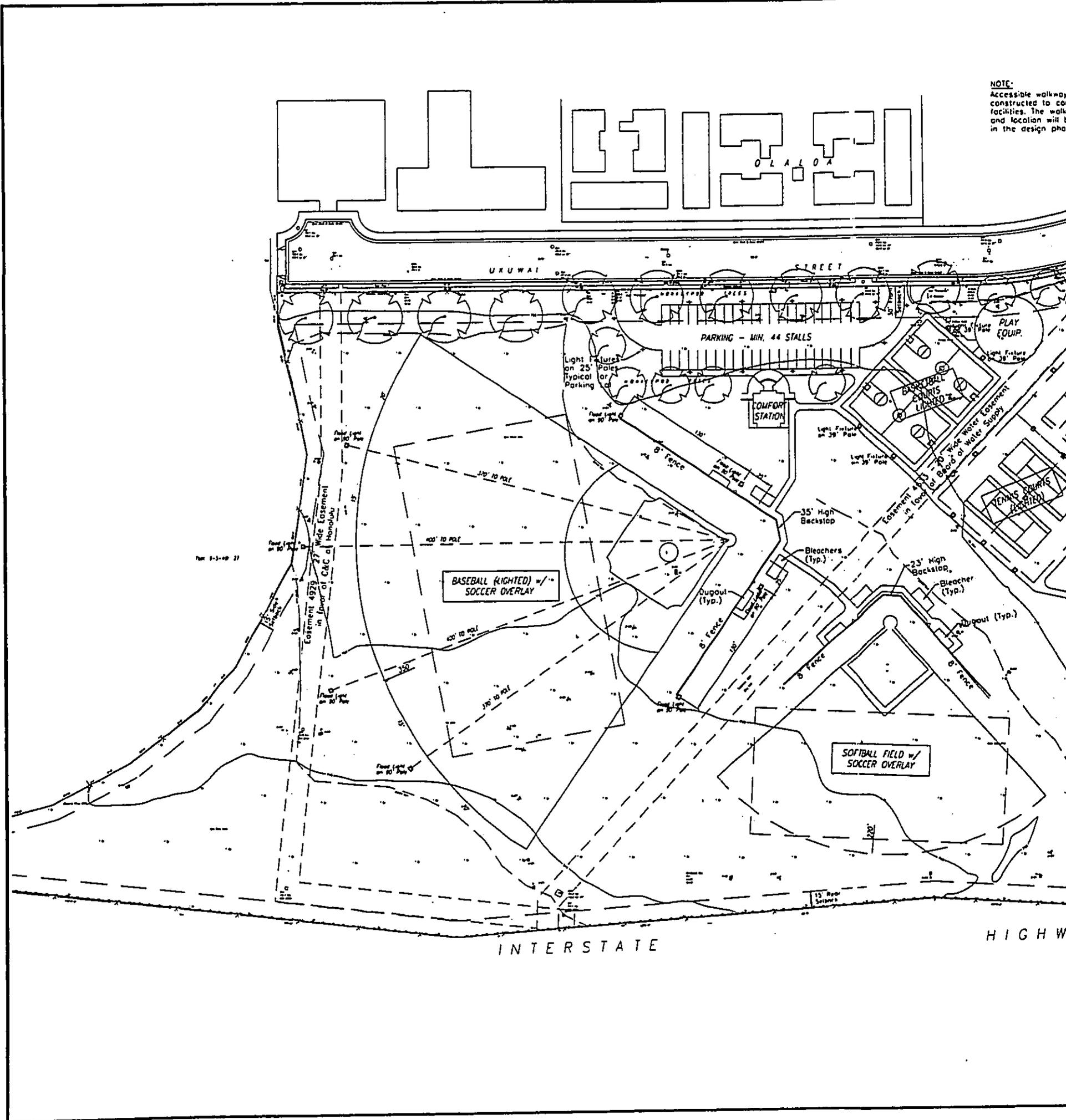


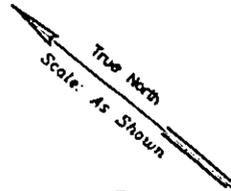
Figure 2  
Tax Map Key  
Mililani Mauka District Park



NOTE:  
Accessible walkway  
constructed to code  
facilities. The walk  
and location will be  
in the design phase



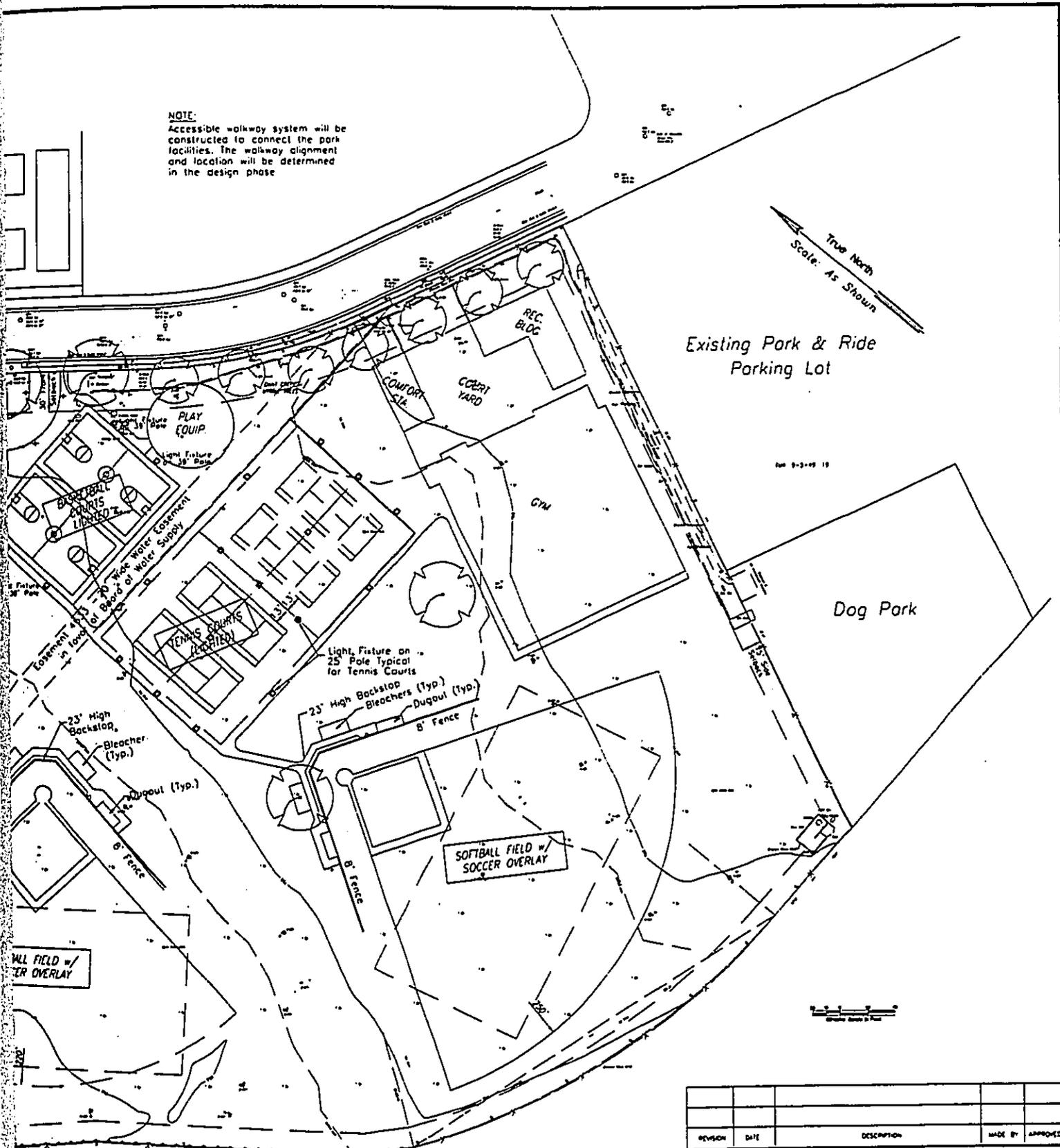
NOTE:  
 Accessible walkway system will be constructed to connect the park facilities. The walkway alignment and location will be determined in the design phase

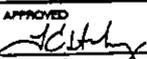
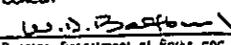


Existing Park & Ride Parking Lot

Dog Park

HIGHWAY



| REVISION   | DATE | DESCRIPTION | MADE BY        | APPROVED |
|--|------|-------------|----------------|----------|
| DEPARTMENT OF DESIGN AND CONSTRUCTION<br>CITY & COUNTY OF HONOLULU   |      |             |                |          |
| <b>SITE DEVELOPMENT PLAN<br/>           FOR<br/>           MILILANI MAUKA DISTRICT PARK</b><br><small>MILILANI MAUKA HAWAII<br/>           TARI MAP KEY 9-03-030</small> |      |             |                |          |
| APPROVED<br>  |      |             | 5-3-04<br>Date |          |
| CONCUR<br>  |      |             | 5/3/04<br>Date |          |

### A. Existing Improvements

"Mililani Town was conceived in the late 1950s by Castle and Cooke Inc. as a 3,500 acre master planned community. This new community, located in Central Oahu, was envisioned to accommodate the rapidly growing population on Oahu. The initial phases of Mililani Town are located on the western side of the H-2 Freeway and covers approximately 2,300 acres and houses approximately 26,500 residents. Mililani Town is a fully planned residential community with commercial shopping centers, schools, public parks, dedicated public roadways, and utility systems.

The area known as Mililani Mauka represents the final phase of the Mililani Town development. Located on the eastern side (or mauka) of the H-2 Freeway, it encompasses approximately 1,200 acres and is planned to accommodate a projected population of 21,100 people. Like Mililani Town, Mililani Mauka is a master planned community with schools, public parks, recreation centers, and sites for neighborhood commercial centers (LP&D Hawaii, No Date)".

A Master Plan for Mililani Mauka District Park was approved by the Department of Design and Construction and Department of Parks and Recreation, City and County of Honolulu in 1999. In the year 2000, Castle and Cooke Homes Hawaii, Inc., developer of Mililani Mauka, grubbed, mass graded, grassed, and installed an underground irrigation system at the Park. The perimeter was fenced (except for a 350 foot long section along Ukuwai Street), a water meter installed, and electrical service extended to the site. Since that time, the City has maintained the Park as an open grassed field (See Cover, Images 1 and 2).

A Park and Ride facility abuts the Park on the south. The facility provides off-street parking stalls for commuters riding TheBus. Pickups are made at bus stops on both sides of Ukuwai Street. An aerial photo showing the park and surrounding improvements are shown on Figure 4.

A dog park adjoins the Park on the south. The 0.8 acre park is fenced and as its name implies is used for exercising dogs.

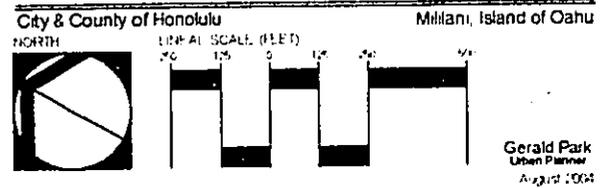
AT&T Wireless has erected a cell site in the southern corner of the Park. A monopole (about [100] 77 feet in height) and *several* equipment cabinets occupy the 460 square foot site. Three [omni-directional and a whip antenna] *panel antennas* are mounted atop the monopole. A 6-foot high chain link fence secures the site.

### B. Physical Characteristics

The Park appears to be level but it is cut by several **broad terraces**. The uppermost terrace spreads into the Park from the Park and Ride Facility; two terraces span the middle of the Park in a broad north to south arc; and the southwest corner forms the lowest terrace. Ground elevation falls from a high of 764 feet in the eastern corner to a low of 741 feet in the western corner.



Figure 4  
Vicinity Map  
Mililani Mauka District Park



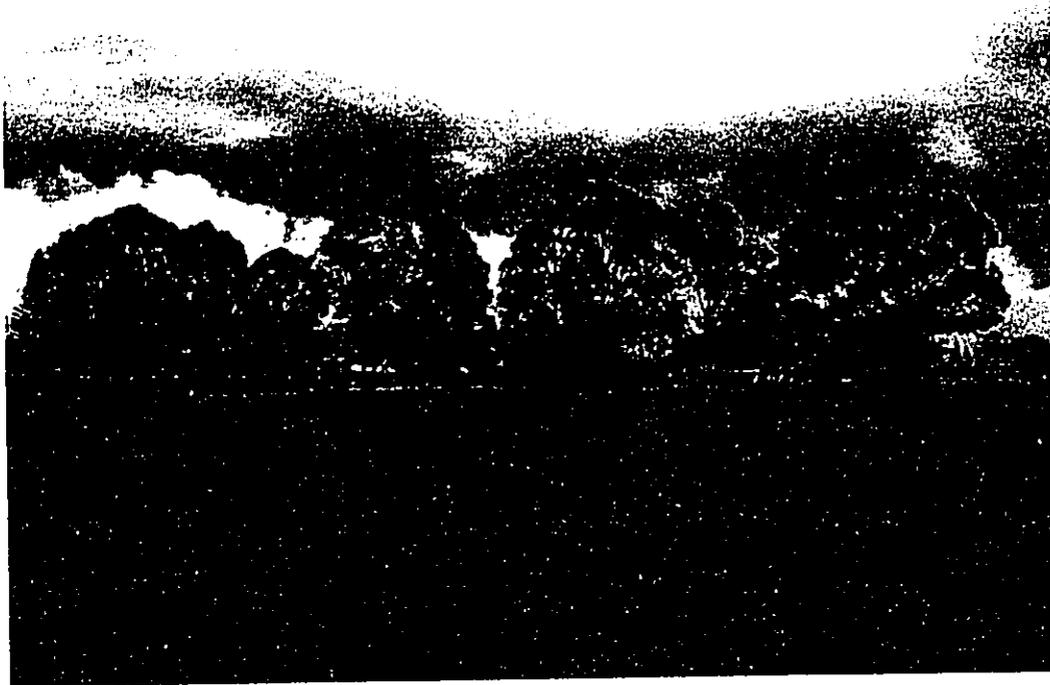


Image 1. Future site of Recreation Building (left) and Gymnasium (right).



Image 2. Future site of parking lot (center background) and tennis and basketball courts (right).

The Soil Conservation Service (1972) soil map for the area identifies one soil type---Wahiawa silty clay (WaB)---comprising the entire project site. Wahiawa soils are generally found in areas that receive 40" of rainfall annually. This well-drained soil is moderately permeable, runoff is slow, and the slight erosion hazard is no more than slight. As is typical of Wahiawa soils, this soil is dusky red on the surface and underlain by basic igneous rock. The soil is suitable for foundations for low buildings. Because the Park has been graded, more than likely other soil types were imported to fill low areas.

There are no wetlands, streams, or ponds on the Park grounds.

Mililani Mauka overlies two basal aquifers---the Waiawa and Waipahu aquifers of the Pearl Harbor Sector (Mink and Lau, 1990). Both are characterized by unconfined fresh water in contact with seawater, identified geologically as flank aquifers where water is found in horizontal lava compartments, and rated ecologically important. Groundwater from both is used for drinking and categorized as fresh (<250mg/l Cl<sup>-</sup>). Both aquifers are considered irreplaceable and highly vulnerable to contamination.

The Flood Insurance Rate Map ("FIRM") identifies the Park as lying within Flood Hazard Zone [X (Shaded)] "D". A FIRM map for the area is shown in Figure 5. This flood zone is defined as ["areas of 500-year flood; areas of 100 year flood with average depths of less than one foot or with drainage area less than one square mile; and areas protected by levees from 100-year flood] "*areas in which flood hazards are undetermined* (Federal Emergency Management Agency, 2000)".

There are no recorded archaeological or historic sites on the premises.

Within the Park's fenceline, flora consists principally of Bermuda grass. Hibiscus is used to conceal above grade backflow preventers and electrical transformers. A stand of 18 Norfolk Island Pine is planted along a section of the Park parallel with the H-2 Freeway.

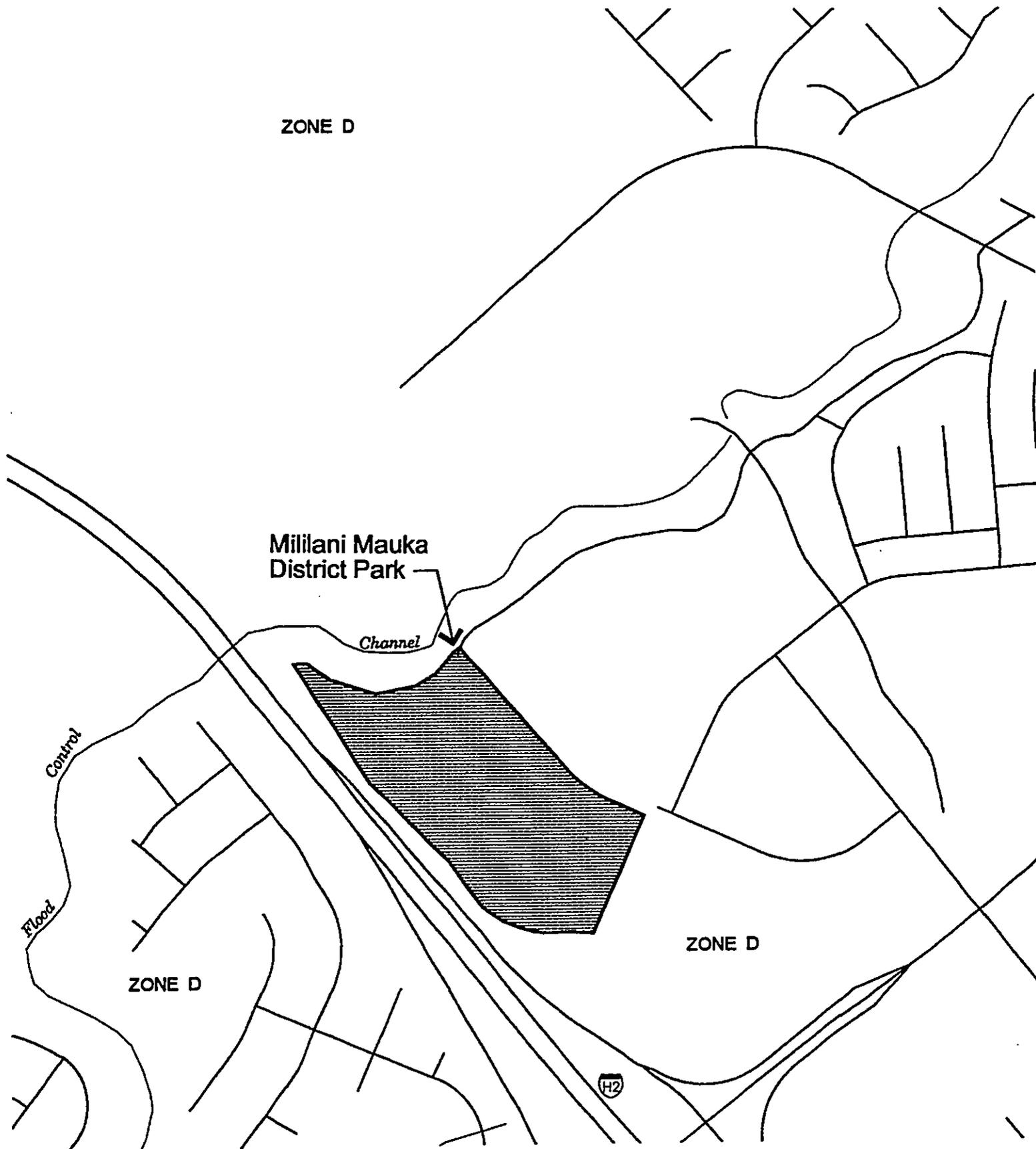
Giant crepe myrtle trees (street trees) are planted on both sides of Ukuwai Street. Norfolk Island Pine and eucalyptus trees growing at the Park and Ride Facility mark the boundary between it and the Park.

Domesticated and feral dogs and cats were not observed, however, the Park is adjacent to a bark park and dogs frequent this park. More than likely mongoose and rats are present because of food and water sources. Observed avifauna included mynah, dove, and rice bird.

### C. Land Use Controls

All of the Mililani Mauka development is classified **Urban** on State Land Use District Maps. Land uses in urban areas are under the jurisdiction of the respective counties.

The (Oahu) General Plan designates the Central Oahu communities of Wahiawa, Mililani Town, Waipio, and Waipahu as **Urban-Fringe**. The urban-fringe are areas that could accommodate future population growth but at lesser densities than that proposed for the Primary Urban Center (Pearl City to Kahala) and a secondary urban center in the Makakilo area. Population growth is distributed to the various development plan areas (now



**Legend**  
 Zone D Areas in which flood hazards are undetermined.

Source: Federal Emergency Management Agency  
 Flood Insurance Rate Map  
 Map Number 15003C0226E  
 Date: November 2000.

**Figure 5**  
**Flood Insurance Rate Map**  
**Mililani Mauka District Park**

City & County of Honolulu  
 NORTH  
 LINEAL SCALE (FEET)  
 250 125 0 125 250 500  
 Mililani, Island of Oahu  
 Gerald Park  
 Urban Planner  
 August 2004

sustainable community plan areas) based on a percentage of the target year's islandwide population.

***The Oahu General Plan (1992) articulated objectives and policies in eleven areas of public policy concerns. The objectives and policies reflect the comprehensive planning process of the City and County which address all aspects of the health, safety, and welfare of the people of Oahu (Department of General Plan, 1992). For this action and in view of its recreation content, the applicable general plan concern, objective, and policies are as follows:***

***Culture and Recreation***

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

***Policy 1 Develop and maintain community-based parks to meet the needs of the different communities on Oahu***

***Comment: Mililani District Park is just one of many public parks to be constructed and maintained by the City and County of Honolulu to provide for the varied recreational needs of Oahu residents and visitors.***

***Policy 7 Provide for recreation programs which serve a broad spectrum of the population.***

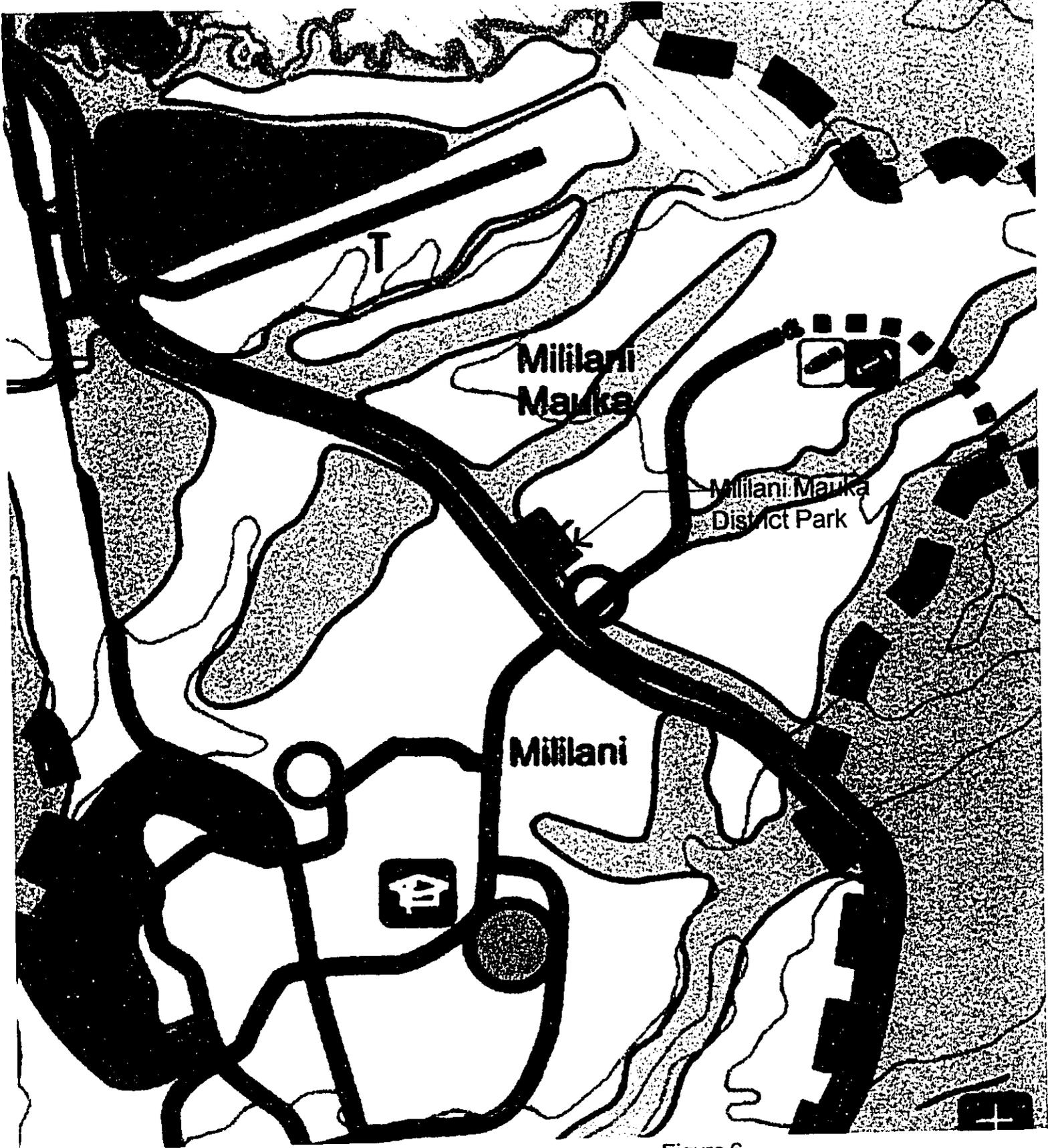
***Comment: The Park provides outdoor facilities for field and court sports, a gymnasium for indoor sports and activities, and a tot lot for youngsters. These facilities are available for use by individuals, pick-up play, and organized leagues. When constructed and staffed, the proposed recreation building will offer passive recreation programs and classes for all age groups.***

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

***Comment: All public recreation facilities, walkways, seating, parking areas are planned, designed, and built with safety and security for its users. Concomitantly, potential impacts that a park and recreational activities might have on the neighborhood including safety and security concerns are considered during the planning process.***

The Central Oahu Sustainable Communities Plan (which replaced the Central Oahu Development Plan) has as a key land use policy the preservation and development of an open space network throughout the plan area. The network comprises mountain areas, agricultural land, shorelines, parks, golf courses, natural gulches and drainageways, and open space corridors (See Figure 6).

Within this broad context, Mililani Mauka District Park is defined as a community based park (a district park) or parks that are smaller in area and population served in comparison

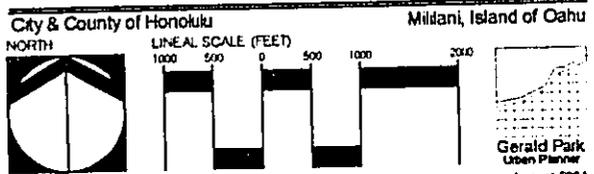


**Legend**

|   |  |                            |
|---|--|----------------------------|
| Residential and Low Density Apartment           | Urban Community Boundary                     | Civil Center               |
| Medium Density Residential/Commercial Mixed Use | Wetland                                      | Hospital                   |
| Regional Town Center                            | Community Commercial Center                  | Cemetery                   |
| Technology Park                                 | Most Community Commercial Center             | Correctional Facility      |
| Medical Park                                    | Regional Commercial Center                   | Wastewater Treatment Plant |
| Industrial                                      | Highways, Arterial & Major Collector Streets | UH Leeward Comm. College   |
| Military  | Transit Road (Medium Density Res. and Comm.) | Airport                    |
| Parks and Golf Courses                          | Intermediate School                          |                            |
| Agriculture and Preservation Areas              | High School                                  |                            |
| Military Training Area                          |  |                            |
| Institutional                                   |  |                            |

Source: Department of Planning & Permitting, City & County of Honolulu, Dec. 2002

**Figure 6**  
**Central Oahu Sustainable**  
**Communities Plan - Urban Land Use**  
**Mililani Mauka District Park**



Gerald Park  
 Urban Planner  
 August 2004

to large recreation complexes and regional parks (e.g. the 269 acre Central Oahu Regional Park) in the plan area.

*Sustainable* Plan policies and guidelines applicable to Mililani Mauka District Park include:

- District parks within master-planned residential communities should include passive area for picnicking and large, outdoor community gatherings.
- Where urban development abuts the H-2 Freeway, an open space/landscaped buffer of sufficient size should be provided to preserve a view of green, minimize the visual intrusiveness of the development, and reduce the noise and air quality impact of the freeway traffic on the abutting development.
- [The visibility of perimeter fencing, parking lots and garages and other utilitarian elements should be minimized through plantings or other appropriate visual screens along roadway frontages.]
- Development master plans should provide accessible pathways from surrounding streets to facilitate pedestrian and bicycle access to all features in parks.

These policies and guidelines are incorporated into the design and layout of Mililani Mauka District Park. ***The planting of visual screens along roadway frontages will not be implemented for security reasons.***

***A "Park" symbol denoting the proposed Park was placed on the Central Oahu Public Infrastructure Map (PIM) in 2003 (Resolution 03-129, June 2, 2003). The PIM revision allows budgeting of Capital Improvement Program (CIP) funds for construction by the City (Department of Planning and Permitting Comment).***

The park site is zoned P-2 General Preservation. Public uses and structures such as that proposed are permitted uses in the zoning district.

Several of the proposed improvements exceed the **development standards** for the general preservation zoning district. The Department of Planning and Permitting has approved a waiver to allow the proposed park improvements (Waiver No. 2004/W-44). The waiver allows 20 light poles to a) exceed the height limit, and b) to encroach into required yards. It also allows less than the required off-street parking, for the parking lot to encroach into a required yard, ***and less than the required screening (landscape requirements)***. Sometime in the future, a waiver will be requested to allow the height of the gymnasium to exceed the height limit of the zoning district.

The Park is not located within the County delineated Special Management Area.

#### **D. Public Facilities and Services**

Ukuwai Street, an existing **subdivision road**, lies within a 60-foot right-of-way. The fully improved street features two undivided traffic lanes, curbs, gutters, and sidewalk. On-street parking is permitted on both sides of the road. The posted speed limit is 25 miles per hour. The street is not a designated bike path.

Ukuwai Street presently deadends at the Mililani Homeowners Service Center, which is located beyond the deadend. Makaikai Street, the nearest cross street intersecting with Ukuwai, is located opposite the driveway to the Park and Ride Facility. Two residential developments to the east of the Park--Olaloa Elderly Housing and Kumelewai Gardens--do not access onto Ukuwai Street.

Water service is provided from an existing 12" Board of Water Supply water main in Ukuwai Street. Water for the Park is drawn from this main through a 2" water meter. Fire flow is through fire hydrants along Ukuwai Street.

A Board of Water Supply 20" water main is located within a **20-foot wide easement (Easement 4633)** crossing the Park. The water main connects water lines in Ukuwai Street and Lalai Street across the H-2 Freeway.

A 21-inch municipal sewer main is located in Ukuwai Street. A 15-inch main from the north connects to the 21-inch main which enters the northwest corner of the Park in a **27-foot wide easement (Easement 4929) in favor of the City and County of Honolulu and under the jurisdiction of the Department of Environmental Services (Department of Facility Maintenance Comment)** and continues along the northern end of the Park. The sewer main crosses the H-2 Freeway and ties into a main in Lalai Street. Underground sewer mains convey wastewater to the Mililani Wastewater Treatment Plant for treatment and eventual disposal.

The existing **storm drainage** system servicing the project site is a municipal system located within Ukuwai Street. A catch basin along Ukuwai Street (fronting the center of the Park) collects and convey runoff via an 18" drain line to an 84-inch line along Ukuwai Street. It appears that this drain discharges into the gulch north of the Park.

No on-site **drainage facilities** are found at the Park. Storm water runoff either collects in low spots where it evaporates or percolates into the ground or sheet flows across the Park to an existing concrete drainage swale that parallels the H-2. The swale is located off-site between the **western** Park boundary and the **Wahiawa bound travel lanes of the Freeway and maintained by the Highways Division of the State Department of Transportation (Department of Facility Maintenance Comment)**. Located within the **right-of-way of the H-2 Freeway**, the swale collects and conveys water north to a 144-inch diameter pipe culvert crossing under the H-2 Freeway, then into concrete channels within the Waipio Acres Subdivision. The channels outlet into Waikele Stream which is located within Waikakalaua Gulch. The drainage system is referred to as the North Gully System which has a design capacity of 47.7 cfs for the 10-year design storm.

Based on the district park area of 16.075 acres and using City and County of Honolulu Drainage Standards for the 10-year design storm, the consulting engineers estimate pre-development conditions generated storm runoff at 22.51 cfs (Hida Okamoto & Associates, Inc., 2004).

**Fire protection service** originates from the Mililani Mauka Fire Station (Engine 41) at the corner of Meheula Parkway and Makaikai Street about two blocks away. Thirty-three fire fighters are assigned to the Station. Their primary equipment includes a fire apparatus (pumper), aerial apparatus, and a tanker. Five fire fighters per engine and ladder, two captains, and a tanker operator are on duty at all times.

An emergency ambulance is based at the Mililani Mauka Fire Station. A minimum of six medical personnel is assigned to the station. Two emergency medical technicians are on duty at all times.

**Police service** originates from the Wahiawa Station about 3.0 miles to the north in the town of Wahiawa. Police officers regularly patrol Mililani Town and Mililani Mauka.

**Power and communication systems** are placed underground along Ukuwai Street.

Three **public schools** are located in Mililani Mauka---Mililani Middle School (6th-8th), Mililani Mauka Elementary School (K-6th), and Mililani Ike Elementary School (K-6th)---serve school age children and teenagers. Mililani Mauka Elementary School is located two blocks to the northeast of the Park.

Mililani High School, the only high school in the entire Mililani Development, is located on Meheula Parkway about 1 mile south of the Mililani Mauka Development.

There is one other **municipal park** in the Mauka development---Mililani Mauka Community Park---a 12.12 acre park adjoining Mililani Mauka Middle School on Lehiwa Drive. The park is grassed and fenced but lacks recreation facilities.

The Mililani Town Association owns and manages several **private parks** in the Mililani Mauka area. These include Ravine Park, Mauka Gazebo Park, and Ku'ulako Park. The Association also owns and manages two recreation centers (Recreation Centers 5 and 6) in the Mauka development. A third recreation center would be built in the future.

## **SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS**

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**3**

### **A. Assessment Process**

The scope of the project was discussed with staff of the Department of Design and Construction, the Department of Parks and Recreation, the consulting architect, and consultants comprising the design team. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions. From the discussions, field investigations, and literature search, existing conditions and features were identified which could affect or be affected by the project. These conditions are:

- There are no archaeological or cultural resources on the premises;
- There are no rare, threatened, or endangered flora on the premises;
- The Park is not located in a flood hazard area;
- The Park site has been grubbed, graded, and grassed;
- The Park is already being used for field and open-air recreation activities; and
- Residential traffic volume is low on Ukuwai Street.

Recreation facilities at Mililani Mauka District Park would be constructed over six phases. Phase 1 construction is projected for sometime in 2005. Phases 2 through 6 would be built as capital improvement program monies are made available through the City's budgeting process. Because of this phasing, most of the short-term impacts described below are expected to be repeated over each of the construction phases.

In evaluating the planned facilities and potential environmental impacts, improvements such as the two softball fields, two basketball courts, four tennis courts, court lighting, comfort stations, children's play apparatus, and perimeter fencing are relatively small scale, low-intensity improvements and can be constructed without significant environmental impacts. The parking lot also can be graded and paved without significant impacts.

Major improvements such as the lighted baseball field, the Recreation Center Building, and Gymnasium are relatively easy to construct but is expected to require more site work and take longer to build than the other facilities.

An unimproved section of the Park may be used as a temporary construction base yard for the park improvement projects. The yard is needed to accommodate a field office, construction vehicles and equipment, building materials, and stockpiled material. Ideally, the base yard should be readily accessible to vehicles delivering construction materials and to building sites. Selection of a base yard site will be left to the Contractor, the Department of Parks and Recreation, and the Department of Design and Construction. The size of the yard will vary depending on the needs of the Contractor.

Because construction will be phased over a long period of time, some construction work could interfere with recreational use of open space or facilities already in place and compromise public safety. For safety reasons, the Contractor will erect appropriately scaled

safety barriers around work sites to minimize conflicts between construction activities and on-going recreational uses.

Mitigating measures in the form of public health regulations and construction techniques are anticipated to change over time. It is expected that such changes would promote rather than degrade overall public health and safety and will be incorporated into future construction plans prepared for Mililani Mauka District Park.

#### **B. Short-term Impacts**

**Site work** to include grubbing, grading, and excavating is a necessary function to prepare the land for building the temporary and permanent improvements to follow. Because site work takes place at the onset of construction, it is probably the most disruptive construction activity on the environment. Site work can be a persistent source of **fugitive dust**. Site contractors are aware that dust is a nuisance to both workers and people living near work sites and it is imperative for them to maintain stringent dust controls. Water sprinkling is probably the most effective dust control measure given the size of each building site and the scale of improvements proposed for each construction phase. The Contractor, however, may choose to implement other measures or best management practices based on their experience with similar projects and job sites.

The Contractor will be responsible for **general housekeeping** of the site and for keeping adjacent streets and properties free of dirt, mud, and construction litter and debris. Pollution control measures shall comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Like fugitive dust, **construction noise** cannot be avoided. Individual building sites are within the confines of an existing park and construction noise will be audible within the park grounds as construction work takes place. Exposure to noise will vary by construction phase, the duration of each phase, and the type of equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source would be generated by heavy machinery during site work. After site work is completed, reductions in sound levels, frequency, and duration can be expected during construction of structural related improvements.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the preservation zoning of the Park, the project is considered to be in the Class A zoning district for noise control purposes. The maximum permissible daytime sound level in the district is 55 dBA all day (Chapter 46, Community Noise Control, 1996).

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty-minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed.

The general contractor will be responsible for obtaining and complying with conditions attached to the permit. Work will be scheduled between the hours of 8:00 AM to 3:30 PM

Mondays through Fridays. The Contractor will also ensure that construction equipment with motors is properly equipped with mufflers in good operating condition.

Construction noise will be audible over the entire development period. All construction activities will comply with Chapter 46 Noise Control for Oahu, Administrative Rules, Department of Health, State of Hawaii. The Honolulu Police Department has commented that during construction the project may have negative impacts on calls for **police services** in the area because of dust, noise, and traffic complaints (Honolulu Police Department, 2003).

Site work will expose soil thus creating opportunities for **erosion** (fugitive dust and suspended sediment in runoff). Sitework quantities have not been calculated for each construction phase. Grubbing, grading, and stockpiling imported material will be performed in accordance with the Revised Ordinances of Honolulu, 1990 (as amended) and the Rules Relating to Soil Erosion Standards and Guidelines (DPP Comment).

Best Management Practices (BMPS) for erosion and drainage control during construction will be incorporated into grading plans. Pollution control measures recommended in the *The Best Management Practices Manual for Construction Sites in Honolulu* (1999) would be reviewed and written into applicable erosion and drainage plans. Construction work exceeding one (1) acre in area would require a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity.

Grass will be the only **vegetation** to be removed. No rare, threatened, or endangered flora were observed. Following construction, recreation areas immediately adjoining building sites will be restored to pre-construction condition or better and appropriate landscaping materials planted.

The State Historic Preservation Division has indicated that because intensive cultivation and previous grubbing/grading has altered the land, "**no historic properties will be affected**" by this undertaking (SHPD, 2003).

Should subsurface **archaeological sites, artifacts, or cultural deposits** be unearthed during construction, work in the immediate area will cease and the proper authorities notified for disposition of the finds. If the burials appear to be less than 50 years old, the Honolulu Police Department will be notified. If the burials appear to be more than 50 years old, then the State Historic Preservation Officer will be notified. As a matter of protocol, both agencies will probably be notified for inspection and disposition of the finds.

Connecting to the municipal sewer and driveway construction for the parking lot will require temporarily closing at least one traffic lane of Ukuwai Street and diverting traffic to the other lane. **Traffic circulation** between Makaikai Street and the end of Ukuwai Street should not be adversely affected because most of the traffic passing the Park are contractor vehicles traveling between the Mililani Homeowners Service Center (at the end of Ukuwai Street) and job sites elsewhere in the Mililani Mauka development. The Cornerstone Fellowship Church's parking lot accesses onto Ukuwai Street but it is usually empty during normal working hours.

A Traffic Control Plan will be prepared and submitted to the Traffic Review Branch, Department of Planning and Permitting, for review and approval. Measures to be prescribed in the plan to mitigate traffic impacts would include but are not limited to:

- Limiting construction to non-peak traffic hours;
- Posting warning signs on both sides of the work area to alert motorists of road work and to slow traffic speed;
- Positioning traffic cones or other directional devices in the roadway to guide vehicles around work areas;
- Posting flagmen to assist in traffic control; and
- Covering trenches during non-working hours.

Roadwork will be scheduled between normal construction hours, Monday through Friday, excluding recognized holidays. At least one through-lane will be open to traffic during all road work. Trenches will be covered with safe, non-skid bridging material to accommodate all types of vehicular traffic.

Vehicles hauling construction workers and materials will contribute **traffic** on streets leading to the Park. Material deliveries can be scheduled to minimize impacts on local traffic during morning and afternoon peak traffic periods. Building materials will be stockpiled on site in a baseyard. It is anticipated that material unloading would take place on-site so as not to interfere with street traffic. If on-street unloading is required, it would take place during non-peak traffic hours. Warning signs would be posted and flagmen posted to marshal traffic around the unloading area.

During construction, areas adjoining individual building sites would be fenced for public safety thus temporarily **precluding recreational use** of these areas.

#### **B. Long-term Impacts**

A desired long-term effect will be to have a **district park and recreation amenities** for a community that has actively sought to have a public park built for almost 10 years. The Park is the largest recreation facility planned for Mililani Mauka. It is one of several existing and planned public and private facilities that would accommodate the recreation needs for a future population of 21,100 residents. In total, the acreage of public parks and private facilities amounts to approximately 42 acres which complies with a City standard of 2 acres of park per 1,000 persons.

In general, **weekday uses** are expected to generate less activity than weekends. Indoor activities will be conducted at the recreation center, children and adults will use the various "hard" courts for basketball and free play, toddlers will play on the children's apparatus, and organized team sports will use the open fields and gymnasium for practice (and games). Having a place to recreate and facilities to foster recreation is one of the principal reasons for having parks.

**Weekend use** is anticipated to intensify especially for field sports. This would be no different from weekends in other communities or the Mililani District Park and other playfields where organized youth soccer, football, and baseball are the prevailing outdoor sports activities (when in season).

[During periods of heavy use, temporary impacts on traffic and parking can be expected. The 44-stall parking lot will not be able to accommodate all park users at one time. If parking is not available, arrangements should be made with the Department of Transportation Services, City and County of Honolulu to use the Park and Ride Lot. In addition, organizers of large events can also seek approval to use the Cornerstone Fellowship Church parking lot for overflow parking.]

***A parking analysis based on the recreational planned facilities at Mililani Mauka District Park indicates that 195 parking stalls are required. This large number of parking stalls is predicated in part by the inclusion of bleacher seating at the ball fields and gymnasium. A 44-stall parking area is proposed for construction during Phase I. On-street parking in front of the park can accommodate an estimated 84 vehicles. This leaves the park a deficit of 67 stalls. Provisions for an overflow lot within the park would eliminate one (or more) of the planned recreational facilities. This is not a desired course of action.***

***The Department of Transportation Services has approved a request from the Department of Parks and Recreation to allow a portion of the Mililani Mauka Park and Ride as an alternate parking for the park users to help meet the Land Use Ordinance parking requirements for Mililani Mauka District Park (Department of Transportation Services and Honolulu Police Department Comments).***

Although on-street parking may be convenient for park users, haphazardly parked vehicles can obstruct vehicle sight lines at intersections and driveways thus hindering ready egress/ingress into/from the driveways, make viewing of through traffic difficult, and can create other traffic and pedestrian hazards.

***Sufficient sight distance should be provided in both directions on all approaches to the intersection of Maikaikai and Ukuwai Streets. Prohibiting parking and enforcing the no parking regulation 20 feet from the intersection (on both streets) should promote views of on-coming traffic. No parking on all approaches to the intersection also would give motorists a clear view of the crosswalk at the intersection and pedestrians a clear view of approaching vehicles.***

***Sight distance should also be provided in both directions at the driveway to/from the Cornerstone Fellowship Church. The driveway is located on a bend in Ukuwai Street and vehicles parking on the bend restrict the sight line for vehicles exiting the parking lot. A fire hydrant located on the Wahiawa side of the driveway effectively prohibits vehicles from parking too close to the driveway. Restricting on-street parking on the curve can help to mitigate this operational concern (Department of Transportation Services Comment).***

Noise will be audible when children and adults are engaged in organized activities or unstructured play. This impact cannot be avoided. The sounds of laughter, cheering, yelling, and talking and will be audible in adjoining areas when the facilities are in use. In addition sounds of bouncing basketballs and volleyed tennis balls would be audible. The nearest noise sensitive uses (residential uses) are located across the Park about 120 feet away. Distance may help attenuate but will not eliminate recreational sounds.

The baseball field will be illuminated for **night use** and there also may be night activities held at the gymnasium and recreation building. Noise from these activities would be audible into the evening. Park facilities typically close at 10:00 PM and lighted fields go dark at about that time.

***To mitigate light pollution for night-flying birds and unwanted illumination of nearby residential areas, all field light fixtures will shine downwards rather than project upwards or laterally thus minimizing light glare, the lights will be shielded and equipped with cut off luminaires, and the light poles will not be located near utility wires or other objects that birds cannot see at night (OEQC Comment).***

***The Park will close at 10:00PM and all sport lights will be turned off either before or soon after that time.***

***Selective perimeter landscaping*** should help to screen some of the Park facilities from being observed from neighboring residential areas and help to attenuate noise.

The most pronounced **visual effect** will be to have recreation facilities and structures as shown on the Site Development Plan replace grassed open space. The improvements should not significantly obstruct existing views of the Waianae Mountains from residential areas opposite Ukuwai Street. The tallest structure, the proposed gymnasium, would be sited along the southern edge of the Park against a backdrop of existing eucalyptus trees. The trees are about the same height as the AT&T Wireless monopole and they already partially obscure views to the south and southwest.

North facing views from the Park and Ride facility eventually will be blocked by the gymnasium and recreation building (when constructed). Similarly, views from inside the Park towards the Park and Ride facility would eventually be blocked by the same buildings. Until both structures are built, there should be no change in existing conditions along this side of the Park.

When mature, street trees and trees planted inside the Park along Ukuwai Street may reach heights that could obstruct views of the Waianae Mountains from second level units in the Olaloa development facing the Park.

In the absence of archaeological features it is unlikely that there were or are **cultural practices** associated with the Park.

At full build-out, approximately 2.7 acres (about 17%) of the 16 acre park will be committed to impervious surfaces in the form of the off-street parking lot, recreation building, gymnasium, the tennis courts, and walkways. **Surface runoff** is estimated at 24.00 cfs (based on a 10-year storm). The net increase in storm water runoff due to post development conditions is 1.49 cfs. At this time it appears that surface runoff would be directed to the concrete lined swale along the H-2 Freeway for discharge into the North Gully Drainage System. ***The concrete swale is maintained by the State Department of Transportation (Highways Division). The Department has approved a permit to discharge into the State DOT Highways Division storm drainage system.*** Alternatively, on-site retention/detention systems may be constructed.

Developing a park at this site is consistent with **land use plans** for Mililani Mauka and with the objectives and policies of the Central Oahu *Sustainable Communities Plan*. Public uses

and structures are permitted uses under P-2 General Preservation zoning. Waivers to applicable development standards for the P-2 zoning district (height and yard encroachments) were approved by the Department of Planning and Permitting. By approving the waiver, the Department agrees that the waived improvements would not adversely affect the public safety and welfare and is not detrimental to nearby property improvements.

*Castle and Cooke, developers of Mililani Mauka, created the original master plan for the park and donated the land for Mililani Mauka District Park to the City and County of Honolulu to meet the park dedication requirements for new development. The current Site Development Plan evolved from the original Castle and Cooke master plan for the park. The major difference is that the current Site Development Plan relocates some of the park facilities from where they were initially proposed. The Mililani Mauka/Launani Valley Neighborhood Board voted to accept the Site Development Plan in 2004. In the future, the Site Development Plan can be revised and alternative park facilities considered as the recreation needs of the community change (Department of Planning and Permitting Comment).*

Administrative and maintenance responsibilities will be under the jurisdiction of the Department of Parks and Recreation, City and County of Honolulu. At least two **recreation directors** would manage activities at the recreation center and gymnasium. Recreation programs and activities to be offered at both facilities will be worked out after the facilities are built and staffed.

**Operating hours** have not yet been determined. More than likely operating hours will be similar to other recreation facilities operated and maintained by the Department of Parks and Recreation, City and County of Honolulu. The Department of Parks and Recreation will maintain the Park.

Officers of the Honolulu Police Department would have the primary responsibility of routinely **patrolling** and removing violators of park rules and city ordinances.

## ALTERNATIVES TO THE PROPOSED ACTION

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### A. No Action

A no action alternative would preclude the occurrence of all impacts, short and long term, beneficial and adverse described in this Assessment. A No Action alternative would maintain the status quo of the existing undeveloped Park. Undeveloped, the Park would have limited public recreational utility except for passive activities and informal play. A Site Development Plan has been approved for the park layout and recreation facilities and capital improvement programs funding appropriated for construction of Phase I.

## AGENCIES AND ORGANIZATIONS TO BE CONSULTED

5

*The Draft Environmental Assessment for Mililani Mauka District Park was published in the Office of Environmental Quality Control Environmental Notice of November 23, 2004 and December 8, 2004. Publication initiated a 30-day public review period ending on December 23, 2004. The Draft Environmental Assessment was mailed to the agencies and organizations identified below. An asterisk \* identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.*

### City and County of Honolulu

- \*Board of Water Supply
- \*Department of Facility Maintenance
- \*Department of Parks and Recreation
- \*Department of Planning and Permitting
- \*Department of Transportation Services
- \*Police Department

### State

- Department of Land and Natural Resources
  - \*Historic Preservation Division
- Department of Health
  - Environmental Planning Office
  - \*Office of Environmental Quality Control
  - \*Wastewater Branch
- \*Department of Transportation
  - Highways Division

### Elected Officials

- Councilmember Donovan Dela Cruz
- Senator Ron Menor, 17th Senatorial District
- Representative Ryan Yamane, 37th Representative District
- \*Representative Marilyn Lee, 38th Representative District

### Organizations

- AT&T Wireless
- Cornerstone Fellowship Church
- Olaloa
- Mililani/Waipio/Melemanu Neighborhood Board No. 25
- Mililani Mauka/Launani Valley Neighborhood Board No. 35
- Mililani Public Library (Placement)

## PERMITS AND APPROVALS

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Permitting authorities and their jurisdictional permits are listed below. Additional permits may be required depending on final construction plans.

### **City and County of Honolulu**

#### Department of Planning and Permitting

Grubbing, Grading, and Stockpiling Permit  
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work  
Sewer Connection  
Permit to Excavate Public Right-of-Way (Trenching)

#### Department of Transportation Services

Street Usage Permit

### **State of Hawaii**

#### Department of Health

NPDES Permit (Stormwater Runoff Due to Construction Activities)  
Variance From Pollution Controls (Noise Permit)

#### Department of Transportation

Application for a Private Storm Drainage Connection and/or Discharge Permit to the  
State of Hawaii Highways Division Storm Drainage System  
Permit to Discharge into the State Highways Division Drainage System

## DETERMINATION OF SIGNIFICANCE

7

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

There are no recorded historic, archaeological, or cultural resources on the Park site.

- 2) Curtails the range of beneficial uses of the environment;

The site has been planned for park use since the mid-1980s as part of the Master Plan for the Mililani Mauka Residential Community.

- 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 long-term environmental policies, goals, and guidelines of the State of Hawaii.

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

The project will not substantially affect the economic or social welfare of the State.

- 5) Substantially affects public health;

Public health should not be adversely affected by the proposed project.

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

Substantial secondary impacts are not anticipated. Water, sewer, and power systems in the Mililani Mauka community have been sized to accommodate a planned population of 21,100 residents. It is presumed that the infrastructure has the capacity to accommodate the infrastructure requirements of the Park since the Park was incorporated into the developer's original plans when obtaining permits and constructing utility improvements.

- 7) Involves a substantial degradation of environmental quality;

A substantial degradation of environmental quality is not anticipated. Developing this recreation facility should enhance the overall environmental quality of Mililani Town as a place to reside and recreate.

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

The project is not the precursor for a larger action. It is, however, part of an on-going capital improvement program to provide recreational facilities in public parks throughout the City and County of Honolulu.

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

There are no rare, threatened or endangered flora or fauna on the premises.

- 10) Detrimently affects air or water quality or ambient noise levels; or

Ambient air quality will be temporarily affected by fugitive dust and exhaust emissions during construction. Construction noise will be audible in noise sensitive areas adjoining the Park. These impacts cannot be avoided but can be mitigated by measures stipulated in this Assessment. In addition, all construction activities will comply with State Department of Health air quality and community noise regulations.

Because the Park will be built in phases, construction impacts such as fugitive dust, exhaust emissions, noise, and construction-related traffic can be expected and repeated over each construction phase.

Storm water runoff is projected to increase by 1.49 cfs between existing (22.51 cfs) and future (24.00 cfs) conditions. Runoff would be directed to the concrete swale along the H-2 Freeway for discharge into the existing drainage system. The increase in runoff is well within the master planned storm water runoff of 47.7 cfs entering the North Gully Drainage System.

Some recreation activities will take place during night hours. Outdoor facilities including the baseball field, tennis courts, and basketball courts will be lighted for night use. When these facilities are in use, recreation sounds are expected to be audible in the Park and in residential areas adjoining the Park. This impact cannot be avoided as some types of recreation are conducted during evening hours.

Complaints of excessive noise and activities at the Park should be reported to the Honolulu Police Department. They would be responsible for patrolling the neighborhood, responding to complaints, and removing violaters of park rules and regulations.

- 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.

Mililani Mauka District Park is not located in an environmentally sensitive area.

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

The district park site is not identified in county or state plans as offering scenic vistas and view plans in the mauka direction from along the H-2 Freeway. Conversely,

although the Waianae Mountains and land in its foreground form a panoramic view from the Park, this view is not identified in state and county plans as scenic vistas or view planes.

13) Requires substantial energy consumption.

Electrical energy will be needed for field lighting, security lighting at the parking lot and comfort stations, and interior lighting in the recreation center and gymnasium. These types of recreation lighting is considered normal and modest levels of energy consumption, not "substantial."

## REFERENCES

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APPENDIX A  
**COMMENTS AND RESPONSES**

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

1000 ULUOHA STREET, SUITE 309 • HONOLULU, HAWAII 96707  
TELEPHONE: (808) 532-3341 • FAX: (808) 532-5131 • INTERNET: [www.dpr.honolulu.gov](http://www.dpr.honolulu.gov)



JEROME HARRIS  
Mayor

WILLIAM D. BALFOUR, JR.  
DIRECTOR  
EDWARD T. HERRING, OLLIE  
MARKET DIRECTOR

November 30, 2004



Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Blvd., Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment  
Miliiani Mauka District Park

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Miliiani Mauka District Park.

The Department of Parks and Recreation has approved the proposed Master Plan improvements and has no further comment relating to the Draft Environmental Assessment.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

*W.D. Balfour, Jr.*  
WILLIAM D. BALFOUR, JR.  
Director

WDB:mk  
(4/156)

DEPARTMENT OF FACILITY MAINTENANCE  
**CITY AND COUNTY OF HONOLULU**  
1000 ULUOHIA STREET, KAPOLEI HALE, SUITE 215, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 492-5054 FAX: (808) 492-5057



LARRY J. LEOPARDI, P.E.  
DIRECTOR AND CHIEF ENGINEER  
JOSEPH MAGALDI  
DEPUTY DIRECTOR  
IF REPLY REFER TO:  
DIRM 04-999

November 24, 2004

Gerald Park, Urban Planner  
1221 Kapiolani Blvd., Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Mililani Mauka District Park  
TMK: 9-5-049:020, Environmental Assessment (EA)

The Department of Facility Maintenance appreciates the opportunity to comment on the subject EA.

Please clarify the existing and proposed drainage:

- On page 15 of the Assessment, you state that no on-site drainage facilities are found at the park – please clarify the purpose of Easement 4929.
- On page 22 of the Assessment, you state that surface runoff would be directed to the concrete lined swale – please clarify location of swale. Is the concrete swale located within the park? Who maintains the concrete lined swale?

If you have any questions regarding our comments, please contact me at 692-5054.

Very truly yours,

*Larry J. Leopardi*  
LARRY J. LEOPARDI, P.E.  
Director and Chief Engineer



GERALD PARK  
Urban Planner

- Planning
- Land Use Research
- Environmental Studies

1221 Kapiolani Blvd.  
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Honolulu, Hawaii  
96814

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(808) 596-7488  
Facsimile:  
(808) 596-7485  
e-mail:  
geraldpark@aol.com

July 14, 2005, 2005

Laverna Toyo Higa Nance, Director  
Department of Facility Maintenance  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Nance:

Subject: Mililani Mauka District Park (DRM 04-999)  
TMK: 9-5-049: 020  
Mililani Mauka, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

- Easement 4929 is a sewer easement in favor of the City and County of Honolulu located on the north end of the park. A 21-inch sewer line is located within the easement. The sewer line is under the jurisdiction of the Department of Environmental Services, City and County of Honolulu.
- The concrete lined drainage swale is located outside the western boundary of the Park within the road shoulder of the Wahiawa bound travel lanes of the H-2 Freeway. The concrete swale is located within the right-of-way of the H-2 Freeway and maintained by the Department of Transportation, State of Hawaii. The Department of Transportation has approved a permit to discharge runoff into the concrete swale.

We appreciate the participation of the Department of Facility Maintenance in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: E. Morisato, DDC

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

801 SOUTH BERTAMIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111  
<http://www.honolulu.gov>



JEREMY HARRIS  
MAYOR

BOISSE P. CORREA  
CHIEF

OLEN S. KAJIYAMA  
PAUL B. PUTZOLD  
DEPUTY CHIEFS

OUR REFERENCE CS-KP

December 2, 2004



Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Milliani Mauka District Park.

We have noted that there will be only one parking lot with a total of 44 stalls. We have also noted suggestions for park users and event organizers to consider mitigating the problem. However, through experiences at other parks, we have determined that the shortage of parking stalls will definitely create a problem for the surrounding area. This in turn will cause an increase in calls and will have a negative impact on the services to be provided by the Honolulu Police Department.

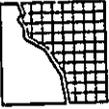
If there are any questions, please call Lieutenant Brain Chang of District 2 at 621-8442 or Ms. Carol Sodeiani of the Support Services Bureau at 529-3658.

Sincerely,

BOISSE P. CORREA  
Chief of Police

By   
KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

*Serving and Protecting with Aloha*



GERALD PARK  
Urban Planner

Planning  
Land Use  
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1221 Kapiolani Blvd.  
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Honolulu, Hawaii  
96814

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Facsimile:  
(808) 596-7485  
e-mail:  
geraldpark@aol.com

July 14, 2005

Boisse P. Correa, Chief of Police  
Police Department  
City and County of Honolulu  
801 S. Beretania Street  
Honolulu, Hawaii 96813

Dear Chief Correa:

Subject: Milliani Mauka District Park (CS-KP)  
TMK: 9-5-049: 020  
Milliani Mauka, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

The planned parking lot (44 stalls) and space for off-street parking in front of the park (estimated at 84 vehicles) will be available for park users. In addition, the Department of Transportation Services recently approved a Department of Parks and Recreation request to use a portion of the Milliani Mauka Park and Ride lot for alternative parking.

The off-street parking area, on-street parking, and the Park and Ride facility will provide sufficient parking for park users and aid in distributing traffic bound for different sections of the park.

The participation of the Honolulu Police Department in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

  
Gerald Park

c: E. Morisato, DDC

**JEREMY HARRIS, Mayor**  
**EDNE FLORES, JR., Chairman**  
**CHARLES A. LEE, Vice-Chairman**  
**MERRITT S. K. MAOUIA, SR.**  
**DAVID W. H. LENOIX**

**ROSEY K. HARAGA, Esq.**  
**LARRY J. LEONARD, Esq.**  
**CLIFFORD S. JAMIE**  
 Manager and Chief Engineer

**DOMA FAY K. KUYOZAKI**  
 Deputy Manager and Chief Engineer



December 6, 2004

**BOARD OF WATER SUPPLY**  
 CITY AND COUNTY OF HONOLULU  
 630 SOUTH BERETANIA STREET  
 HONOLULU, HI 96843

**PETER J. THOMAS**  
 BOARD OF LAND AND NATURAL RESOURCES  
 COMMISSIONER OF WATER RESOURCES MANAGEMENT

**DAN OLLIVSON**  
 DEPUTY DIRECTOR - LAND

**TYRONNE S. COO**  
 DEPUTY DIRECTOR - WATER

**AGRICULTURE**  
**BOATING AND OCCUPATIONAL**  
**COMMISSION ON WATER RESOURCES MANAGEMENT**  
**CONSTRUCTION AND RESOURCES MANAGEMENT**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**DEPARTMENT OF WATER RESOURCES MANAGEMENT**  
**HONOLULU ISLAND RESOURCES COMMISSION**  
 875 15TH AVENUE



**STATE OF HAWAII**  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 HISTORIC PRESERVATION DIVISION  
 KAUAIKOHOLA BUILDING, ROOM 533  
 601 KAUAIKOHOLA BOULEVARD  
 KAPOLEI, HAWAII 96707



LILIUOKALANI  
 GOVERNOR OF HAWAII

Mr. Gerald Park  
 Gerald Park Urban Planner  
 1221 Kapiolani Boulevard, Suite 211  
 Honolulu, Hawaii 96814



Dear Mr. Park:

**Subject:** Your Letter of November 15, 2004 on the Environmental Assessment for the Milliani Mauka District Park, TMK: 9-5-49: 20

Thank you for the opportunity to comment on the subject document.

The existing water system is presently adequate to accommodate the proposed park facilities. The availability of water will be confirmed when the building permits are submitted for approval.

The applicant will be required to obtain a water allocation from Castle and Cooke Homes.

The construction drawings should be submitted for our approval.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,

*K. Shida*  
**KEITH S. SHIDA**  
 Principal Executive  
 Customer Care Unit

Water for Life... Ka Wai Oia

HAWAII HISTORIC PRESERVATION DIVISION REVIEW

Log #: 2004.3407  
 Doc #: 0411EJ24



December 1, 2004

**Applicant/Agency:** Gerald Park  
 Urban Planner  
 1221 Kapiolani Blvd., Suite 211  
 Honolulu, HI 96814

**SUBJECT:** Chapter 6E-8 Historic Preservation Review - City and County of Honolulu, Department of Design & Construction Draft Environmental Assessment for The Milliani Mauka District Park Master Plan Improvements

Ahupua'a: Waipi'o  
 District: Island: Ewa, O'ahu  
 TMK: (1) 9-5-049:020

1.  This project has undergone state or federal historic preservation review.
  - a. mitigation has been completed
  - b. other: SJHPD Log 2003.0269, intensive commercial cultivations and previous grubbing/grading has altered the land.
2.  We have not been consulted on this undertaking, however we believe there are no historic properties present, because:
  - a) intensive cultivation has altered the land
  - b) residential development/urbanization has altered the land
  - c) previous grubbing/grading has altered the land
  - d) an acceptable archaeological assessment or inventory survey found no historic properties
  - e) other: \_\_\_\_\_

Thus, this letter serves as our "no historic properties affected" determination since we believe this undertaking will have no effect on significant historic properties.

Aloha,  
*Melanie A. Chinen*  
**Melanie A. Chinen, Administrator**  
 State Historic Preservation Division

El:jen

MARILYN B. LEE  
MAJORITY FLOOR LEADER

HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813



December 9, 2004

received  
7/21/05

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Blvd.  
Suite 211  
Honolulu, HI 96814

Dear Mr. Park:

Subject: Mililani Mauka District Park

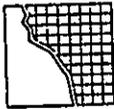
In response to your letter concerning the Environmental Assessment for the Mililani Mauka District Park project, I am very interested in the number of volleyball courts that are available at the gymnasium in the current plan. There is a high interest in this sport (volleyball) in Mililani and I am concerned that we may be looking at gym facilities that are too small.

Thank you for the opportunity to comment. If you have any questions, I can be reached at 586-9460.

Sincerely,

*Marilyn B. Lee*  
Marilyn B. Lee  
State Representative  
District 38, Mililani/Mililani Mauka/Waipio Acres

MBL:at



GERALD PARK  
Urban Planner

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e-mail: geraldpark@aol.com

July 14, 2005

The Honorable Marilyn B. Lee  
State Representative  
House of Representatives  
State Capitol  
Honolulu, Hawaii 96813

Dear Representative Lee:

Subject: Mililani Mauka District Park  
TMK: 9-5-049; 020  
Mililani Mauka, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following response to your comment.

Design plans for the Mililani Mauka District Park gymnasium provide two standard size volleyball courts to be overlaid on a basketball court.

Your participation in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: E. Morisato, DDC



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4180  
FACSIMILE (808) 586-4186  
E-mail: oeqc@health.state.hi.us

GERNEVEVE SALMONSON  
DIRECTOR



December 16, 2004

Ms. Elaine Morisato  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Ms. Morisato and Mr. Park:

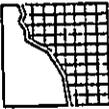
The Office of Environmental Quality Control has the following comments on the October 2004 draft environmental assessment for the Mililani Mauka District Park, Tax Map Keys 9-5-049-020, in the judicial district of 'Ewa.

1. Landscaping with Native Plants and Sustainable Building Guidelines. Please consider using native plants (e.g., 'ohi'a instead of crepe myrtle, etc.) for landscaping. Also in construction, please consider using the Sustainable Building Guidelines developed by the State Environmental Council. Both of these guidance documents can be found on the Department of Health's Internet site at <http://www.state.hi.us/health/oeqc/guidance/index.html>. Traffic impact mitigation: Prior to implementation of the project, please contact the neighborhood boards and to inform them in advance of what areas of the Waimalu Sewerage District will be affected by road work and construction so that residents may find alternate motor routes.
2. Newell's Shearwater and Light Pollution: Please consult with the U.S. Fish and Wildlife Service about light pollution mitigation so as not to disorient night traveling birds such as the Newell's Shearwater (*Puffinus puffinus newelli*).

Thank you for the opportunity to comment. Please call Leslie Segundo at 586-4185 if you have any questions.

Sincerely,

*Gerneveve Salmonson*  
GERNEVEVE SALMONSON  
Director



GERALD PARK  
Urban Planner

Planning  
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Environmental  
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Facsimile:  
(808) 596-7485  
e-mail:  
geraldpark@aol.com

July 14, 2005

Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson:

Subject: Mililani Mauka District Park  
TRAK: 9-5-049: 020  
Mililani Mauka, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

1. Your suggestions for landscaping Mililani Mauka District Park with native plants and using the Sustainable Building Guidelines will be considered by the Department of Design and Construction.
2. To mitigate light pollution for night-flying birds and unwanted illumination of nearby residential areas, all field light fixtures will shine downwards rather than project upwards or laterally thus minimizing light glare, the lights will be shielded and equipped with cut off luminaires, and the light poles will not be located near utility wires or other objects that birds cannot see at night.

The Park will close at 10:00 PM and all sport lights will be turned off either before or at that time.

The participation of the Office of Environmental Quality Control in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

cc: E. Morisato, DDC

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 533-4414 • FAX: (808) 527-8743  
DEPT. WEB SITE: [WWW.HONOLULU.GOV](http://www.honolulu.gov) • CITY WEB SITE: [WWW.HONOLULU.GOV](http://WWW.HONOLULU.GOV)



JEREMY HARRIS  
DIRECTOR

ERIC O. CORUM, JUA  
DIRECTOR

BARBARA WU STANTON  
DEPUTY DIRECTOR

2004/ELOG-2591 (RS)



December 17, 2004

Mr. Gerald Park  
Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Draft Environmental Assessment Report for  
Mililani Mauka District Park  
TMK: 9-5-049-020 in Mililani Mauka, Oahu, Hawaii

Thank you for the opportunity to review the Mililani Mauka District Park October 2004 Draft Environmental Assessment, and the anticipated issuance of a "Finding of No Significant Impact" (FONSI), which you are preparing for the Department of Design and Construction.

We offer the following comments for your review and consideration for the Final EA report:

1. Flood Zone Information: Per your December 6, 2004 telephone discussion with Ray Sakai of my staff, the project site is located within Flood Zone "D" (areas in which flood hazards are undetermined) as indicated on Figure 5. Please correct the citation on page 11. The most recent FIRM map for the area is dated September 30, 2004.
2. Land Use Controls: The DEA should address the project's consistency with the following:
  - a. The 1992 *General Plan of the City and County of Honolulu*, Culture and Recreation; Objective D, Policy 1: "Develop and maintain community-based parks to meet the needs of the different communities on Oahu."

Gerald Park, Urban Planner  
Page 2  
December 17, 2004

- b. Central Oahu Sustainable Communities Plan (SCP): Please address the following in the FEA:

- The SCP contains a guideline that districts within master-planned residential communities should include passive areas for picnicking and large, out-of-doors community gatherings (Section 3.1.4.5 on page 3-8 of the SCP. Although the DEA states that this guideline is incorporated into the design and layout of the park, the Site Development Plan (Figure 3) does not indicate which area(s) are set aside for passive recreational activities nor is there a narrative describing this. The EA discussion should be expanded to explain how the different park facilities are intended to fulfill the recreation needs of the residents.
  - There is no discussion of accessible pathways in the DEA. The SCP contains a guideline for the development of community-based pathways from surrounding streets to facilitate pedestrian and bicycle access to all features in parks (Section 3.3.2.1 on page 3-18).
3. Public Facilities and Services (Section D on page 15 of the DEA – Sewer Main): Sewage capacity reservation is contingent on submittal and approval of a Site Development Division Master Application Form (Sewer Connection). This project may be liable for payment of the Wastewater System Facility Charge.
  4. Under Section C, Land Use Controls, Chapter 2, please indicate that Resolution 03-129, was adopted on June 4, 2003, to revise a portion of the Central Oahu Public Infrastructure Map by adding a "park" symbol for the proposed park. The PDM revision allows budgeting of Capital Improvement Program (CIP) funds for construction by the City.
  5. We suggest adding the following:
    - a. A "photographic key" for the images, and the direction of the photograph to the captions.
    - b. Kumelewai Gardens Association to the distribution list for the FEA.

Gerald Park, Urban Planner  
Page 3  
December 17, 2004

Please call Ray Sakai of my Policy Planning Branch staff at 523-4047 if you have any questions.

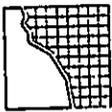
Sincerely yours,

*Ray Sakai*  
ERIC G. CRISPIN, AIA  
Director of Planning and Permitting

EGC:js

cc: Director, Office of Environmental Quality Control  
Elaine Morisato, Project Coordinator, DDC

F:\div\function\es-cit\2004\elog2591.doc



July 14, 2005

Henry Eng, FAICP  
Director

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

Dear Mr. Eng:

Subject: Militant Mauka District Park  
(2004/ELOG-2591 (RS))  
TMK: 9-5-049: 020  
Militant Mauka, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

1. Flood Zone Information

The flood zone citation on page 11 has been corrected.

2. Land Use Controls

- a. The cited general plan objective and policy will be added to the text of the Final Environmental Assessment.
- b. The proposed Militant Mauka District Park would be able to accommodate "large out-of-doors community gatherings" and passive recreation activities. Said areas are not designated on the Site Development Plan but large community activities can be accommodated in the open field areas and other areas of the park depending on the purpose for the gathering. Passive recreation activities such as picnicking, lying down, and sitting can take place in the open field areas, under trees that provide shade, and lawn areas.

Page 3, 3rd paragraph states: "Access to all facilities will comply with ADA standards." A sentence that reads, "Recreation programs will be accessible and facilities provided to meet that standard" will be added to the referenced page and paragraph.

The Final Environmental Assessment will include the statement that ADA walkways will connect the various facilities in the Park and connect to the adjoining street walkway.

It should be noted that there is no designated bikepath on Ukuwal Street.

Castle and Cooke, developers of Militant Mauka, created the original master plan for the park and donated the land for Militant Mauka District Park to the City and



Henry Eng  
July 14, 2005  
Page 2

LYNDA LINDALE  
DIRECTOR OF PLANNING



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3278  
HONOLULU, HAWAII 96811

OSYBEL PARRISH, M.D.  
DIRECTOR OF HEALTH

In Reply, Please Refer to  
EUC7148  
09.5.049.020.wpd  
W12.W041056

December 22, 2004

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Blvd., Suite 211  
Honolulu, Hawaii 96814

**received**  
1.5.05

PH: 1/24/05

County of Honolulu to meet the park dedication requirements for new development.

The current Site Development Plan evolved from the original Castle and Cooke master plan for the park. The major difference is that the current Site Development Plan relocates some of the park facilities from where they were initially proposed. The Mililani Mauka/Launani Valley Neighborhood Board voted to accept the Site Development Plan in 2004. In the future, the Site Development Plan can be revised and alternative park facilities considered as the recreation needs of the community change.

3. Public Facilities and Services  
The Site Development Division, Department of Planning and Permitting, has approved a connection to the municipal sewer.
4. Central Oahu Public Infrastructure Map  
The Final Environmental Assessment will include a statement that a "Park" symbol has been added to the Central Oahu Public Infrastructure Map.
5. Suggestions
  - a. A photographic key, while helpful, will not be added to the Final Environmental Assessment. The two photographs in the Draft Environmental Assessment are appropriately labeled to orient the reader.
  - b. Title 11, Chapter 200 Hawaii Administrative Rules do not require Final Environmental Assessments to be distributed to agencies and organizations. The filing of the Final Environmental Assessment will be published in the Office of Environmental Quality Control's Environmental Notice.

The participation of the Department of Planning and Permitting in the environmental assessment review process is appreciated.

Sincerely,  
GERALD PARK URBAN PLANNER  
*Gerald Park*  
Gerald Park

c: E. Morisato, DDC

Dear Mr. Park:

Subject: Draft Environmental Assessment  
Mililani Mauka District Park  
District of Ewa, City & County of Honolulu, Hawaii  
TMK: (1) 9-5-049: 020 16.075 acres

Thank you for allowing us the opportunity to review the subject project which proposes to construct improvements at Mililani Mauka District Park located in the community of Mililani Mauka, District of Ewa, City and County of Honolulu. We have the following comments and information on the subject property:

As wastewater generated by the area is connected to the City and County of Honolulu sewer service system, we have no further comments at this time.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at telephone 586-4294.

Sincerely,  
*Harold K. Yee*  
HAROLD K. YEE, P.E., CHIEF  
Wastewater Branch

LNKM:cle

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
 450 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813  
 TELEPHONE: (808) 532-4322 • FAX: (808) 532-4730 • INTERNET: www.cc.hawaii.gov



EDWARD Y. HIRATA  
 ACTING DIRECTOR

TP11/04-84237

January 3, 2005



Mr. Gerald Park  
 Gerald Park Urban Planner  
 1221 Kapiolani Boulevard, Suite 211  
 Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: **Mililani Mauka District Park**

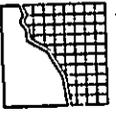
In response to your November 15, 2004 letter, we have reviewed the draft environmental assessment (EA) for the subject project. The following comments are the result of this review:

1. Adequate off-street parking should be provided to reduce traffic impacts on the surrounding area. Provisions for an overflow lot (paved or unpaved) within the park site should also be considered. The final EA should discuss the adequacy of the off-street parking being provided and the criteria used to render this determination.
2. The project proposes using the Mililani Park-and-Ride Facility as an alternative parking area. Coordination with the Department of Transportation Services Public Transit Division regarding this proposal should be documented in the final EA.
3. Measures to mitigate the potential traffic (vehicular/pedestrian/bicycle) operational concerns on Ukuwai Street and at the intersection of Ukuwai/Makaikai Streets should be discussed in the final EA.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

EDWARD Y. HIRATA  
 Acting Director



GERALD PARK  
 Urban Planner

- Planning
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July 14, 2005

Edward Y. Hirata, Director  
 Department of Transportation Services  
 City and County of Honolulu  
 650 South King Street, 3rd Floor  
 Honolulu, Hawaii 96813

Dear Mr. Hirata:

Subject: Mililani Mauka District Park (TP11/04-84237)  
 TMK: 9-5-049: 020  
 Mililani Mauka, Ewa District, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

**1. Off Street Parking**

A parking analysis based on the recreational planned facilities at Mililani Mauka District Park indicates that 195 parking stalls are required. This large number of parking stalls is predicated in part by the inclusion of bleacher seating at the ball fields and gymnasium.

A 44-stall parking area is proposed for construction during Phase I. On-street parking in front of the park can accommodate an estimated 84 vehicles. This leaves the park a deficit of 67 stalls. Provisions for an overflow lot within the park would eliminate one (or more) of the planned recreational facilities. This is not a desired course of action.

**2. Park-and-Ride Facility**

The Department of Transportation Services has approved a request from the Department of Parks and Recreation to allow a portion of the Mililani Mauka Park and Ride as an alternate parking for the park users to help meet the Land Use Ordinance parking requirements for Mililani Mauka District Park.

**3. Traffic Operational Concerns**

As stated in the Draft Environmental Assessment (Section 3.B, p.21, 2nd paragraph), haphazardly parked vehicles parking on the street can obstruct vehicle sight lines, impede ingress/egress into driveways, and create other traffic and pedestrian hazards.

Sufficient sight distance should be provided in both directions on all approaches to the intersection of Makaikai and Ukuwai Streets. Prohibiting parking and enforcing the no parking regulation 20 feet from the intersection (on both streets) should promote views of on-coming traffic. No parking on all approaches to the intersection also would give motorists a clear view of the crosswalk at the intersection and pedestrians a clear view of approaching vehicles.

Sight distance should also be provided in both directions at the driveway to/from the Cornerstone Fellowship Church. The driveway is located on a bend in Ukuwai Street



Edward Y. Hirata  
July 14, 2005  
Page 2

and vehicles parking on the bend restrict the sight line for vehicles exiting the parking lot. A fire hydrant located on the Wahiawa side of the driveway effectively prohibits vehicles from parking too close to the driveway. Restricting on-street parking on the curve can help to mitigate this operational concern.

The participation of the Department of Transportation Services in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: E. Morisato, DDC

LINDA LINGLE  
GOVERNOR



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

January 21, 2005

Mr. Gerald Park  
Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Mililani Mauka District Park  
Draft Environmental Assessment (DEA)  
TMK: 9-5-049: 020

In reply to your request for our review of the proposed project for the subject park, this is to advise you that we would like to review the flow of surface and storm water from the park because of its proximity next to our highway. No additional storm water runoff should be allowed onto the highway right-of-way. We request that construction plans and a drainage report be submitted for review and approval by our Highways Division.

We appreciate the opportunity to provide our comments.

Very truly yours,

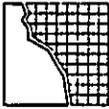
RODNEY K. HARAGA  
Director of Transportation

c: Elaine Morisato, C&C Honolulu, Department of Design and Construction

RODNEY K. HARAGA  
DIRECTOR  
Deputy Directors  
BRUCE YAMITSA  
BARRY FURUKAWA  
BRIAN H. SENOUCHE

IN REPLY REFER TO:  
STP 8.1557

**received**  
7. 23. 05



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July 14, 2005

Rodney K. Haraga, Director of Transportation  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Haraga:

Subject: Mililani Mauka District Park (STP 8.1557)  
TMK: 9-5-049: 020  
Mililani Mauka, Ewa District, Oahu

Thank you reviewing the draft Environmental Assessment prepared for the subject project. In response to your comment about surface and storm water from the park, we offer the following response.

Construction plans and a drainage report have been reviewed and approved by the Department of Transportation, Highways Division and a discharge permit issued.

We thank the Department of Transportation for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: E. Morisato, DDC

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