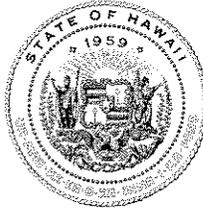
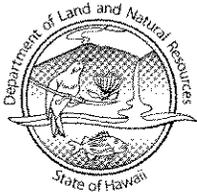


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KAIKOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

REF:OCCL:SL

CDUA: OA-3305

OCT 18 2006

**MEMORANDUM**

To: Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control

From: Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

Subject: Final Environmental Assessment (FEA) for Conservation District Use Application (CDUA) OA-3305 for After-The-Fact Improvements (Seawall and Drainage Improvements) at Ke'ehi Lagoon Memorial

The Department of Land and Natural Resources has reviewed the final EA for the subject project, and is hereby issuing a Finding of No Significant Impact (FONSI) determination for the seawall and drainage improvements. Please publish notice of availability for this project in the next issue of the Environmental Notice. We have enclosed four hard copies of the final EA document. The consultant will forward a copy of the project summary and the OEQC Bulletin Publication Form to your office.

Please contact Sam Lemmo of our Office of Conservation and Coastal Lands staff at 587-0377 should you have any questions.

Enclosures

C: Cappy Fasi

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# Final Environmental Assessment Ke'ehi Lagoon Memorial Master Plan Update

Prepared by the Ke'ehi Memorial Organization  
for the  
State of Hawai'i Department of Land and Natural Resources  
State Parks Division

**October 2006**

**Final Environmental Assessment  
Ke'ehi Lagoon Memorial  
Master Plan Update**

**October 2006**

This document was prepared pursuant to the requirements of Chapter 343, Hawai'i Revised Statutes because the proposed action involves the use of State lands and structures within the Shoreline Setback Area and Conservation District.

Prepared by: Ke'ehi Memorial Organization

Prepared for: Department of Land and Natural Resources,  
State Parks Division

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**ATTACHMENTS**

1. Master Plan Update, July 2005, and DLNR Letter of Acceptance
2. BLNR Findings and Decision re Unauthorized Shoreline Structures
3. State Executive Committee Meeting Minutes, August 3, 1961
4. Topography/Site Map, Imata & Associates, February 28, 2005
5. Conceptual Plans for Health/Day Care Center, INK Architects
6. Coastal Engineering Evaluation, Oceanit, May 2005
7. Ke'ehi Lagoon Memorial Photographs
8. Comments and Responses - Draft EA
9. Permits and Approvals

## **1. DESCRIPTION OF THE PROPOSED ACTION**

### **1.1 PURPOSE OF THE PROJECT**

The Ke'ehi Memorial Organization (KMO) is a non-profit 501(c)(3) organization that is seeking approval to develop a new facility and renovate or retain certain existing facilities at Ke'ehi Lagoon Memorial in accordance with a July 2005 Master Plan Update for the site (see Attachment 1.) This Environmental Assessment addresses only the existing facilities and near-term (i.e., within 5 years) projects identified in the Master Plan Update, not the long-term (i.e., beyond 5 years) projects. Therefore, the scope includes the development of the proposed Ke'ehi Adult Day Health Care Center and Child Care Center (Health/Day Care Center), renovations to existing structures and after-the-fact approvals for certain existing facilities.

The KMO was formed in 1994 to develop and maintain facilities that benefit disabled veterans and their families and all community youth groups and the public. In addition, KMO administers a grant program for Kalihi/Palama community groups, a school grant program for all schools located in the Kalihi/Palama district, and a scholarship grant program for post-secondary education.

The KMO applied for and received a \$400,768 Community Development Block Grant (CDBG) for predevelopment costs to develop a new 8,000-square foot intergenerational adult day health and child day care facility. The Ke'ehi Adult Day Health Center will provide social, cultural, educational, recreational and leisure activities for economically disadvantaged senior citizens that include: crafts, swimming, aerobics, cooking, games, gardening, computers, sports, exercise; excursions; volunteer opportunities; music and dance; physical therapy, health and wellness classes; health screening to detect and/or prevent illnesses; and assistance to maintain an independent, active and productive lifestyle. The Center will help the elderly remain active, productive and to maintain an independent lifestyle.

The Child Care Center will provide nurturing day care services in a safe and peaceful environment for children from 2 to 5 years. The program will promote school readiness by enhancing their social and cognitive development through a comprehensive educational, social and health curricula. The program will also promote intergenerational interaction between the children in the Child Care Center and the senior citizens in the adult program.

The KMO shall assume responsibility for management, maintenance and liability for the proposed facility, but will enter into contract with an established service provider(s) to administer and operate the intergenerational programs (e.g., the Waianae Coast Healthcare Center for the adult program and Parents and Children Together for the child care programs).

In addition to the proposed Health/Day Care Center, KMO plans to make interior renovations to an existing chapel on the premises and is seeking after-the-fact approval of a concrete drainage channel that was built in 2001 and a seawall that was constructed in 2004. KMO notified the Department of Land and Natural Resources (DLNR) in July 2005 that these structures were built without permits, after which DLNR staff initiated an enforcement investigation and presented its report to the Board of Land and Natural Resources (BLNR) for a decision. At its January 13, 2006 meeting, BLNR decided to allow the structures to remain, finding that they do not adversely affect shoreline processes or the stream bank, but instead serve as a benefit to the public. BLNR's

## **Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

findings and decision are contained in Attachment 2, along with the report of the coastal engineer that performed an analysis of these structures.

KMO will also be requesting after-the-fact approval of three unenclosed structures, three barbeque pits and associated paved walkways and stairs within the 40-foot shoreline setback area. Two of the structures, measuring 144 square feet each serve as picnic shelters and shaded rest areas for youth leagues using the baseball field. The third is a 504- square foot pavilion used as a covered dining area for overnight campers.

### **1.1.1 History of Ke'ehi Lagoon Memorial**

The 11.087 Ke'ehi Lagoon Memorial project site was granted as a "perpetual lease" to the Disabled American veterans Hawaii Department (DAVHI), but the State of Hawai'i in 1959, for the purpose of building and maintaining a memorial honoring the U.S. soldiers who died in the defense of our country. The Ke'ehi Lagoon Memorial, managed by the Ke'ehi Memorial Management Committee (KLMMC), has a three-fold purpose: 1) to honor the memory of U.S. soldiers; 2) to contribute to the community and 3) to be self-sustaining.

On August 3, 1961, a Master Plan for the park was submitted and approved by the Pacific War Memorial Commission. The Commission made the following stipulations in approving the Master Plan:

*1) the area shall be a complement to the Ke'ehi Kalihi Park complex [i.e., the present Ke'ehi Lagoon Beach Park]; 2) a majestic memorial shall be erected to the heroic dead; 3) an area of approximately 2.5 acres shall be created expressly for the youth groups of this community for camping and outdoor activities; 4) a modest rehabilitation headquarter for the disabled veterans will be constructed; and 5) rightfully this area should be self-sustaining so that the public may not be asked constantly for support. In this respect, a small boat marina and a restaurant or a convention hall will be built as the project progresses. (see State Executive Committee Meeting Minutes, Attachment 3)*

The small boat marina and restaurant were never built, but the site does contain the other elements of the 1961 Master Plan. The Ke'ehi Lagoon Memorial is in its 47<sup>th</sup> year and is totally self-supporting. Income is generated from meeting facility rentals, wedding chapel rentals and donations. Bordered on the east by Moanalua Stream, on the south by Ke'ehi Lagoon, on the west by Ke'ehi Lagoon Park and on the north by Nimitz Highway, the park facilities are available all year to all youth groups, at no cost. The park facilities include: camp grounds, youth pavilion, youth camp and work shop, outdoor restrooms and shower facilities, kitchen amenities, meeting halls, baseball, basketball and volleyball courts, ocean side pavilions and picnic areas.

While the park is self-sustaining and the lease is perpetual, the Division of State Parks of the Department of Land and Natural Resources (DLNR) is assigned oversight of the use of the property. Accordingly, KMO prepared a Master Plan Update for the site in July 2005 and submitted it to DLNR's Division of State Parks for review and acceptance. The Master Plan Update incorporates the original five mandates but revises the description of site conditions and identifies near term (within 5 years) and long term (5 to 20 years) projects. The DLNR accepted and approved the Master Plan Update on November 2, 2005. (see Master Plan Update and DLNR Letter of Acceptance, Attachment 1.)

**Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

**1.2 PHYSICAL CHARACTERISTICS**

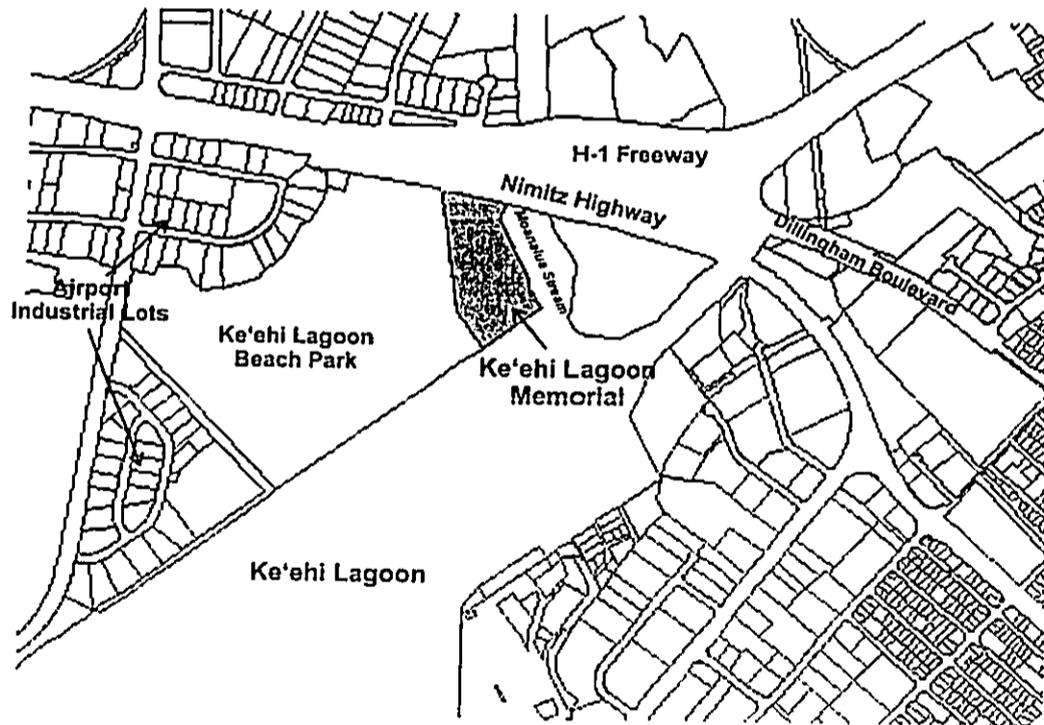
**1.2.1 Location**

The subject 11.087-acre site is located on the south shore of the Island of O'ahu, fronting Ke'ehi Lagoon. It is situated between the City and County of Honolulu's Ke'ehi Lagoon Beach Park to the west, Moanalua Stream to the east, and Nimitz Highway to the north boundary. (see Topographic/Site Map, Attachment 4.)

Like most of the shorefront surrounding Ke'ehi Lagoon, the subject site once consisted of Mangroves and other shallow submerged areas that were filled to create fast land. The fill material for the site came from highway construction debris. There is no naturally occurring beach at this site or adjoining properties. Most of the properties in the general vicinity are zoned and used for industrial purposes, including Honolulu International Airport. Ke'ehi Lagoon also supports recreational use. In addition to the subject site, there is the adjacent Ke'ehi Lagoon Beach Park, the small boat marina on the east shore, and a floating platform in the middle of the lagoon which features commercial water-sport recreation.

The site is comprised of a single parcel (TMK 1-1-3:04). However, the boundaries of this parcel do not correspond to the shoreline configuration of the site, so the lot includes some areas of submerged land and, conversely, portions the site's developed features -- such as sections of the seawall and drainage outlet mentioned earlier and a pathway and gazebo -- extend beyond the parcel boundary into other State land. One of the objectives of the Master Plan Update is to request BLNR to adjust the boundary of the lot line to match the physical features of the site.

**Ke'ehi Lagoon Memorial Location Map**



**Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

The land use designations for the property are:

- a. State Land Use District: Urban (except for the seawall that extends into the Conservation District)
- b. Development Plan Land Use Map: Preservation
- c. Zoning: P-2 General Preservation
- d. Other: Special Management Area; Shoreline Setback Area (40-ft extending inland from the certified shoreline); Flood Hazard Zone AE (portion)

**1.2.2 Present Facilities at Ke'ehi Lagoon Memorial**

More than 90 percent of the land area at the Ke'ehi Lagoon Memorial complex is dedicated to open space. However, the property also contains several buildings to support activities. These facilities were developed incrementally over the past four decades. The designations of these structures and their floor areas are listed in the table below.

**Existing and Proposed Improvements at Ke'ehi Lagoon Memorial**

Brackets = structures proposed for demolition

Boldface = proposed new structures

Italics = existing structures for which after-the-fact approvals are requested

| Building                         | Primary Use                                   | Floor Area (SF)       |
|----------------------------------|---|-----------------------|
| Weinberg Hall                    | Meetings, offices (daytime use)               | 9,488                 |
| John Burns Hall                  | Meetings, events (evening use)                | 6,880                 |
| Los Banos Hall                   | Meetings, events                              | 2,420                 |
| [Tommy Kakesako Building]        | [Meetings (daytime)]                          | [1,656]               |
| <b>Health/Day Care Center</b>    | <b>Adult/child day care; meetings</b>         | <b>8,000sf</b>        |
| Neighbor Isle Quarters           | Overnight accommodations for DAV              | 480                   |
| Department Headquarters          | Accessory office                              | 552                   |
| Mt. Murushmore Pavilion          | Shelter for visitors to Memorial garden       | 672                   |
| Gazebo                           | Shelter for visitors to Memorial garden       | 64                    |
| Old Chapel                       | Memorial services, weddings                   | 1,230                 |
| New Chapel                       | Memorial services, weddings                   | 390                   |
| Boy Scout Pavilion               | Shelter for camping groups                    | 396                   |
| <i>Pavilion</i>                  | <i>Covered dining for campers</i>             | 504                   |
| <i>Picnic Shelters (2)</i>       | <i>Rest areas for ballplayers, campers</i>    | <i>288 (144 each)</i> |
| <i>Barbeque pits (3)</i>         | <i>Cooking for campers, youth groups</i>      | <i>30 (10 each)</i>   |
| Utility Building                 | Emergency electric power                      | 154                   |
| Cart Storage and Shelter         | Grounds maintenance support                   | 960                   |
| Maintenance Building             | Machinery and supplies                        | 2,812                 |
| Main Storage                     | Events equipment, materials, etc.             | 3,292                 |
| Los Banos storage                | Support for Los Banos building                | 20                    |
| Lunch Room                       | Youth Camp                                    | 1,386                 |
| Cart Storage and Shelter         | Grounds maintenance support                   | 960                   |
| Dwelling                         | Caretaker's residence                         | 864                   |
| Carport/Storage                  | Caretaker's personal storage                  | 280                   |
| <i>Seawall</i>                   | <i>Retain landfill</i>                        | NA                    |
| <i>Drainage Channel</i>          | <i>Provide drainage for camping area</i>      | NA                    |
| <i>Paved Walkways and Stairs</i> | <i>Internal circulation, shoreline access</i> | NA                    |

## **Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

### **1.2.3 Ke'ehi Adult Day Health Care and Child Care Center**

The existing, deteriorated Tommy Kakesako Rehabilitation Center (see listing on above table) will be demolished to make way for the proposed Health/Day Care Center. The new facility will be no more than 25 feet high and contain approximately 8,000 square feet of total floor area (see Attachment 5). Since it will replace an existing 1,656 square foot building, the net increase in floor area on the site will be approximately 6,364 square feet.

Adult and child care programs will be located on the ground floor, on either side of a central receiving area. The building will contain a multipurpose room, craft rooms, kitchen facilities and toilets, all in compliance with State of Hawai'i licensing requirements. The accessory offices will have a separate entry that can be secured during evenings and weekends, when the meeting hall multipurpose room may be in use for events. Restrooms will be accessible from both the meeting hall multipurpose room and offices. The complex will have outdoor picnic areas and a fenced play area with play equipment for small children. Parking will be provided in the existing lot adjacent to the building site. The parking lot has approximately 218 parking stalls, of which four are designated handicapped stalls. Primary access to the project site is from the main entrance on Nimitz Highway and ancillary access is available from Ke'ehi Lagoon Park.

New playground equipment and fencing will be installed. The baseball field adjacent to the existing building will be relocated approximately 50 feet to the east to accommodate the wider footprint of the new building.

The proposed construction will not require removal of any trees. Small shrubs surrounding the existing facility will need to be removed, but they will be replaced with new landscape plantings as part of the proposed project.

### **1.2.4 Shoreline Structures**

The structures built within the 40-foot shoreline setback area and/or the Conservation District without prior authorization are listed in italics in the table on the preceding page. All of the above-ground structures, built within the past five years, support outdoor recreation purposes. The two picnic shelters and the pavilion are unenclosed and cover a total of 792 square feet under roof. Three barbeque pits occupy footprints of about 10 square feet each. Photos and drawings of these structures are included in Attachment 5.

The concrete pedestrian walkways are associated with the picnic shelters, pavilion and barbeque pits. Typical width is 4 feet, but they flare out at the barbeque pits and shelters to provide all-weather surfaces next to and underneath these structures. At the western end of the shoreline, near Ke'ehi Lagoon Beach Park, is a concrete stairway that was built many years ago (date indeterminate) to provide safe access to the shoreline from the site.

The seawall is a cement-rubble-masonry (CRM) structure that extends approximately 430 linear feet along the southern and eastern shoreline of the site. It varies in height to a maximum of 7 feet above grade at the seaward face. The width at the base is 5 feet 4 inches, tapering to a 2-foot minimum width at the top of the wall (see drawings in Attachment 5.)

The concrete drainage channel, located near the eastern boundary of the site, is approximately 10 feet wide and slopes to the east, terminating at a Mangrove adjacent to Moanalua Stream. It was constructed in 2001 to improve the drainage of the youth campground and ballfield.

**Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

**1.3 PRESENT AND FUTURE USE**

**1.3.1 Present Use**

Ke'ehi Lagoon Memorial is presently used as envisioned in the 1961 Master Plan, and the the 2005 Master Plan Update anticipates the continuance of this use, although with some new facilities. The pattern of use and physical form of Ke'ehi Lagoon will remain, or the most part, as is.

The only significant project involving exterior changes within the next five years is the replacement of the existing Tommy Kakesako Rehabilitation Center building with a new structure to house the new Health/Day Care Center.

The Tommy Kakesako Rehabilitation Center is presently used as a rehabilitation center and meeting facility. It is available for rent to various community groups for classes, business seminars, church activities, meetings, and parties (see table next page). The building is also made available, at no cost, to disabled veterans and community youth groups (see Master Plan Update, p. 9, Existing Conditions, Attachment 3) Some groups use both the building and the grounds. For example, the *Hula Halau Na Mamo O'Puuanahulu* directed by *Kumu Hula Sonny Ching*, meets regularly at and near this facility for classes and practice.

**Existing and Future Usage of Proposed Health/Day Care Center Site**

| Frequency                          | Activity                    | Approximate Number of People |        |              |
|------------------------------------|-----------------------------|------------------------------|--------|--------------|
|                                    |                             | Existing                     | Future | Net Increase |
| <b>Weekdays 8:00 am to 5:00 pm</b> |                             |                              |        |              |
| Daily                              | Staff                       | 0                            | 5      | 5            |
| Daily                              | Adult Day Care Participants | 0                            | 75     | 75           |
| Daily                              | Child Day Care Participants | 0                            | 50     | 50           |
| Occasional                         | Seminars                    | 50                           | 50     | 0            |
| <b>Weekdays After 5:00 pm</b>      |                             |                              |        |              |
| Daily                              | Veteran group activities    | 0                            | 30     | 30           |
| 1-2 times/week                     | Youth Groups/Classes        | 20-30                        | 20-30  | 0            |
| Friday (0-1 times/month)           | Youth Groups                | 25-30                        | 25-30  | 0            |
| <b>Saturday</b>                    |                             |                              |        |              |
| Weekly                             | Youth Groups                | 25-30                        | 25-30  | 0            |
| 0-4 times/month                    | Veteran group activities    | 25-50                        | 25-50  | 0            |
| 0-4 times/month                    | Meetings                    | 25-30                        | 25-30  | 0            |

Youth groups use the facilities every weekend. Campouts and Boy/Girl Scout Jamborees are scheduled year around.

**1.3.2 Future Use**

The proposed Health/Day Care Center will be used as an adult day care and health and wellness center as well as a day care center for children. Hours of operation will be Monday to Friday, 7am to 6pm. The day care programs will be located on the first floor. The second floor will accommodate additional adult classrooms, meeting rooms and offices. The use of the facility by veteran groups is expected to include meetings, and other gatherings similar to existing uses.

## **Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

The adult day care center will accommodate approximately 75 adults. The child care center will accommodate approximately 50 children. Both children and adults will be dropped off in the morning and picked up in the afternoon.

It is anticipated that on weekdays approximately 2-4 groups will use the facility at various times during the evening (see table above). Veterans groups, e.g. the 442<sup>nd</sup> and 100<sup>th</sup> Battalion, have expressed an interest in using the upstairs meeting rooms. Their meetings are held in the evenings and on weekends and are not expected to impact the Health/Day Care Center's day care programs. Community groups that currently use the old facility will be allowed to use the new facility (e.g. the Boy Scouts and Girl Scouts).

Groups are expected to be fairly small, ranging in size from 20 to 50 persons. On the weekends, it is anticipated that the Health/Day Care Center will be used for one to two meetings during the day and evening, with about 25 attendees each. The toilet and kitchen facilities will be available for use.

The type of uses generated by the community is anticipated to remain the same. Simultaneous community group and veteran group activities are expected to occur only during the evening and on weekends.

With both veteran groups and the community using the proposed facility, there will likely be an increase in use on weekends. The number of evening meetings is anticipated to increase from approximately 30 to 35-40 per year.

One full-time staff person will be on-site to serve as manager/scheduler of the facility from 8:00 am to 5:00 pm Monday through Friday, and possibly part-time on the weekends.

### **1.4 CONSTRUCTION TIMETABLE AND FUNDING SOURCE**

The Health/Day Care Center will be developed using Community Development Block Grant (CDBG) money from the federal government. This will be administered by the city's Department of Community Services. A \$400,768 CDBG grant was awarded to KMO for predevelopment on July 19, 2004. An amendment to extend that agreement until April 2006, was granted on June 29, 2005.

An additional \$200,000 CDBG predevelopment grant proposal was submitted for Fiscal Year 2006. A \$3 million construction proposal was submitted to the State Legislature in January 2006. Construction is expected to begin in the latter part of 2006 and be completed by the Fall of 2007.

Shoreline access and parking will remain open and available to the public during construction. There will be no interruptions. The project site is not adjacent to the public beach access or parking. Construction will be contained and restricted to the area where the Tommy Kakesako Rehabilitation Center is currently located. All current activities in the park, including camping, facility rentals, weddings, picnicking, fishing, etc., will be scheduled and conducted as usual. The park will not be closed or limited in access during construction.

### **1.5 ECONOMIC AND SOCIAL CHARACTERISTICS**

The project will create short-term construction employment. When the Health/Day Care Center is operational, it will support full time employment to program providers for both the adult and

## **Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

childcare programs. The proposed Health/Day Care Center will enhance the social, educational, and recreational opportunities available to adult and child program participants and will provide needed meeting facilities to other veterans organizations and community groups.

### **1.6 ENVIRONMENTAL CHARACTERISTICS**

There are no environmentally unique characteristics associated with the subject property. It is a site on fill land that has been developed for many years.

## **2. DESCRIPTION OF THE AFFECTED ENVIRONMENT, IMPACTS AND MITIGATION**

### **2.1 PHYSICAL SETTING**

#### **2.1.1 Existing Uses**

The use of Ke'ehi Lagoon Memorial complements the adjacent Ke'ehi Lagoon Beach Park, as was originally intended in the 1961 Master Plan. Otherwise, the site is physically isolated from other land uses by Ke'ehi Lagoon, Nimitz Highway and Moanalua Stream. Consequently, the outdoor recreation activities and indoor events on the site do not adversely affect land uses on other properties.

#### **2.1.2 Climate**

Temperature in the area of the proposed project averages between 73 and 82 degrees year-round, and the average annual rainfall is 20 inches. Trade wind showers are common and although heavy rains occur at times, most of the showers are light and of short duration.

#### **2.1.3 Topography and Soil Characteristics**

Elevation of the subject property ranges from approximately 2 to 10 feet above sea level. The portion of the property where the proposed Health/Day Care Center will be constructed is level. The soils in this area are comprised of fill material provided by the State from the construction of the Lunalilo Freeway and later the H-1 Freeway and Nimitz Highway expansion. Prior to the fill, the site was a Mangrove. No major alteration to the topography of the site is proposed; therefore, no mitigation measures are necessary. Since the soil is generally suited for the proposed construction, and the new facility will replace an existing facility, any impact due to construction will be negligible.

#### **2.1.4 Flood and Natural Hazards**

Part of the subject site near the streambank and the shoreline is located within Special Flood Hazard Zone AE subject to 100-year flooding from Moanalua Stream up to a 4-foot base elevation (see Flood Map, Attachment 6.) Other areas of the site are in Flood Zone X, which are subject to the 500-year flood or the 100-year flood with depths of less than 1 foot. The proposed Health/Day Care Center would be located in the latter zone. Moanalua Stream overtopped its banks near H-1 Freeway and Middle Street as recently as 2003, but no stream flooding of Ke'ehi Lagoon Memorial

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has been observed since 1959, when KMO and its predecessor organization first took custody of the site. Nevertheless, there have been instances of ponding after heavy storms in the eastern portion of the site, so the drainage channel was built to alleviate this.

The site has minimal exposure to other natural hazards, such as volcanic events and earthquakes. According to the Hawaii Civil Defense System's Tsunami Evacuation Map, the site lies within the evacuation area.

The potential impact of destructive winds and torrential rainfall of tropical hurricane and cyclones on structures within the project would be mitigated by compliance with the Uniform Building Code. All structures would be designed in accordance with the requirements of the City & County of Honolulu for earthquake and wind. Planning and design for the project would comply with flood district and other structural standards to mitigate any potential damages.

The proposed action will not exacerbate any natural hazard conditions. Planning and design for the proposed structure will be based on County building standards to mitigate any potential hazard.

### **2.1.5 Shoreline Features and Access**

As mentioned earlier, there is no naturally occurring beach on either the subject site or the adjacent Ke'ehi Lagoon Beach Park, since all of this land was created by fill. The sand at the adjoining beach park was artificially deposited many years ago and is eroding at a slow rate. Over the years, small amounts of beach sand have been transported to the Memorial site shoreline frontage by wind-driven waves. The most significant transport of sand occurred during Hurricane Iniki, according to KMO observers. The shoreline itself is generally stable, although there is evidence of erosion, apparently caused by stormwater runoff, in sections of the seaward landfill embankment that are not protected by the seawall or heavy shoreline vegetation. Prior to the construction of the seawall, erosion of the embankment exposed some the landfill material, including wires and sharp rubble from construction debris.

According to the coastal engineer's evaluation in Attachment 6, the seawall has a positive effect on the shoreline environment by reducing the amount of landfill erosion into the beach and nearshore waters. This improves the quality of coastal waters and provides safer conditions for beach users, who include the youth who visit the Memorial's camping and recreation facilities, as well as fishers, *limu* gatherers, and visitors to the adjoining park who walk along the narrow beach fronting the subject site. Fishers are accustomed to parking on the KMO site to access the shoreline. To further accommodate safe access, KMO built stairs leading down to the beach from a paved walkway from the parking lot. After-the-fact approval of the stairs and seawall will allow these features for safe and convenient shoreline access and improved water quality to remain.

The DLNR staff report concurred that the seawall and drainage channel had no adverse impact on shoreline processes, and on this basis, in addition to the beneficial effects described above, the DLNR decided to allow the structures to remain, despite its general policy of "no tolerance" for unauthorized structures in the shoreline area (see Attachment 2.)

### **2.1.6 Hazardous Materials**

No assessment was done of the construction material used for the landfill of the subject site nearly

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50 years ago. The seawall, however, caps the fill to prevent the material from entering coastal water or being exposed to shoreline users. The existing building to be demolished to make way for the new Health/Day Care Center may contain hazardous materials, such as asbestos and lead-based paint. Asbestos was commonly used in such building materials as floor tiles, roofing material, insulation, and adhesive mastics until the mid 1970s. Since the existing facility was built prior to this time, it is possible that asbestos-containing materials (ACM) may be found within the structure.

A hazardous materials assessment will be conducted by a qualified hazardous materials consultant prior to any demolition or remediation activity. If the presence of ACMs is confirmed, the KMO will contract with a demolition contractor licensed in hazardous materials removal.

### **2.1.7 Flora and Fauna**

Vegetation on the subject property consists of introduced species of grass, trees, and other plant material of common varieties. Faunal species including cats, rats, and mice that are common to urban environments are probably present at the site. Avifaunal species common to urban areas such as the Ring Neck Dove and Mynah are also likely to be present. In addition, shorebirds such as the Pacific Golden Plover (Kolea) may be present in Ke'ehi Lagoon or Moanalua Stream.

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

The proposed Health/Day Care Center construction will require the removal of a few small hedges and plants located near the existing building. No mature trees will be removed. New landscaping will be planted around the completed construction site and the Ke'ehi Lagoon Memorial Management Committee (KLMCC) and the KMO will continue to assume the long-term maintenance and responsibility for the well-manicured park-like grounds.

### **2.1.8 Historical and Cultural Resources and Cultural Impact Assessment**

No archaeological or cultural features of historic origin have been observed on the premises. Historic and cultural resources are not likely to be present since the site was a Mangrove swamp and previous development and grubbing/grading have altered the land. Furthermore, the proposed Health/Day Care Center will be constructed on the site of the existing Tommy Kakesako Rehabilitation Center.

Should archaeological remnants be unearthed, work would be halted and the State Historic Preservation Office notified to assess impacts and implement mitigating measures.

Various organizations were contacted to help determine if any cultural resources or cultural practices would be impacted by this project. These organizations include Kamehameha Schools, Damon Estate, neighborhood boards, and Kaumakapili Church. There is no knowledge or evidence of any cultural practices currently being conducted on the project site. There is no knowledge of any cultural resource, cultural beliefs, or practices of native Hawaiians or other ethnic groups, that would be adversely affected by this project.

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### **2.1.9 Noise**

Noise at the subject property is primarily from the rental of the halls for parties and meetings. Nimitz Highway is a major four-lane highway that carries buses, large and small trucks and a high level of daily traffic. An on-ramp from Nimitz Highway onto the H-1 Freeway is located outside the main entrance to the project site.

Parties are held primarily on Friday evenings and more frequently on Saturday evenings. Parties are held at the John A. Burns Hall and average between 150 to 200 guests and typically start at 6:00 pm, and at the Harry & Jeanette Weinberg Hall that can accommodate up to 800 people. Because there are no neighbors or residential homes in proximity to the site, noise levels, live music and amplification systems have never been an issue. Historically, functions at both rental halls have terminated by 11:00pm.

Camping groups do not generate noise other than what can be expected from outdoor recreational uses. The site is at a location that can tolerate such noise levels.

Noise will be generated from short-term construction activity. Construction noise from machines and vehicles will not impact anyone. Construction activities will comply with *Hawaii Administrative Rules, Chapter 11-46, Community Noise Control*, administered by the State Department of Health.

The proposed Ke'ehi Adult Day Care Health/Day Care Center and Child Care Center will be open from 6am to 6pm, Monday through Friday. The meeting rooms will be utilized on a daily as well as weekend basis. The noise levels from these uses are not expected to be loud or excessive. Although parties on Friday and Saturday evenings may occur on a more frequent basis in the rental facilities, there are no neighbors or residential areas in proximity to the project site. Ke'ehi Lagoon Park, Nimitz Freeway, Moanalua Stream and Ke'ehi Lagoon bound the project site. Present rules regarding music/noise levels and vacating the property will continue. As such, once construction is completed, it is anticipated that the proposed action will not have an adverse impact upon existing noise characteristics, therefore no mitigating measures are necessary.

### **2.1.10 Air Quality**

Existing air pollution at the subject property is minimal due to prevailing northeast trade winds and its location next to Ke'ehi Lagoon, Moanalua Stream, and Ke'ehi Lagoon Park. Air quality in the vicinity of the subject property is not affected by vehicular emissions generated along Nimitz Freeway. There are no sources of air pollution near the project site.

Nimitz Highway and the H-1 Freeway carry high levels of vehicular traffic, particularly during the morning and evening commute periods. The State of Hawaii, Department of Health, Clean Air Branch does not regularly monitor ambient air quality in this area.

Air quality impacts attributed to the proposed action will include exhaust emissions of construction vehicles and dust generated by short-term, construction-related activities. Grading of the soil and construction of the proposed project will generate airborne particulates. Dust control measures such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions. Construction activities will be conducted in compliance with State air pollution control regulations (*Hawaii Administrative Rules, Chapter 11-60.1-33, Fugitive Dust*).

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In the long term, the traffic impact of the proposed project would not be significant (see Section 2.3.1). Furthermore, similar to the existing facility, no noxious emissions will be generated. Once construction is completed, it is anticipated that the proposed action will not have an adverse impact upon local and regional ambient air quality conditions; thus, no long-term mitigating measures are necessary.

### **2.1.11 Visual Resources**

Development of the proposed Health/Day Care Center will not interfere with important views of landmarks and the natural environment from public places, as identified in the existing *Primary Urban Center Development Plan* (Ordinance No. 81-79). Furthermore, the subject property does not interfere with significant mauka-makai views or views of Ke'ehi Lagoon from public places or right-of-ways (City and County of Honolulu, Department of Planning and Permitting; *Primary Urban Center Development Plan*, May 2002).

The proposed Health/Day Care Center will be a two-story structure no more than 25 feet high, and thus will neither exceed the height limit nor block existing views. The new structure and improved maintenance of the park will improve the appearance of the property. In summary, the proposed project will not have an adverse impact upon visual resources; therefore no long-term mitigating measures are needed.

### **2.1.12 Summary of Adverse Environmental Effects That Cannot Be Avoided**

Since the proposed Health/Day Care Center will have a slightly larger footprint than the building it will replace, a small increase in the impervious surface area will occur. This is not expected to have a significant adverse effect on stormwater runoff or other conditions related to paved surfaces.

### **2.1.13 Irreversible and Irretrievable Commitments of Resources**

Once committed to the proposed project, the land would be unavailable for other potential uses.

## **2.2 SOCIO-ECONOMIC ENVIRONMENT**

As of the 2000 Census, Census Tract 72 had a resident population of approximately 1,075. The resident population showed a slight increase from the 1990 population of 1,003. The median household income was \$41,146, below the \$51,900 median income for the island as a whole. Census Tract 72 includes individuals living in military housing located in Halsey Terrace and Caitlin Housing.

Commercial uses in the vicinity of the project site include the Mapunapuna and the airport industrial areas and the Sand Island industrial area. Adjacent to the project site, on the west boundary is the city owned Ke'ehi Lagoon Beach Park with tennis courts, softball fields, beach, restrooms and parking facilities.

Public recreational assets such as Ke'ehi Lagoon Beach Park are relatively scarce in this densely-populated area of Honolulu. The Memorial provides a valuable supplement to the City and State park system by providing an outdoor recreational area that is open to the public free of charge, supported by volunteers and donations. Maintenance of the grounds will continue under the

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management and long-term responsibility of the Ke'ehi Memorial Organization (KMO) and the Ke'ehi Lagoon Memorial Management Committee (KLMMC).

On a short-term basis, the proposed Health/Day Care Center project will support construction and construction-related employment. On a long-term basis, employment at the subject property will increase to include service providers for both the adult and child care programs. The proposed project is not expected to affect other community facilities and services such as medical, police and fire protection, and schools.

Development of the Health/Day Care Center will not change the character of the neighborhood since the building and use will be replacing an existing facility and similar use at the same location. The local community will benefit from a larger, more modern facility for adult and childcare programs. The proposed project is centrally located and easily accessible to residents and to commuters who can drop off and pickup children and/or parents on their way to and from work.

### **2.3 INFRASTRUCTURE AND UTILITIES**

#### **2.3.1 Roadways and Traffic**

Existing Conditions: The project site is located within the Ke'ehi Memorial Lagoon Park off of Nimitz Highway. The site includes an existing parking lot with 218 parking spaces. The main access to the site is from Nimitz Highway. A secondary access is available from Ke'ehi Lagoon Park, which forms the west boundary of the site.

Visitors to the site will arrive from the west off of Nimitz Highway, a one-way two-lane westbound highway. Prior to reaching the site's main gate, Nimitz Highway is a two-way six-lane highway; the westbound lanes divide with one lane exiting onto Dillingham Boulevard, one lane becomes the H-1 eastbound Nimitz on ramp and two lanes continue as Nimitz Highway. There is a right turn only lane off of Nimitz Highway that turns into the main gate of the project site. There is a right turn acceleration lane leading out of the project site's main gate onto westbound Nimitz Highway.

City bus service ("TheBus") serves the site. City Buses arrive approximately every 30 minutes depending on route number. Bus Route No. 19 eastbound and goes from the airport, to Kalihi Kai (via Nimitz Highway), downtown Honolulu, the Honolulu Civic Center, Ala Moana Shopping Center and ends in Waikiki; westbound, No. 19 goes from the airport and ends at Hickam Air Force Base.

Bus Route No. 20 eastbound goes from the airport, to Kalihi (via Nimitz Highway), downtown Honolulu, the Honolulu Civic Center, Ala Moana Shopping Center and ends in Waikiki; No. 20 westbound goes from the airport to the Arizona Memorial, Aloha Stadium, Aiea and ends at Pearlridge Shopping Center.

Short-Term Impacts: On a short-term basis, construction-related work on the proposed project not impact any traffic flow. Short-term impacts are not considered significant since Nimitz Highway will remain open at all time.

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Site-Generated Traffic: The proposed Health/Day Care Center will have minimal impact on traffic conditions near the site. The majority of traffic will be day care client drop-offs between 6am and 9am and pick-ups in the afternoon between 4pm and 6pm. It is anticipated that some elderly will car pool and/or use TheBus.

The use of the facility by veteran groups is expected to include meetings, seminars and other gatherings similar to existing uses. Simultaneous veteran group activities are expected to occur during the day and weekday evenings. Therefore, traffic conditions on Friday and Saturday evenings would be similar to existing conditions, and impacts would only be to the extent that the site is used more frequently. The additional activities are estimated to attract, at most, approximately 50 people, and the highest traffic volume would occur if each person were to drive individually to the site, or two trips (one arriving and one departing) per person.

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The table below compares vehicle trips before and after the Health/Day Care Center.

**Existing and Projected Vehicle Trips**

| Frequency                         | Activity                   | Vehicle Trips |        |              |
|-----------------------------------|----------------------------|---------------|--------|--------------|
|                                   |                            | Existing      | Future | Net Increase |
| <b>Weekday 6:00 am to 6:00 pm</b> |                            |               |        |              |
| Daily                             | Staff                      | 0             | 5      | 5            |
| Daily                             | Adult Day Care             | 0             | 50-60  | 50-60        |
| Daily                             | Child Day Care             | 0             | 25     | 25           |
| 1-2 times/week                    | Veteran group activities   | 10-20         | 10-20  | 0            |
| <b>Weekday After 6:00 pm</b>      |                            |               |        |              |
| Daily                             | Veteran group activities   | 0             | 10-20  | 10-20        |
| 1-2 times/week                    | Classes                    | 30            | 30-40  | 10           |
| 1-2 times/week                    | Community group activities | 10-20         | 10-20  | 0            |
| <b>Saturday</b>                   |                            |               |        |              |
| Weekly                            | Classes                    | 20            | 20     | 0            |
| Weekly                            | Veteran group activities   | 0             | 20-50  | 20-50        |
| Weekly                            | Community group activities | 20-40         | 20-40  | 0            |
| <b>Sunday</b>                     |                            |               |        |              |
| Weekly                            | Community group activities | 20-40         | 20-40  | 0            |
| Weekly                            | Veteran group activities   | 0             | 20-50  | 20-50        |

**2.3.2 Water Supply**

Potable water to the project site is provided by the Board of Water Supply, which operates an integrated, island-wide system with interconnections between water sources and service areas. The proposed project is replacing an existing facility and not changing how the site is presently used. In sum, the net increase in water usage is not expected to be significant. According to the Board of Water Supply, the existing municipal water system is presently adequate to accommodate the proposed Health/Day Care Center. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

**2.3.3 Wastewater**

The subject site is presently served by the municipal sewer system. A sewer easement runs parallel with Nimitz Highway along the north boundary. The proposed Health/Day Care Center will be designed and engineered to City and County of Honolulu and State of Hawai'i rules and regulations. No adverse impacts are anticipated and mitigating measures are not warranted.

**2.3.4 Storm Water**

The area receives relatively little annual rainfall. Since much of the subject property is unpaved, storm water from the upper part of the property is absorbed into the ground, except perhaps during unusually high-rainfall storms. Drainage flows in a north-southeastern direction across the site, following the natural topography. Elevation of the subject property ranges from approximately 10 feet near Nimitz Highway to 1-3 feet along the property's eastern boundary that runs parallel to Moanalua Stream and 1-4 feet along the Ke'ehi Lagoon southern boundary. Storm water on the east side of the property drains into the concrete drainage channel that flows into Moanalua

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Stream.

Long-term effects of the project will be minimal. Since the proposed project will replace an existing facility, there will not be a significant increase in impervious surface. When the project has been completed, the velocity and volume of storm water flows is not expected to increase significantly, and no adverse effects are anticipated. During design of the improvements, the architect and engineer will comply with the City's Rules Relating to Storm Drainage Standards.

Short-term impacts during the construction period will be mitigated using Best Management Practices for erosion control. These may include but are not limited to installing silt fences; providing gravel entrances for trucks and heavy equipment; and providing sediment basins. The project will comply with the City's Rules Relating to Soil Erosion Standards.

### **2.3.5 Solid Waste**

Solid waste from the proposed project will be disposed of by the municipal collection system.

### **2.3.6 Parks and Recreation Facilities**

The proposed project will not have an adverse impact on park and recreational facilities. In fact, more than 90 percent of the Keehi Lagoon Memorial complex is, and will continue to be, maintained as an open recreation area or garden available for community use. It has served as a recreational site for many community organizations, providing a complement to public park facilities in a densely urbanized area where outdoor recreation facilities are in great demand. For example, the ballfield is used on a regular basis for Little League baseball practices and games. The site is also used on a regular basis for camping by community groups, such as the Boy Scouts and Girl Scouts. The ballfield, basketball court, and playground equipment on the premises are available to these groups for outdoor recreation activities.

The public recreational value of the use of this site is perhaps the reason why the lease is administered by the Department of Land and Natural Resources' Division of State Parks rather than Division of Land Management.

KMO and KLMMC will continue to assume long-term responsibility for maintenance of the recreational facilities and park-like grounds.

Given the above, the proposed action is viewed as a positive impact; thus no mitigating measures are needed.

### **2.3.7 Police and Fire**

The project site's current level of activity is not expected to increase substantially as a result of the proposed Health/Day Care Center. Simultaneous community group and veteran group activities are expected to occur only during the day. Friday and Saturday evening functions are anticipated to be similar to existing conditions, with the exception that they may occur on a more frequent basis.

Given the nature of activities expected at the Health/Day Care Center, the proposed use is not expected to increase the demand for police or fire protection services. Increased weekday use of

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the new facility could improve park security.

### **2.3.8 Electrical**

Hawaiian Electric Company provides electrical connections to the subject property. The proposed Center will result in a minor increase in electrical consumption that can be accommodated without any modification to the area's power distribution system.

### **2.3.9 Communications**

Verizon Hawaii and Oceanic Cable provide telecommunication connections to the subject property. The addition of telecommunication services to the proposed project represents a minor increase in services.

## **3. ALTERNATIVES TO THE PROPOSED ACTION**

### **3.1 ALTERNATIVES SITES PREVIOUSLY CONSIDERED**

The Ke'ehi Memorial Organization (KMO) did not pursue any other sites for the proposed Health/Day Care Center because it was the desire to preserve as much open space as possible for the Memorial and gardens and the outdoor recreation uses. The proposed action would replace an outdated and deteriorated facility on the site.

### **3.2 THE NO ACTION ALERNATIVE**

In this instance, the No Action Alternative implies that the proposed Health/Day Care Center would not be built and the unauthorized shoreline structures would be removed. Taking this course does not accomplish the objectives of the proposed action which are to: 1) provide a safe and attractive outdoor recreational facility for the community; 2) provide a facility for much needed elderly adult day health care services for economically disadvantaged senior citizens; 3) provide a facility for much needed day care services for children from 2 to 5 years, in a safe and peaceful environment; and 4) maintain the Memorial as a self-sustaining operation, as mandated by the lease agreement with the State.

## **4. CONSISTENCY WITH PLANS AND ZONING**

### **4.1 STATE LAND USE LAW**

The Department of Land and Natural Resources determined that the seawall and a portion of the drainage channel are within the State Conservation District. However, Ke'ehi Lagoon Memorial is generally within the Urban District, and the use is consistent with this designation.

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### 4.2 GENERAL PLAN, CITY & COUNTY OF HONOLULU

The City's *General Plan* sets forth long-range social, economic, environmental, and design objectives and policies for the general welfare and prosperity of the people of Oahu. The project meets the intent of relevant *General Plan* objectives and policies as follows:

*Physical Development and Urban Design, Policy 8. Locate community facilities on sites that will be convenient to the people they are intended to serve.*

Building the Health/Day Care Center on the subject property will provide community services at a central location in urban Honolulu that is easily accessible to elderly and children who need day care. The project site is easily accessible to many commuters who live in west O'ahu and commute to their jobs on Sand Island, airport industrial area, Mapunapuna, Fort Shafter, Kalihi, downtown, Waikiki, etc.; commuters can easily drop off and pick up their elderly and/or children at the proposed Center without going out of their way. Both the H-1 Freeway (Airport Viaduct) and Nimitz Highway run adjacent to the site. The project site is also centrally located and easily accessible to residents who do not commute from west O'ahu on the H-1 Freeway but would take surface roads or TheBus to get to the Center. Furthermore, the facility and park area will be available to community groups, veterans groups and youth organizations. The project site is conveniently located, as indicated by the number of activities and parties that are currently held at the existing facilities.

*Physical Development and Urban Design, Objective B. To develop Honolulu (Waialae-Kahala to Halawa), Aiea, and Pearl City as the Island's primary urban center.*

*Policy 1. Stimulate development in the primary urban center by means of the City and County's capital-improvement program and State and Federal grant and loan programs.*

The Health/Day Care Center will be developed using Community Development Block Grant (CDBG) money from the federal government. This will be administered by the city's Department of Community Services. A \$400,768 CDBG grant was awarded to KMO for predevelopment on July 19, 2004. An amendment to extend that agreement until April 2006, was granted on June 29, 2005.

An additional \$200,000 CDBG predevelopment grant proposal was submitted for Fiscal Year 2007. A \$3 million construction proposal was submitted to the city's Fiscal and Budget Services Department on October 29, 2004. Construction is expected to begin in the Fall of 2006 and be completed by the Spring of 2007. A \$3,000,000 Construction Proposal to fund the construction phase of this project was submitted to the city's Budget and Fiscal Services Department on October 29, 2004.

*Physical Development and Urban Design, Objective E. To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.*

The KMO proposes to replace a deteriorated 40-year-old facility with a new building. The new building will be designed to accommodate an intergenerational elderly and child day care program as well as be available to veterans groups, community organizations and youth groups. As part of the project, the KMO and KLMMC will assume long-term responsibility for maintenance of the surrounding park area, play court, and play equipment. New playground equipment will be installed. The open space at the project site will provide both passive and active recreational

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opportunities to the day care clients, as well as park users.

*Health and Education, Objective A, Policy 1. Encourage the provision of healthcare facilities that are accessible to both employment and residential centers.*

*Health and Education, Objective B: To provide a wide range of educational opportunities for the people of Oahu.*

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

As mentioned on the previous page, the proposed Health/Day Care Center site is easily accessible to the prospective users.

The Health/Day Care Center will provide social, cultural, educational, recreational & leisure activities for economically disadvantaged senior citizens that will include: crafts, swimming, aerobics, cooking, games, gardening, computers, sports, exercise); excursions; volunteer opportunities; music and dance; physical therapy, health and wellness classes (e.g. nutrition education, medication use, personal hygiene); health screening to detect and/or prevent illnesses; and assistance to maintain an independent, active, and productive lifestyle. The Health/Day Care Center will help the elderly remain active, productive and to maintain an independent lifestyle.

The Child Care Center will provide nurturing day care services in a safe and peaceful environment for children from 2 to 5 years. The program will promote school readiness by enhancing their social and cognitive development through a comprehensive educational, social and health curricula. The program will also promote intergenerational interaction between the children in the childcare center and the senior citizens in the adult program.

The new facility will include an area for exhibiting memorabilia intended to preserve the memory and pride of members who served in the U.S. Armed Forces. Furthermore, the KMO will continue the longstanding practice of making the facility available to the community for classes, seminars, community and youth group meetings.

*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.*

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

*Policy 10. Encourage the private provision of recreation and leisure-time facilities and services.*

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

The enhancement of the Ke'ehi Lagoon Memorial grounds and development of the Health/Day Care Center fully supports several of the *General Plan's* policies advocating the availability of recreational facilities and services to all residents. In addition to serving veteran groups, the KMO

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will continue the longstanding practice of making all facilities available to the community and youth groups for classes, seminars, meetings, camping and outdoor recreational activities.

Furthermore, the KMO and KLMMC will continue to maintain the surrounding park area, play court, and play equipment.

### **4.3 PRIMARY URBAN CENTER DEVELOPMENT PLAN**

The Primary Urban Center Development Plan, adopted as Ordinance No. 04-14, sets forth land use and development policies for the region that includes the subject site. The Development Plan consists of broad policy statements and guidelines and a set of maps that illustrate the intended development pattern for the region.

#### **4.3.1 Development Policies**

Development Plan policies acknowledge and encourage the contributions that non-profit organizations make to providing community services, recreational facilities and open, campus-like grounds in midst of densely populated urban Honolulu. The following guidelines from Sections 3.1.3.6 and 7 of the Development Plan are pertinent:

##### *Parks and Recreational Open Spaces*

- *Recognizing that it is difficult to acquire park land in the PUC, develop innovative approaches to make optimum use of existing parks and recreation resources, such as:*

- Building partnerships between City, State and private, nonprofit organizations for joint use of facilities and complementary recreation programs.*

##### *Other Urban Open Spaces*

- *Maintain significant trees and landscaped open space within institutional campuses, cemeteries, and other open-space uses that are visible from public rights-of-way.*

The Keehi Lagoon Memorial is essentially an institutional campus on State-owned land, maintained by a nonprofit organization, that provides a recreational resource for the community. While the campus includes buildings to house activities, most of the grounds are dedicated to open recreation facilities and park-like gardens. The proposed Health/Day Care Center will slightly increase the building coverage, but it will replace an existing building and more than 90 percent of the site overall will remain in open space.

The proposed Health/Day Care Center will not be readily visible from Nimitz Highway because it will be situated more than 1,500 feet from the highway frontage. Moreover, the area of site next to the highway frontage is dedicated to an attractively landscaped memorial garden that screens the views of buildings beyond.

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### **4.3.2 Illustrative Maps**

Three of the illustrative maps in the Development Plan are relevant to the proposed project site: Map A.1, Significant Panoramic Views; Map A.2, Open Space Map; and Map A.5, Land Use Map for PUC-Central.

Map A.1 does not identify any significant panoramic views either within or across the subject site.

Map A.2. suggests that the site was not intended to be considered as part of the public open space system as either recreational open space or as part of a waterfront promenade or stream greenbelt. The map specifically calls out the City's adjoining Ke'ehi Lagoon Beach Park as part of this system, but omits mention of the subject site and does not continue the color coding for this park in a manner that suggests that the subject site be included in this designation. Nevertheless, as mentioned above, the site does provide open space and recreational values, and will continue to do so after the proposed actions are implemented.

Map A.5. indicates, on the other hand, that the land use of the subject site be classified generally as "Parks and Open Space." The designation is consistent with the actual use of the site if one takes into account the open space policies of the Development Plan that are highlighted above (i.e., PUCDP Sections 3.1.3.6 and 7.)

### **4.4 LAND USE ORDINANCE (LUO)**

The subject property is zoned P-2 General Preservation District, which generally reflects the actual use of the major portion of the property - i.e., for open recreation areas, gardens and campgrounds. KMO developed, operates and maintains these allowed recreational and open space uses of the property and needs the meeting facilities to support the maintenance of these allowed uses for the benefit of the public.

The meeting facility use, which existed on this property for many years prior to the adoption of the LUO, and which the proposed action would expand, is not listed as either a principal or conditional permitted use in the P-2 District. Recognizing this, KMO consulted the Department of Planning and Permitting for advice on how to secure the necessary zoning designation or interpretation to allow KMO to continue its purpose as mandated by statute and the perpetual lease with the State of Hawai'i. DPP determined that meeting facility use on the subject site would be acceptable under the P-2 zoning as a "public use" if KMO produces evidence that this use is acceptable to the BLNR/DLNR and is consistent with the perpetual lease agreement. To fulfill this requirement KMO completed the Master Plan Update and presented it to DNLR for acceptance.

### **4.5 DEVELOPMENT PHASING AND LOCATION**

The proposed Health/Day Care Center will replace an existing facility. The proposed project can be accommodated by improving existing public facilities.

## 5. DETERMINATION OF SIGNIFICANCE

Based on significance criteria set forth in *Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules*, the proposed project is not expected to have a significant impact on the environment. As such, the recommended determination for the proposed project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are discussed below.

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

Vegetation on the subject property consists primarily of grass, alien weeds, hedges, and small- to mid-sized trees of common varieties. No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

The proposed Health/Day Care Center will require the removal of a few small plants located near the existing community center. Other trees on the site will remain. Hedges surrounding the existing facility will also need to be removed. New landscaping will be planted and maintenance of the park area will continue to be the responsibility of the KMO and KLMMC.

No archaeological or cultural features of historic origin have been observed on the premises. The site was formally a swamp filled with Mangrove trees. The site was cleared and filled to create the present park site in the 1960s. Historic and cultural resources are not likely to be present since development and previous grubbing/grading have altered the land when the existing Tommy Kakesako Rehabilitation Center facility was constructed in the 1960s. As such, it is highly unlikely that there are any significant historic or archaeological features on the site that would be of cultural value.

Furthermore, the proposed Health/Day Care Center will be constructed on the same portion of the property where the existing Tommy Kakesako Rehabilitation Center is located.

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

The proposed Health/Day Care Center supports the long-standing need for a meeting place that is both centrally located and easily accessible to veterans groups, community and youth groups. The proposed action will also benefit the local community with a larger, more modern facility for much-needed elderly and child day care services. Maintenance of the park, play court and play equipment will continue to be the long-term responsibility of the KMO and KLMMC.

The proposed action is considered a beneficial use of the environment since the Health/Day Care Center will add to the quality of social, educational, and recreational opportunities available to the elderly and young children.

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

The proposed action is consistent with the environmental policies and guidelines established in Chapter 344, HRS. The subject property is not under an Executive Order.

**Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

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

The proposed Health/Day Care Center is minor in scope and will not impact the economy. It will provide much needed intergenerational day care services to the elderly and preschool age children and provide a central meeting place and accessory offices to veterans groups that would be used for organizational support and for exhibiting memorabilia. The proposed action will also benefit the local community with a larger facility and park area.

Given the above, the proposed action is viewed as having potential positive social and recreational impacts for the community and region at large.

**5. Substantially affects public health**

Public health will not be substantially affected by the proposed project except possibly by noise and dust generated during construction. These short-term impacts can be controlled by existing regulatory measures.

On a long-term basis, the proposed action will benefit public health by providing a place for the promotion of health related opportunities to the elderly, e.g., exercise and dance classes. The park area provides positive social and quality of life improvements.

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

Due to the nature of the proposed Health/Day Care Center, there are no substantial secondary or indirect impacts such as population changes or effects on public facilities that will result from the project. It is anticipated that the new facility and park area will enhance the quality of social, educational, and recreational opportunities available to the elderly and children as well as veteran groups, community groups and youth groups.

The net increase in traffic generated from the proposed project is expected to be minimal and thus the impact on nearby roadways would not be significant.

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

The construction of the proposed project will be minor in scope and duration and will not involve significant degradation of environmental quality. Mitigation measures will minimize impacts to the environment.

Over the long-term, no significant increases in air or noise impacts are anticipated as a result of the proposed action. No endangered plant or animal species or important habitat is associated with the subject property. The continued maintenance of the park area will visually enhance the project site.

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

The proposed Health/Day Care Center is relatively minor in scope and adverse cumulative impacts on the environment are not anticipated, nor does the proposed project involve a commitment for larger actions on the subject property.

**Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

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

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

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

On a short-term basis, ambient air and noise conditions will be affected by construction activities related to the proposed Health/Day Care Center, but these impacts can be controlled by measures described in this Assessment. Once the construction is completed, it is anticipated that the proposed project will not have an adverse impact upon air or noise conditions in the area. The proposed project is relatively minor in scope, thus long-term impacts upon ambient air and noise conditions are not anticipated. On a long-term basis, the ground water resource will also not be adversely impacted since the proposed Health/Day Care Center will be connected to the municipal wastewater system.

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

Although Federal Flood Insurance Rate Maps designate a portion of the subject property in Zone AE, the proposed Health/Day Care Center site is not located in this area.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies

Development of the proposed Health/Day Care Center will not interfere with important views to be protected, as identified in *Primary Urban Center Development Plan* (see Section 5.3.2).

The proposed Health/Day Care Center will be a two-story structure no more than 25 feet high, and thus will neither exceed the height limit nor block existing views. The new structure and improved maintenance of the park will improve the appearance of the property.

13. Requires substantial energy consumption

Construction and daily activities associated with the proposed Health/Day Care Center are small-scale and will not require substantial amounts of electrical energy.

**6. ASSESSMENT OF PROPOSED PROJECT IN RELATION TO SPECIAL MANAGEMENT AREA ORDINANCE**

Ke'ehi Lagoon Memorial is located entirely within the Special Management Area (SMA). A SMA use permit is required for projects with a valuation in excess of \$125,000 and when no significant impact to unique or special resources is anticipated.

As documented in this Environmental Assessment, the expected determination for the proposed

## **Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

Health/Day Care Center and unauthorized shoreline area improvements is a Finding of No Significant Impact. However, and the estimated value of the improvements clearly exceeds \$150,000, so an SMA use permit is required.

Projects proposed in the SMA are reviewed with respect to objectives and policies contained in *Hawaii Revised Statutes (HRS)*, Section 205A-2 (Coastal Zone Management Program) and review guidelines found in the *Revised Ordinances of Honolulu (ROH)*, Chapter 25 (Shoreline Management). The following provides supplemental information required for evaluation of the proposed project's impact on the SMA.

### **6.1 COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES**

Consistency with applicable coastal zone management objectives and policies, set forth in HRS, Section 205A-2 is summarized below:

#### **Recreational Resources**

The proposed action protects and enhances access to a coastal recreational area that is currently used by a few people for shoreline fishing and *limu* gathering as well as people visiting the site for youth outdoor recreation activities. See Sections 2.1.5 and 2.3.6 for further discussion.

#### **Historic Resources**

Historic and cultural resources are not likely to be present since the site was formerly a Mangrove swamp and previous development and grubbing/grading have altered the land. Furthermore, the proposed Health/Day Care Center will be constructed on the site of an existing building. See Section 2.1.8 for further discussion.

#### **Scenic and Open Space Resources**

The proposed Health/Day Care Center is consistent with the character of the park area. The proposed Health/Day Care Center will replace an existing building and will not alter significant public views of the shoreline or scenic landmarks. See Sections 2.1.11, 4.3.1 and 4.3.2 for further discussion.

#### **Coastal Ecosystems**

The proposed action will not cause any disruption to the coastline, and it will not alter coastal ecosystems of significant biological or economic importance. On the contrary, retention of the shoreline structures will enhance the coastal environment and public access to the shoreline. See Section 2.1.5 and Attachment 6 for further discussion.

#### **Economic Uses**

Ke'ehi Lagoon Memorial is an appropriate use of shore-fronting land because it is a recreational resource and gathering place for the community. The proposed Health/Day Care Center will be an integral part of the complex, offering affordable intergenerational day care programs for the elderly and preschool age. The availability of adjacent outdoor recreation space is an important and necessary feature for Health/Day Care Center.

## **Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

### **Coastal Hazards**

The proposed Health/Day Care Center will not cause coastal hazards. Hazards to life and property from tsunami, storm waves, stream flooding, erosion, and subsidence are not expected to increase due to the proposed project. See Section 2.1.4 for further discussion.

### **Managing Development**

This document will serve as both an environmental assessment and a support document for an SMA permit application. The applicant is attempting to coordinate the processing of regulatory approvals to the extent possible.

### **Beach Protection**

There is no naturally occurring beach in the vicinity. The proposed site of the Health/Day Care Center is, in any case, at least 100 feet mauka of the shoreline. Existing shoreline structures enhance the recreational use of the shoreline and protect a small artificial beach along the Ke'ehi Lagoon shoreline. See Section 2.1.5 and Attachment 6 for further discussion.

## **6.2 SPECIAL MANAGEMENT AREA GUIDELINES**

As documented in this Environmental Assessment, the proposed project is consistent with review guidelines set forth in Section 25-3.2 of the ROH.

## **6.3 COMPLIANCE WITH FLOOD HAZARD DISTRICTS**

While a portion of the subject property is within Flood Hazard Zone AE, the proposed new structure (Health/Day Care Center) would be located outside of this zone (see discussion in Section 2.1.4.) None of the existing structures exacerbate potential flooding conditions.

## **7. AGENCIES AND ORGANIZATIONS CONSULTED**

The following agencies and community organizations have been consulted with in the preparation of this Environmental Assessment:

### **Federal**

- Chief, Regulatory Branch, U.S. Army Corps of Engineers

### **State of Hawaii**

- Department of Land and Natural Resources, State Parks Department
- Department of Land and Natural Resources, Office of Conservation & Coastal Lands
- Department of Land and Natural Resources, Office of Environmental Quality Control
- Department of Land and Natural Resources, Commission on Water Resources Management
- Department of Health, Environmental Planning Office
- Coastal Zone Management Office

**Final Environmental Assessment for Ke'ehi Lagoon Memorial Master Plan Improvements**

- Department of Transportation, Airports Division
- Office of Hawaiian Affairs
- Aquatic Resources, Historic Preservation, State Parks, O'ahu District Land Office
- State Historic Preservation Division

**City & County of Honolulu**

- Department of Community Services
- Department of Planning and Permitting
- All City Councilmembers

**Others**

- Kalihi/Palama Neighborhood Board
- Aliamanu/Salt Lake/Foster Village Neighborhood Board
- Kalihi Valley Neighborhood Board
- Kamehameha Schools
- Damon Estate
- Kaumakapili Church

**ATTACHMENT 1**  
**Master Plan Update, July 2005,**  
**and DLNR Letter of Acceptance**



# **Ke'ehi Memorial Park Master Plan Update**

Prepared by the Ke'ehi Memorial Organization and the  
Disabled American Veterans, Hawai'i Division  
for the  
State of Hawai'i Department of Land and Natural Resources  
State Parks Division

**July 2005**

## History and Origin of Ke'ehi Lagoon Memorial

In 1949, the Legislature of the Territory of Hawai'i passed Act 288 that established a "Pacific War Memorial Commission to create and maintain a living war memorial commemorating the sacrifices of our heroic dead of World War II." On November 19, 1952, Governor Oren E. Long conveyed 11.087 acres of land in the Ke'ehi Lagoon Park area to the Pacific War Memorial Commission for a war memorial under Executive Order No. 1534 to the National Disabled American Veterans (DAV) group. A formal ground breaking ceremony was held on December 7, 1952.

The National DAV failed to develop the war memorial. In 1959, with the prospect of having the memorial project terminated due to lack of interest, the Hawai'i DAV formed a committee to study this project. At the 1959 DAV National Convention, the Hawai'i DAV requested the assignment of all rights to the Ke'ehi Lagoon Memorial project be transferred from the National DAV to the Hawai'i DAV. The National Executive Committee approved the assignment of the project to the Hawai'i DAV on August 25, 1960.

The Hawai'i DAV formed a committee to develop a Master Plan for the memorial site. On July 1, 1961, at the Hawai'i DAV convention meeting in Wailuku, Maui, the Master Plan was officially adopted. The original plans are on display at the Tommy Kakesako Rehabilitation Center. At its meeting of August 3, 1961, the Pacific War Memorial Commission approved the assignment of the project to Hawai'i DAV and the Master Plan. As reflected in the minutes of that meeting, the Commission mandated the following elements for the Ke'ehi Lagoon Memorial:

- 1) *The area shall be a complement to the Ke'ehi Kalihi Park complex [i.e, Ke'ehi Lagoon Park];*
- 2) *A majestic memorial shall be erected to the heroic dead;*
- 3) *An area of approximately 2½ acres will be created expressly for the youth groups of this community so that they may utilize this area for their camping and outdoor activities;*
- 4) *A modest rehabilitation headquarters for the disabled veterans will be constructed;*
- 5) *Rightfully this area should be self-sustaining so that the public may not be asked constantly for support. In this respect a small boat marina and a restaurant or a convention hall will be built as the project progresses.*

Initial development of the memorial relied on a combination of volunteer labor and professional assistance, legislative appropriations and private donations. Senator Daniel K. Inouye conducted a personal fund drive.

In 1960, Hawai'i DAV established an organization of volunteers, the Ke'ehi Lagoon Memorial Management Committee (KLMMC), to develop and maintain the park complex. The KLMMC is in its 45th year; the volunteers continue to meet every Thursday to maintain and repair the facilities and landscaping. The KLMMC Board of Directors, composed of disabled veterans and community volunteers, meet every fourth Wednesday evening of each month at the Weinberg Hall.

In 1992, in order to be eligible to receive a donation from the Weinberg Foundation for

the construction of a new Memorial Hall, a non-profit, tax exempt 501(c)(3) organization had to be formed. The Ke'ehi Memorial Organization (KMO) was created in 1992 and received official federal tax exempt status from the Internal Revenue Service on April 29, 1993. The KMO was approved by the Hawai'i DAV as "a separate entity to the DAV, Department of Hawai'i" on March 6, 1993. A formal agreement between the Hawai'i DAV and the KMO was signed on August 26, 2004.

**Table 1: Summary of Events**

| Date              | Event   |
|-------------------|---|
| 1949              | Act 288, Session Laws of Hawai'i 1949, sets aside land for "a site for the creation and maintenance of a living war memorial." (See Attachments.)   |
| 1951              | Joint Resolution 37, Session Laws of Hawai'i 1951, amends Act 288.  |
| November 19, 1952 | Governor Oren E. Long conveys 11.087 acres in the Ke'ehi Lagoon Park area to the Pacific War Memorial Commission for a war memorial under Executive Order No. 1534.   |
| December 7, 1952  | Floyd L. Ming, National Commander of the DAV, with military, DAV and Territory of Hawai'i officials in attendance, conduct ground breaking ceremony for Unknown Sailor Memorial.  |
| 1959              | National DAV Convention – Hawai'i DAV requests assignment of rights to the Ke'ehi Lagoon Memorial Project from National DAV.  |
| March 15, 1978    | House Concurrent Resolution commending Ke'ehi Lagoon Memorial Management Committee for completing third phase of project (see Attachments.)   |
| October 7, 1960   | Hawai'i DAV receives the assignment from the National DAV Convention and the National DAV Executive Committee. (See Attachments.)   |
| July 1, 1961      | Plans for memorial project are adopted at the Hawai'i DAV convention meeting in Wailuku, Maui.  |
| August 3, 1961    | Pacific War Memorial Commission approves assignment of project and Hawai'i DAV's Master Plan, as recorded in meeting minutes (see Attachments.)   |
| 1963              | Hawai'i State Legislature appropriates \$50,000 for initial improvements. Senator Daniel K. Inouye conducts personal fundraising drive for project.   |
| February 14, 1993 | Memo to all Hawai'i DAV chapters, from Hawai'i DAV Adjutant informing them of the approval of the formation of the Ke'ehi Memorial Organization at the SEC Meeting on March 6, 1993 (see Attachments.)  |
| June 10, 1981     | A Bill For An Act 135 (H.B. 721), Pacific War Memorial Commission duties are transferred to the Department of Land and Natural Resources allowing Hawai'i DAV to continue its mission (see Attachments.)  |
| December 7, 1992  | By-Laws of Ke'ehi Memorial Organization adopted (see Attachments.)  |
| December 7, 1992  | Articles of Incorporation, Ke'ehi Memorial Organization (see Attachments.)  |
| April 29, 1993    | Ke'ehi Memorial Organization receives 501(c) (3) federal tax exemption status from the IRS (see Attachments.)   |
| March 6, 1993     | Ke'ehi Memorial Organization is approved by Hawai'i DAV as a "separate entity to the DAV, Department of Hawaii." (see Attachments.)   |
| November 15, 1996 | Letter from Michael D. Wilson, Chairperson, Department of Land and Natural Resources, to Senator Daniel K. Inouye concerning "self-sustaining" status and need for master plan update (see Attachments.)  |
| February 22, 2002 | PSF No: 02OD-018, Cancellation of Governor's Executive Order No. 1534 & 1550 and Reset Aside to Department of Land & Natural Resources, Division of State Parks for Pacific War Memorial Site, Moanalua, Honolulu, Oahu, Tax Map Key(1)1-1-03:04 (see Attachments.) |
| December 23, 2002 | Executive Order No. 3967, Setting Aside Land For Public Purposes, signed by Governor Linda Lingle. "For Pacific War Memorial Site Purposes, to be under the control and Management of the Department of Land and Natural Resources" (see Attachments.)              |
| August 26, 2004   | Agreement between the DAV Hawai'i and the Ke'ehi Memorial Organization (see Attachments.)   |

## Location

The Ke'ehi Lagoon Memorial site is located on O'ahu and is 11.087 acres in size; the project site is owned by the State of Hawai'i and overseen by Department of Land and Natural Resources State Parks Division. The site is located between the City and County of Honolulu's Ke'ehi Lagoon Beach Park (on the west boundary), the Moanalua Stream (on the east boundary), Nimitz Highway (on the north boundary), and Ke'ehi Lagoon (on the south boundary).

The improved area is within a single parcel (TMK 1-1-3:04). A City and County sewer easement runs parallel with Nimitz Highway along the north boundary. The land use designations for the property are as follows:

- 1) State Land Use District – Urban
- 2) Development Plan Land Use Map – Preservation
- 3) Development Plan Public Facilities Map – No amendment required
- 4) Zoning – P-2 General Preservation
- 5) Special Management Area

## Chronology of Site Improvements

In the early 1960's, volunteers cleared the mangrove swamp that comprised most of the 11 acres and the Hawai'i DAV arranged to have the contractor building the H-1 Freeway provide fill for the park from the freeway construction site. The Hawai'i State Legislature appropriated \$50,000, in 1963, for the initial infrastructure, including the entry road and parking area.

The first structures to be built were the Obelisk, to honor "the heroic dead", and the original Memorial Hall, both of which were dedicated on December 7, 1963. Today, as you enter the park from the main gate, the Obelisk stands on the left, as a prominent focal point of the park. The original Memorial Hall was subsequently replaced with a new building (see paragraph on Harry and Jeannette Weinberg Hall, below.)

In order to comply with the mandate to be "self-sustaining," the Hawai'i DAV offered the Memorial Hall for rent at a nominal fee for events held by outside groups. In 1965, to accommodate the wider public use and related maintenance and security needs, a cottage was relocated onto the site to serve as a caretaker's residence, small storage building was added.

Public use of the Memorial Hall for weekend events was in such demand that it was necessary to reserve it one year in advance. To meet this demand, Hawai'i DAV built the Alfred Los Banos Hall 1968. The Hawai'i DAV Headquarters building and a carport and storage area for the resident caretaker were built during the same year.

It was also in 1968 that the 3.5-acre camping area and a youth camp office were developed. This was to fulfill the requirement to provide "an area of approximately 2½ acres...expressly for the youth groups of this community so that they may utilize this area for their camping and outdoor activities." All community youth groups and clubs, Cub Scouts, Girl Scouts, Brownies, and Boy Scouts camp for free every weekend, all year around.

As the demand for rental hall space increased, along with the cost of maintaining the expanding park and its facilities, the John A. Burns Hall was opened in 1981 to help

generate additional income to meet the proviso that "this area should be self-sustaining so that the public may not be asked constantly for support."

Later in the 1980's, the Hawai'i DAV increased the on-site amenities for youth groups by adding outdoor toilet facilities for campers (1983) and a basketball/volleyball court and baseball field (1985.)

The Tommy Kakesako Rehabilitation Center opened in 1986, to fulfill the mandate that "a modest rehabilitation headquarter for the disabled veterans...be constructed."

In 1990, as the Japanese wedding business was gaining momentum in Hawai'i, a Japanese wedding company, La Mariage, entered into an agreement with the Hawai'i DAV to lease a building on the park site for performing wedding ceremonies. The rent paid to the Hawai'i DAV helps to maintain the park as "self-sustaining."<sup>1</sup>

In 1992, the Harry and Jeannette Weinberg Hall replaced the original, dilapidated Memorial Hall. Also in the 1990's, Hawai'i DAV added a maintenance shed five outdoor gazebos and a small (390 sq ft) additional wedding chapel.

**Table 2: Inventory of Site Improvements**

| Year | Use   | Floor Area (Sq. Ft.) |
|------|---|----------------------|
|      |   | 0                    |
| 1963 | Memorial Obelisk <sup>2</sup>                                   | 864                  |
| 1965 | Custodian's Cottage (caretaker's residence)                     | 3,292                |
| 1965 | Storage Building  | 280                  |
| 1968 | Custodian Cottage additions (new carport and storage area)      | 2,920                |
| 1968 | Alfred Los Banos Hall (meetings, accommodations, storage)       | 1,386                |
| 1968 | Workshop/Youth Camp Office                                      | 960                  |
| 1968 | Cart Storage Area   | 552                  |
| 1968 | DAV Department Headquarters (office)                            | 1,230                |
| 1980 | Oceanside Pavilion (Old Chapel) (weddings)                      | 6,880                |
| 1981 | John A Burns Hall (meetings, events)                            | 633                  |
| 1983 | Outdoor Toilets (toilet facilities for camping groups)          | 0                    |
| 1985 | Basketball/Volleyball Courts                                    | 1,656                |
| 1986 | Tommy Kakesako Rehab Center (rehabilitation services, meetings) | 390                  |
| 1990 | New Chapel (weddings)   | 9,488                |
| 1992 | Harry and Jeannette Weinberg Hall (meetings, offices)           | 154                  |
| 1992 | Emergency Electric Room   | 2,812                |
| 1992 | Maintenance Shed  | 672                  |
| 1993 | Mt. Murushmore Garden Pavilion                                  | 792                  |
| 2003 | Oceanside Pavilions (3 @ 504, 144, 144 sq. ft.)                 | 64                   |
| 2003 | Izuka Pavilion  | 30                   |
| 2003 | Barbeque pits (3 @ 10 sq. ft. each)                             | 0                    |
| 2004 | Seawall revetment   | 0                    |
| 2004 | Drainage channel  | 0                    |
|      | <b>Total Floor Area (Square Feet)</b>                           | <b>35,025</b>        |

<sup>1</sup> In a letter dated November 15, 1996, to Senator Daniel K. Inouye concerning the wedding chapels, Mr. Michael D. Wilson, Chairperson, Department of Land and Natural Resources, stated that "the statutory expectation of a self-sustaining or supporting facility" was "introduced in an agreement dated November 6, 1953 between the Pacific War Memorial Commission and the 'National' Disabled American Veterans organization."

<sup>2</sup> Memorial Hall was replaced by Harry and Jeannette Weinberg Hall in 1992.

## Goals and Implementing Measures

The proposed goals and implementing measures of this updated Master Plan continue to fulfill the provisos of the original August 1961 Master Plan while addressing the needs and requirements of the future uses of the park.

- Goal 1: Maintain the park for use by veterans and their families, youth groups and the community; and complement the Ke'ehi Lagoon Park.**

### Implementing Measures

Maintain most of the site area as landscaped grounds and outdoor recreation area for use by DAV members and their families and community organizations such as the Boy/Girl Scouts and Little League.

Provide a gated access between the site and Ke'ehi Lagoon Beach park to facilitate joint use of the two properties for scheduled events.

- Goal 2: Maintain the integrity of the Obelisk.**

### Implementing Measures

Avoid the placement of new structures in the vicinity of the Obelisk and maintain this area as an attractively landscaped memorial garden with walking paths.

- Goal 3: Provide a rehabilitation center for disabled veterans.**

### Implementing Measures

Provide a new intergenerational Health Care Center for disabled veterans, the elderly and preschool age children.

- Goal 4: Maintain the park site "as self-sustaining so that the public may not be asked constantly for support."**

### Implementing Measures

Charge reasonable user fees for the use of DAV facilities, including meeting rooms, day care facilities and outdoor recreation spaces to off-set the cost of building and maintaining the facilities.

Provide additional facilities for outdoor recreation for which user fees may be charged, such as: a canoe hālau and boat marina; a swimming pool with changing rooms and snack bar; a putting green; and tennis courts.

## Facility Development and Modifications

To carry out the goals and implementing measures described above, the following capital improvement projects are proposed or under consideration:

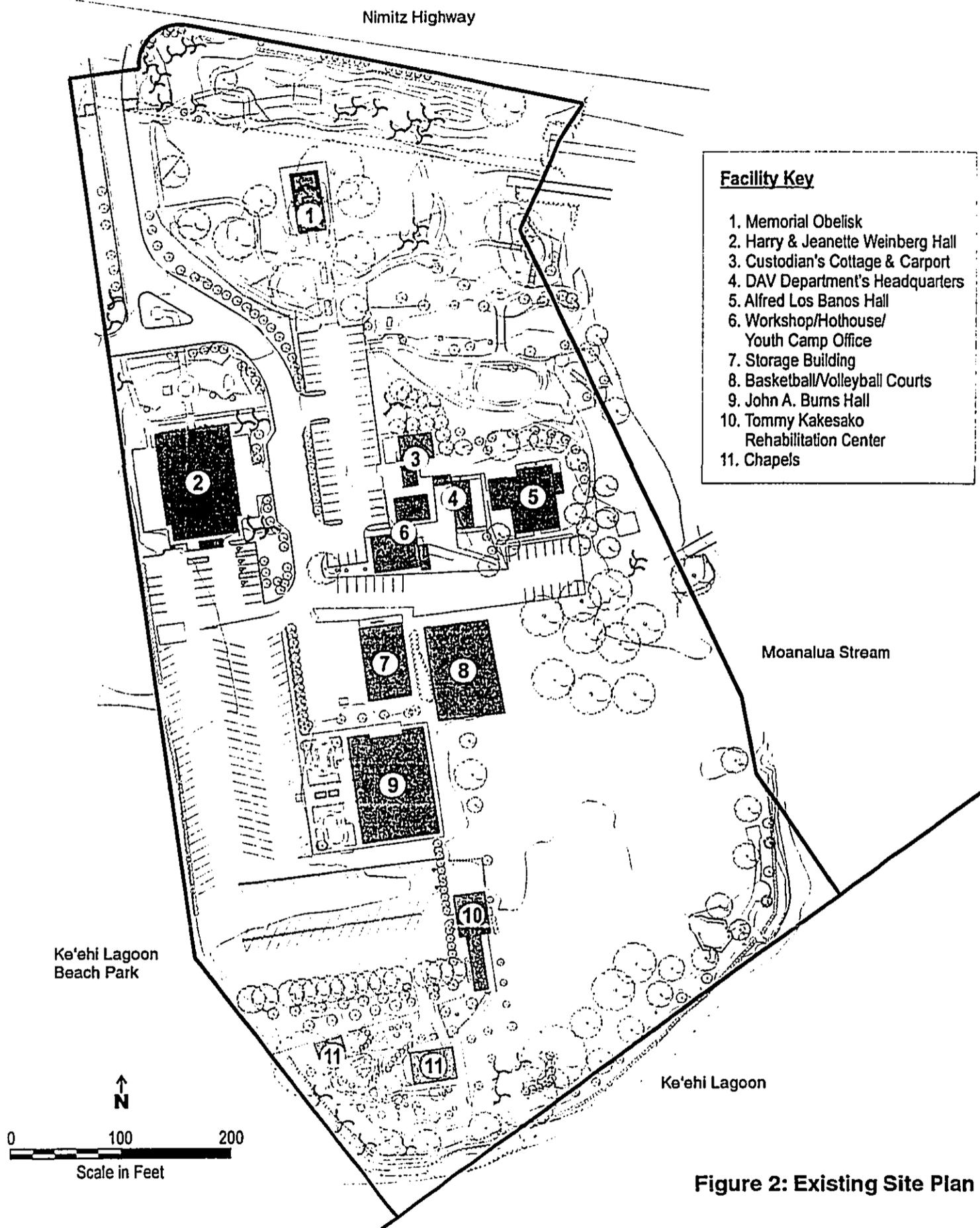
### Near-Term Projects (within 5 years):

- Demolish the Tommy Kakesako Rehabilitation Center and outdoor toilets and replace it, on the same site, with a two-story building (total 8,000 sq. ft. of floor area) for use as an intergenerational (seniors/children) health/day care center.
- Renovate the chapels.

Long-Term Projects (5 years to 20 years, in approximate chronological order):

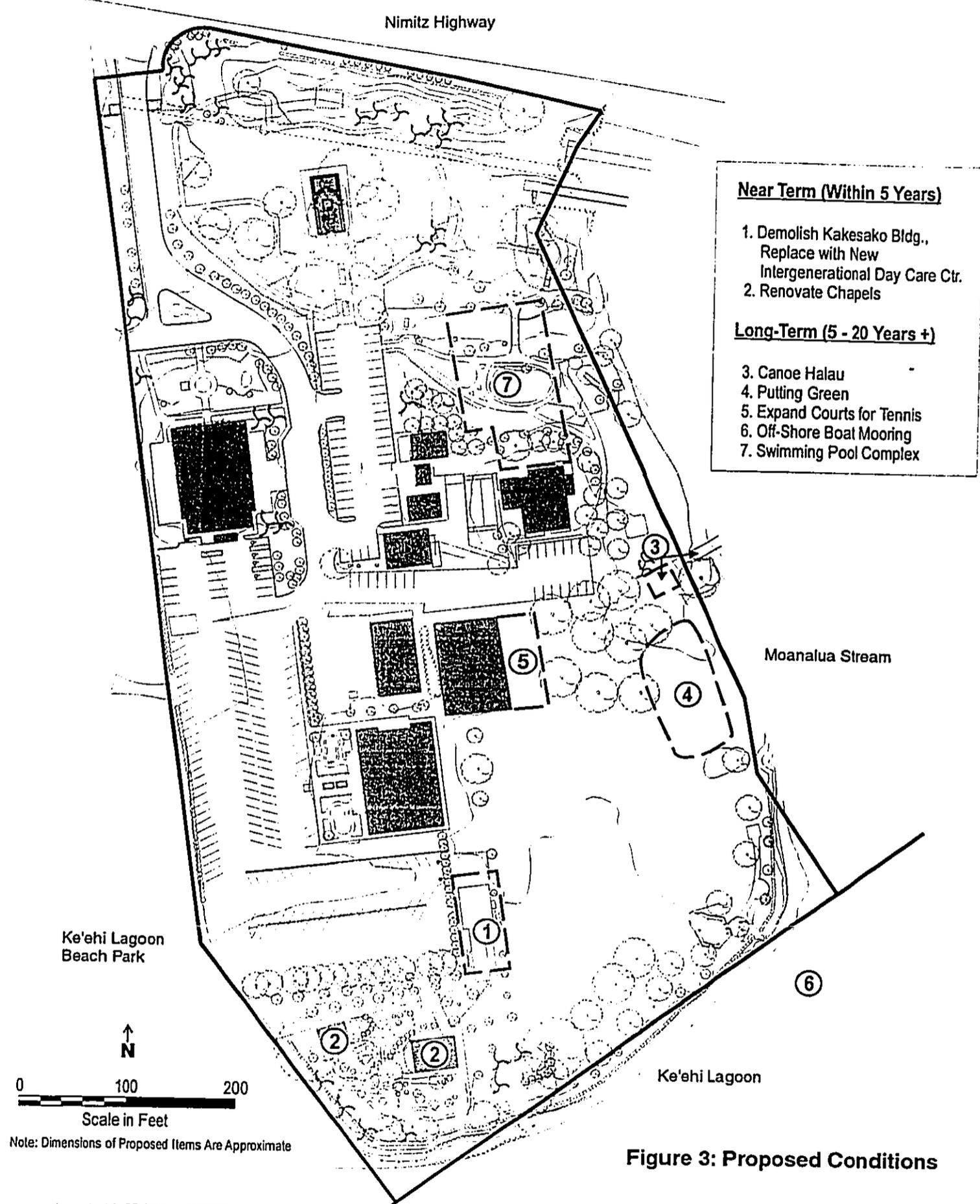
- Develop a golf putting green near the bank of Moanalua Stream.
- Convert and expand existing basketball court (90 ft x 60 ft) for joint use as two tennis courts (120 ft x 60 ft.)
- Develop a canoe hālau and support facilities for off-shore mooring of boats in Ke'ehi Lagoon, in cooperation with the State of Hawai'i.
- Develop a swimming pool complex, including changing rooms; convert portion of adjacent Alfred Los Banos Hall to snack bar for swimming pool complex.

Implementation of the above proposed projects is contingent on additional feasibility study and design.



- Facility Key**
- 1. Memorial Obelisk
  - 2. Harry & Jeanette Weinberg Hall
  - 3. Custodian's Cottage & Carport
  - 4. DAV Department's Headquarters
  - 5. Alfred Los Banos Hall
  - 6. Workshop/Hothouse/  
Youth Camp Office
  - 7. Storage Building
  - 8. Basketball/Volleyball Courts
  - 9. John A. Burns Hall
  - 10. Tommy Kakesako  
Rehabilitation Center
  - 11. Chapels

**Figure 2: Existing Site Plan**



**Figure 3: Proposed Conditions**

005

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 671  
HONOLULU, HAWAII 96809

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT M. MASUDA  
DEPUTY CHAIRPERSON

DEAN HAKAMA  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
SCAFFING AND OYSTER REPAIRS  
BUREAU OF CONSERVATION  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND RESOURCES DIVISION  
HONOLULU  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
HAWAIIAN LAND AND NATURAL RESOURCES COMMISSION  
LAND  
STATE PARKS

November 2, 2005

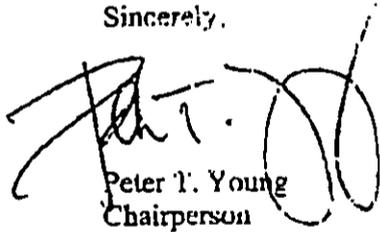
Mr. Tommy Kakesako, Chairman  
Ke'ehi Memorial Organization  
Ke'ehi Lagoon Memorial Management Committee  
Disabled American Veterans  
2685 N. Nimitz Highway  
Honolulu, Hawaii 96819

Dear Mr. Kakesako:

This is to follow up our meeting of November 1, 2005 where we discussed the Ke'ehi Lagoon Memorial Master Plan Update. We have reviewed the plan and find it to be consistent with the lease conditions and subsequent agreements for the use of the site.

The Department accepts the Master Plan Update dated July 2005 as the document which authorizes site improvements and uses projected for the near term (within 5 years), and long term (5 to 20 years). Good luck with your continued efforts to care for the Ke'ehi Lagoon Memorial.

Sincerely,

  
Peter T. Young  
Chairperson

**ATTACHMENT 2**  
**BLNR Findings and Decision**  
**Re Unauthorized Shoreline Structures**

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
OFFICE OF CONSERVATION AND COASTAL LANDS

POST OFFICE BOX 621  
HONOLULU, HAWAII 96800

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR - LAND

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND DECK RECREATION  
BUREAU OF COMPLIANCE  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

REF:OCCL:DE

February 1, 2006

File No.: Enf OA-06-44

Mrs. Cappy Fasi  
C/O Keehi Memorial Organization  
2056 Lanihuli Dr.  
Honolulu, Hawaii 96822

FEB - 2 2006

Dear Mrs Fasi:

**SUBJECT:** Alleged Unauthorized Construction of Shoreline Structure(s) at Keehi War Memorial, Keehi Lagoon, Oahu TMK: (1) 1-1-003:004

This is to inform you that on Friday, January 13, 2006, the Board of Land and Natural Resources (BLNR) found you to be in violation of the provisions of Title 13-5 Hawaii Administrative Rules, and Chapter 183C, Hawaii Revised Statutes by failing to obtain the appropriate approvals for the construction of shoreline structures on the subject parcel TMK: (1) 1-1-003:004, and is subject to the following:

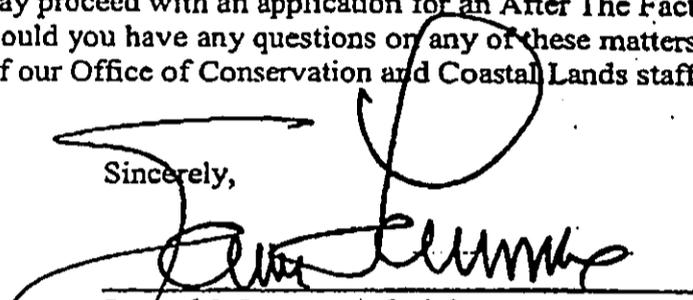
1. That the owner pay a fine of \$2,000 to the *State of Hawaii*, for violation of the provisions of Title 13-5 Hawaii Administrative Rules, and Chapter 183C, Hawaii Revised Statutes;
2. That upon payment of the fine, within six (6) months of the date of the Board's action, the alleged shall submit an After-The-Fact (ATF) Conservation District Use Application (CDUA) with the DLNR for continued use of the seawall and/or subdivision and process it diligently thereafter;
3. If the CDUA is not filed within six (6) months, fines of \$2,000 per day shall accrue on the landowner until these conditions are met; and
4. That in the event of failure of the alleged to, comply with the items above, the matter shall be turned over to the Attorney General for disposition, including all administrative costs.

Please acknowledge receipt of this letter, with the above noted conditions, in the space provided below. Please sign two copies. Retain one and return the other within thirty (30) days. You may submit payment with this receipt payable to *State of Hawaii* addressed to:

The Office of Conservation and Coastal Lands  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

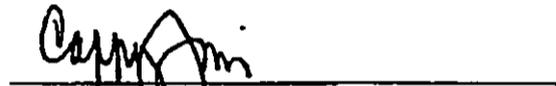
Once the payment is received you may proceed with an application for an After The Fact CDUA with planning staff of our office. Should you have any questions on any of these matters, please feel free to contact Dolan Eversole of our Office of Conservation and Coastal Lands staff at 587-0321.

Sincerely,



Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

Receipt acknowledged:



Mrs. Cappi Hasi

Date 2.7.04

CC: Oahu Board Member  
Land Division  
City and County of Honolulu Department of Planning and Permitting  
Chairperson's Office

**ATTACHMENT 3**  
**State Executive Committee Meeting Minutes**  
**August 3, 1961**

August 3, 1961

State Executive Committee  
DAV, Dept. of Hawaii.

Subject: Meeting Concerning the Keahi Lagoon Project, Room 320 Trustco Bldg.,  
Pacific Memorial Commission and DAV.

Mr. Tucker Gratz, Chairman of the Pacific Memorial Commission re-emphasized the commission's position eloquently. He stated that the commission has a high regard for the DAV and reiterated its position as previously: that the commission shall work wholeheartedly for this project's completion.

Sakae Takahashi representing the DAV spoke at length. He related the history of the project and expressed the desire of the DAV Dept. of Hawaii to carry on this project that was at first given to the National DAV. He mentioned that a fervent desire exists amongst its members and for the past two years have worked tirelessly to master plan this area into a living memorial of great asset to our community and in closing stated 5 basic points:

1. The area shall be a complement to the Keahi Kalihi Park complex.
2. A majestic memorial shall be erected to the heroic dead.
3. An area of approximately 2½ acres would be created expressly for the youth groups of this community so that they may utilize this area for their camping and outdoor activities.
4. A modest rehabilitation headquarter for the disabled veterans will be constructed.
5. Rightfully this area should be self-sustaining so that the public may not be asked constantly for support. In this respect a small boat marina and a restaurant or a convention hall will be built as the project progresses.

Mr. Wayne Owens, AIA showed the various sketches and reading and in detail explained the whole memorial complex.

T. Kakesako emphasized the scope of the project briefly, and mentioned the desire of the DAV to create a living memorial expressly for the youth of Hawaii, and to our community.

Mrs. Walter Dillingham point by point questions as to the architecture of the project was answered by Wayne Owens and Shigeru Inouye.

The Commission moved to transfer the agreement between the Pacific Memorial Commission and DAV National to Pacific Memorial Commission and DAV Hawaii State Department. This passed unanimously.

The Commission moved (by Harry Albright) to accept the project as presented by the DAV of Hawaii in its entirety and this passed unanimously.

Spark Matsunaga attempted to amend the resolution to read: Subject to the DAV submission of plans as to its first increment, etc. This was not recognized.

A point of question was brought up: If the commission has the authority to grant this permission? Sakae Takahashi pointed out that the Pacific Memorial Commission is the contracting body in the first place and thus it had all the power to enter into this agreement. This was agreed.

It was further agreed by all parties that the monument shall be changed from a monument to the heroic unknown sailor memorial to a memorial to the heroic dead of our armed forces.

The DAV will commence this project forthwith, pending financial ability.

Present at this meeting were: From the Pacific Memorial Commission: Tucker Gratz, chairman, Harry Albright, Mrs. Walter Dillingham, Spark Matsunaga and Joe Custer. From the DAV: Tommy Kakesako, Sakae Takahashi, Howard Miyake, Michael Miyake, Tokuji Cno, Shigeru Inouye, Harry Ueki, Tamotsu Shimizu, Eldio Tamahaha, and Wayne F. Owens AIA (architect).

Respectfully,

*Tommy Kakesako*  
Tommy Kakesako, Chairman  
DAV Keahi Lagoon Memorial Committee

FROM :

FAX NO. :

May. 02 2005 12:51PM P10

DOCUMENT CAPTURED AS RECEIVED

I have read the attached minutes of the meeting concerning the Keehi Lagoon Project held on August 3, 1961 between the Pacific War Memorial Commission and the Disabled American Veterans. I find the minutes accurate in every detail to what has transpired at said meeting.

Signed

*Tucker Gratz*  
TUCKER GRATZ, CHAIRMAN  
PACIFIC MEMORIAL COMMISSION

MICHAEL MIYAKE

*Harry Albright*  
HARRY ALBRIGHT

*Tokuji Ono*  
TOKUJI ONO

*Sparky Matsunaga*  
SPARKY MATSUNAGA

*Shigeru Inouye*  
SHIGERU INOUE

*Tommy Kakesako*  
TOMMY KAKESAKO

*Harry Ueki*  
HARRY UEKI

*Sakae Takahashi*  
SAKAE TAKAHASHI

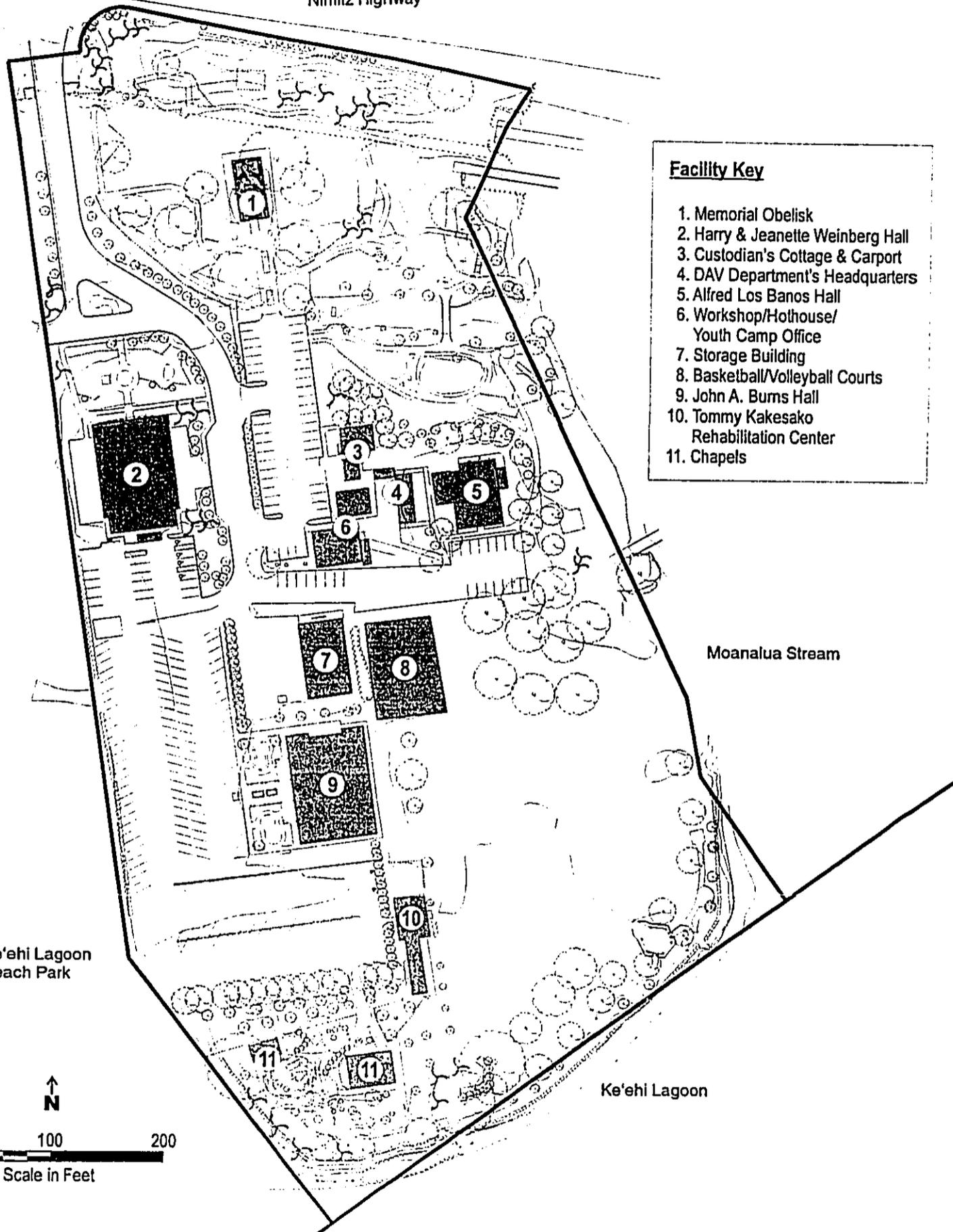
*Tamotsu Shimizu*  
TAMOTSU SHIMIZU

*Howard Miyake*  
HOWARD MIYAKE

*Eddie Tamahana*  
EDDIE TAMAHANA

**ATTACHMENT 4**  
**Topography/Site Map, Imata & Associates**  
**February 28, 2005**

Nimitz Highway



**Facility Key**

- 1. Memorial Obelisk
- 2. Harry & Jeanette Weinberg Hall
- 3. Custodian's Cottage & Carport
- 4. DAV Department's Headquarters
- 5. Alfred Los Banos Hall
- 6. Workshop/Hothouse/  
Youth Camp Office
- 7. Storage Building
- 8. Basketball/Volleyball Courts
- 9. John A. Burns Hall
- 10. Tommy Kakesako  
Rehabilitation Center
- 11. Chapels

Ke'ehi Lagoon  
Beach Park

Moanalua Stream

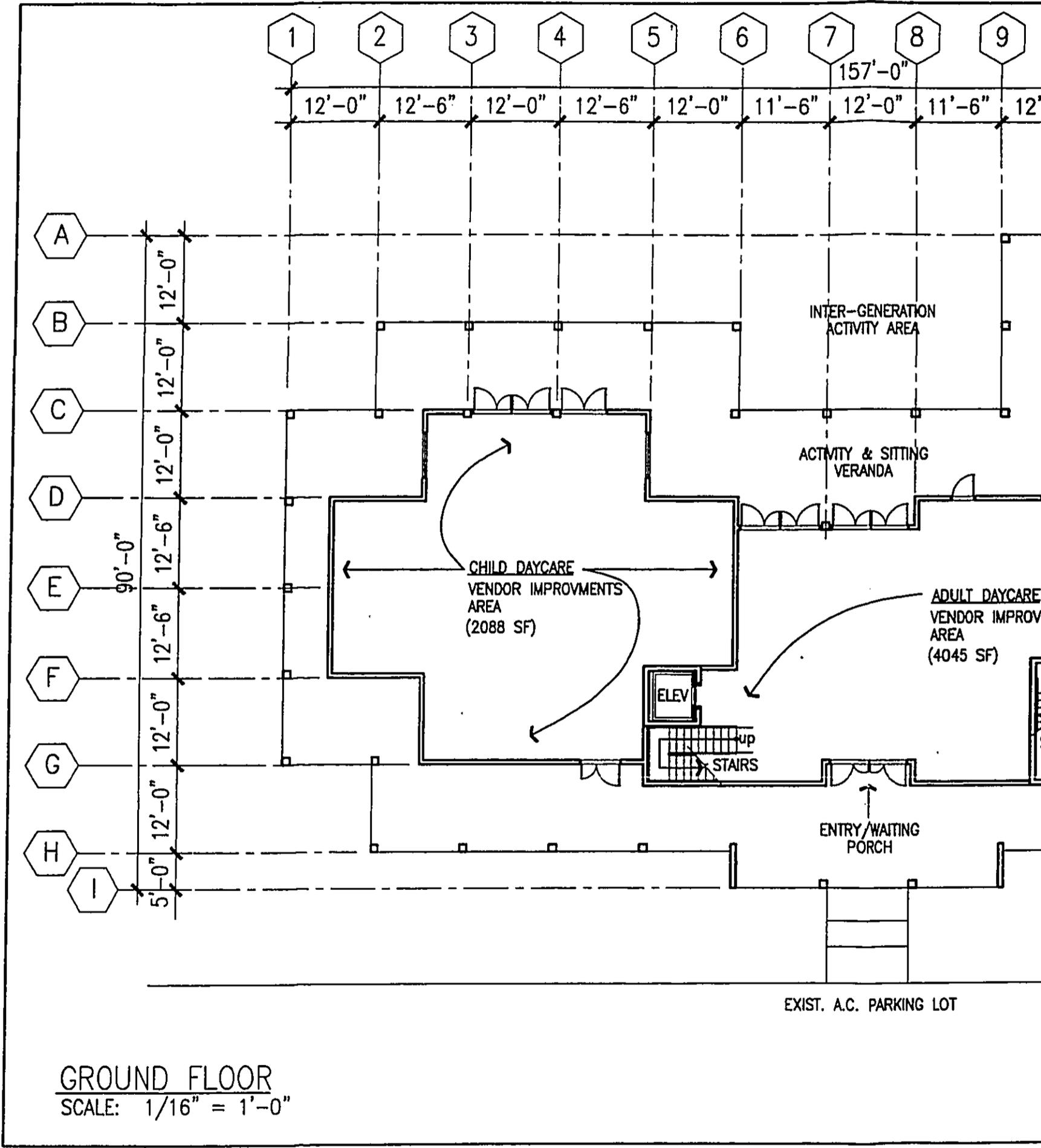
Ke'ehi Lagoon

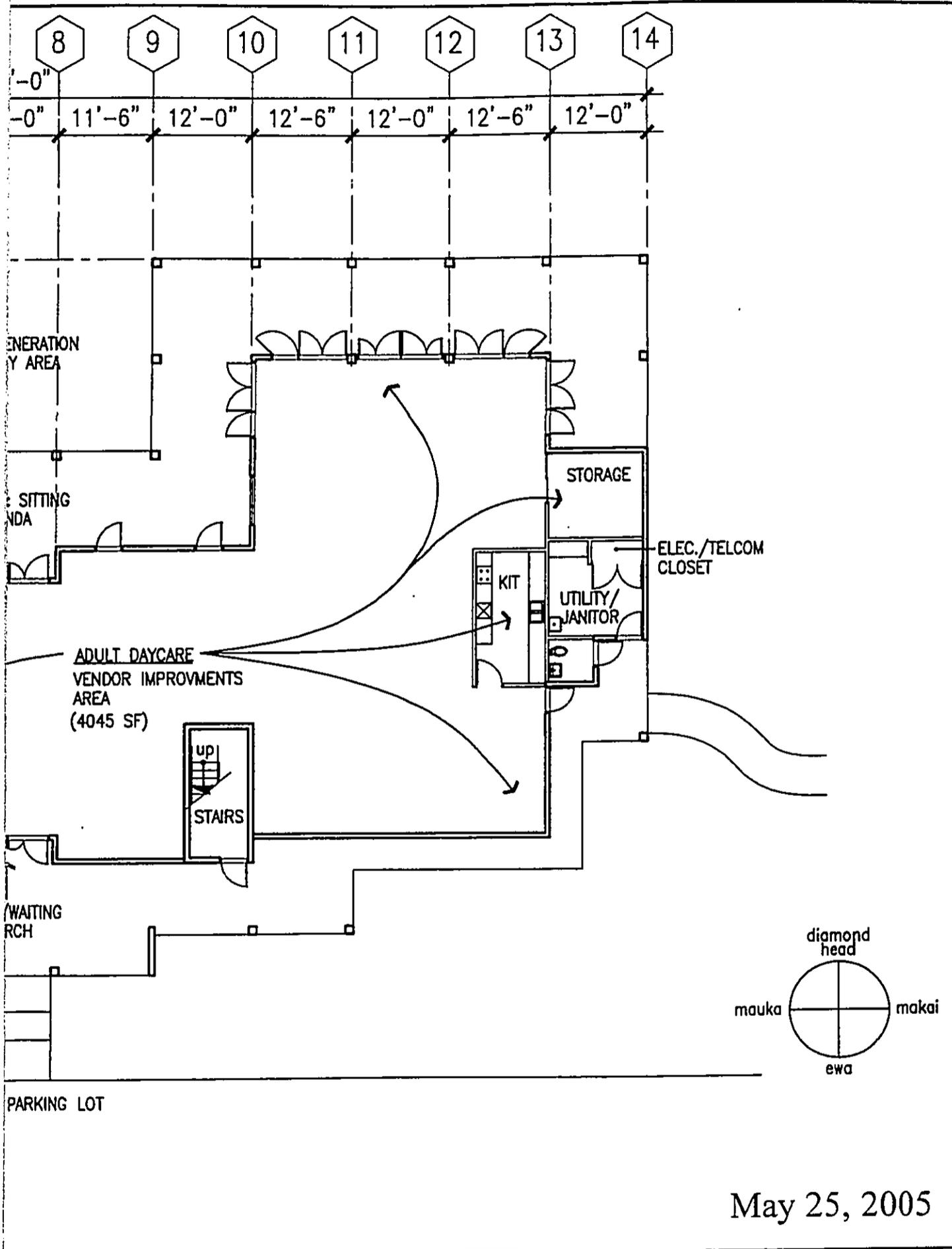
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N

0 100 200

Scale in Feet

**ATTACHMENT 5**  
**Conceptual Plans for Health/Day Care Center**  
**INK Architects**





REVISED



# KEEHI ADULT/CHILD DAYCARE CENTER

HONOLULU, OAHU, HAWAII

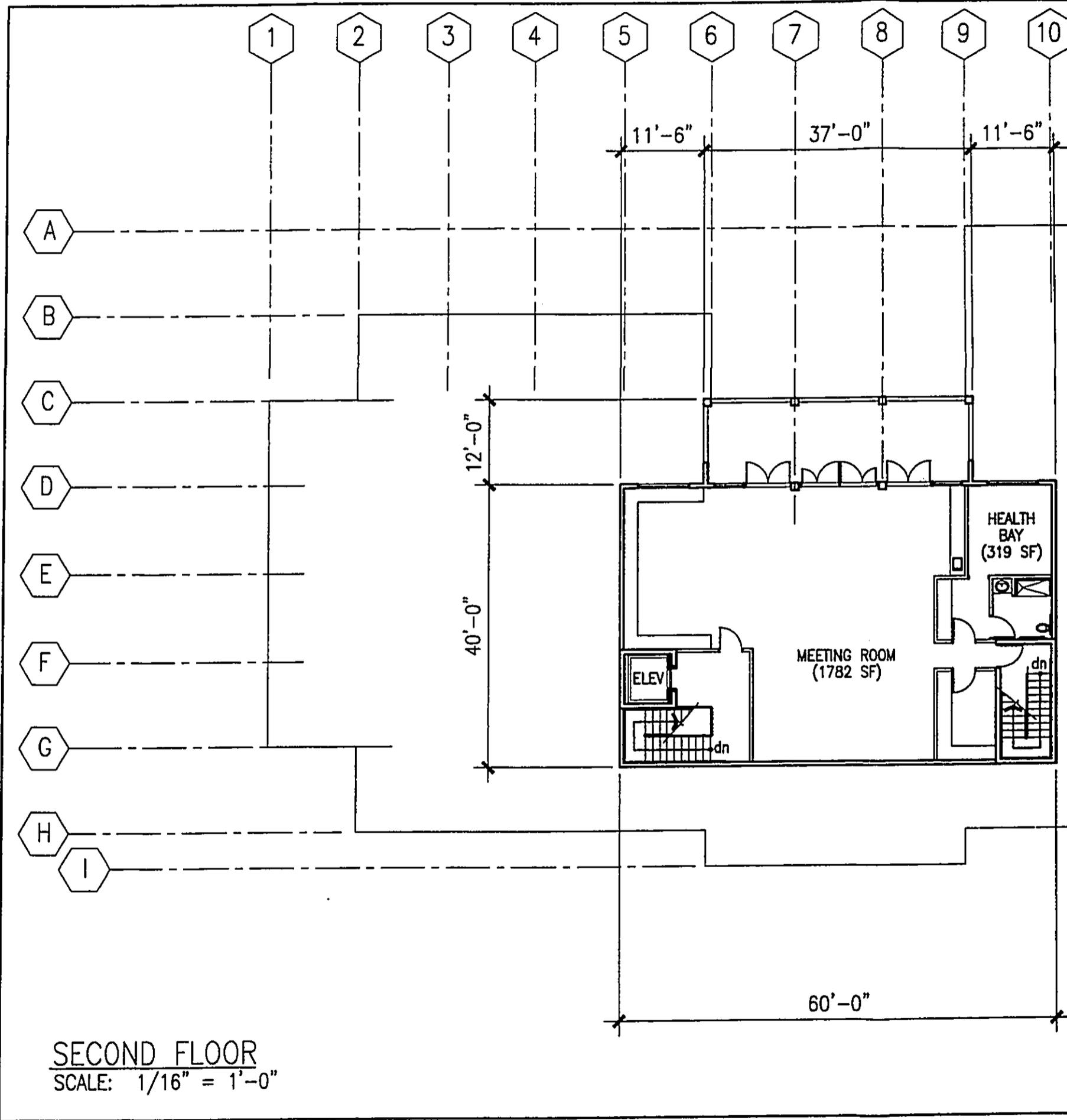
GROUND FLOOR



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE  
MAY 25, 2005

May 25, 2005



REVISION:



# KEEHI ADULT/CHILD DAYCARE CENTER

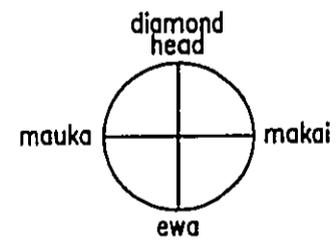
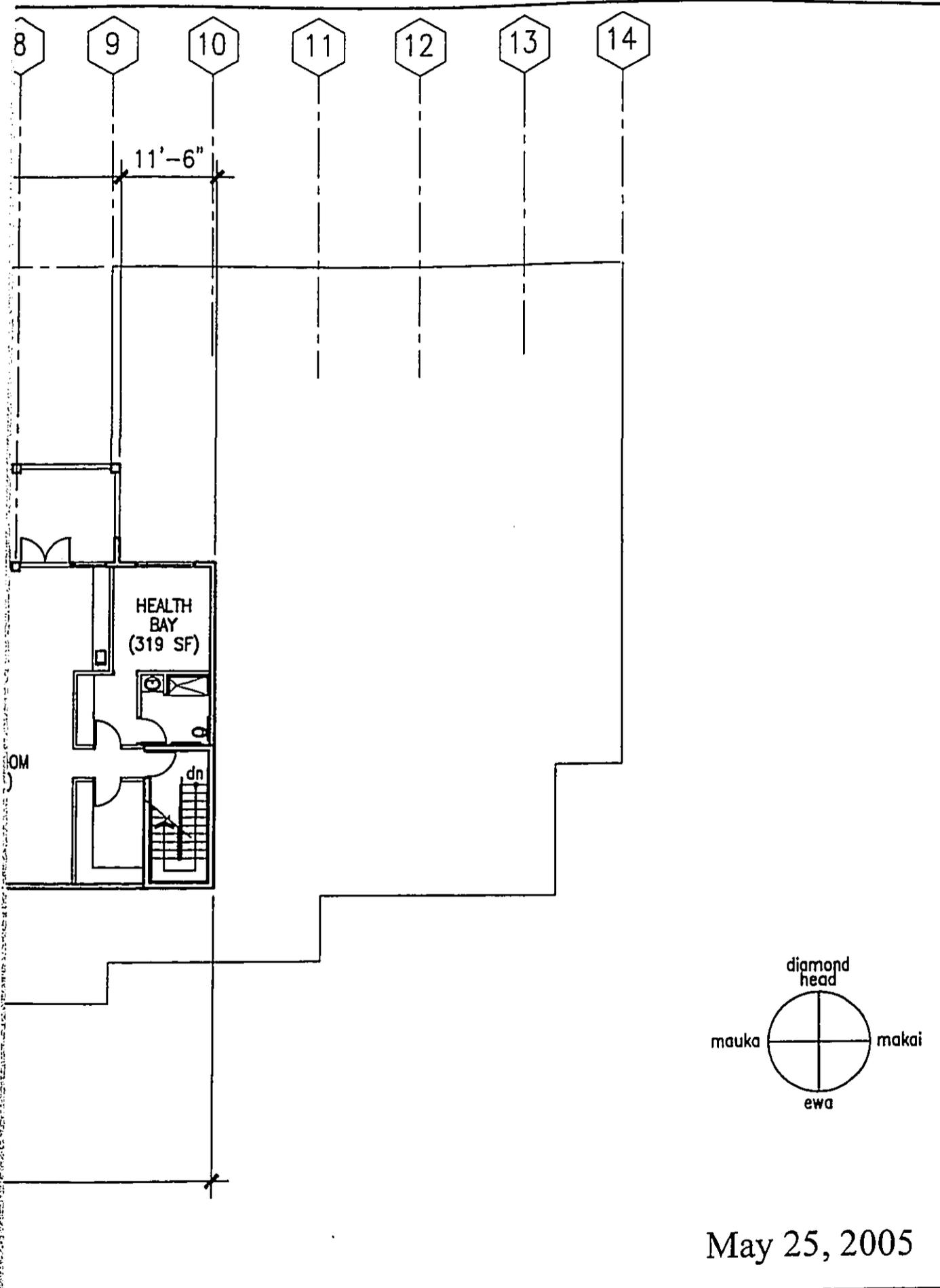
HONOLULU, OAHU, HAWAII

SECOND FLOOR

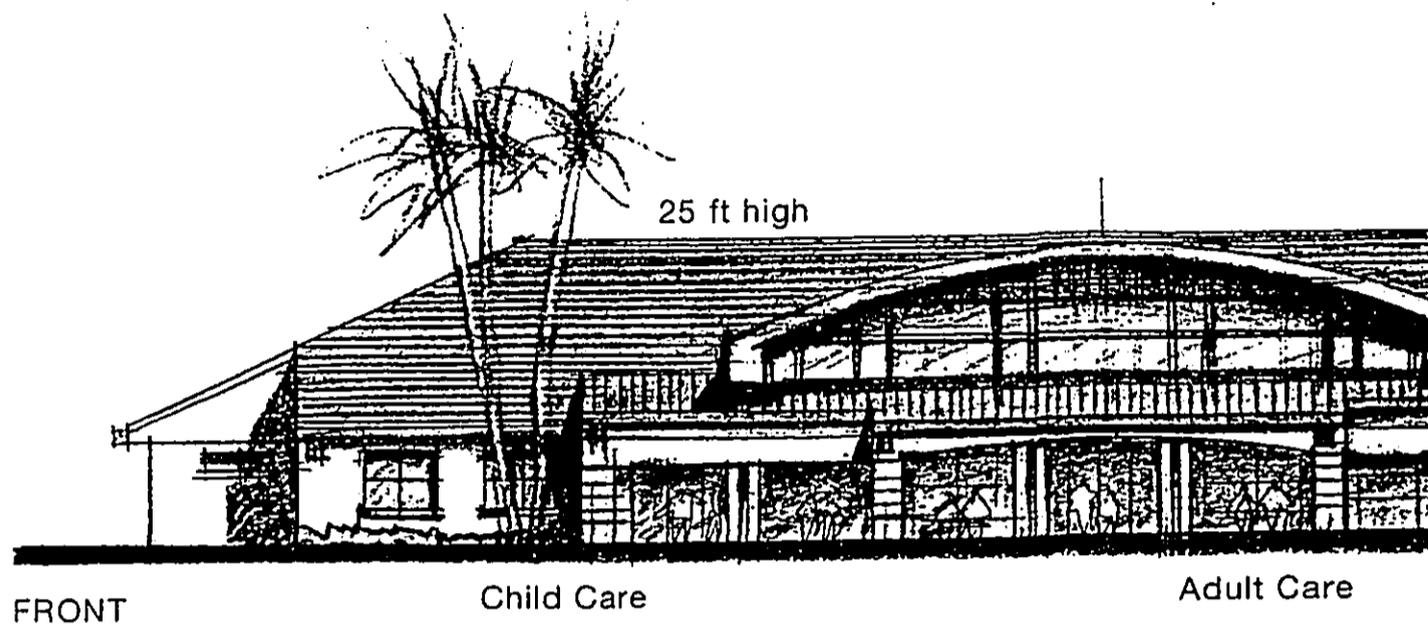


THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

SIGNATURE  
MAY 25, 2005



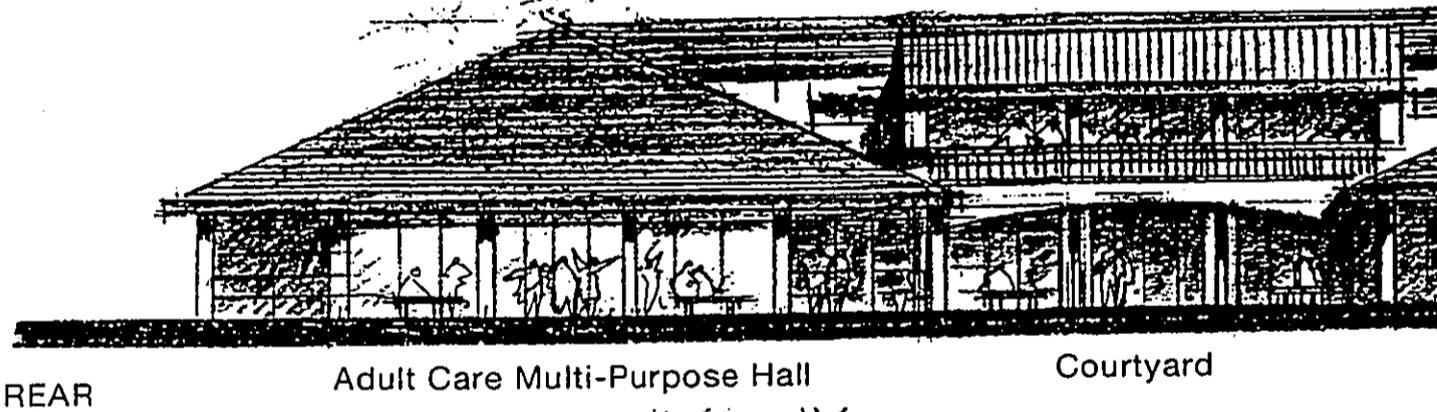
May 25, 2005



FRONT

Child Care

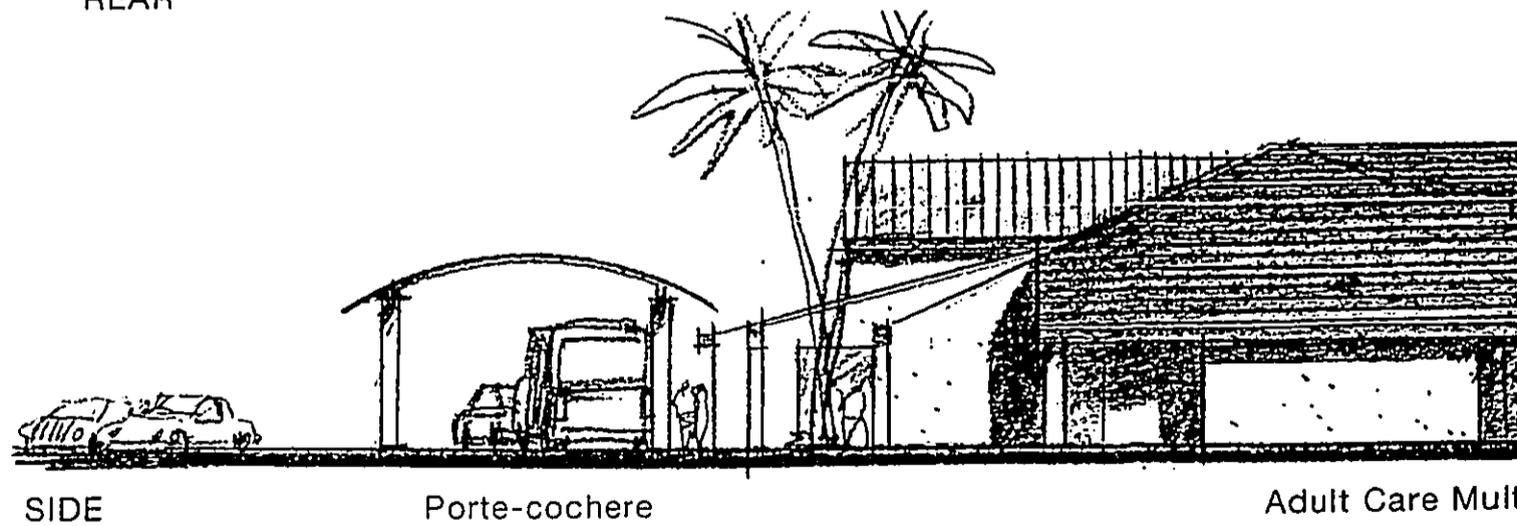
Adult Care



REAR

Adult Care Multi-Purpose Hall

Courtyard



SIDE

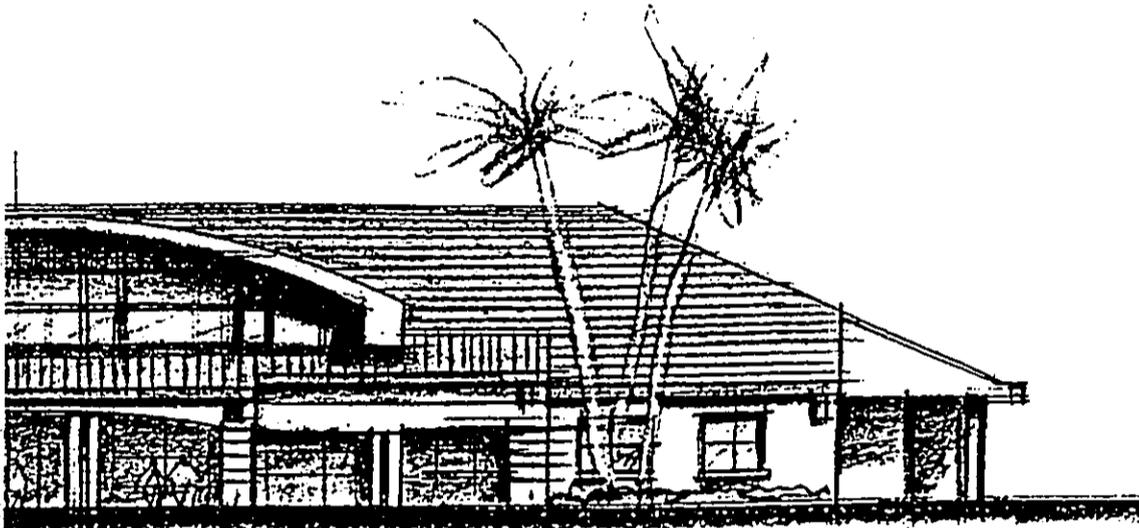
Porte-cochere

Adult Care Multi-Purpose Hall



Keehi Adult/Child Daycare Center

April 27, 2005

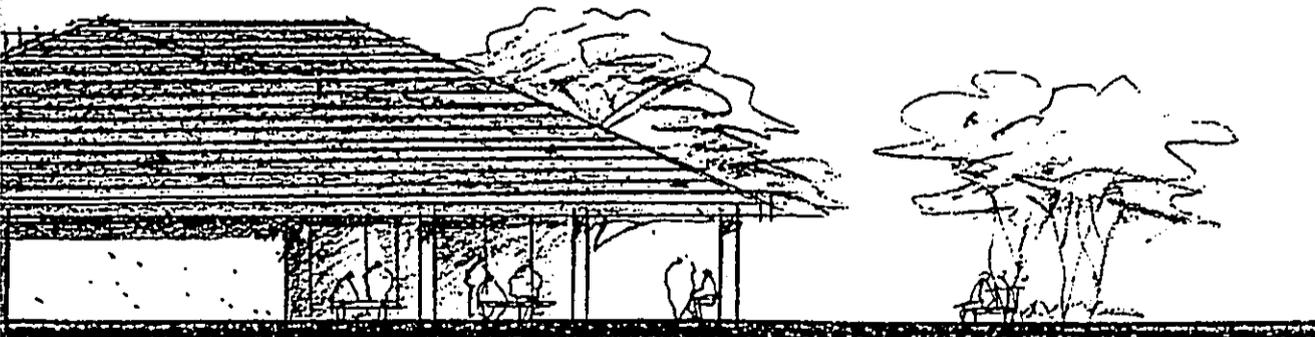


Adult Care



Courtyard

Child Care



Adult Care Multi-Purpose Hall

April 27, 2005

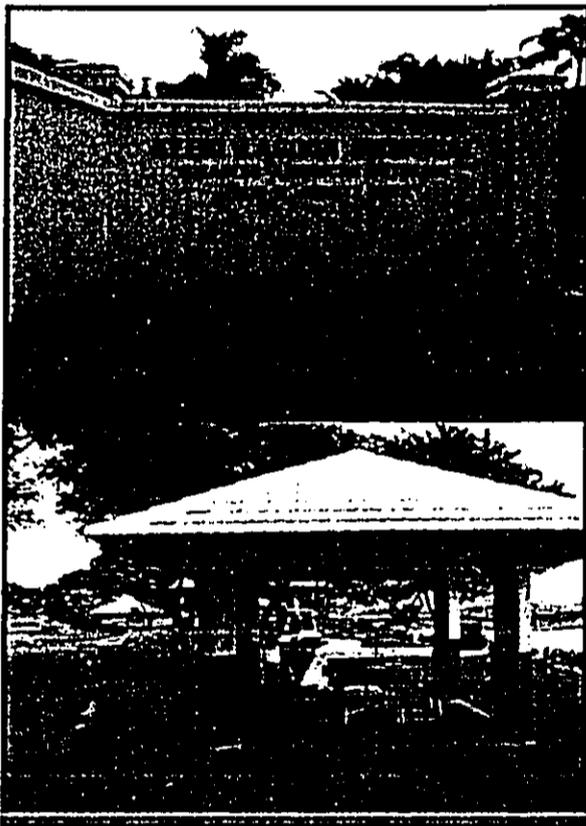
*Exterior Elevations- Scheme 1*

**ATTACHMENT 6**  
**Coastal Engineering Evaluation**  
**Oceanit, May 2005**



# Coastal Engineering Evaluation

## DAV Ke`ehi Lagoon Memorial



*Prepared for:*

**Ke`ehi Lagoon Memorial**  
2685 N. Nimitz Highway

*Prepared by:*

***Oceanit®***

1001 Bishop Street  
2970 ASB Tower  
Honolulu, HI 96813

May 2005

DISABLED AMERICAN VETERANS  
KE`EHI LAGOON MEMORIAL  
COASTAL ENGINEERING EVALUATION

I. INTRODUCTION

Volunteers have constructed a number of memorials, pavilions, barbeques, and other structures at the Disabled American Veterans Ke`ehi Lagoon Memorial. The memorial honors WWII veterans from Hawaii, primarily Japanese-Americans who fought in the European Theater with great distinction. Some of the structures were built along the shoreline in the 40-foot setback zone. This report is an evaluation of the effect the structures might have on coastal processes and the potential hazards to the structures from the coastal environment.

II. SITE DESCRIPTION

The memorial site is located at the north end of Ke`ehi Lagoon at the mouth of Moanalua Stream as shown in Photos 1 and 2. The property is bordered on the northwest by Nimitz Highway and the H-1 Freeway and on the south by Ke`ehi Lagoon Beach Park. Total land area is approximately 11 acres. A partial topographic survey map of the southern portion of the memorial is attached (Figure 1). Imata and Associates, Inc. made the survey.

The memorial site is sheltered from ocean waves by the configuration of Ke`ehi Lagoon and the distance across the lagoon. A bathymetric map of the nearby lagoon waters shows that depths are shallow ranging from 6 to 11 feet near the memorial shoreline (Figure 2). Part of the memorial site along the shoreline and stream bank is in Special Flood Hazard Area Zone AE subject to 100-year floods from Moanalua Stream with a base elevation of 4 feet. Other parts are in Zone X, which are areas of a 500-year flood or areas of a 100-year flood with depths less than 1 foot (see Figure 3). Moanalua Stream overflowed its banks near H-1 Freeway and Middle Street after heavy rain as recently as December 2003. However, the occupants of the memorial have not seen any stream flooding since they took over the site in 1959. The flood maps do not indicate any flooding due to wave action. The site is not in a tsunami evacuation area.

A seawall protects part of the memorial shoreline. At locations where there is no seawall or heavy vegetation, some bank erosion is seen. This erosion appears to be caused by runoff. There are drainage problems at the site, and a concrete drainage culvert was built to help alleviate the situation. The soil at the memorial is landfill from construction of Nimitz Highway and contains a lot of debris. The seawall was built to protect the site from stream bank and coastal erosion.

There is a very narrow beach outside the seawall that continues on to Ke`ehi Lagoon Beach Park. The sand on the narrow beach probably comes from the man-made beach at the Beach Park. The beach at the park was constructed

many years ago and is eroding (Photo 3). Oceanit observed sand transport by small wind-driven waves toward the memorial. The fact that some sand remains on the beach indicates that erosion rates are probably slow.

### III. STRUCTURES IN THE SETBACK AREA

There are a number of structures that were built in the setback area on the Moanalua Stream side of the property. The setback is generally defined in the City and County of Honolulu as 40 feet inland from and parallel to the certified shoreline. The certified shoreline is measured by a registered surveyor and certified by the State of Hawaii Department of Land and Natural Resources. The structures within the setback at the memorial site include a CRM seawall, a concrete drainage channel, three picnic pavilions, and three brick barbeques. The approximate location of the setback line is shown on the attached structure drawings.

#### CRM Seawall

The seawall design and location are shown in Figure 4 "Keehi Lagoon Memorial Selected Improvements" produced by structural engineer Arnold Okubo, P.E. Photo 4 shows the constructed wall. A cement-rubble-masonry (CRM) seawall is an appropriate shore protection method for an eroding landfill embankment. Although there is a beach at the Ke`ehi Lagoon Beach Park to the south, the wall should have no detrimental effects on beach processes. The wall should actually have a positive effect by reducing the amount of eroded landfill that might be carried onto the beach. The results should be a cleaner beach and better water quality for beach users. The Moanalua Stream channel is wide enough such that the seawall should not cause increased flooding on the vegetated opposite bank. Much of the wall faces the lagoon. There is a drainage culvert at the north end on the wall. There should probably be another culvert at the south end so that potential flood waters can run off the property without causing further bank erosion.

#### Pavilions and Barbeques

The locations of three pavilions and two barbeques are shown in Figure 5 "Pavilion and Barbeque Locations." This figure was adapted from a survey map produced by Imata and Associates, Inc. Figures 6 and 7 show drawings of the pavilions - two 12X12 feet square and one 28-foot diameter hexagon. Photo 5 shows a pavilion with a barbeque in the background. Figure 8 and Photo 6 show the third brick barbeque. Oceanit inspected these structures and the connecting sidewalk and discussed their construction with on-site personnel. The pavilions and sidewalk appear to be professionally constructed. It is Oceanit's opinion that none of the pavilions, sidewalks, or barbeques will have any effect on coastal processes or coastal flooding. Without the seawall, these structures might eventually be subject to damage by erosion, but proper maintenance of the wall

should minimize that. They are located in a 100-year flood zone, but the pavilions are open structures through which flood waters could easily pass. The barbeques are small and relatively easy to replace if damaged.

#### Drainage Channel

A concrete drainage channel was constructed north of the pavilions past the end of the seawall at a low area where rainfall runoff water collects. The channel, shown in Figure 9 and Photo 7, is surrounded by coastal vegetation. None of the sand found in front of the seawall was seen here. A collection of waterborne trash indicated that stream flow was slow and that there was little wave action at the site. Oceanit does not believe the channel has any effect on coastal processes and probably helps to alleviate flooding that might occur. We recommend that a functionally similar structure be constructed at the south end of the seawall where runoff erosion is evident.

#### IV. CONCLUSIONS AND RECOMMENDATIONS

The seawall, pavilions, barbeques, sidewalk, and drainage channel do not restrict shoreline access, do not have any adverse impacts on beach processes, are not likely to be damaged and become rubble, and do not impact public views to, from, or along the shoreline. These structures contribute to the safety and usefulness of the Ke`ehi Lagoon Memorial. Oceanit recommends that a Shoreline Setback Variance be granted for the structures. Another drain should be considered near the south end of the seawall to better direct runoff or flood waters into the lagoon.



Photo 1. Aerial Photo Ke'ehi Lagoon and Project Site

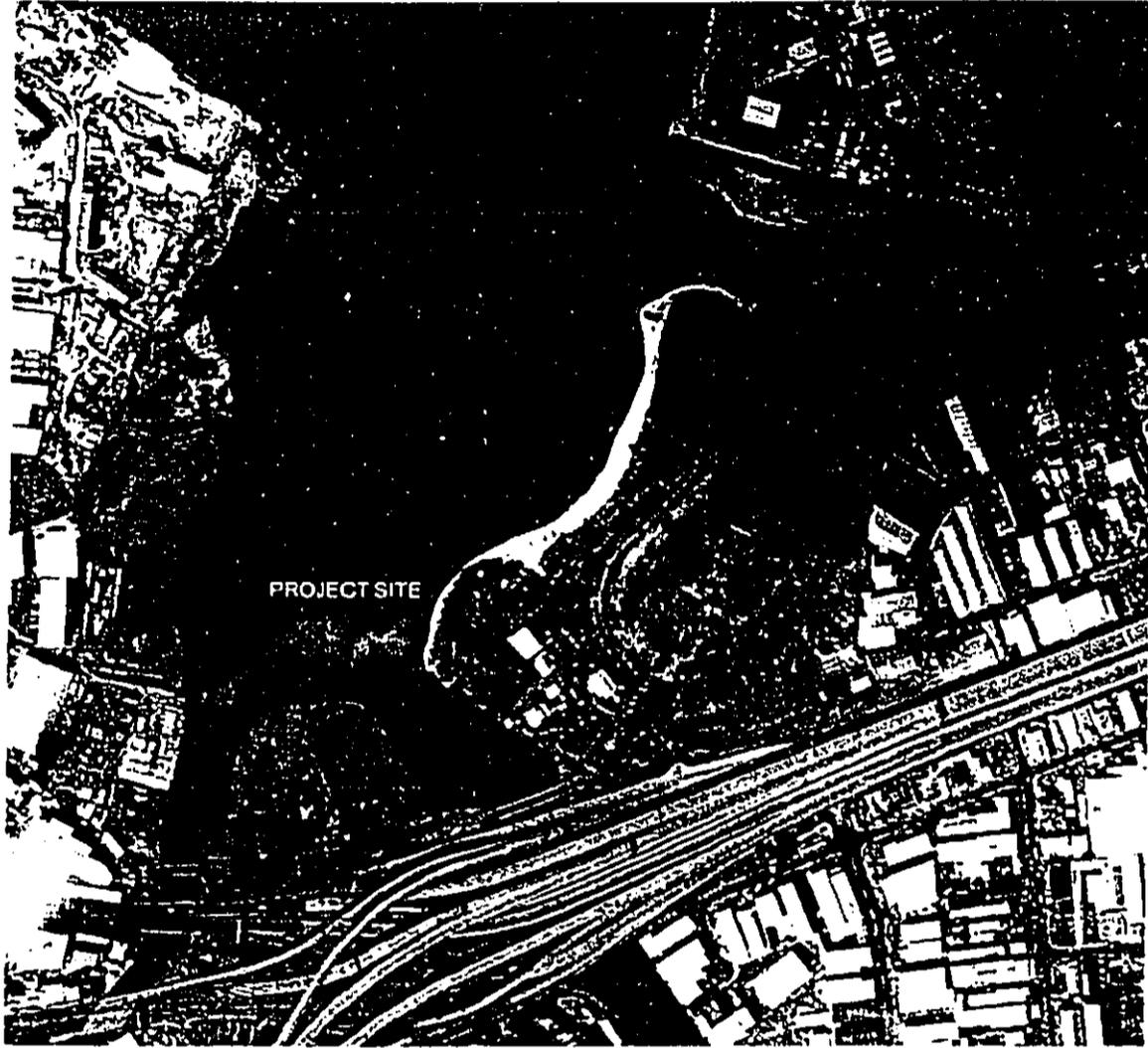


Photo 2. Enlarged View of Project Site



Photo 3. Beach at Ke'ehi Lagoon Beach Park



Photo 4. CRM Seawall



Photo 5. Pavilion with Barbeque in Background



Photo 6. South Barbeque near Chapel with Runoff Erosion in Foreground



Photo 7. Concrete Drainage Channel



19367

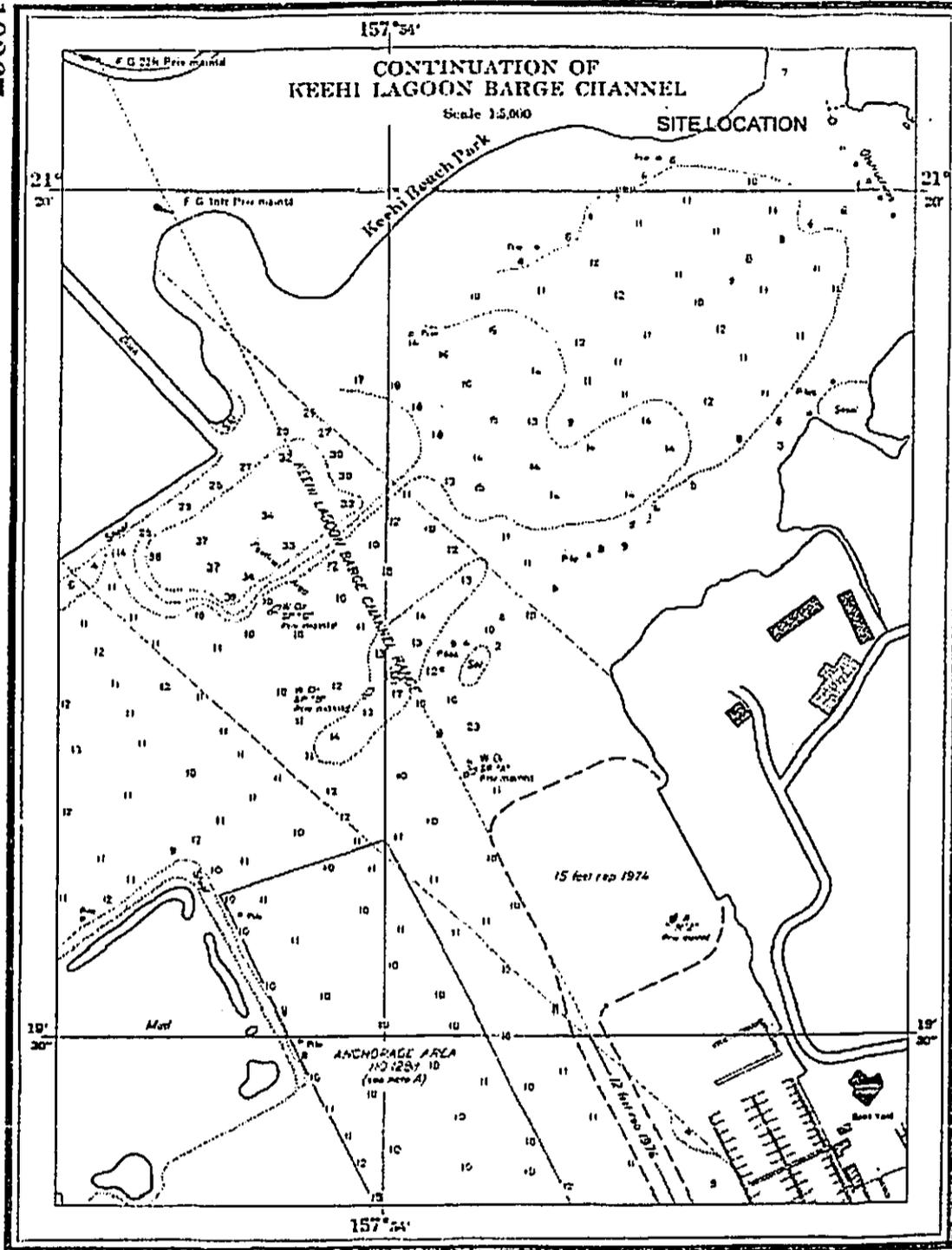
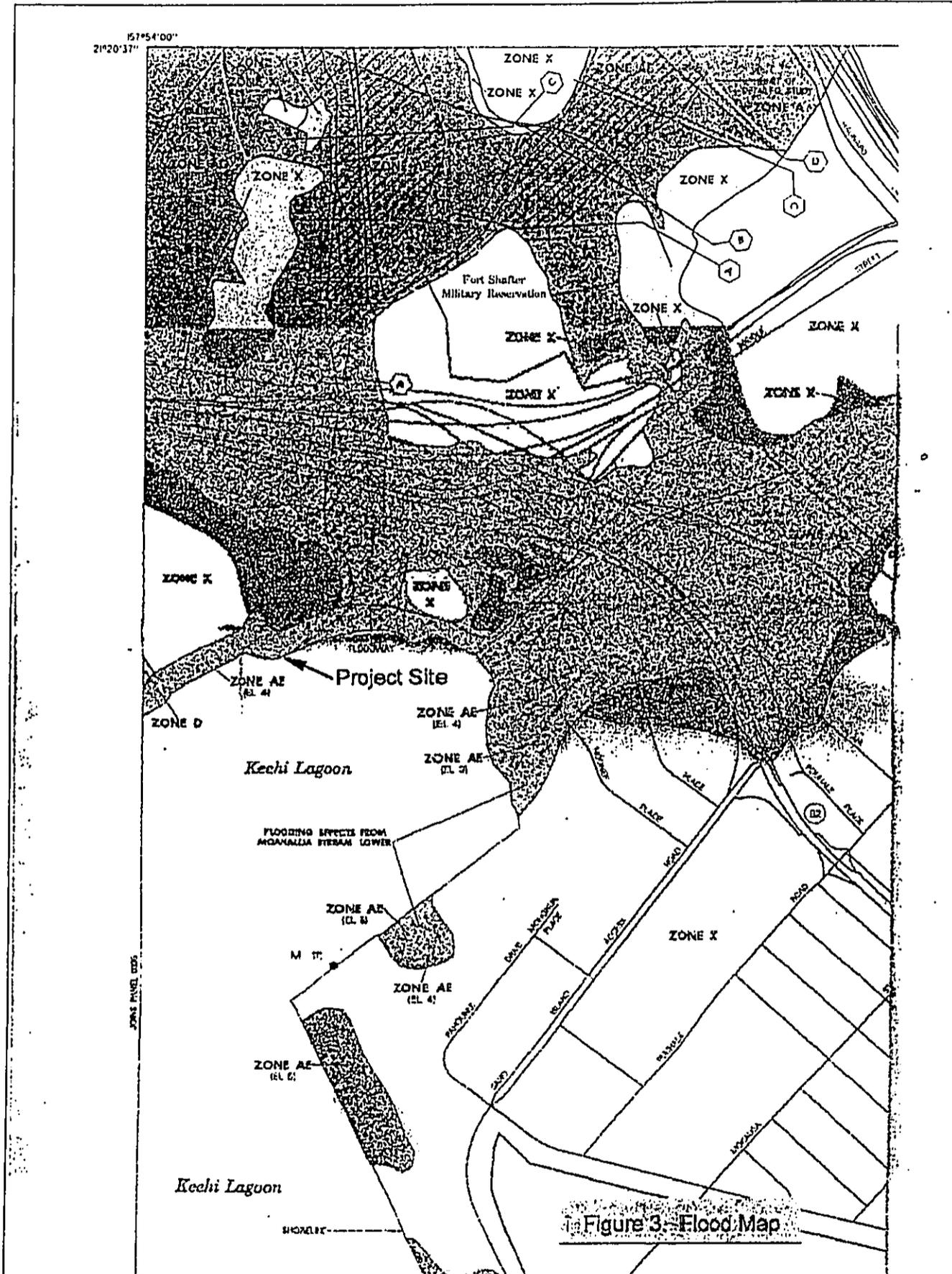
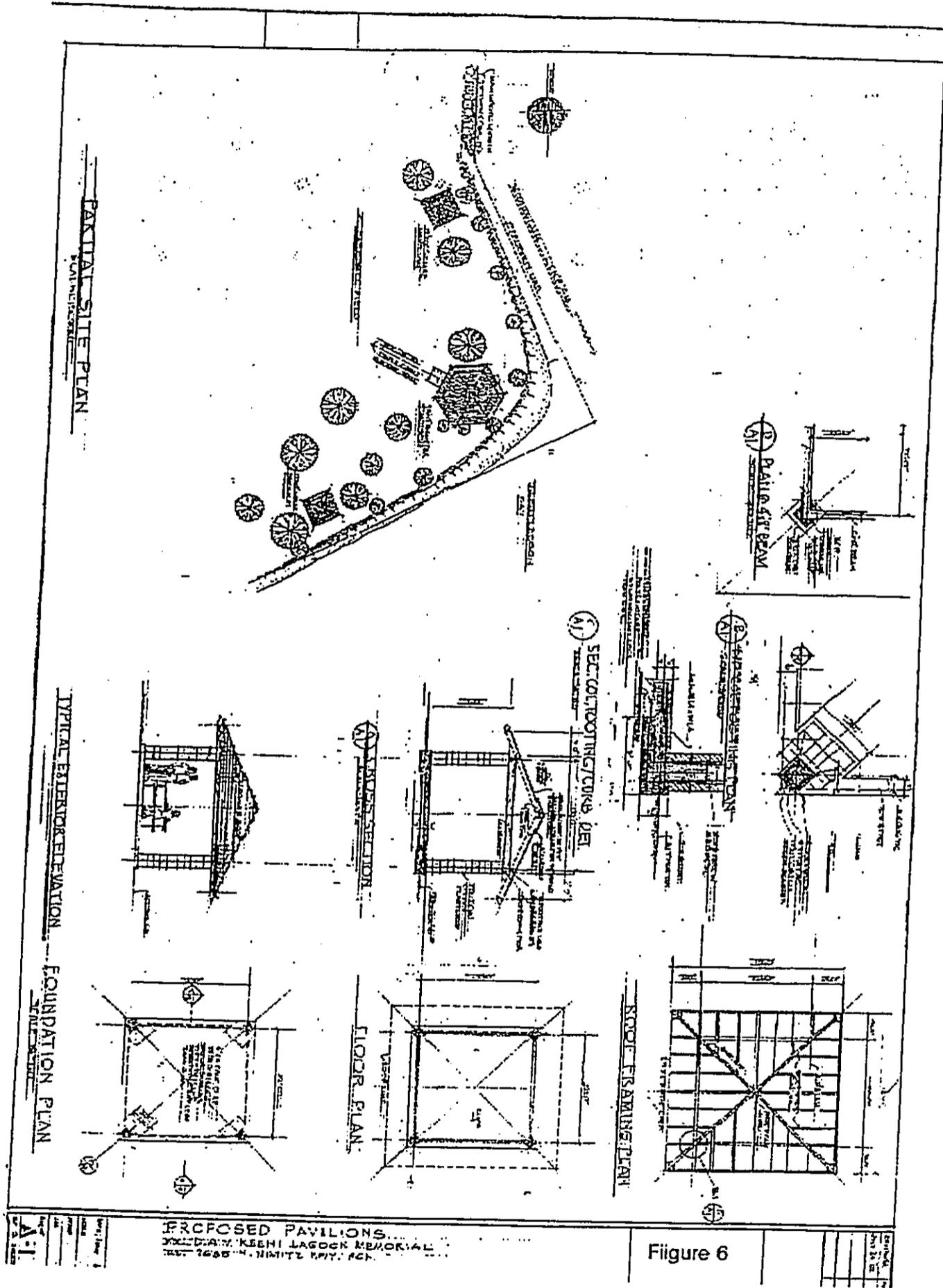


FIGURE 2. NORTHERN KE'EHII LAGOON SITE BATHYMETRIC MAP









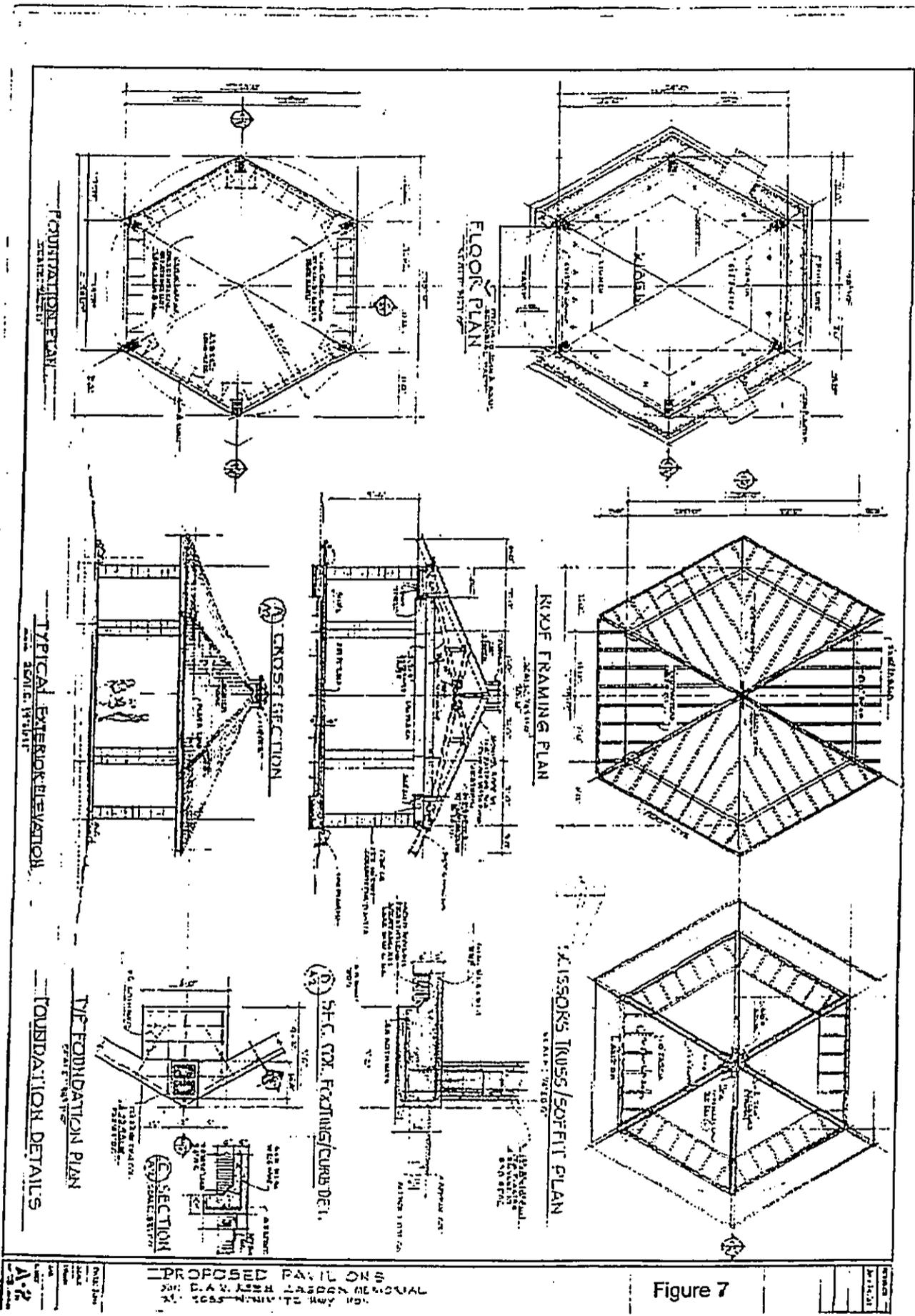
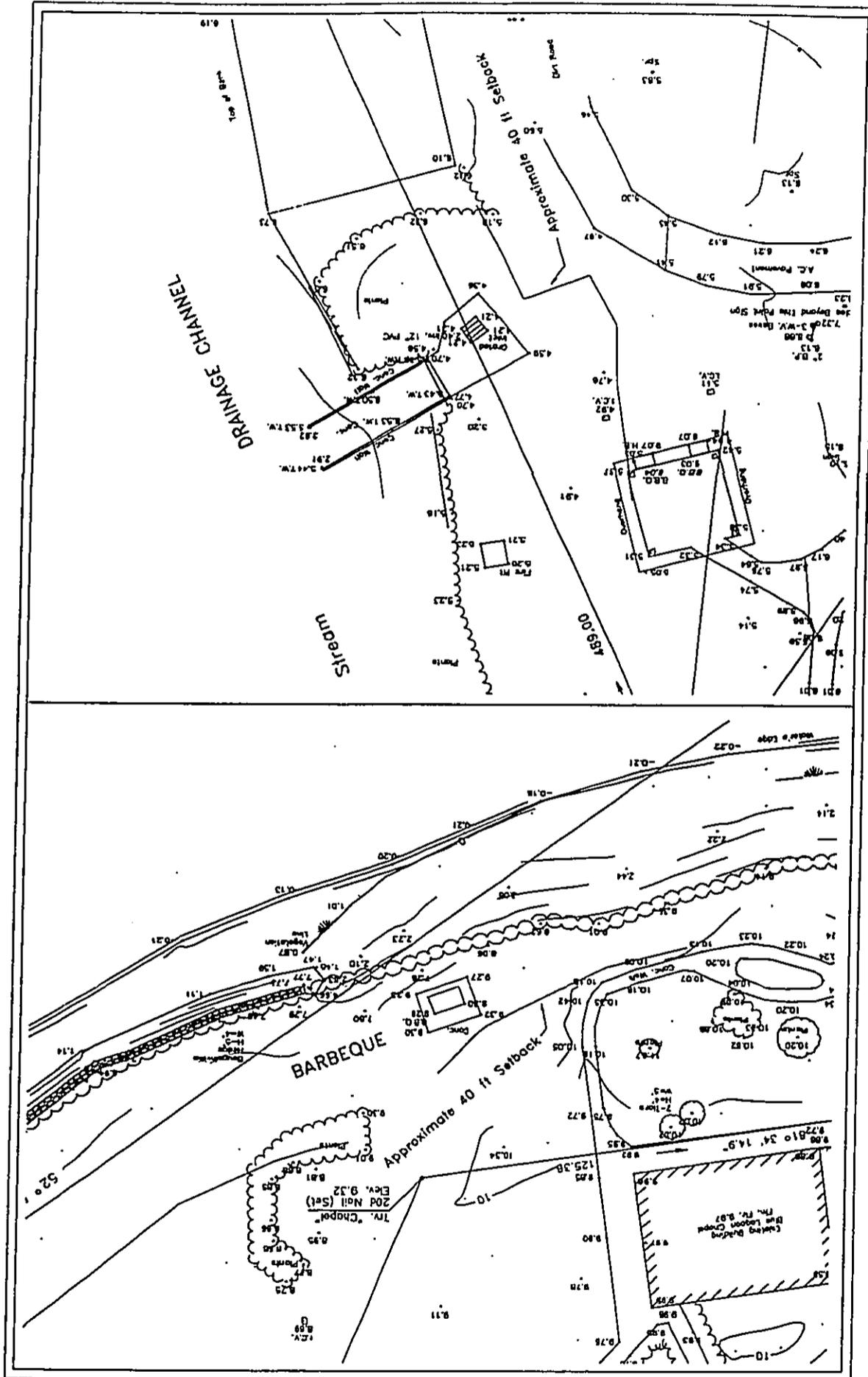


Figure 7





KEEP LAGOON MEMORIAL  
TMK: 1-1-003004

LEFT: FIGURE 8. SOUTH BARBEQUE LOCATION  
RIGHT: FIGURE 9. DRAINAGE CHANNEL LOCATION



**ATTACHMENT 7**  
**Ke'ehi Lagoon Memorial**  
**Photographs**

PACIFIC WAR MEMORIAL SITE

SHORELINE LOCATION

May 8, 2006 12:45 pm to 1:00 pm



PHOTO 1. Picnic Pavilions at Ke'ehi Lagoon Memorial



PHOTO 2. Picnic Area

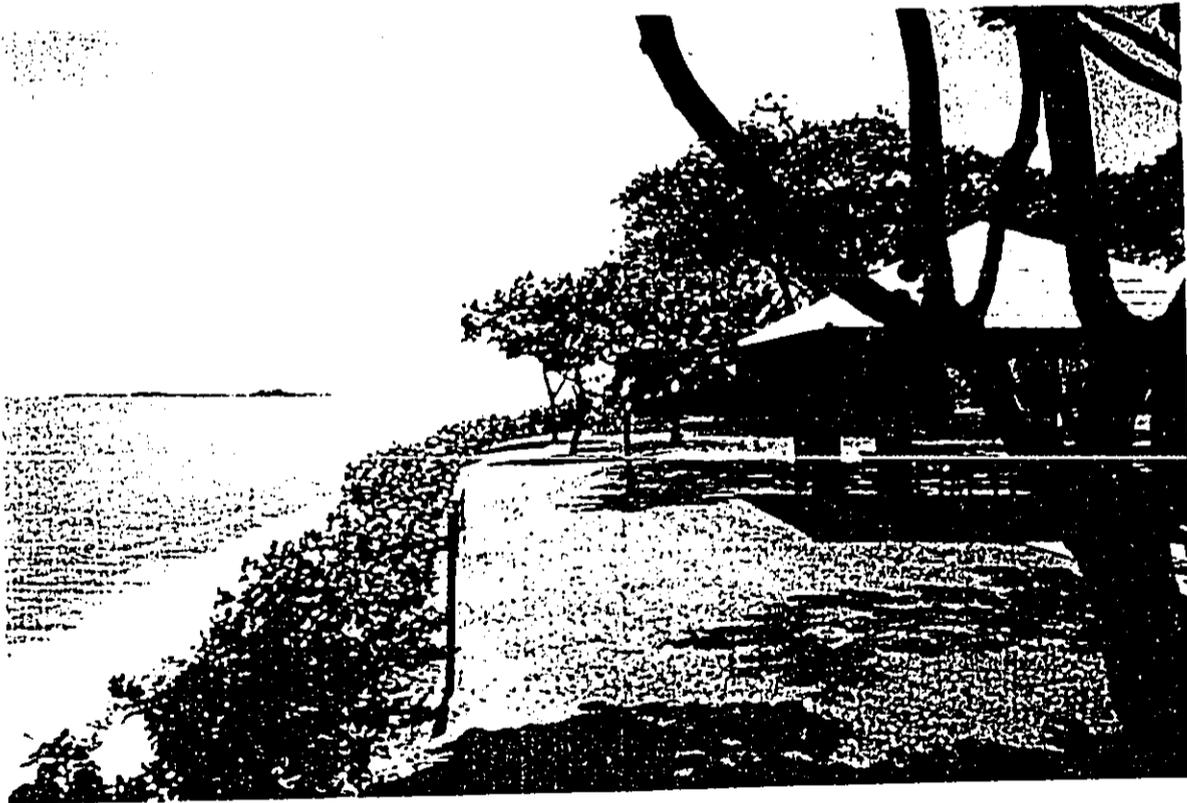


PHOTO 3. Shoreline



PHOTO 4. Main Pavilion



PHOTO 5. Park Bench



PHOTO 6. South Barbeque



PHOTO 7. Walk Way to Chapel



PHOTO 8. Ewa Boundary - Looking at Ke'ehi Lagoon Park

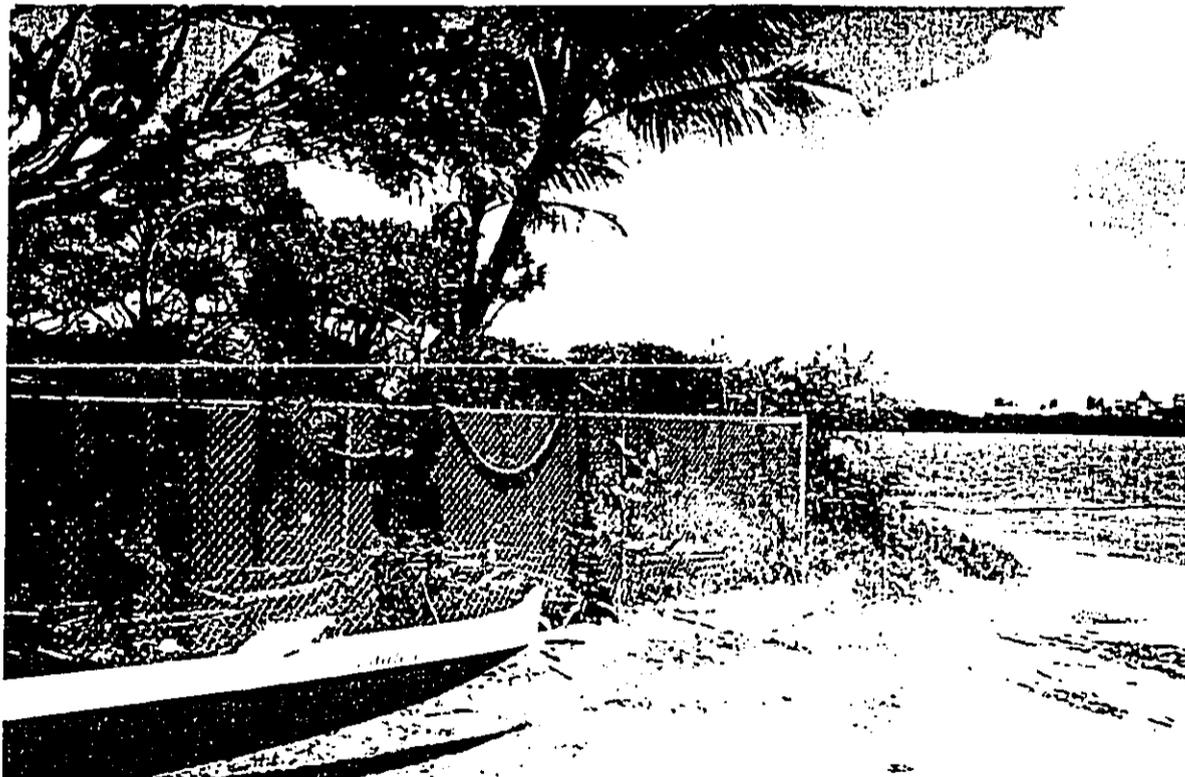
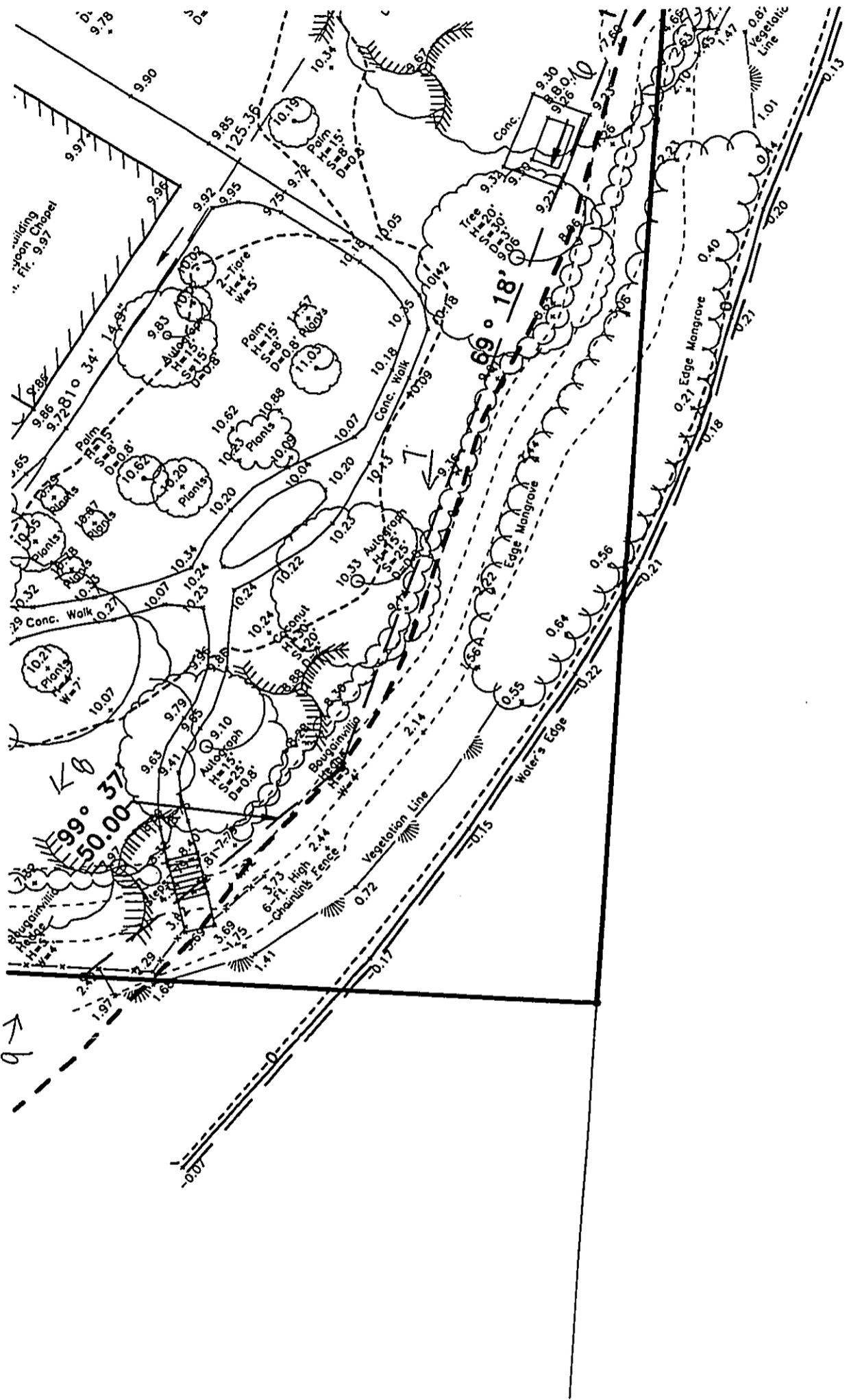


PHOTO 9. Fence Located at Ewa Boundary



MAP A











**ATTACHMENT 8**  
**Comments and Responses – Draft EA**

LIST OF COMMENTS RECEIVED – Draft Environmental Assessment,  
Ke'ehi Lagoon Memorial

| Agency/Organization   | Comment Date | Response* |
|---|--------------|-----------|
| <b>State of Hawaii</b>  |              |           |
| Department of Land & Natural Resources (DLNR)<br>Office of Conservation and Coastal Lands | 8/2/06       | N.R.      |
| Office of Hawaiian Affairs  | 7/17/06      | N.R.      |
| Department of Transportation, Airports Division   | 7/26/06      | 10/10/06  |
| Department of Land & Natural Resources (DLNR)<br>Oahu District Land Office                | 06/28/06     | 10/10/06  |
| Department of Land & Natural Resources (DLNR)<br>Aquatic Resources                        | 7/13/06      | N.R.      |
| Department of Land & Natural Resources (DLNR)<br>Historic Preservation Division           | 7/6/06       | 10/10/06  |
| Office of Environmental Quality Control   | 9/5/06       | 10/10/06  |

\* "N.R." means that no response is warranted because the letter stated general support, no objection, or no comment.

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
OFFICE OF CONSERVATION AND COASTAL LANDS  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR - LAND

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

REF:OCCL:SL

CDUA: OA-3305

AUG -2 2006

**MEMORANDUM**

To: Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control

From: Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

Subject: Draft Environmental Assessment (EA) for Conservation District Use Application (CDUA) OA-3305 for After-The-Fact Improvements (Seawall and Drainage Improvements) at Ke'ehi Lagoon Memorial

The Department of Land and Natural Resources has reviewed the draft EA for the subject project, and anticipates a Finding of No Significant Impact (FONSI) determination for the seawall and drainage improvements. Please publish notice of availability for this project in the next issue of the Environmental Notice. We have enclosed four hard copies of the draft EA document. The consultant will forward a copy of the project summary and the OEQC Bulletin Publication Form to your office

Should you wish to provide comments regarding this project, please respond by the suspense date noted above. If no response is received by the suspense date, we will assume there are no comments. Please contact Sam Lemmo of our Office of Conservation and Coastal Lands staff at 587-0377 should you have any questions.

Enclosures

C: Cappy Fasi

PHONE (808) 594-1888

FAX (808) 594-1865



RECEIVED  
OFFICE OF CONSERVATION  
AND COASTAL LANDS

2006 JUL 20 A 10: 22

STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS, OF LAND &  
711 KAPI'OLANI BOULEVARD, NATURAL RESOURCES  
HONOLULU, HAWAII 96813  
STATE OF HAWAII

HRD06/2532

July 17, 2006

Samuel Lemmo  
Department of Land and Natural Resources  
Office of Conservation and Coastal Lands  
P.O. Box 621  
Honolulu, HI 96809

**RE: Conservation District Use Application (OA-3305) for an After-the-Fact Seawall and Drainage Outlet, Ke'ehi Lagoon, O'ahu.**

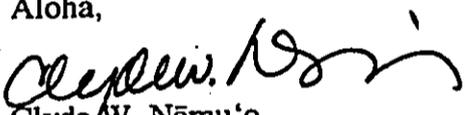
Dear Mr. Lemmo,

The Office of Hawaiian Affairs (OHA) is in receipt of your June 30, 2006 submission and offers the following comments:

Our staff has no comment regarding the above-listed submission at this time. Thank you for your continued correspondence.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck, Native Rights Policy Advocate, at (808) 594-0239 or [jessey@oha.org](mailto:jessey@oha.org).

Aloha,

  
Clyde W. Nāmu'o  
Administrator

LINDA LINGLE  
GOVERNOR



RODNEY K. HARAGA  
DIRECTOR

Deputy Directors  
FRANCIS PAUL KEENO  
BARRY FUKUNAGA  
BRENNON T. MORIOKA  
BRIAN H. SEKIGUCHI

RECEIVED  
OFFICE OF CONSERVATION  
AND COASTAL LANDS

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
AIRPORTS DIVISION  
400 Rodgers Boulevard, Suite 700  
Honolulu, Hawaii 96819-1880

2006 AUG -4 P 2: 32

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

IN REPLY REFER TO:

AIR-P  
06.0058

July 26, 2006

TO: SAMUEL J. LEMMO, ADMINISTRATOR  
OFFICE OF CONSERVATION AND COASTAL LANDS  
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: BRIAN H. SEKIGUCHI *Brian H. Sekiguchi*  
DEPUTY DIRECTOR - AIRPORTS DIVISION

SUBJECT: KE'EHl MEMORIAL ORGANIZATION  
CONSERVATION DISTRICT USE APPLICATION (CDUA) OA-3305  
AFTER-THE-FACT SEAWALL AND DRAINAGE IMPROVEMENTS

We have reviewed the subject application and have no objections to the CDUA for After-the-Fact seawall and drainage improvements.

However, we do have concerns for the proposed adult day health and child day care facility presented in the Draft Environmental Assessment for the Ke'ehi Lagoon Memorial Master Plan Update, February, 2006. The proposed facility is located approximately on the 65 DNL noise contour of the Honolulu International Airport 2003 Noise Exposure Map and will be subjected to single-event noise from aircraft approaching or departing the Airport. Therefore, we recommend that sound attenuation to reduce interior noise levels be incorporated into the design and construction of the proposed facility.

Please have your staff contact Ms. Lynette Kawaoka, Planner at (808) 838-8818 if you need further information.

**CAPPY FASI**  
**Planning & Construction Consultants & Associates**  
2056 Lanihuli Drive, Honolulu HI 96822  
Tel/Fax: (808) 947-1111  
Cellular: (808) 255-1998  
Email: [cappyfasi@aol.com](mailto:cappyfasi@aol.com)

October 10, 2006

VIA FAX TRANSMITTAL

Mr. Brian H. Sekiguchi  
Deputy Director  
Department of Transportaton  
Airports Division

RE: Draft Environmental Assessment, Ke'ehi Memorial Organization (KMO)

Dear Mr. Sekiguchi:

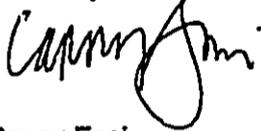
I am in receipt of your memo to Samuel J. Lemmo, dated July 26, 2006, regarding your concerns for the proposed adult day health and child day care facility presented in the Draft Environmental Assessment for the Ke'ehi Lagoon Memorial.

The project architects, INK Architects, are aware of the proximity of the proposed project to the 65 DNL noise contour of the Honolulu International Airport 2003 Noise Exposure Map. They will address sound attenuation in the design and construction of this proposed facility.

Maurice Kondo, AIA, will contact Ms. Lynette Kawaoka, Planner at (808) 838-8818, if further information is needed.

Thank you for your comments.

Sincerely,



Cappy Fasi  
Project Manager

c: Maurice Kondo, AIA

DOCUMENT CAPTURED AS RECEIVED

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

JUN 28 2006

Ref.:PB:SL

File No.: OA-3305

SUSPENSE DATE: 21 Days from stamped date

MEMORANDUM:

From: TO:

Aquatic Resources, Historic Preservation, State Parks, Oahu District Land Office

TO: FROM:

Sam Lemmo, Administrator  
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS Conservation District Use Application OA-3305  
for an After-the-Fact Seawall and Drainage Outlet

APPLICANT: Ke'ehi Memorial Organization

TMKs: See Materials

LOCATION: Ke'ehi Lagoon, Honolulu, Hawaii

PUBLIC HEARING: YES NO

Please contact Sam Lemmo at 587-0377, should you have any questions on this matter.

If no response is received by the suspense date, we will assume there are no comments. The suspense date starts from the date stamp.

Attachment(s)

We Have No objections.

NOTE

Cecilia Santos 6/30/06

\* Since the encroachment is within the Avigation easement under Geo 3201 to DOT for the International Airport, Please Forward to DOT, Airports A/S For their consent.

RECEIVED  
LAND DIVISION  
2006 JUN 28 P 3:10  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

**CAPPY FASI**  
Planning & Construction Consultants & Associates  
2056 Lanihuli Drive, Honolulu HI 96822  
Tel/Fax: (808) 947-1111  
Cellular: (808) 255-1998  
Email: [cappyfasi@aol.com](mailto:cappyfasi@aol.com)

October 10, 2006

VIA FAX TRANSMITTAL - 2 Pages

Mr. Brian H. Sekiguchi  
Deputy Director  
Department of Transportation  
Airports Division

RE: Ke'ehi Memorial Organization (KMO)  
Conservation District Use Application OA-3305 for an After-The-Fact Seawall and Drainage Outlet

Dear Mr. Sekiguchi:

Attached, please find a copy of the hand written note by Cecil Santos, O'ahu District Land Agent, DLNR, concerning KMO's CDUA OA-3305, for an After-The-Fact-Seawall and Drainage Outlet.

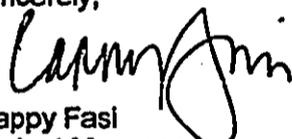
Mr. Santos writes:

"Since the encroachment is within the Aviation Easement under GEO 3201 to DOT for the International Airport, please forward to DOT, Airports Div. for their consent."

Your attention to this matter is appreciated.

If you have further questions, please contact me.

Sincerely,

  
Cappy Fasi  
Project Manager

DOCUMENT CAPTURED AS RECEIVED

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Resources  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

AQUATIC RESOURCES: *06 3/4*

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| DIRECTOR    |  |
| COMM. FISH. |  |
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| AQ REC      |  |
| PLANNER     |  |
| STAFF SVCS  |  |
| RCUH/UH     |  |
| STATISTICS  |  |
| RESOURCES   |  |
| PERMITS/AID |  |
| EDUCATION   |  |
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PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

JUN 28 2008

Ref.:PB:SL

File No.: OA-3305  
SUSPENSE DATE: 21 Days from stamped date

MEMORANDUM:

TO: Aquatic Resources, Historic Preservation, State Parks, Oahu District Land Office

FROM: Sam Lemmo, Administrator  
Office of Conservation and Coastal Lands *Sam Lemmo*

SUBJECT: REQUEST FOR COMMENTS Conservation District Use Application OA-3305  
for an After-the-Fact Seawall and Drainage Outlet

APPLICANT: Ke'ehi Memorial Organization

TMKs: See Materials

LOCATION: Ke'ehi Lagoon, Honolulu, Hawaii

PUBLIC HEARING: YES NO

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

2008 JUL 14 P 3:00

RECEIVED  
CONSERVATION  
DISTRICT LANDS

Please contact Sam Lemmo at 587-0377, should you have any questions on this matter.

If no response is received by the suspense date, we will assume there are no comments. The suspense date starts from the date stamp.

Attachment(s)

*No objections - FONSI*

*Francis Outh*

*7/13/06*

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
601 KAMOKILA BOULEVARD, ROOM 555  
KAPOLEI, HAWAII 96707

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR - LAND

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
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COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT

ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
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HISTORIC PRESERVATION  
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COASTAL LANDS  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

LOG NO: 2006.2329H  
DOC NO: 0607AJ06  
Archaeology

July 6, 2006

Mr. Samuel Lemmo, Administrator  
Office of Conservation and Coastal Lands  
P.O. Box 621  
Honolulu, Hawai'i 96809

Dear Mr. Lemmo:

**SUBJECT: Chapter 6E-8 Historic Preservation Review –  
Request for Comments – Conservation District Use Application OA-3305 for an  
After the Fact Seawall and Drainage Outlet  
Kalihi Ahupua'a, Honolulu [Kona] District, Island of O'ahu  
TMK: (1) 1-1-003:004**

Thank you for the opportunity to review the aforementioned project, which we received on June 29, 2006. The applicant (Ke'ehi Memorial Organization) seeks approval of an after the fact Conservation District Use Application (CDUA) to legitimize an existing 430 foot long by 7 foot high concrete rubble masonry seawall, and 10 foot wide by 30 foot long concrete drainage channel located on the subject property.

According to the CDUA, the fast land of the subject parcel was created 30 plus years ago with fill material from the construction of Nimitz Highway and the H-1 Freeway. We are unable to find a date of construction for the seawall; however, information in the accompanying draft Environmental Assessment (DEA) indicates that the drainage channel was constructed in 2001. If we had been afforded the opportunity to comment on the permits regarding the construction of these features, we would have required some form of proactive mitigation (e.g., an archaeological inventory survey and/or archaeological monitoring during the construction), depending on the exact nature of the proposed undertaking. For these reasons, we are unable to offer our concurrence for these after-the-fact requests.

Thank for requesting our input on this proposal. Please call Mr. Adam Johnson at (808) 692-8015 if you have any questions about this letter.

Aloha,

  
Melanie Chinen, Administrator  
State Historic Preservation Division

AJ:cmm

**CAPPY FASI**  
**Planning & Construction Consultants & Associates**  
**2056 Lanihuli Drive, Honolulu HI 96822**  
**Tel/Fax: (808) 947-1111**  
**Cellular: (808) 255-1998**  
**Email: [cappyfasi@aol.com](mailto:cappyfasi@aol.com)**

October 10, 2006

VIA FAX TRANSMITTAL

Ms. Melanie Chinen  
Administrator  
State Historic Preservation Division

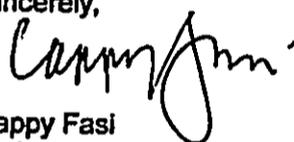
RE: Ke'ehi Memorial Organization (KMO)  
Conservation District Use Application OA-3305 for an After-The-Fact Seawall and Drainage Outlet

Dear Ms. Chinen:

I am in receipt of your comments regarding KMO's CDUA.

If you have further questions, please contact me.

Sincerely,

  
Cappy Fasi  
Project Manager

LINDA LINGLE  
GOVERNOR OF HAWAII



RECEIVED  
OFFICE OF CONSERVATION  
AND COASTAL LANDS

GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII 2006 SEP -7 P 3: 24

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186  
E-mail: oeqc@health.state.hi.us

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

September 5, 2006

Sam Lemmo  
Office of Conservation & Coastal Lands  
Department of Land & Natural Resources  
PO Box 621  
Honolulu, HI 96809

DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

2006 SEP -7 A 11: 02

RECEIVED  
LAND DIVISION

Dear Mr. Lemmo:

Subject: Draft Environmental Assessment (EA), Keehi Lagoon Memorial

We have the following comments:

Document attachments: Nine sheets of uncaptioned attachments were stapled to the front cover of the draft EA. Caption and bind these attachments into a single document for the final EA.

Present and Future Use: The end of the last sentence in the first paragraph in section 1.3.1 is missing. Correct this in the final EA.

Shoreline access: How will you assure uninterrupted shoreline access during the construction period?

Cultural impacts assessment:

Act 50 was passed by the legislature in April 2000. This mandates an assessment of impacts to current cultural practices by the proposed project. In the final EA include such an assessment.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*, which you may find at <http://www.state.hi.us/health/oeqc/guidance/cultural.htm>. You will also find the text of Act 50 linked to this section of our homepage.

Sam Lemmo  
September 5, 2006  
Page 2

Contacts: If you received any correspondence during the preconsultation period, include copies in the final EA.

Permits and approvals: List all required permits and approvals for this project and the status of each.

Invasive Species: Your plan for new landscaping may include invasive plant species. Before finalizing your plan consult the Division of Forestry & Wildlife of DLNR at 587-0166 or go to the Hawaii Ecosystems at Risk (HEAR) website at [www.hear.org](http://www.hear.org) to eliminate those species that pose a threat to the environment.

Coastal Engineering Evaluation: Photos 1 and 2 are missing from this report. Insert them in the final EA.

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

Sincerely,

  
GENEVIEVE SALMONSON  
Director

c: Cappy Fasi

**CAPPY FASI**  
Planning & Construction Consultants & Associates  
2056 Lanihuli Drive, Honolulu HI 96822  
Tel/Fax: (808) 947-1111  
Cellular: (808) 255-1998  
Email: [cappyfasi@aol.com](mailto:cappyfasi@aol.com)

October 10, 2006

VIA FAX TRANSMITTAL

Mr. Samuel J. Lemmo  
Administrator  
Office of Conservation and Coastal Lands  
DLNR

RE: Draft Environmental Assessment (EA) - Ke'ehi Lagoon Memorial

Dear Mr. Lemmo:

As per our telephone conversation, I have contacted Nancy Heinrich at OCCL, regarding Genevieve Salmonson's September 5, 2006, letter to you.

In response to their comments:

Document attachments: The nine sheets have been captioned and are attached into the final EA.

Present and Future Use: The last sentence in the first paragraph, section 1.3.1, has been corrected.

Shoreline access: This has been addressed in the final EA.

Cultural impacts assessment: This has been addressed in the final EA.

Contacts: This has been included in the final EA.

Permits and approvals: This has been included in the final EA.

Invasive Species: To date, there is no landscaping plan or landscaping contractor. Before a final landscaping plan is finalized, the Division of Forestry & Wildlife, DLNR, will be consulted to ensure that no invasive plant species are used.

Coastal Engineering Evaluation: Photos 1 and 2 are included in the final EA.

Thank you for your assistance. Please contact me if you have further questions.

Sincerely,



Cappy Fasi  
Project Manager

c: Genevieve Salmonson  
Director, OEQC

**ATTACHMENT 9**  
**Permits and Approvals**

**MINUTES FOR THE  
MEETING OF THE  
BOARD OF LAND AND NATURAL RESOURCES**

DATE: FRIDAY, JANUARY 13, 2006  
TIME: 9:00 A.M.  
PLACE: KALANIMOKU BUILDING  
LAND BOARD CONFERENCE ROOM 132  
1151 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

Chairperson Peter Young called the meeting of the Board of Land and Natural Resources to order at 9:08 a.m. The following were in attendance:

**MEMBERS**

Mr. Peter Young  
Mr. Gerald DeMello  
Mr. Ron Agor

Mr. Tim Johns  
Mr. Toby Martyn  
Ms. Taryn Schuman

**STAFF**

Mr. Richard Rice, DOBOR  
Mr. Sam Lemmo, OCCL  
Mr. Russell Tsuji, Land  
Mr. Curt Cottrell, DOFAW  
Mr. Bill Stanley, DOFAW  
Ms. Charlene Unoki, Land

Mr. Eric Hirano, Engineering  
Ms. Dawn Hegger, OCCL  
Mr. Dan Quinn, State Parks  
Mr. Scott Fretz, DOFAW  
Mr. Dave Smith, DOFAW

**OTHERS**

Mr. William Wynhoff, Deputy Attorney General  
Ms. Linda Chow, Deputy Attorney General  
Mr. Peter Schall, J-1, J-2  
Mr. Robert Oakrider, J-1, J-2  
Mr. Phil Hauret, J-1, J-2  
Mr. Bob Hampton, J-1, J-2  
Mr. Jim Tolson, J-1, J-2  
Ms. Janet Ely, J-1, J-2  
Mr. John Whalen, K-5  
Mr. Gary Nakamura, K-5  
Mr. Paul Gaynor, C-3

Mr. Virgil Adonis, J-1, J-2  
Mr. Rick Egged, J-1, J-2  
Mr. Alan Cambra, J-1, J-2  
Mr. Robert Finley, J-1, J-2  
Mr. Clayton Tsuchiyama, J-1, J-2  
Ms. Cappy Fasi, K-5  
Mr. Warren Bucher, K-5  
Mr. Gil Keith-Agaran, K-6  
Mr. Mitch Hirano, D-10

**Item K-5: Alleged Unauthorized Construction of Shoreline Structure(s) at Keehi War Memorial, Keehi Lagoon, Oahu, TMK: seaward of (1) 1-1-003:04.**

Sam Lemmo, Administrator for the Office of Conservation and Coastal Lands (OCCL) clarified that the subzone of the subject area should be listed as "Resource". He noted on July 2005, OCCL received information regarding possible shoreline violations at the War Memorial Park. Their investigation revealed three main alleged Conservation District violations: 1) Concrete Drainage Canal built in 2000; 2) Shore Structure A (Mauka Seawall) built in 2004; and 3) Shoreline Structure B (Makai Seawall) built in 2004. The Keehi Memorial Organization (KMO) a tax-exempt 501(c)(3) has retained a perpetual lease for the Keehi Lagoon Memorial Property via the Pacific War Memorial Commission. Staff has considered the merits of the case with respect to the Department and Board's criteria and finds that the structures should be removed. He communicated the wall and drainage were constructed without permits after the adoption of the "no tolerance" policy. Although Mr. Lemmo recommended the removal of the unauthorized structures he disclosed that the structures are not thought to have a negative impact on the sandy beach and to adjacent down drift properties due to the existing conditions present at the site. The primary concern with the shoreline structure is the "locking up" of sediment resources that would normally be delivered to the beach through natural erosion. In this case, there is minimal to no sand in the littoral system and the area behind the seawalls is composed of dirt fill and would serve no practical benefit to allow this material to erode to the beach. In addition, the quality of the shoreline recreational resources is low due to the muddy nature of the stream mouth environment, diminished water quality, mangrove river bank and limited recreational opportunities. Mr. Lemmo recommended the Board find the alleged violator in violation of the provisions of Title 13-5 Hawaii Administrative Rules, and Chapter 183C, Hawaii Revised Statutes by failing to obtain the appropriate approvals for the construction of a shoreline structure and be subject to the conditions listed in staff's submittal.

Cappy Fasi who spoke on behalf of the KMO requested that the coastal encroachments be allowed to remain in place as is. Ms. Fasi went on to speak of the history of the Keehi Memorial and how it was developed. In 1961, the first master plan for the area was submitted and Ms. Fasi noted four important points 1) the area complement the Keehi Lagoon Park; 2) plans called for a majestic memorial to be erected to the heroic dead; 2) 2 ½ acres would be set aside exclusively for use by youth groups and the community for camping and outdoor activities; 3) a modest rehabilitation facility would be maintained for the DAV; and 4) the park had to be self-sustaining. In July 2005 the KMO submitted an updated master plan for the area which was approved in November of 2005.

John Whalen, representing KMO pointed out most of the lands around the lagoon are filled lands, not natural shorelines. The site was created from fill from the construction of the H-1 freeway. Mr. Whalen provided the Board with a State Land Use Map which shows the configuration of the property in relation to the land use boundaries. He pointed out the urban and conservation district lines do not necessarily follow the contours of the property itself or the shoreline. Mr. Whalen reminded the Board the original master plan for the area was adopted in 1961 and last year KMO was asked to submit a current master plan which was approved in November of last year.

Warren Bucher, a coastal engineer spoke of the alleged encroachments. He pointed out the seawall was constructed to protect part of the shoreline and the drainage canal was constructed to direct water run-off from the area. The seawall is a CRM wall which is made up of cement, rock and masonry which is a typical type of wall used in Hawaii. Mr. Bucher provided maps of the seawall and drainage structure. Mr. Bucher feels the seawall should be allowed to remain in place as it protects

the land fill area from erosion and potential degraded water quality (due to erosion). He also noted the seawall would not affect the sandy beach as the beach there is not natural and the sand is not sand but instead crushed coral. He announced safety is a big issue for KMO and feels the seawall provides some security. With regards to the drainage canal, Mr. Bucher noted the soil in the area is soggy and needs to be drained out or the area will remain unusable. He believes the drainage channel has minimal or no impact on stream flow as the end of the channel barely touches the water. As far as shoreline configuration, he feels there would be no change. If KMO is asked to remove the seawall and the drainage canal Mr. Bucher feels the immediate result would be a lot of debris in the water, more pollution in the water, shoreline erosion would occur behind the wall and recreation areas to wet to be used.

Mr. Whalen made reference to the Department's "No Tolerance Policy" which states "the policy of no tolerance means that all structures that encroach on conservation district beaches that are illegal built or illegal repaired following the announcement date will be torn down or a form of compensatory mitigation will be applied." Based on the department's policy, Mr. Whalen feels that not all structures need to be torn down. He feels the board can exercise discretion on how the policy is applied especially since the structures serve a public benefit and the removal of the structure would be contrary to good coastal zone management practices. With regards to mitigation, Mr. Whalen feels the structures themselves area form of mitigation as it stops the erosion of the embankment.

Gary Nakamura, an officer of KMO testified on behalf of the members present at the hearing. Mr. Nakamura acknowledged that the subject facilities were built through the dedication of volunteers. He asked the Board when making a decision today to keep in mind the history and intent of the law which is to preserve and maintain the property of Hawaii. Mr. Nakamura stated there was no willful intent to disregard any regulations or laws that were imposed by the Department. Their primary intent in building these subject structures were to reduce liability, to maintain the property and to make the property availability to the youth of Hawaii at no cost. Mr. Nakamura believes the removal of the subject structures would not benefit the State or the youth of Hawaii and asked the structures be allowed to remain in place. In closing he noted the law was not made to punish people but to preserve the land.

**The Board amended the following**

**1. Amend Recommendation 3)**

**"That upon payment of the fine by the alleged, within sixty ~~[(60) days]~~ 6 months of the date of the Board's action, the alleged shall ~~[remove the structure and restore the shoreline area to its previous condition]~~ submit a Conservation District Use Permit for the structures and/or subdivision and process it diligently thereafter;**

**2. Amend Recommendation 4)**

**"~~[If the structure is not removed within sixty (60) calendar days]~~ If the Conservation District Use Application is not filed within six (6) months, fines of \$2,000 per day shall accrue on the landowner until these conditions are met; and**

**3. Amend Recommendation 5)**

**"That in the event of failure of the alleged to comply with items [~~B and C, and D~~] 2, 3 and 4, the matter shall be turned over to the Attorney General for disposition, including all administrative costs."**

**Unanimously approved as amended (Johns/Martyn).**

**Item L-1: Approval of Amendment to the Plan of Operation for Puna Geothermal Venture, Geothermal Resources Mining Lease R-2, Kapoho, Puna, Hawaii.**

**Unanimously approved as submitted (Johns/Schuman).**

**Item E-1: Selection of Projects for Federal Grant Awards through the Land Water Conservation Fund Program for Fiscal Year 2005 and Proposed Change to a LWCF Application from Fiscal Year 2004.**

**Members Johns disclosed he is the Chairman of the Advisor Board for the Trust for Public Lands.**

**The Board amended the Recommendation Section by adding**

**"4. Approve State Parks' application for the LWCF grant funds totaling \$688,891 and authorize an appraisal for the acquisition of 1,129 acres at Pupukea-Paumalu."**

**Unanimously approved as amended (Schuman/Johns).**

**Item E-2: Annual Renewal of Revocable Permit (RP) SP-0201, Lanihuli Community**

**Conservation District Use Application (CDUA)**

Project Location/Address: 2685 N. Nimitz Hwy., Honolulu, HI 96819

District: Conservation

Island/County: O'ahu/Honolulu

Subzone: Resource

Tax Map Key(s): 1-1-003:004

Total Area of Parcel  
in sq. ft or acres: 11.087 acres

Area of Proposed Use  
in sq. ft. or acres: 3,100 sq. ft.

Commencement Date: After-the-fact

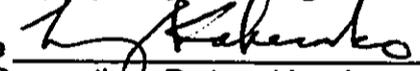
Approx. Completion Date: Work completed.

Indicate which of the following approvals are being sought, as specified in the Hawaii Administrative Rules (HAR), Chapter 13-5.

- Board Permit
- Departmental Permit
- Emergency Permit
- Temporary Permit
- Site Plan Approval

**APPLICANT**

Legal Name: Ke'ehi Memorial Organization  
 Street Address: 2685 N. Nimitz Hwy.  
 City, State and Zip+4 Code: Honolulu, Hawaii 96819  
 Mailing Address: Same as above  
 Contact Person & Title: Cappy Fasi, Project Manager  
 Phone No.: (808) 947-1111 Fax No.: (808) 947-1111  
 Email: cappyfasi@aol.com  
 Interest in Property: Project Manager

\*Signature  Date 3.17.06  
 \*If for a Corporation, Partnership, Agency or Organization, must be signed by an authorized officer.

**AGENT**

Name: Cappy Fasi, Project Manager  
 Mailing Address: 2056 Lanihuli Dr.  
 City, State and Zip+4 Code: Honolulu, HI 96822  
 Contact Person & Position: Cappy Fasi, Project Manager  
 Phone No.: (808)947-1111 Fax No.: (808)947-1111  
 Email: cappyfasi@aol.com

Signature  Date 3.17.06

**PROPERTY OWNER(S)** (If other than the applicant)

Legal Name: **State of Hawaii, Department of Land and Natural Resources,  
Division of State Parks**  
Street Address: **PO Box 621**  
City, State and Zip+4 Code: **Honolulu, HI 96809**  
Mailing Address: **Same as above**  
Contact Person & Title: **Daniel S. Quinn, State Parks Administrator**  
Phone No. **(808) 587-0290**  
Relationship to applicant: **State Parks Administrator**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CONTRACTOR**

Name: **Owner Builder -- Ke'ehi Memorial Organization**  
Scope of Work: **CRM Seawall & Drainage Channel**  
Mailing Address: **2685 N. Nimitz Hwy., Honolulu, Hawaii 96819**  
Contact Person & Position Title: **Tommy Kakesako, Vice Chair**  
Phone No.: **(808) 536-4036** Fax No.: **(808) 521-4398**  
Email: **None**

**Emergency Contact Information**

Company/Organization Name: **Ke'ehi Memorial Organization (KMO)**  
Contact Person and Title: **Tommy Kakesako, Vice Chair**  
Phone No.: **(808) 536-4036** Fax No.: **(808) 521-4398**

**PRIOR CONSERVATION DISTRICT USE PERMITS (CDUP)**

Please specify all prior CDUP received for the subject parcel.  
**None**

**PROPOSED USE**

Total Area of Proposed Use: (indicate in acres or sq. ft) **3,100 sq. ft.**

Describe the proposed use in detail. Include secondary improvements such as grading, septic tank placement, utilities, roads, driveways, fences, landscaping, etc. Illustrate general location of improvements on a TMK map; include preliminary architectural renderings with elevations and building footprints with application. Include existing (before) and proposed (after) graphics. If the parcel is or has been the subject of a violation, please include the violation number.

**There are two proposed uses in the Conservation District: a CRM seawall and a concrete drainage channel.**

**The seawall is 430 feet in length, up to 7 feet in height on its makai face, and finished with a 2-ft wide concrete cap. The drainage channel is 10 feet wide and 30 feet long, sloping down toward Moanalua Stream. See Attachment 1 for scaled drawings of the two structures prepared by Arnold Okubo & Associates, Inc. Attachment 2 is a portion of a topographic survey map prepared by Imata and Associates, Inc. showing the subject improvements.**

**Grading in this area of the site was done shortly after the placement of fill material from**

the construction of Nimitz Highway and H-1 Freeway more than 30 years ago, and there are no records for this work. There are no septic tanks, roads, driveways or fences in this area. Some landscaping was planted (hibiscus hedges) above the seawall that serves as a fence/barrier and prohibits the public from standing or fishing off the wall.

Both structures were built without Conservation District Use approval and were cited as violations by the Department of Land and Natural Resources ( DLNR File No. Enf OA-06-44.) The DLNR staff report on the alleged violation (see Attachment 3) concurred with the *Coastal Engineering Evaluation* (see Attachment 4) that the seawall and drainage channel had no adverse impact on shoreline processes. On this basis, in addition to the beneficial effects described by the coastal engineer and the applicant at the hearing on the enforcement action, the BLNR decided to allow the structures to remain until an "after-the-fact" CDUA was processed.

#### **CONSERVATION DISTRICT REQUIREMENTS**

Demonstrate that the proposed use is consistent with the following criteria. Refer to HAR, Section 13-5-30, to review criteria. Attach additional sheets if necessary.

Is the proposed land use consistent with the purpose of the Conservation District?

**The proposed land use is consistent with the purpose of the Conservation District.**

The Conservation District in this instance consists of the submerged lands of Ke'ehi Lagoon and the estuary of Moanalua Stream, both of which are highly altered marine environments. As mentioned previously, the fast land on this site was created by construction fill, so there is no natural shoreline. Prior to the construction of the seawall, erosion of the embankment exposed some the landfill material, including wires and sharp rubble from construction debris. The seawall has a positive effect on the shoreline environment by preventing this erosion into the beach and nearshore waters, thereby improving the quality of coastal waters and providing safer conditions for beach users. Beach users include the youth who visit the Memorial's camping and recreation facilities, as well as fishers, limu gatherers, and visitors to the adjoining park who walk along the narrow beach fronting the subject site. Fishers are accustomed to parking on the KMO site to access the shoreline. To further accommodate safe access, KMO built stairs leading down to the beach from a paved walkway from the parking lot.

There is no naturally occurring beach on either the subject site or the adjacent Ke'ehi Lagoon Beach Park. The sand at the adjoining beach park was artificially deposited many years ago and is eroding at a slow rate. Over the years, small amounts of beach sand have been transported to the Memorial site shoreline frontage by wind-driven waves. The most significant transport of sand occurred during Hurricane Iniki, according to KMO observers.

The concrete drainage channel serves to improve drainage of the camping area near Moanalua Stream. Elevation of the subject property ranges from approximately 10 feet near Nimitz Highway to 1-3 feet along the property's eastern boundary that runs parallel to Moanalua Stream. Drainage flows in a north-southeastern direction across the site, following the natural topography. Since much of the subject property is unpaved, storm water from the upper part of the property is absorbed into the ground, except perhaps during unusually high-rainfall storms. It is during these periods that ponding occurs in the camping area. The coastal engineer evaluation (Attachment 4) found no adverse impact of the drainage channel on the shoreline or other coastal or stream resources. In

fact, the engineer stated that an additional drainage channel at the south end of the seawall would be desirable to discourage further erosion of the landfill embankment from stormwater runoff.

Is the proposed use consistent with the objectives of the subzone of the land in which the use will occur?

The proposed use is consistent with the objectives of the Resource (R) subzone in which the use occurs. The (R) subzone encompasses lands that are suitable for parks and outdoor recreational uses such as fishing, camping, and picnicking. The objective of this subzone is to "develop, with proper management, areas to ensure sustained use of the natural resources of those areas." The shoreline is part of the Ke'ehi Lagoon Memorial, which itself is an outdoor recreation area accessible to the public. As mandated by the August 1961 Master Plan, The *Ke'ehi Lagoon Memorial Master Plan Update* restates that 1) the area shall be a complement to the Ke'ehi Kalihi Park complex (Ke'ehi Lagoon Beach Park); 2) an area of approximately 2½ acres would be created expressly for the youth groups of this community so that they may utilize this area for their camping and outdoor activities. Relevant goals and objectives of the Master Plan Update are:

*Goal 1: To continue to develop and maintain the 11.087 park site for use by disabled veterans, other veterans and their families, youth groups and the community and that the area shall be a complement to the Keehi Kalihi Park complex (Keehi Lagoon Beach Park).*

*Objective 1.1: To ensure that the camping area is safe and secure.*

*Objective 1.2: To maintain and improve the landscaping.*

Does the proposed land use comply with provisions and guidelines contained in Chapter 205A, Hawaii Revised Statutes (HRS), entitled "Coastal Zone Management," where applicable?

Consistency with applicable coastal zone management objectives and polices, set forth in HRS, Section 205A-2 is summarized below:

**Recreational Resources:** The proposed action protects and enhances access to a coastal recreational area that is currently used by a few people for shoreline fishing and limu gathering as well as people visiting the site for youth outdoor recreation activities.

**Historic Resources:** Historic and cultural resources are not likely to be present since the site was formerly a Mangrove swamp and previous development and grubbing/grading have altered the land.

**Scenic and Open Space Resources:** Neither the seawall nor the drainage channel alter significant public views of the shoreline or scenic landmarks.

**Coastal Ecosystems:** Neither the seawall nor the drainage channel cause any disruption to the coastline, nor do they alter coastal ecosystems of significant biological or economic importance. On the contrary, retention of the shoreline structures will enhance the coastal environment and public access to the shoreline.

**Economic Uses:** Ke'ehi Lagoon Memorial is an appropriate use of shore-fronting land because it is a recreational resource and gathering place for the community. The seawall and drainage channel support and enhance this recreational use of the shoreline.

**Coastal Hazards:** The seawall prevents erosion of the landfill embankment and the drainage channel improves the drainage of an open recreation area and camp ground near the shoreline.

**Managing Development:** A Shoreline Setback Variance and Special Management Area

Use Permit (SMP) will be submitted to the City and County of Honolulu after the shoreline is certified. The shoreline cannot be certified until after the seawall is authorized by an approved CDUA.

Public participation: Not applicable.

Beach protection: The seawall protects the narrow, artificial beach along this shoreline by preventing landfill materials from eroding onto the beach and nearshore waters.

Marine resources: Ke'ehi Lagoon is a degraded marine environment. However, the seawall improves the quality of nearshore waters by preventing erosion of the landfill embankment.

Describe how the proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.

**The Coastal Engineering Evaluation report (Attachment 4) found no adverse effect of the seawall or the drainage channel on natural resources. In fact, the seawall prevents degradation of the beach and marine environment and the drainage channel alleviates ponding in a camping area, as well as erosion of the landfill embankment.**

**Neither the seawall nor the drainage channel restrict shoreline access, have any adverse impacts on beach processes, are likely to be damaged and become rubble, or impact public views to, from, or along the shoreline. These structures contribute to the safety and usefulness of the Ke'ehi Lagoon Memorial and its shoreline environment. Oceanit recommends that a CDUA be granted for both structures and that another drainage channel be considered near the south end of the seawall to better direct runoff or flood waters into the lagoon.**

Describe how the proposed land use, including buildings, structures and facilities, will be compatible with the locality and surrounding areas, and to the physical conditions and capabilities of the specific parcel or parcels.

**The park site and land use is compatible with the locality and surrounding areas. There are no residential, commercial or industrial developments adjacent to or near the site. Ke'ehi Lagoon Memorial adjoins Ke'ehi Lagoon Park located on the west side. The Moanalua Stream and Ke'ehi Lagoon form the east and south borders, and the H-1 Freeway entrance and Nimitz Highway form the north border. All the buildings, structures and facilities are compatible with the locality and surrounding areas and serve to support park use as mandated in the Ke'ehi Lagoon Memorial Master Plan Update, July 2005.**

Describe how the existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon.

**The applicant has developed and maintained the park's open space in an urban area where outdoor recreation areas are in great demand and short supply. There is extensive landscaping with mature trees, flowering plants, shrubs and grass to enhance the site's beauty. An irrigation system has been installed throughout the park along with ADA compliant walkways (see attached photos).**

If applicable, describe how subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.

**Not applicable.**

Describe how the proposed land use will not be materially detrimental to the public health, safety and welfare.

Public health, safety and welfare are important considerations in the applicant's care of the site, especially because it is open to the public and is used by youth groups for outdoor recreation. The seawall and drainage channel are directly related to these considerations. ADA-compliant walkways and access to all the buildings have been installed, there is easy public access to the fishing areas, and localized ponding of the park area has been controlled along with erosion and the amount of eroded landfill that might be carried onto the beach. Dangerous landfill debris – e.g., rusted pipes, wires, broken glass – has been removed from the beach. The results are a cleaner beach and better water quality for beach users.

#### **ADDITIONAL INFORMATION**

Articles IX and XII of the State Constitution, other state laws, and the courts of the State require government agencies to promote and preserve cultural beliefs, practices, and resources of native Hawaiians and other ethnic groups. The Department of Health (DOH), Chapter 343, also requires an Environmental Assessment (EA) of cultural resources in determining the significance of a proposed project.

If applicable, please provide the identity and scope of "valued cultural, historical and natural resources" in which traditional and customary native Hawaiian rights are exercised in the area.

Since the site is a former mangrove swamp and the area has been created by landfill, there are no "valued cultural, historical and natural resources in which traditional and customary native Hawaiian rights are exercised." There are no ancient Hawaiian trails or heiau, nor is this site associated with an historical person or event.

Identify the extent to which those resources, including traditional and customary native Hawaiian rights, will be affected or impaired by the proposed action.

**No traditional and customary native Hawaiian rights will be affected or impaired.**

What feasible action, if any, could be taken by the Board of Land and Natural Resources in regards to your application to reasonably protect native Hawaiian rights?

**Not applicable.**

Does the proposed land use have an effect (positive/negative) on public access to and along the shoreline or along any public trail?

**The land use has a positive effect on public access to and along the shoreline. In the past, public access to this shoreline area was dangerous and restrictive. Today, the site has become a popular family fishing and crabbing area. Children and senior citizens are now able to access the shoreline.**

Does the proposed use have an effect (positive/negative) on beach processes?

**The proposed use does not have a negative effect on beach processes. The Coastal Engineering Evaluation (Attachment 4) states:**

*The seawall, pavillions, barbeques, sidewalk, and drainage channel do not restrict shoreline access, do not have any adverse impacts on beach processes, are not likely to*

*be damaged and become rubble, and do not impact public views to, from, or along the shoreline. These structures contribute to the safety and usefulness of the Ke'ehi Lagoon Memorial.*

Will the proposed use cause increased runoff or sedimentation? **No.**

Will the proposed use cause any visual impact on any individual or community? **No.**

**EXISTING SITE INFORMATION**

Are there existing structures on the parcel? **X Yes \_\_\_ No**  
 If yes, please describe below and include/illustrate on a map entitled *existing structures*.

**Note: All of the structures listed below are within the State Urban District.**

| Building                                  | Primary Use                         | Floor Area (SF) |
|---|-------------------------------------|-----------------|
| Weinberg Hall                             | Meetings, offices (daytime use)     | 9,488           |
| Utility Building                          | Emergency electric power            | 154             |
| John Burns Hall                           | Meetings, events (evening use)      | 6,880           |
| Los Banos Hall                            | Meetings, events                    | 2,420           |
| Tommy Kakesako Building                   | Meetings (daytime)                  | 1,656           |
| Old Chapel                                | Memorial services, weddings         | 1,230           |
| New Chapel                                | Memorial services, weddings         | 390             |
| Large Pavillion                           | Covered dining for campers          | 504             |
| Picnic Shelters (2)                       | Rest areas for ballplayers, campers | 288 (144 each)  |
| Maintenance                               | Machinery and supplies              | 2,812           |
| Storage                                   | Events equipment, materials, etc.   | 3,292           |
| Lunch Room                                | Youth Camp                          | 1,386           |
| Neighbor Isle Quarters                    | Overnight accommodations for DAV    | 480             |
| Department Headquarters                   |                                     | 552             |
| Cart Storage and Shelter                  |                                     | 960             |
| Boy Scout Pavillion                       |                                     | 396             |
| Dwelling                                  | Caretaker's residence               | 864             |
| Carport Storage                           | Caretaker's personal storage        | 280             |
| Mt. Murushmore Pavillion                  |                                     | 672             |
| Gazebo                                    |                                     | 64              |
| Los Banos storage area                    |                                     | 20              |
| <b>Total Built Floor Area</b>             |                                     | <b>33,598</b>   |
| <b>Proposed Health Center:</b><br>8,000sf |                                     |                 |

Will any existing structures be demolished or removed? **X Yes \_\_\_ No**  
 If yes, describe how below. Please indicate/illustrate demolished structure on a map entitled *structures to be demolished/removed*.

**The Tommy Kakesako Rehabilitation Center, which is in the Urban District, will be demolished. This building is presently used as a rehabilitation center and meeting facility. A map showing the location of this structure is included in the *Ke'ehi Lagoon Memorial Master Plan Update*.**

Has the parcel been graded or landscaped?

X Yes \_\_\_No

If yes, describe below. Please describe cubic yards affected and/or area of landscaping on a map entitled *areas previously graded or landscaped*.

Grading to the site, was done 30+ years ago, and there are no existing records. Some minor backfilling was done when the seawall and drainage channel were constructed using material that was already available on site. Over the years, the applicant has undertaken extensive landscaping planting throughout the 11.087 acre site, including mature and small trees, shrubs, flowering plants and grass. Present landscaping is shown on the site map, prepared by Imata and Associates.

Describe existing utilities. Include electricity, water, telephone, drainage, and sewerage. Please illustrate on a map entitled *existing utilities*.

**There are no utility lines in the vicinity of the seawall or drainage channel.**

Describe existing access. Illustrate and include roadways and public trails on a map entitled *existing access*. Give major street names if available.

**The project site is located within the Ke'ehi Lagoon Memorial, which is accessed from Nimitz Highway. A secondary access is available from Ke'ehi Lagoon Park, which forms the west boundary of the site. The site includes an existing parking lot with 218 parking spaces.**

Describe Flora and Fauna. Illustrate general location and types of flora and fauna on a map entitled *resources*. Indicate if rare or endangered native plants and/or animals are present.

**Vegetation on the site consists primarily of grass, alien weeds, hedges, and mid- to large-sized trees of common varieties. Faunal species including cats, rats, and mice that are common to urban environments are probably present at the site. Avifaunal species common to urban areas such as the ring neck dove and mynah are also likely to be present. Shorebirds such as the Pacific Golden Plover (Kolea) may be present in the vicinity of Ke'ehi Lagoon or Moanalua Stream, but in general, these waterbodies are degraded environments that do not support native marine or aquatic biota. No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.**

Describe topography and submit a map entitled *topography*. If ocean area, give depths. Submit detailed contour maps for ocean area and areas where slopes are 20% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases.

**Elevation of the subject structures ranges from approximately 1 to 7 feet above sea level.**

If shoreline area, describe shoreline and surrounding area. Indicate and illustrate if shoreline is sandy, muddy, rocky, cliffs, reefs, or other features (such as access to shoreline) on a map entitled *coastal resources*. A current shoreline certification is required for uses that may affect shoreline resources. If shoreline area, describe and illustrate any coastal hazards such as erosion, flooding, tsunami, etc. Attach any relevant maps delineating the hazard zone (FEMA, FIRM maps).

**The Coastal Engineering Evaluation report (Attachment 4) states:**

***The site is sheltered from ocean waves by the configuration of Ke'ehi Lagoon and the***

*distance across the lagoon. A bathymetric map of the nearby lagoon waters shows that depths are shallow ranging from 6 to 11 feet near the memorial shoreline (Figure 2). Part of the memorial site along the shoreline and stream bank is in Special Flood Hazard Area Zone AE subject to 100-year floods from Moanalua Stream with a base elevation of 4 feet. Other parts are in Zone X, which are areas of a 500-year flood or areas of a 100-year flood with depths less than 1 foot (see Figure 3). Moanalua Stream overflowed its banks near H-1 Freeway and Middle Street after heavy rain as recently as December 2003. However, the occupants of the memorial have not seen any stream flooding since they took over the site in 1959. The flood maps do not indicate any flooding due to wave action. The site is not in a tsunami evacuation area. A seawall protects part of the memorial shoreline. At locations where there is no seawall or heavy vegetation, some bank erosion is seen. This erosion appears to be caused by runoff. There are drainage problems at the site, and a concrete drainage culvert was built to help alleviate the situation. The soil at the memorial is landfill from construction of Nimitz Highway and contains a lot of debris. The seawall was built to protect the site from stream bank and coastal erosion. There is a very narrow beach outside the seawall that continues on to Ke'ehi Lagoon Beach Park. The sand on the narrow beach probably comes from the man-made beach at the Beach Park. The beach at the park was constructed many years ago and is eroding (Photo 3). Oceanit observed sand transport by small wind-driven waves toward the memorial. The fact that some sand remains on the beach indicates that erosion rates are probably slow.*

There are stairs from the grassy park area that lead down to the narrow beach outside the seawall.

The property is located within Flood Hazard Zone AE as shown on the Flood Insurance Rate Map (FIRM), which is included in Attachment 4. The site's topographic features indicate negligible susceptibility to flooding. Similarly, the site has minimal exposure to other natural hazards, such as volcanic events and earthquakes. According to the Hawaii Civil Defense System's Tsunami Evacuation Map, the site lies within the evacuation area. The project is not expected to exacerbate flood hazards.

Describe existing covenants, easements, and restrictions. If State owned land, indicate present encumbrances.

The State of Hawai'i owns the project site. The Department of Land and Natural Resources, Division of State Parks administers the project site. The 11.087 Ke'ehi Lagoon Memorial project site was granted to the Disabled American Veterans Hawaii Department (DAVHI), by the State of Hawaii in 1959 for building and maintaining a memorial honoring the U.S. soldiers who died in the defense of our country. The Ke'ehi Lagoon Memorial, managed by the Ke'ehi Memorial Management Committee (KLMMC), has a three-fold purpose: 1) to honor the memory of U.S. soldiers; 2) to contribute to the community and 3) to be self-sustaining.

A sewer easement is located near the north boundary of the site that runs parallel to Nimitz Highway.

Identify any historic, archeological or cultural sites within or near the parcel. Please submit or include any current management plan. If applicable, indicate location(s) on a map entitled *historical, archaeological, and cultural resources* and describe below.

No archaeological or cultural features of historic origin have been observed on the premises. Historic and cultural resources are not likely to be present since the site is on fill land.

**ADJACENT PROPERTY OWNERS**

Please list all adjacent property owners. If no address is available indicate north, south, east and west or mauka, makai or other common county directionals.

TMK: 1-1-3:06

Legal Name: City and County of Honolulu, Department of Parks and Recreation (by Executive Order of the Governor)

Street Address: 650 South King Street

City, State and Zip code: Honolulu, HI 96813

Mailing Address: c/o Terry Hildebrand, Department of Design and Construction, 650 South King Street, 11<sup>th</sup> Floor

City, State and Zip: Honolulu, HI 96813 Phone No.: 523-4696

Location to TMK: West of subject site

**CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE READ THIS COMPLETED APPLICATION AND THAT, TO THE BEST OF MY KNOWLEDGE, THE INFORMATION IN THIS APPLICATION AND ALL ATTACHMENTS AND EXHIBITS IS COMPLETE AND CORRECT. I UNDERSTAND THAT THE FAILURE TO PROVIDE ANY REQUESTED INFORMATION OR MISSTATEMENTS SUBMITTED IN SUPPORT OF THE APPLICATION SHALL BE GROUNDS FOR EITHER REFUSING TO ACCEPT THIS APPLICATION, FOR DENYING THE PERMIT, FOR SUSPENDING OR REVOKING A PERMIT ISSUED ON THE BASIS OF SUCH MISREPRESENTATIONS, OR FOR SEEKING OF SUCH FURTHER RELIEF AS MAY SEEM PROPER TO THE LAND BOARD.

I HEREBY AUTHORIZE REPRESENTATIVES OF THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO CONDUCT SITE INSPECTIONS ON MY OR MY CLIENT'S PROPERTY. UNLESS ARRANGED OTHERWISE, THESE SITE INSPECTIONS SHALL TAKE PLACE BETWEEN THE HOURS OF 8:00 A.M. AND 4:30 P.M.

  
\_\_\_\_\_  
*Signature of Applicant and Authorized Agent*