

DEPARTMENT OF LAND UTILIZATION
90/SMA-100(DJK)

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OFF. OF ENVIRONMENTAL
QUALITY CONTROL

CHAPTER 343, HRS
ENVIRONMENTAL ASSESSMENT/DETERMINATION
NEGATIVE DECLARATION

Recorded Owner : City and County of Honolulu
Applicant : Department of Parks and Recreation
Location : Kapaa Quarry Road, Kailua, Oahu
Tax Map Key : 4-2-16: 1
Request : Various park improvements, including
grading, placement of 3,500 cubic yards of
soil fill, planting grass and constructing
a one foot high earth berm at Kawainui
Model Airplane Field (\$50,000)
Determination : Environmental Impact Statement (EIS)
Not Required

Attached and incorporated by reference is the environmental
assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined
that an Environmental Impact Statement is not required.

APPROVED


DONALD A. CLEGG
Director of Land Utilization

DAC:lg

1990-12-23-0A-PEA

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ENVIRONMENTAL ASSESSMENT
FOR
KAWAINUI MODEL AIRPLANE FIELD IMPROVEMENTS *

OCTOBER 1990

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90 DEC 24 PM 9 08

I. GENERAL INFORMATION

PROPOSING AGENCY: Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

CONTACT PERSON: Walter M. Ozawa, Director
Department of Parks and Recreation
650 South King Street
Honolulu, Hawaii 96813
Telephone: 523-6343

ACCEPTING AGENCY: Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

TAX MAP KEY: 4-2-16: 1

LOT AREA: 599.559 acres

FEE OWNER: Department of Parks and Recreation
City and County of Honolulu

LAND USE DISTRICT: Conservation (Protective subzone)

ZONING: P-1

SPECIAL LAND USE CONTROLS: The property is within the Special Management Area.

II. DESCRIPTION OF THE PROPOSED ACTION

A. Location

Kawainui Model Airplane Field is located makai of Kapaa Quarry Road on a portion of a City sanitary landrill abutting Kawainui Marsh.

The general location of the Model Airplane Field is shown in Figure 1. The entire site is within the City Special Management Area (SMA) and State Conservation District.

B. General Description

This Environmental Assessment has been prepared under Chapter 343, HRS, to accompany an after-the-fact SMA Minor Permit application for grading and grassing of the Model Airplane Field and after-the-fact State permit applications. The State Department of Land and Natural Resources (DLNR) previously approved Conservation District Use Application (CDUA) OA-5/4/72-318 for the Model Airplane Field in 1972. The DLNR has been consulted to determine what additional State approvals are needed for recent improvements. To date, the DLNR has required a CDUA for planting of grass seed and construction of an erosion control berm.

C. Technical Characteristics

During summer 1990, DPR staff grubbed the perimeter of Kawainui Model Airplane Field, removed rocks and weeds on the surface, imported about 3,500 cubic yards of donated soil, and leveled about 15 acres including the existing grass field. Existing elevations (mostly 15 to 19 feet above sea level) and drainage patterns were not significantly changed. A rectangular area about 660 feet wide by about 1,000 feet long was affected. Vegetation (haole koa and various grasses) and rocks removed were disposed of in the Kapaa Landfill mauka of Kapaa Quarry Road. In October 1990, grass seed was sprinkled over about 8 to 10 acres of bare areas within the Model Airplane Field and a one-foot high earth berm constructed on the southwest corner of the Field to reduce risk of soil erosion into Kawainui Marsh.

Initial improvements to the Field were intended as low-budget "spruce-up" rather than major renovation. It was incorrectly assumed that the work was routine park maintenance and no one applied for required permits. Subsequent erosion control measures were granted emergency authorization by the DLNR.

D. Historic Perspective

The entire site of the Model Airplane Field and abutting high ground makai of Kapaa Quarry Road were created during the 1960s and 1970s by a sanitary landfill in Kawainui Marsh. Access is from the Quarry Road. In 1968, model airplane enthusiasts began using part of the existing site to launch and land radio-controlled planes and gliders. The Department of Parks and Recreation grassed this area in 1970 for model airplane use. In 1972, the DLNR approved

CDUA-318, which among other things, allowed expansion of the Model Airplane Field. In 1974, the DPR graded and grassed a larger area for model airplane use and installed a sprinkler system. In 1975-1976, the Field was further expanded and a paved parking lot was added. Although construction plans approved by the DLNR in July 1975 included a paved runway, only grass was installed due to community concerns. Since then, the Field has gradually fallen into disrepair. Apart from informal use of the Field by individuals, about twenty members of the Mid Pacific Soaring Society hold model glider contests on the third Sunday of every month.

E. Utilities

The Model Airplane Field's sprinkler system has mostly ceased to function. No other utility improvements or amenities have been provided for persons using the Field. Refuse pickup is provided by the City Department of Public Works.

F. Economic Characteristics

Recent improvements to the Field are estimated at a value of about \$50,000.

G. Environmental Characteristics

Recent improvements were intended to enhance public recreational use of the gently sloping surface of a former sanitary landfill in Kawainui Marsh. The landfill is not prone to flooding or erosion and contains no surface or ground water resources. To date, no leachate from this land fill has been found in monitoring wells operated by the City Department of Public Works within the Marsh.

III. SUMMARY DESCRIPTION OF THE ENVIRONMENTAL SETTING

The area in which improvements took place is highly altered and contains no rare or endangered species of plants or animals. Common introduced species of grasses and weeds predominate.

Kawainui Marsh abuts the makai side of Kawainui Model Airplane Field. The Marsh is the largest remaining fresh water wetland in the State of Hawaii. Although choked by soil runoff from inland development and growth of introduced species of wetland plants, the Marsh still provides habitat for all four endangered species of waterfowl native to Hawaii. Because of extensive artifacts from pre-historic Hawaiian use, the Marsh and some adjacent lands are listed on the National Register of Historic Places. The Marsh also provides a flood retention ponding area necessary for prevention of flooding of residential areas in Kailua and

Kaelepulu. The makai side of the Marsh is bordered by a man-made levee. The Marsh drains to the ocean through the man-made Oneawa Channel.

Growth of vegetation and sediment deposits since 1965 are believed to interfere with distribution of flood water throughout the Marsh. About two years ago, rather than ponding to a uniform depth throughout the Marsh, flood waters overtopped parts of the Kawainui Levee and caused millions of dollars of damage to houses in the Coconut Grove subdivision.

As an interim measure to prevent future flooding, the City Department of Public Works has applied for required City and State permits to excavate shallow channels across the Marsh. These channels will allow more even distribution of flood waters within the entire flood plain. Vegetation and sediment removed from the Marsh will need to be dried before it can be disposed of. The Department of Public Works has applied for permits to use an area makai of Kapaa Quarry Road immediately adjacent to Kawainui Model Airplane Field for drying and processing of vegetation and soil from the Marsh. A small part of the area improved for model airplane use in summer 1990 will instead be used by the Department of Public Works.

The Corps of Engineers is studying potential long-term solutions to flooding problems stemming from growth of vegetation in the Marsh. No specific proposals have been made public at this time.

Because of the ecological significance of Kawainui Marsh, the State Legislature has mandated that the City transfer ownership of the Marsh to the State. The Legislature intends that the DLNR improve waterbird habitat, restore or salvage archaeological sites, develop educational and interpretative programs, and manage recreational uses. Pursuant to Act 314, SLH 1990, the City intends to lease about 745.6 acres of Kawainui Marsh and abutting lands to the State during FY 1990-91. The lease will extend until such time as Federal and City flood control improvements are completed and the State accepts a fee simple interest in the property. The Model Airplane Field comprises a portion of the area over which the DLNR will assume jurisdiction. Subject to compliance with City SMA requirements, future decisions over use and improvements to the Model Airplane Field will be made by the DLNR rather than the City Department of Parks and Recreation.

IV. SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES

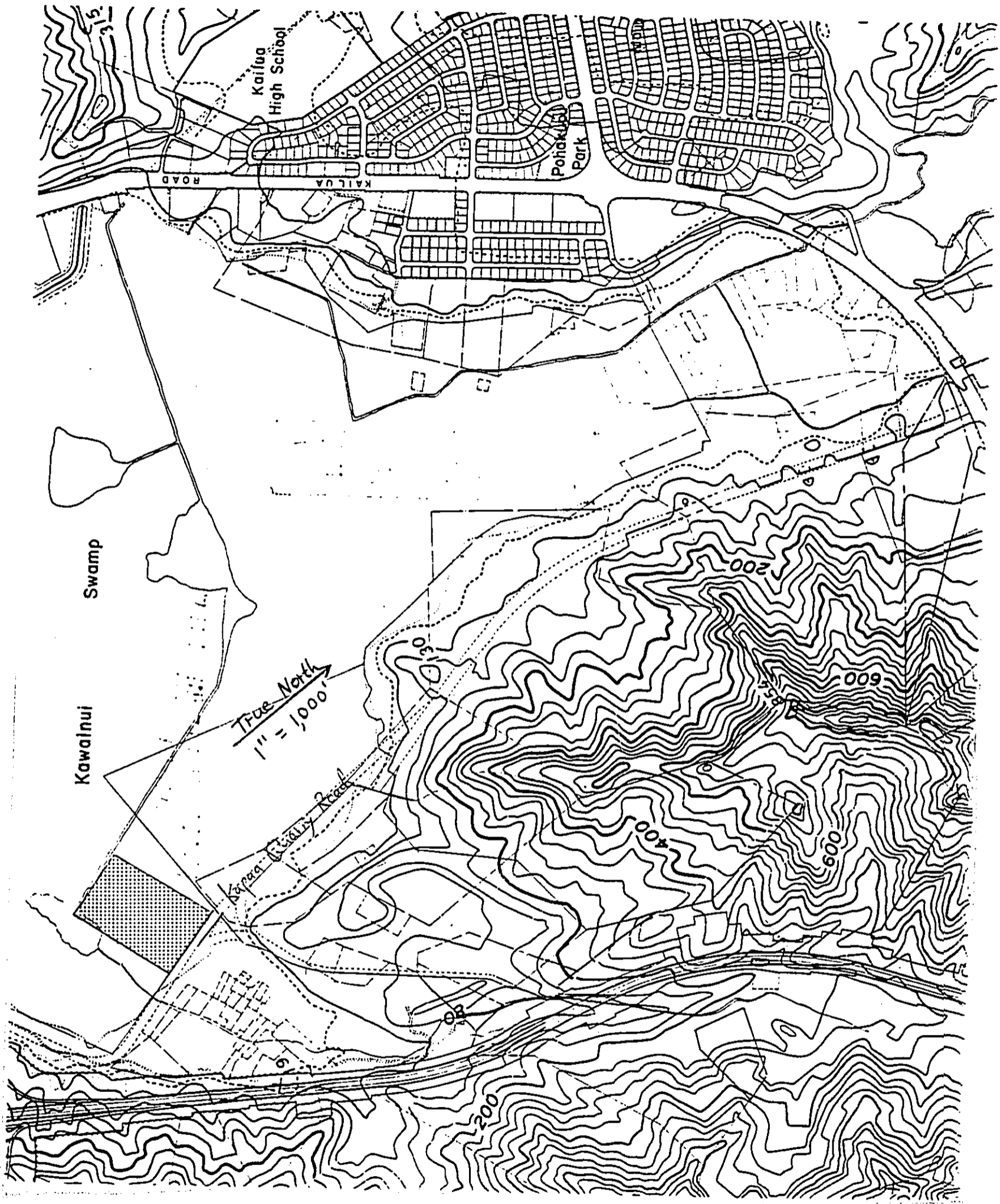
There are no known adverse environmental impacts from improvements to the Model Airplane Field which took place in 1990.

V. ALTERNATIVES CONSIDERED

The City lease of Kawainui Marsh and abutting lands to the State will not restrict DLNR options concerning the Model Airplane Field. After DLNR assumes jurisdiction for management of the Field, the DLNR will set policy for future improvements and uses.

VI. DETERMINATION

The City Department of Parks and Recreation recommends that a Negative Declaration be filed with the State Office of Environmental Quality Control concerning 1990 improvements to Kawainui Model Airplane Field. There have been no known adverse environmental effects from City actions and future management options have not been restricted.



FILE COPY

MASTER APPLICATION FORM Rev. 3/89

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 621
HONOLULU, HAWAII 96809

1990-01-08-0A1FBA

Dear Applicant: *Disaster Warning and Communication devices at
Kawai'i Community Park*

This is a Department of Land and Natural Resources Master Application Form. It is part of the Department's effort to streamline the permit process.

This form is to be used if you desire to apply for one or more of the major land or water permits which are administered by this department. They are as follows:

<u>TYPE</u>	<u>PERMIT</u>
A.	Use of State Lands, including Submerged State Lands for Any Purpose, and
B.	Conservation District Use Application for either Private or Public Lands (note below)
C.	A Permit to <u>Withdraw</u> Water for a Beneficial Use, Within any Designated Ground Water Control Area
D.	A Permit to <u>Supply</u> Water for a Beneficial Use Within any designated Ground Water Control Area
E.	A Well Drilling or Modification Permit Anywhere Within the State

INSTRUCTIONS

All Applicants Are Required To Fill out Pages 1, 10, 11.
Applicants for Type A Permit Must Fill out Pages 1-4.
Applicants for Type B Permit Must Fill out Pages 1-4.
Applicants for Type C or D Permit Must Fill Out Pages 1, 2, 5.
Applicants for Type E Permit Must Fill Out Pages 1, 2, 6, 7.

Please follow the instructions on the respective pages. Should you desire to apply for more than one permit at the same time, please fill out the required pages, and indicate to us so that we may process them simultaneously. In the case that you are submitting a Conservation District Use Application, please refer to page 8 for special instructions.

NOTE: There is a difference in processing times between State land under DLNR control and private land. If the application is on private land the processing time frame starts when it is submitted to DLNR. If the applications is for State lands under DLNR control the processing time frame starts when DLNR signs the application as landowner. You will be notified of the application's acceptance/non-acceptance for processing.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

SECTION 2
DEVELOPMENT PROPOSAL

2.1 LOCATION

The subject property is located at 530 Paiea Street, Honolulu, Hawaii, on the north (mauka) side of Honolulu International Airport (see Figure 1).

It is part of a 546,210 square foot area designated as Tax Map Key 1-1-15, Parcels 13 and 14. The property is bounded to the north (mauka) by Koapaka Street, a private roadway, and a warehouse complex operated by ISI Airport Property Investors; to the east (Diamond Head) by Paiea Street; to the south (makai) by Aolele Street; to the west (Ewa) by Rodgers Boulevard.

The hotel site occupies 71,032 square feet of Parcel 14, at the southeast corner of the property fronting Paiea Street and Aolele Street (see Figure 2).

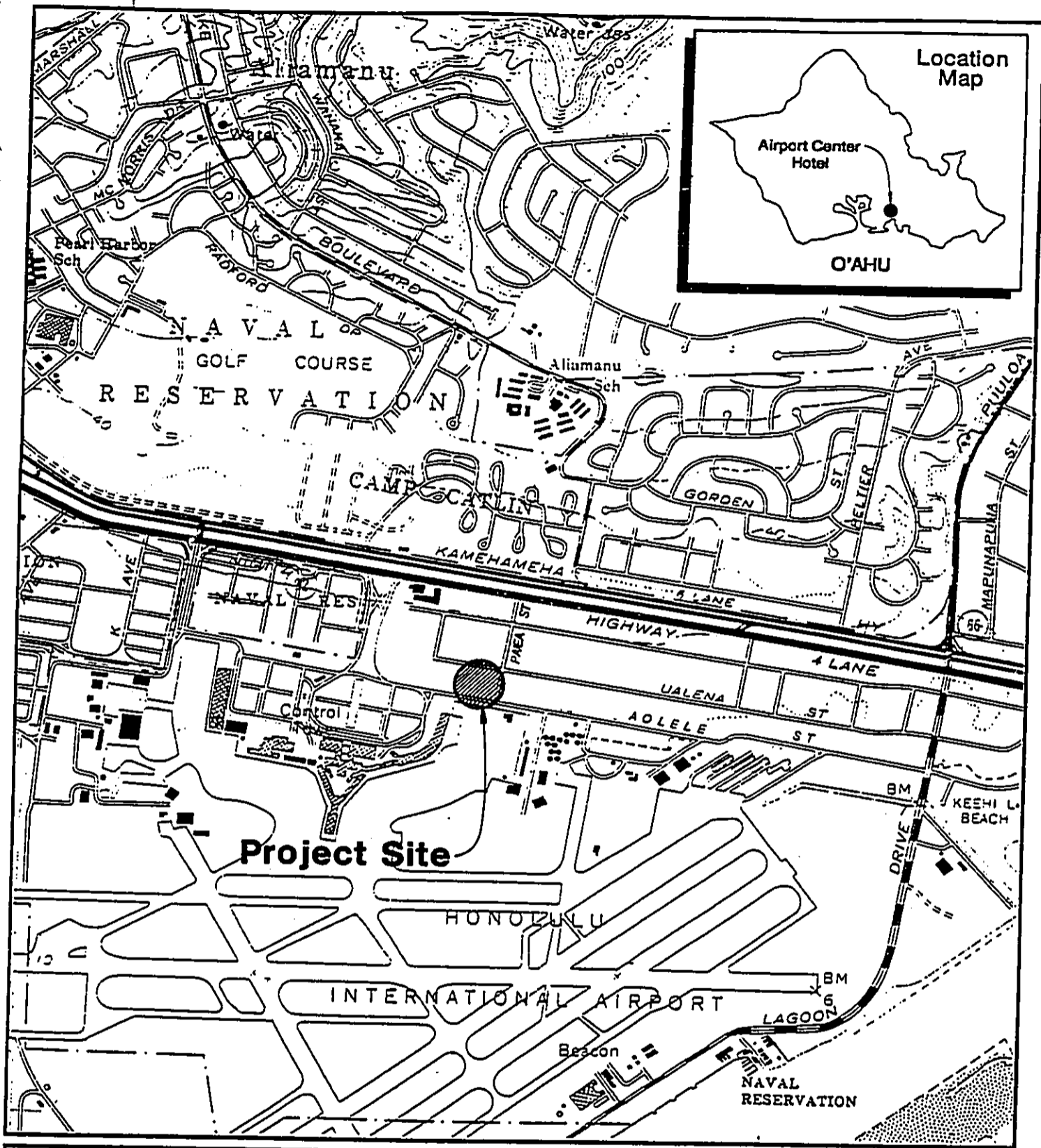
2.2 HISTORIC PERSPECTIVE

The project site is the former Damon Tract, a residential area which occupied the subject property until the late 1950's. The Lewers & Cooke Lumber Yard was then located here from 1965 to 1979. Multiple tenants occupied the subject property during the 1980's including United Parcel Service (UPS), Chrysler New Car Prep and Mid Pacific Airlines Parts Department. Most recently, the site was occupied by DHL Worldwide Express and Complete Car Prep.

2.3 PROJECT DESCRIPTION (See Figures 3 and 4)

The proposed project is a hotel development with a total of approximately 355,000 gross square feet of floor area.

The design consists of a 16-story hotel tower and a 3-story parking structure. The hotel tower is 82 feet wide, 234 feet long, and 156 feet high. The long side walls, which face north and south, uniformly consist of sliding glass doors opening onto scalloped projecting



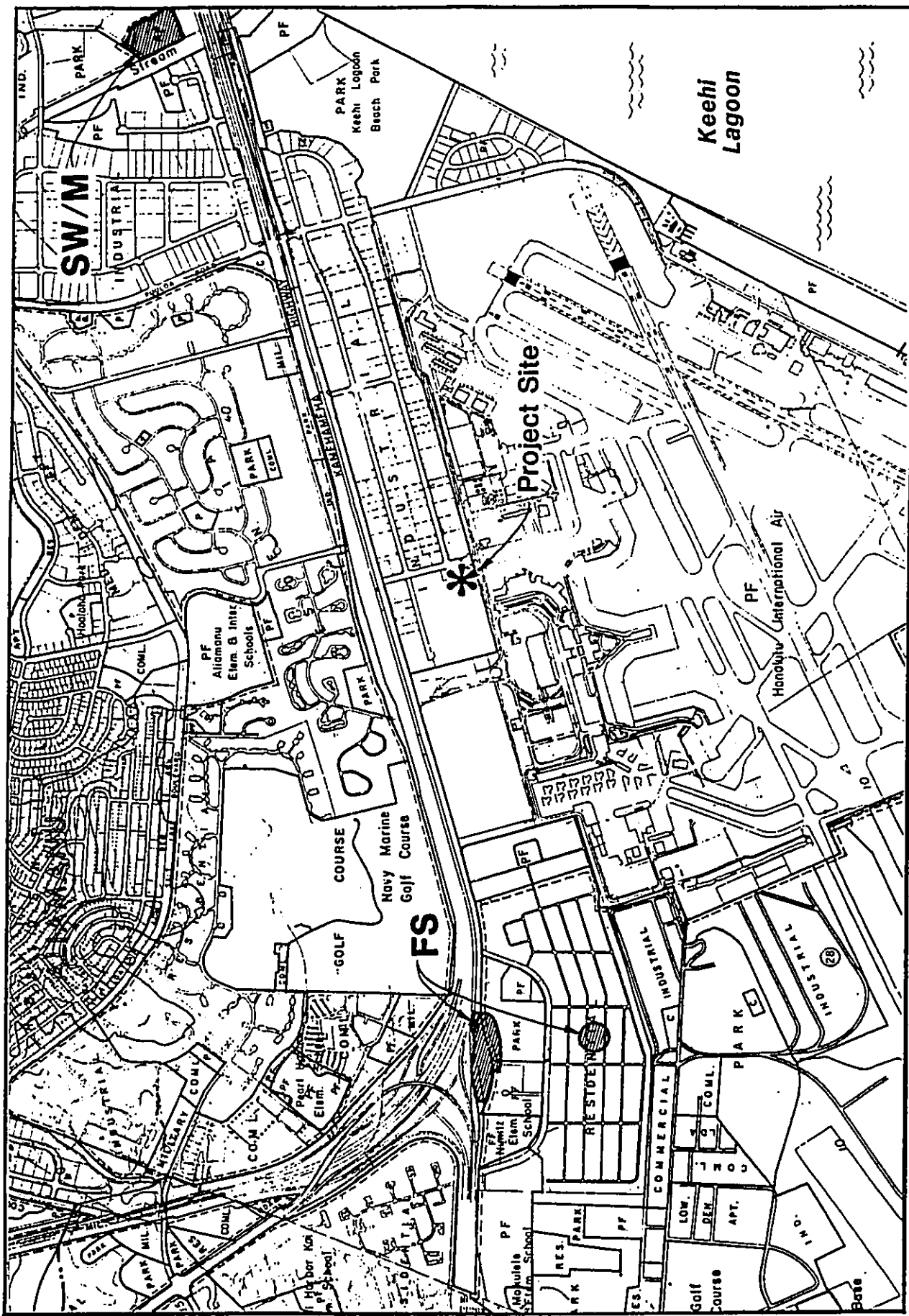
**Airport Center Hotel
VICINITY MAP**

Oahu, Hawaii

Figure 1



January 1990



Airport Center Hotel
DEVELOPMENT PLAN LAND USE
& PUBLIC FACILITIES MAP
 Oahu, Hawaii

Figure 2

LEGEND:
 FS Fire Station
 SW/M Solid Waste/Modification

0 750 1500 FT.

January 1990