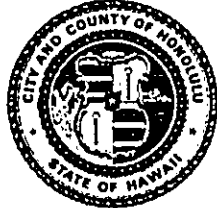


DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

RECEIVED

JEREMY HARRIS  
MAYOR



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DONA L. HANAIKE  
DIRECTOR

ALVIN K.C. AU  
DEPUTY DIRECTOR

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

September 11, 1995

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
State of Hawaii  
Central Pacific Plaza  
220 South King Street, Fourth Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment  
Proposed Sunset Beach Support Park  
Koolauloa, Oahu, Hawaii  
Tax Map Key 5-9-15: 10 & 11, First Division

Pursuant to Chapter 343, Hawaii Revised Statutes, we are transmitting four (4) copies of the Final Environmental Assessment (FEA) for a new parking facility at Sunset Beach, Oahu, Hawaii. We are requesting a notice of the FEA be published in your September 23th QEQC Bulletin.

The Department of Parks and Recreation has reviewed the FEA and has determined that the proposed project will not result in a significant, adverse effect on the environment. Therefore, an Environmental Impact Statement will not be required and a Negative Declaration is issued.

Included also with this submittal is a completed OEQC Publication Form.

Should you have any questions regarding this submittal, please contact Donald Griffin of our Advance Planning Branch at 527-6324.

Sincerely,

A handwritten signature in black ink, appearing to read "Dona L. Hanaike".

For DONA L. HANAIKE  
Director

DLH:ei

Enclosures

121

1995-09-23-0A-FAA - Sunset Beach Support Park

SEP 23 1995

**FILE COPY**

**FINAL  
ENVIRONMENTAL ASSESSMENT**

**PROPOSED SUNSET BEACH SUPPORT PARK**

Koolauloa, Oahu, Hawaii  
Tax Map Key 5-9-15: 10 & 11

Proposing Agency

Department of Parks & Recreation  
City & County of Honolulu



for Dona L. Hanaike, Director

September 11, 1995  
Date

Prepared By

Belt Collins Hawaii  
680 Ala Moana Boulevard, First Floor  
Honolulu, Hawaii 96813

**FINAL  
ENVIRONMENTAL ASSESSMENT**

**PROPOSED SUNSET BEACH SUPPORT PARK**

Koolauloa, Oahu, Hawaii  
Tax Map Key 5-9-15: 10 & 11

Proposing Agency

Department of Parks & Recreation  
City & County of Honolulu



for Dona L. Hanaïke, Director

September 11, 1995  
Date

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680 Ala Moana Boulevard, First Floor  
Honolulu, Hawaii 96813

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## **I INTRODUCTION**

### **Proposing Agency**

The proposing agency is the Department of Parks and Recreation, City and County of Honolulu.

### **Accepting Authority**

The accepting authority is the Department of Parks and Recreation, City and County of Honolulu.

## **II AGENCIES CONSULTED**

### **State Agencies**

Department of Land and Natural Resources  
Department of Transportation

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

Department of Land Utilization  
Department of Public Works  
Department of Transportation Services

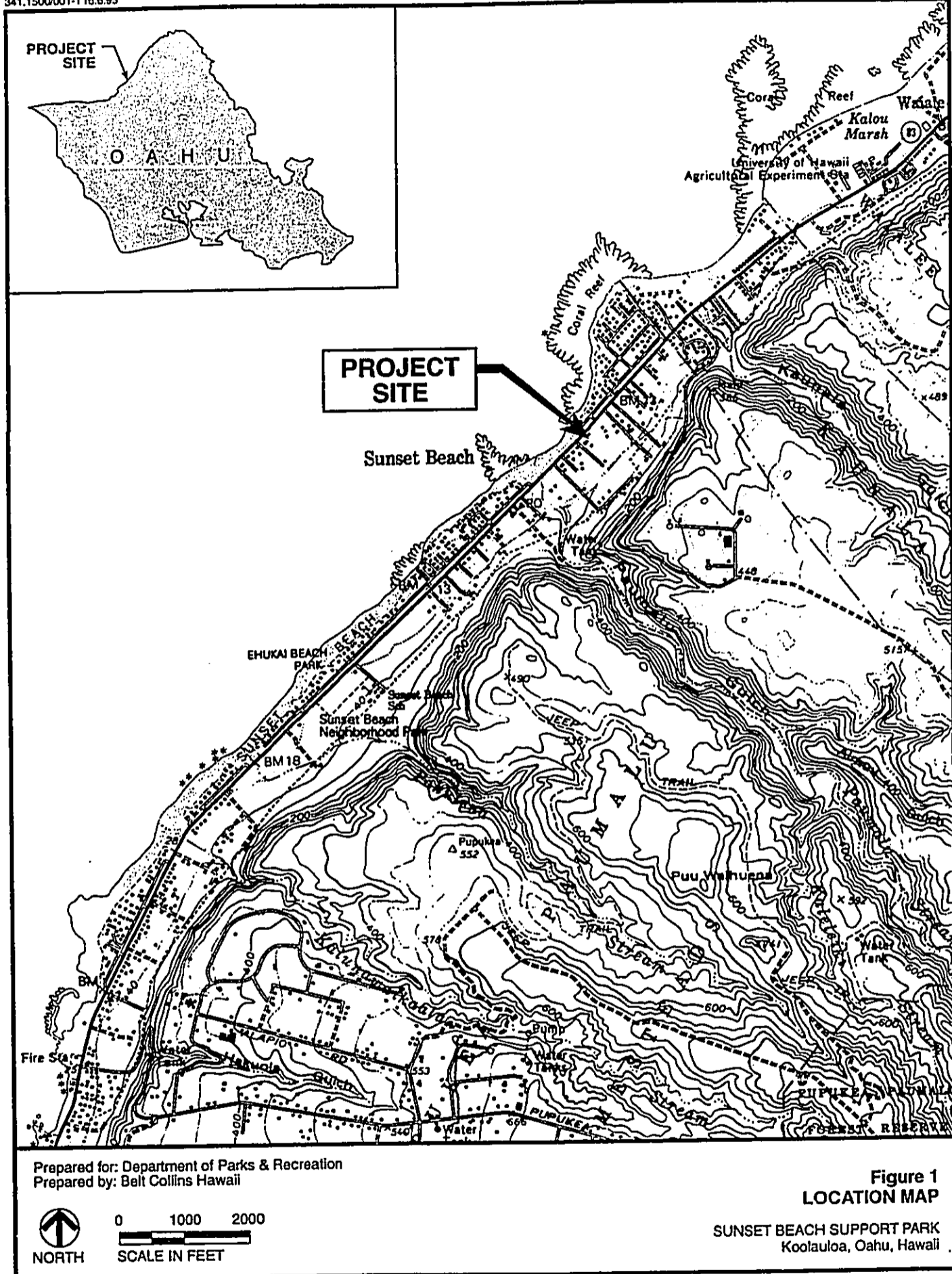
## **III TECHNICAL DESCRIPTION OF THE PROPOSED ACTION**

### **Project Location**

The project site is located at Sunset Beach on the North Shore of Oahu (See Figures 1 and 2). It is comprised of two adjoining lots (Tax Map Key 5-9-15: 10 & 11) with a total area of 2.06 acres. The site, which is located on the mauka side of Kamehameha Highway from Sunset Beach, was recently acquired by the City from private owners for the specific purpose of developing the proposed parking facility.

### **Statement of Objectives**

Sunset Beach is a popular sand beach and surfing spot for visitors as well as local residents. It is heavily used during the weekends, winter surfing season, and special surfing events. Beachgoers who come to Sunset Beach have been known to overwhelm the roadside parking in the area with their vehicles. At times, the lack of parking space in front of the beach and the unorganized manner in which parking occurs have created a traffic hazard.



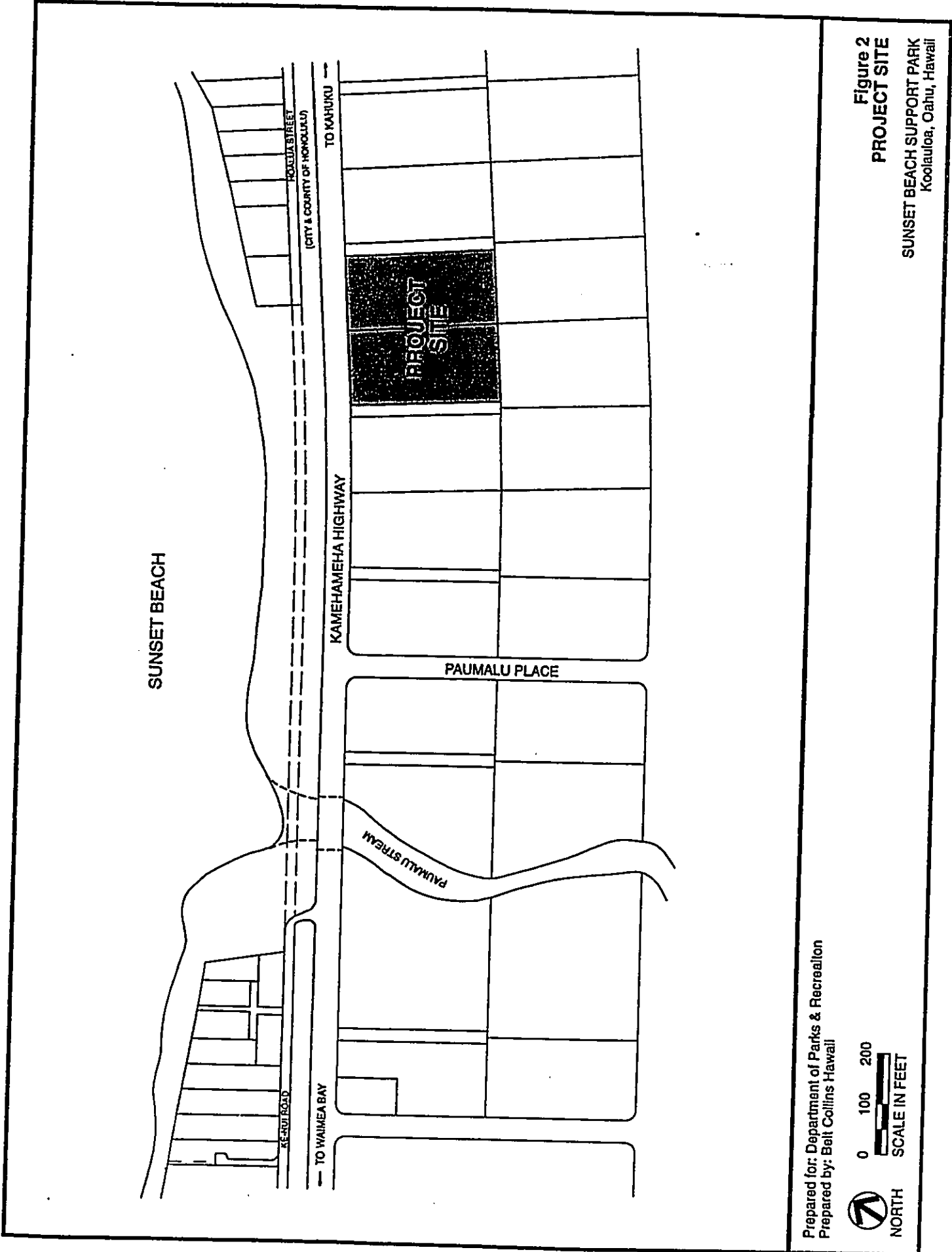
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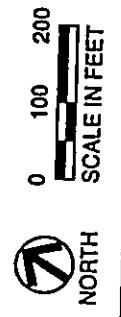


**Figure 1**  
**LOCATION MAP**  
SUNSET BEACH SUPPORT PARK  
Koolauloa, Oahu, Hawaii





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 Prepared by: Belt Collins Hawaii



**Figure 2**  
**PROJECT SITE**  
 SUNSET BEACH SUPPORT PARK  
 Koolauloa, Oahu, Hawaii

The Department of Parks and Recreation proposes to provide additional parking to alleviate some of the parking problems that presently occur at the popular North Shore beach. The newly acquired lots mauka of Kamehameha Highway from Sunset Beach will be used for the new parking. Additionally, a much needed comfort station with lifeguard and maintenance storage, an outdoor shower, and several picnic tables will be provided in the landscaped area of the parking lot. To accommodate pedestrian traffic between Sunset Beach and the parking area, a crosswalk will be provided across Kamehameha Highway at the western corner of the parking site.

#### Project Background

Access to the project site is from Kamehameha Highway, a State right-of-way that serves the North Shore of Oahu. The proposed site has two existing ingresses and egresses and an approximately 295-foot frontage on the right-of-way.

On either side of the project site is a private road that provide access to the residential lots at the rear of the City property. Owners of these lots have undivided interest in the private roads. Although the City's newly-acquired property abuts the two side roads, it does not have an interest in the rights-of-way.

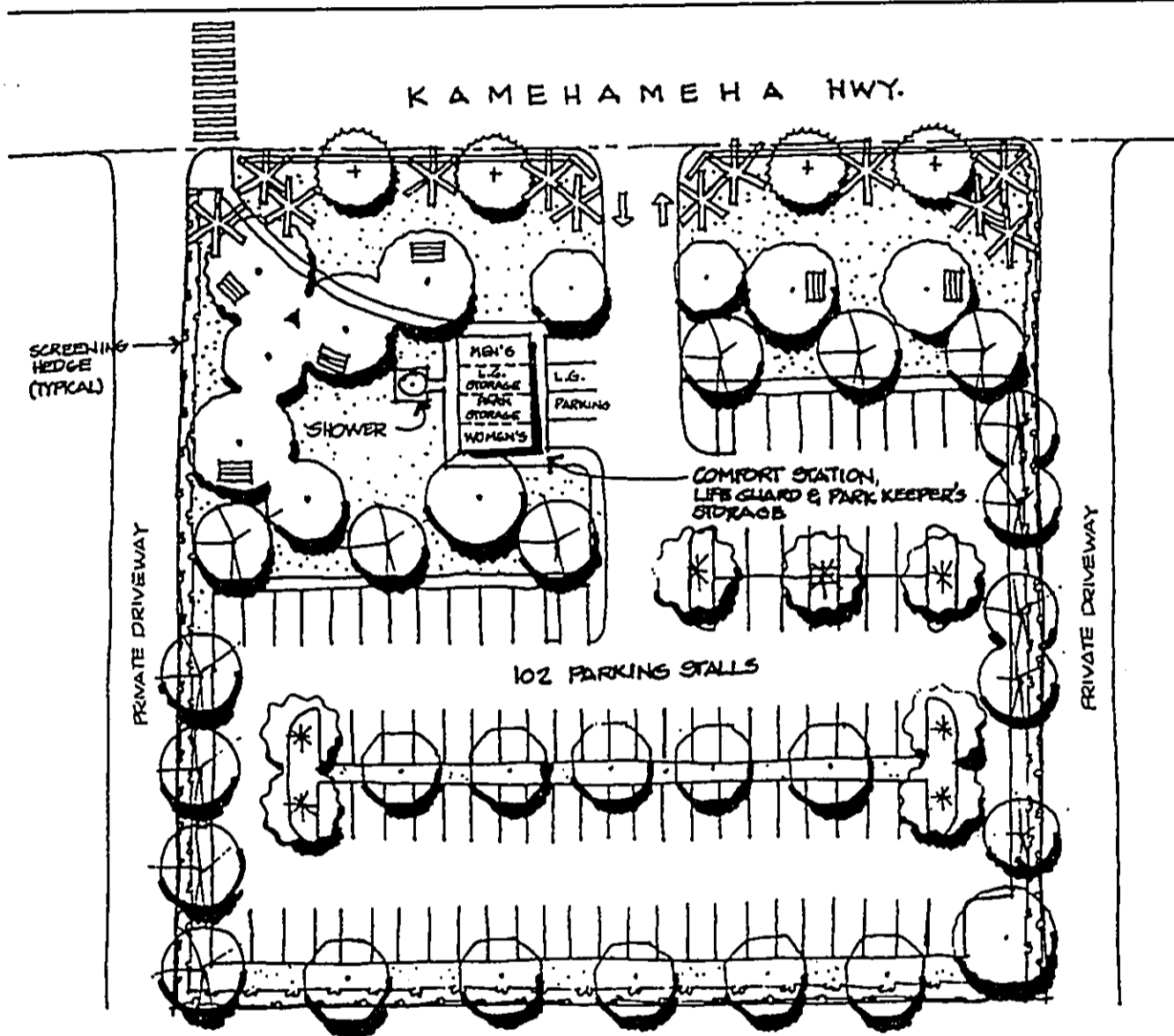
#### Description of Proposed Project

The proposed project will include a parking area for approximately 102 vehicles (See Figure 3). The parking will be paved with asphaltic concrete and landscaped with plants that are compatible and tolerant of the area, including coconut palms, monkeypod, kamani, silver buttonwood, milo, and kou. The landscaping will be used to screen the parking area from the adjacent residential properties, as well as to break up the parking area's large appearance and soften its visual effect. Along the road frontage will be a low rock wall with an accompanying row of shrub to partially screen the site from the highway. The rock wall will also serve to prevent access into the parking area from the landscaped section of the property.

A comfort station will be constructed near the entrance to the parking area, as shown in Figure 3. It will include a men's and women's room and space for storage of lifeguard and maintenance equipment (See Figure 4). On the western side of the comfort station, an outdoor shower will be installed. The facilities within the park will comply with the requirements and guidelines of the Americans with Disabilities Act.

The proposed project will also include approximately six picnic tables that will be placed in the lawn area of the property away from the parking stalls.

# SUNSET BEACH



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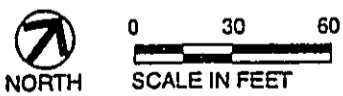
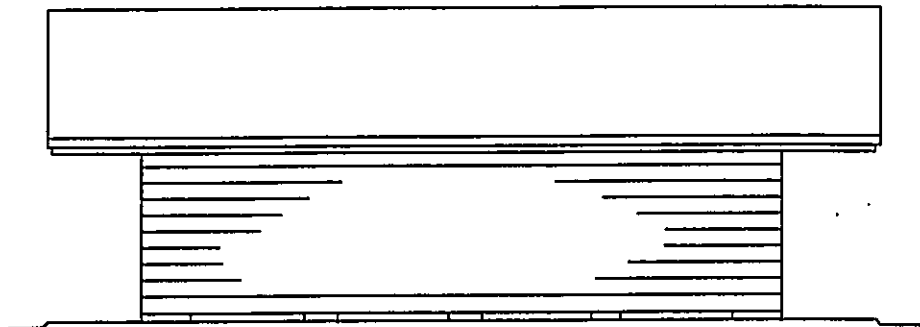
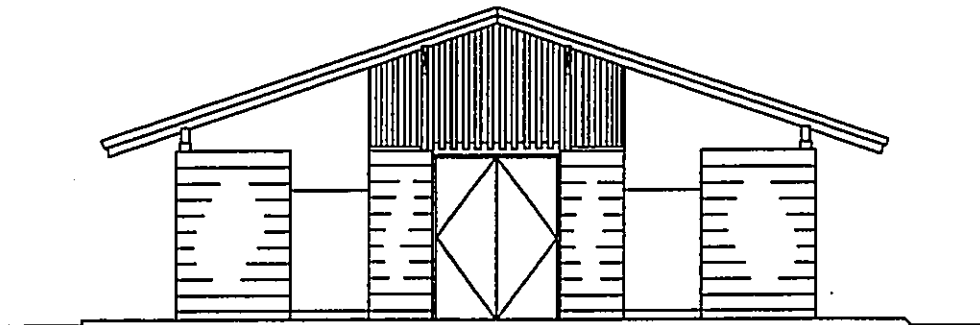


Figure 3  
CONCEPT PLAN

SUNSET BEACH SUPPORT PARK  
Koolauloa, Oahu, Hawaii



LEFT ELEVATION



FRONT ELEVATION

Building Height: Approximately 14 feet

Prepared for: Department of Parks & Recreation  
Prepared by: Belt Collins Hawaii



NOT TO SCALE

**Figure 4**  
**CONCEPT OF TYPICAL COMFORT STATION**

SUNSET BEACH SUPPORT PARK  
Koolauloa, Oahu, Hawaii

A crosswalk will be provided across Kamehameha Highway between the beach site and proposed parking. The most suitable location would be at the western corner of the project property. Traffic signs alerting motorists to reduce speed will be posted along Kamehameha Highway prior to the crosswalk to provide safer crossing conditions for pedestrians.

#### Development Schedule and Construction Cost

Construction of the proposed project will begin in the summer of 1996 and be completed before the end of the year. Total construction cost is estimated to be approximately \$535,000.

#### IV. RELATIONSHIP TO LAND USE PLANS AND POLICIES

##### Consistency with State Land Use Law and Regulations

The project site is located in the Urban District which was established by the State Land Use Commission. The proposed improvements are consistent with the land use regulations of this district.

Since the proposed project will involve use of City funds and land, the proposed action is subject to Chapter 343 of the Hawaii Revised Statutes (HRS) involving the State Environmental Review Process. Accordingly, this environmental assessment has been prepared to meet the requirements of Chapter 343, HRS.

##### Consistency with City and County Plans and Policies

###### **Development Plan & Land Use Ordinance:**

The Development Plan of the City & County of Honolulu designates the project site as Agriculture which permits park use. The Land Use Ordinance of the City & County designates the property as Country which allows public uses and structures. The proposed improvements are thus consistent with the land use policies of the City and County of Honolulu.

###### **Special Management Area:**

The Special Management Area (SMA) encompasses the shoreline and adjacent lands of Oahu. The *mauka* boundary of the SMA in the Sunset Beach area is located approximately 800 feet from the shoreline. The project site is located entirely within this SMA area and is thus required to comply with the SMA Rules and Regulation governing use of shoreline areas.

The Hawaii Coastal Zone Management Act establishes State policies for actions affecting the coastal zone. Specific objectives and policies in seven broad categories were established. The relationship of the proposed improvements to these categories of concern is discussed below.

#### Recreational Resources

##### *Objectives:*

*Provide coastal recreational opportunities accessible to the public.*

##### *Policies:*

*Improve coordination and funding of coastal recreational planning and management; and*

*Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area . . . .*

The proposed action serves as an accessory use to a coastal recreational facility. It provides a much needed comfort station and parking site for the popular Sunset Beach.

#### Historic Resources

##### *Objectives:*

*Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

##### *Policies:*

*Identify and analyze significant archaeological resources;*

*Maximize information retention through preservation of remains and artifacts or salvage operations; and*

*Support state goals for protection, restoration, interpretation, and display of historic resources.*

The project site has been extensively altered for residential use, and the proposed action will involve construction that is essentially surface improvements. Hence, no archaeological features are anticipated to be impacted by the proposed project.

If any subsurface cultural deposits are uncovered within the property, proper mitigative measures will be undertaken as required by the State Department of Land and Natural Resources.

### Scenic and Open Space Resources

#### *Objectives:*

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

#### *Policies:*

*Identify valued scenic resources in the coastal zone management area;*

*Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*

*Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*

*Encourage those developments which are not coastal dependent to locate in inland areas.*

Although not on the shoreline, the proposed project will maintain an open-space-like quality in its design. The new parking area will have landscaping and an open lawn for picnicking.

### Coastal Ecosystems

#### *Objectives:*

*Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

#### *Policies:*

*Improve the technical basis for natural resource management;*

*Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*

*Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*

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

The proposed project is located across Kamehameha Highway from Sunset Beach. It will not impact valuable coastal ecosystems of significant biological and economic

importance and will not affect any streams or drainage channels that connect directly with the ocean.

#### Economic Uses

##### Objectives:

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

##### Policies:

*Concentrate coastal dependent development in appropriate areas;*

*Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area.*

*Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas . . . .*

The proposed project will be an important accessory use to Sunset Beach. It will include much needed parking and a comfort station for a popular recreational amenity that is part of Hawaii's leisure lifestyle. As a special shoreline resource, Sunset Beach is important to the state's tourism industry. It is what makes Hawaii beautiful and brings visitors back to the islands.

#### Coastal Hazards

##### Objectives:

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

##### Policies:

*Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*

*Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*



*Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*

*Prevent coastal flooding from inland projects; and*

*Develop a coastal point and nonpoint source pollution control program.*

Sunset Beach is subject to tsunami inundation and storm waves. The project site, which is located mauka of Kamehameha Highway, is farther from the shoreline and more protected from these natural occurrences. Should a wave surge traverse the highway and reach the project site, damages to the proposed improvements would be minimal. No major structures are being planned on the City property.

#### Managing Development

##### Objective:

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

##### Policies:

*Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*

*Facilitate timely processing of application for development permits and resolve overlapping or conflicting permit requirements; and*

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

The policies under this category apply directly to agencies responsible for managing the island's resources under their respective jurisdiction. The proposing agency of this action will cooperate with the efforts of the different agencies to comply with these policies.

#### Public Participation

##### Objective:

*Stimulate public awareness, education, and participation in coastal management.*

##### Policies:

*Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;*

*Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and*

*Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

The policies under this category apply directly to agencies responsible for managing the island's resources under their respective jurisdiction. The proposing agency of this action will cooperate with the efforts of the different agencies to comply with these policies.

**Beach Protection**

**Objective:**

*Protect beaches for public use and recreation.*

**Policies:**

*Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;*

*Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and*

*Minimize the construction of public erosion-protection structures seaward of the shoreline.*

The proposed project will not be located seaward of the shoreline setback area and will not involve construction of an erosion-protection structure.

**Special Management Area Review Guideline:**

Discussion of the proposed project's relationship to the relevant SMA Review Guidelines are presented below.

**SMA Guidelines A.1 to A.4**

These guidelines relate to the provision of adequate access to publicly owned or used beaches, adequate and properly located public recreation areas, and solid and liquid waste treatment, disposition and management. Alterations to existing land forms and vegetation should cause minimum adverse effects.

The proposed project is located mauka of Kamehameha Highway and will not interfere with access to Sunset Beach. Included within the parking site is an open lawn which will be available for picnic and other passive leisure activities.

A private contractor will be hired to haul solid waste away from the support park. Wastewater disposition will be accommodated by a septic tank which has been found to be acceptable at the site by the State Department of Health. Construction of the project will not result in substantial alteration to the land, nor adverse impact to water resources, scenic features and recreational amenities. There will be minimum danger of floods, landslides, erosion, siltation or failure in the event of an earthquake.

SMA Guidelines B.1 to B.3

These guidelines relate to how development should not have substantial adverse environmental effects unless such effects are minimized and are clearly outweighed by public health and safety or compelling public interest. The proposed action should show consistency with the SMA objectives and policies, and the county general plan, development plan and zoning.

The proposed project is small in scale, will not result in substantial land alteration and will provide necessary drainage improvements. Currently, there are no plans to expand the proposed parking area, thus there are no future cumulative effects from the proposed action.

The proposed project is consistent with the Coastal Zone Management goals and objectives, SMA review guidelines and the City & County general plan, development plan and zoning.

SMA Guidelines C.1 to C.5

These guidelines relate to dredging or filling activities, developments affecting beach size, public access to tidal lands, beaches and streams, views toward the sea from the nearest State highway, and activities affecting natural water features and existing or potential agricultural lands.

The proposed project will not involve any dredging, filling or alteration of any beach, bay, estuary, stream or other natural water features. Located on the mauka side of Kamehameha Highway, the proposed parking will not interfere with public access to any beach or stream, nor will it interfere with any view of the shoreline area from the State highway. Drainage on the project site is toward the center of the property. The proposed project will not adversely affect coastal waters.

The property has long been occupied by residences and the soil is of a silty clay variety. The new parking facility will not impact existing or potential agricultural use of the land.

#### **Shoreline Setback:**

The project site is located outside of the 40-foot shoreline setback area, and therefore, is not required to obtain a shoreline certification and setback variance.

#### **Highway Setback:**

The State Department of Transportation has indicated that Kamehameha Highway is planned for widening after 2005. A 50-foot setback along the mauka side of the highway, thus, should be provided.

The proposed parking and comfort station facilities already include a lawn frontage along the highway and will not be impacted by the future highway widening.

#### **Required Permits and Approvals**

The proposed improvements require only a Special Management Area Use Permit from the City & County of Honolulu.

### **V. ENVIRONMENTAL CHARACTERISTICS**

#### **Existing Land Use**

The area across Kamehameha Highway from Sunset Beach is comprised primarily of one-acre residential properties. The residences on these properties are individually designed and built. The proposed site is located in this area and consists of two adjoining lots each occupied by a residential dwelling. Access to these lots is directly off Kamehameha Highway.

On either side of the project site is a 24-foot wide private road. Each of these roads provides access to private properties located behind the proposed parking area. The City does not have any ownership interest in these side accesses.

#### **Physiography**

Elevations begin at zero on the shoreline and rise to approximately 20 feet at Kamehameha Highway. *Mauka* of the highway and in the proposed site, elevations drop to about 5 to 10 feet below the highway pavement and rise again to about 15 feet at approximately 300 to 400 feet from the right-of-way.

Elevations within the project site average about 12 to 14 feet with the lowest elevation of 11 feet located in the center of the property.

The project site is part of a coastal plain that extends approximately 1,200 feet from the shoreline to the base of the Paumalu plateau. The topography of the plain is relatively level with slopes of less than 3 percent. Nearer the foot of the plateau, slopes increase to about 10 to 20 percent and elevations rise to about 30 to 80 feet. Paumalu plateau stands above this area at an elevation of about 410 feet and extends up to the Pupukea Paumalu Forest Reserve in the Koolau Range.

### Hydrology

Paumalu Stream, which originates from Paumalu Gulch and a shallow ravine to the east of the gulch, traverses the coastal plain behind the project site, crosses Kamehameha Highway beneath a concrete bridge and discharges into the waters off Sunset Beach. The outlet, which is located near Paumalu Place, is closed to the sea during most of the year. Only during high surf or periods of heavy rainfall is the connection made to the sea.

There are no distinct water features on the property. Surface runoff presently flows toward the center of the property where elevations are lowest. During normal rainfall, water collects in the area and percolates the ground. During heavier rainfall, the runoff saturates the ground and ponding occurs.

When the parking facility is completed, drainage from the paved surface will continue to flow toward the center of the property. Planned on-site drywells or seepage pits will be installed to reduce ponding and improve drainage. No runoff is anticipated to flow toward the adjacent properties.

### Soils

According to the U.S. Soil Conservation Service, soil on the project site is Waialua silty clay, 3 to 8 percent slopes (WkB), which consists of moderately well-drained soils typically found on alluvial fans developed in alluvium and weathered from basic igneous rock. In a representative profile of the soil, the surface layer is comprised of a dark reddish-brown silty clay, about 12 inches thick, and the sub-layer is comprised of a dark reddish-brown and reddish-brown silty clay, about 26 inches thick, that has a subangular blocky structure. The substratum is dark reddish-brown, mottled silty clay. The permeability of the soil is moderate, runoff is slow and erosion hazard is slight. Its available water capacity is about 1.8 inches per foot in the surface layer and 1.6 inches per foot in the subsoil.

Along the highway, the soil consists of Jaucas sand, 0 to 15 percent slopes. This soil is comprised of excessively drained, calcareous material that occurs as narrow strips on coastal plains, adjacent to the ocean. It developed in wind- and water-deposited sand from coral and seashells. In a representative profile, this soil is single grain, pale

brown to very pale brown, sandy, and more than 60 inches deep. The surface layer is dark brown resulting from an accumulation of organic matter and alluvium.

Jaucas sand is neutral to moderately alkaline throughout its profile. Its permeability is rapid, runoff is very slow to slow, and water erosion hazard is slight, but wind erosion is severe where vegetation is absent. Its available water capacity is 0.5 to 1.0 inch per foot of soil. Workability is slightly difficult because of the soil's looseness and lack of stability.

### Flora

The project site is presently occupied by two residences (one on each lot) and has undergone extensive landscaping through the years. Vegetation is comprised primarily of introduced exotic species and some backyard garden plants. On one lot, a major portion of the lawn area is overgrown with weeds and high grass which is the result of neglected maintenance. No rare or endangered species will be impacted by the proposed improvement.

### Fauna

Low land urban species, such as common myna, cardinal, house finch, sparrow and mejiro, occur frequently in the project area. Feral cats and dogs may wander into the property, and there may be the possibility of rats or mice inhabitants. It is not expected that the site is inhabited by any rare or endangered wildlife species, considering the amount of land alteration that has occurred and the long presence of humans in the area.

### Archaeological Sites

The project site has been extensively altered for residential use, and the proposed action will involve construction that is essentially surface improvements. Hence, no archaeological features are anticipated to be impacted by the proposed project.

### Air Quality

The air quality in the vicinity is very good. There are no major stationary sources of air pollutant on the North Shore of Oahu. This rural environment is remote from industrial facilities, agricultural burning sites, landfills and incinerators.

The proposed improvements are not expected to generate air pollutants that would exceed State of Hawaii air quality standards. Emissions from the proposed vehicular parking are anticipated to be at minor levels well below any pollutant danger zone.

### Noise

The ambient noise levels at the project site are primarily dominated by the sounds generated by traffic on the highway.

The proposed project will generate both short-term and long-term impacts. The short-term impacts will be associated with construction of the proposed improvements. There will be a grader, dump truck, asphaltic concrete paving machine, roller and supply trucks for the construction of the parking area. Plants for landscaping, such as coconut trees and monkeypods, will be brought to the site by trucks. A small crane and backhoe will be used to install a water line from the highway to the new comfort station and outdoor showers.

The noise from these construction activities will be temporary. Once construction is completed in 3 to 4 months, noise levels will return to existing levels.

In the long-term, the proposed improvements will not result in significant increases in overall noise levels in the area. Noise standards as provided in the Honolulu Community Noise ordinance are not expected to be exceeded.

### Visual

The proposed parking will alter the visual character of the site. The appearance of the two dwelling units and residential yards will be converted to a landscaped asphaltic concrete lot with parked vehicles. The parking area, however, will be well landscaped, and an open lawn with picnic tables will be provided. Dense vertical plants will be placed along the property lines to screen the facility from adjacent properties, and large canopy trees will be planted within the interior of the site to soften the visual effect of the parking. Along the highway frontage, a low rock wall with an accompanying row of shrub will be constructed to partially camouflage the site from passing motorists.

## VI. SOCIO-ECONOMIC CHARACTERISTICS

### Existing Conditions and Probable Impacts of the Proposed Action

Sunset Beach is located on the North Shore of Oahu where clusters of residential homes are strung along Kamehameha Highway. The main town of this region is Haleiwa which is located approximately 7 1/2 miles from the project site. Major private employers in the North Shore area (Waialua to Kahuku) include Haleiwa town, Turtle Bay Hilton Golf & Tennis Resort, Kahuku's "The Mill" shopping village, Waimea Valley park and Waialua Sugar Company.

The proposed action is not expected to generate new employment. It is a land improvement that will be maintained by an existing crew of City groundskeepers currently assigned to the region. No additional personnel is expected to be hired for the project. Maintenance will be performed daily but for a limited time each day as other beach park facilities will be on the maintenance crew agenda.

Since the proposed project is not expected to generate new employment nor create demand for new housing, there will be no increase in the area's population. Hence, there would be no impact on existing housing, public facilities, or social services. Moreover, there will be no additional burden on public schools, hospitals, neighborhood parks and libraries and no additional demand for police and fire protection services. To maintain security in the parking area, especially at night, the parking area will be secured with a chain and lock at the driveway entrance. Lighting will be installed to keep the site well lit and to prevent the facility from being a "hangout" for area youths. And also, the police department will be asked to make routine patrols in the vicinity.

Two residences presently occupy the site which was recently acquired by the City. In order to make room for the proposed parking, the residences will be removed. The occupants of the residences thus will be displaced and would have to seek housing elsewhere.

Short-term impacts will result during construction of the proposed project. This would consist of new work for construction companies, however, it may not result in new jobs in the industry. More likely, the project will mobilize construction personnel and, at least, temporarily sustain activity in the industry.

The secondary impacts of construction include the effect wages and salaries earned by construction workers have on the local economy as well as purchases from construction industry vendors have on local suppliers.

## VII. INFRASTRUCTURE

### Utilities

A 12-inch water line is located along Kamehameha Highway and is available for hook-up to the project for use by the new comfort station, outdoor showers and landscape irrigation system. These facilities are expected to generate a demand for approximately 7,000 gallons per day (gpd) during the weekends, the busiest time of the week.

Sewage from the comfort station will be accommodated by on-site septic tanks, since City sewer lines are not available in the vicinity. Effluent from the system will be discharged in an absorption field in the landscaped section of the property.



Electricity will be required for the parking area and comfort station lights. Hook-up may be made to overhead Hawaiian Electric Company lines along Kamehameha Highway.

There are no plans to provide public telephone service at the site. An emergency call phone, however, may be installed at a later date.

### Roads and Parking

Kamehameha Highway provides the only main access route around the North Shore of Oahu. It is a two-lane State highway with unrestricted access. Numerous side roads and direct ingresses/egresses from adjacent properties connect with the State right-of-way.

Kamehameha Highway has a pavement width of 20 feet and 4- to 5-foot wide stabilized shoulders within a 50-foot wide right-of-way. The posted speed limit is 35 mph in the project area.

Traffic volumes are heaviest on the weekends and holidays. Although traffic data are not available for these periods, traffic can be characterized as slow moving compared to the normal speed (at regular posted speed limit). During the winter surfing season, traffic is heavy throughout the week, and on surfing tournament days, traffic moves at a very slow pace.

Crosswalks and bus stops are sporadically located along Kamehameha Highway. A crosswalk is proposed at the western corner of the project site. Bus stops for the Haleiwa bound buses are located across Kamehameha Highway from the project site and at the lifeguard station. For the Kahuku bound buses, bus stops are located across the highway from the lifeguard station and near the proposed parking site.

Currently, parking by beachgoers normally occurs along the highway frontage of Sunset Beach and, when conditions are crowded, occurs beyond the beach along Kamehameha Highway on the makai shoulder. Moreover, during peak days vehicles park on side streets near the beach area.

On the weekends, the highway frontage of Sunset Beach is typically filled with vehicles. This often creates a hazardous condition when vehicles enter and leave the area. Traffic volumes on the highway are often heavy, and when northbound vehicles enter the parking area with left-turn movements or leave the area by backing up into the highway, a dangerous situation is created. On a typical crowded day, it is estimated as much as 80 vehicles park in the frontage area. The new parking area is intended to alleviate the chaotic situation fronting the beach.

The new parking will have a single ingress/egress control point resulting in less hazardous conditions and less traffic disruptions on the highway. During heavy traffic periods, vehicles making left-turns into the parking area from the highway and vehicles making left-turns from the parking to the highway may experience longer than normal delays. If warranted, traffic monitors could be employed to expedite traffic flow during special events. Because beachgoers normally stay for long hours, arriving early and leaving later in the day, additional mitigation may not be necessary.

The Department of Transportation Services, City & County of Honolulu, recently installed a bikeway as part of its regional bikeway plan for the North Shore. The bikeway extends from Kaunala to Waimea, a distance of approximately 3.5 miles, and traverses the mauka section of Sunset Beach. The provision of this facility could provide an alternative mode of transportation for beach users and possibly reduce some parking needs at the beach.

## VIII. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES

### Construction Impacts

During the short-term, construction will generate minor impacts to motorists travelling on Kamehameha Highway. These temporary inconveniences, which would include slow-moving construction vehicles and equipment on Kamehameha Highway, are expected to occur sporadically during the approximately 3 to 4 months when construction is in progress.

Dust and noise are other impacts generated by construction. These impacts are most noticeable during the site preparation stage when grading and earthwork are performed by heavy diesel-powered equipment. Once this stage of the construction work is completed and the building and landscaping stage is begun, construction related noise and dust should be at greatly reduced levels.

### Proposed Mitigation Measures for Construction Impacts

Precautionary measures will be employed by the construction contractor to insure the least disruption to vehicular and pedestrian traffic during construction. For pedestrian safety, the construction site will be clearly marked or roped off to prevent the public from wondering into the work area.

Construction-generated noise and dust will be controlled by the contractor in compliance with City and State air and noise quality standards and guidelines. Provisions for mitigation such as water sprinkling to control dust and use of muffler

devises to control noise could be incorporated as part of the construction contract with the selected contractor.

### Traffic Impacts

In the long-term, traffic patterns will change at Sunset Beach. Although parking will continue to occur on the makai side of the highway at Sunset Beach, parking will also occur in the new parking area. During the popular surfing season, parking will be in demand and will occur also on the side and frontage streets. The new parking area may create traffic congestion at the parking entrance/exit, but potential mitigation measures could be employed to reduce these impacts.

### Proposed Mitigation Measures for Traffic Impacts

As described above, a traffic monitor may be employed during special surfing events to control ingress and egress from the new parking. The new bikeway offers an alternative mode of transportation to the beach and could possibly reduce the number of vehicular trips to the area.

Another alternative mode of transportation to vehicles is the public mass transit system. Bus lines run on Kamehameha Highway and currently have stops located in front of the beach and at the proposed parking site. The frequency of bus service is approximately 30 minutes throughout the day.

## **IX. ALTERNATIVES CONSIDERED**

### No Action Alternative

If "no action" were pursued, the existing parking situation would continue to occur. During the weekends and on holidays, parking would be inadequate and, at times, hazardous to traffic on Kamehameha Highway. It is anticipated the proposed project would alleviate this problem and improve safety and parking conditions.

Additionally, no outdoor showers, comfort station, and picnic tables would be made available for Sunset Beach users.

In summary, the no action alternative would not address the need for improving the parking at Sunset Beach and providing additional conveniences, such as a comfort station and picnic area. This course of action, therefore, would not be a desirable alternative.

### Alternative Site

The project site was made available when the City successfully acquired the two abutting lots *mauka* of the highway. The selection of this property was the result of a combination of factors including the availability of the property for City acquisition, the City's desire for a site large enough to accommodate over 100 vehicles, and the preference for a site near the sand area of Sunset Beach. Although a site nearer the center of the beach park would have been more desirable, the proposed property has met of all of the criteria for the Department of Parks and Recreation.

### Alternative Size

The project site contains space for approximately 102 vehicles. It was determined that the project site should support, as a minimum, the estimated number of vehicles that could be parked along the Kamehameha Highway frontage of Sunset Beach. The proposed parking also includes additional stalls to accommodate some of the overflow parking from the area side streets. If necessary, the proposed parking could be expanded, but this may require removal of some of the landscaped sections in the project site.

### Alternative Design

Other designs for the layout of the parking area, comfort station, outdoor shower, and picnic tables were examined. The alternative designs were reviewed based on context, function, and environmental appropriateness. The final plan as shown in Figure 3, represents the layout which best meets all of the City's needs as well as the above review criteria.

## **X. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

Construction of the proposed action will commit the site to long-term parking and picnic use. Public funds, labor, construction equipment, building and landscape materials, and utility services involving energy sources, water resources, wastewater disposal, and solid waste disposal will be committed to the construction of the project.

Two residences and existing vegetation will be removed from the property and replaced with a new parking facility. Part of the new facility will include relandscaping and construction of a small picnic area with a comfort station.

Long-term commitment of resources for the project will include the use of maintenance personnel, supplies and materials for the maintenance of the parking and picnic area, and utilities, including water, sewage collection and disposal systems, and electricity.

## XI. DETERMINATION

This assessment presently demonstrates that the proposed action will not have a significant impact on the environment and that an Environmental Impact Statement is not warranted. Therefore, a Negative Declaration for this project is in order.

## XII. FINDINGS AND REASONS SUPPORTING THE DETERMINATION

The following findings and reasons indicate the proposed action will not have a significant adverse effect on the environment, and consequently, support the above determination.

1. The impacts associated with construction of the proposed action are short-term and temporary. All short-term impacts will be minimized in accordance with applicable City and County of Honolulu, State of Hawaii and Federal Rules and Regulations.
2. No rare or endangered wildlife or flora species are anticipated to be affected by the proposed project.
3. No archaeological features are anticipated on the project site.
4. The proposed action will not result in a significant adverse effect on the visual environment.
5. There will be no significant adverse social or economic impact resulting from the proposed action.
6. The proposed action will be consistent with the City and County of Honolulu General Plan, City Land Use Ordinance, Hawaii Coastal Zone Management Program and Special Management Area Policies and Objectives.
7. The proposed action will improve parking in the project area, and traffic conditions will become less hazardous during peak periods.
8. The proposed action will displace two residences, but these properties have been acquired by the City and the previous owners have been properly compensated.

### XIII. COMMENTS AND RESPONSES FROM AGENCIES AND ORGANIZATIONS

A Draft Environmental Assessment for this project was transmitted to the following agencies and organizations for review and comment. The agencies and organizations that responded are indicated below and a copy of their correspondence with a response from the proposing agency is attached to this section. Comments from these agencies and organizations have been incorporated into this Final Environmental Assessment where necessary.

<u>Federal Agency</u>	<u>Agencies Responded</u>	<u>Agency Letter Attached in this Section</u>	<u>No Response</u>
U.S. Natural Resources Conservation Service			X
<u>State Agency</u>			
Department of Health	X	X	
Department of Transportation	X	X	
Office of State Planning	X	X	
State Historic Preservation Division	X	X	
<u>City and County Agency</u>			
Building Department	X	X	
Civil Defense Agency			X
Department of Housing and Community Dev.	X	X	
Department of Land and Natural Resources			X
Department of Land Utilization	X	X	
Department of Public Works	X	X	
Department of Transportation Services			X
Department of Wastewater Management	X	X	
Fire Department	X	X	

<u>City and County Agency (cont.)</u>	<u>Agencies Responded</u>	<u>Agency Letter Attached in this Section</u>	<u>No Response</u>
Planning Department	X	X	
Police Department			X
<u>Utility Company</u>			
Board of Water Supply	X	X	
Hawaiian Electric Company, Inc.			X
<u>Organization</u>			
Ka Lahui Hawaii			X
North Shore Neighborhood Board No. 27			X
Sunset Beach Community Association	X	X	

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**BELT COLLINS**  
H A W A I I

September 7, 1995  
95P-463/341.1500

Mr. Lawrence Miike, Director  
Department of Health  
State of Hawaii  
P.O. Box 3378  
Honolulu, Hawaii 96801

Dear Mr. Miike:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the City Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. The proposed septic tank will discharge its effluent into an underground leaching field within the landscaped section of the parking lot. Plans and specifications for the wastewater disposal system will be submitted to your office for review and approval.

We trust the above addresses your concerns on the proposed project. Should you have any further questions, please do not hesitate to contact me at 521-5361.

Sincerely yours,  
BELT COLLINS HAWAII  
*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

643 ALA MOANA BOULEVARD, FIRST FLOOR, HONOLULU, HAWAII 96811-5104 U.S.A., TEL: 808 531-5181 FAX: 808 531-7814  
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL CONSULTING  
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STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801  
August 9, 1995

RECEIVED

95 AUG 21 10 53  
95-124/epo

Mr. Donald Griffin  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Griffin:

Subject: Environmental Assessment  
Sunset Beach Support Park  
Sunset Beach, Oahu  
TMK: 5-9-15: 10 & 11

Wastewater treatment and disposal have not been adequately addressed in the subject document, however, the use of a septic tank is acceptable to the Department of Health with the appropriate disposal method. The treated effluent should be reused for irrigation wherever possible.

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

Should you have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.

Sincerely,  
*Lawrence Miike*  
LAWRENCE MIIKE  
Director of Health

C: CWB

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1995 AUG 23 P 12:57



AUG-23-95 WED 12:30

PARKS & REC

FAX NO. 8085234767

P. 01

REO 12:33p  
8/23/95



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

AUG 21 1995

KAZU HAYASHIDA  
DIRECTOR  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

REPLY REFER TO  
IPWY-PS  
2.6887

Mr. Donald Griffin  
Chief, Advanced Planning Branch  
Department of Parks and Recreation  
City and County of Honolulu  
650 S. King Street  
Honolulu, Hawaii 96813

Dear Mr. Griffin:

Subject: Draft Environmental Assessment, Sunset Beach Support  
Park, Koolauloa, Oahu, Hawaii; TMK: 5-9-15: 10 & 11

Thank you for the opportunity to review the subject Draft  
Environmental Assessment for a parking facility for 102 vehicles.

We have the following comments:

1. The site of the proposed support park abuts Kamehameha Highway, a State highway planned for widening after 2005. A 50 feet setback along the mauka side of the existing highway right-of-way should be reserved. The comfort station should be relocated accordingly.
2. No additional surface water runoff can be discharged on the State highway right-of-way.
3. All plans for construction within and adjacent to the State highway right-of-way must be submitted for our review and approval.
4. The project is being coordinated with our Highways Traffic Branch.

Very truly yours,

*Kazu Hayashida*

KAZU HAYASHIDA  
Director of Transportation



BELT COLLINS  
HAWAII

September 7, 1995  
95P-469/341.1500

Mr. Kazu Hayashida, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Dear Mr. Hayashida:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the City Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. Our response to your comments is as follows:

1. The comfort station and parking area will be located more than 50 feet from the Kamehameha Highway right-of-way and will be outside of the planned highway setback area.
2. Existing runoff flows toward the center of the project site. The proposed project will not discharge additional runoff onto the State highway.
3. Plans for the proposed crosswalk on Kamehameha Highway and egress/ingress for the parking lot will be submitted to the Highway Traffic Branch, Department of Transportation for review and approval.

We trust the above information addresses your concerns on the proposed project.

Sincerely yours,

BELT COLLINS HAWAII

*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

650 ALA MOANA BOULEVARD, FIRST FLOOR, HONOLULU, HAWAII 96813-106 U.S.A. TEL: 808 521-5181 FAX: 808 518-7814  
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AUG-23-95 WED 12:30

PARKS & REC

FAX NO. 805523-4767

PAGE



# OFFICE OF STATE PLANNING

Office of the Governor

WARD A. GIBBS, P.O. BOX 2442, HONOLULU, HAWAII 96811-2442  
STREET ADDRESS: 100 SOUTH KING STREET, HONOLULU  
TELEPHONE: (808) 525-3000

LEWIS L. GARDNER, General  
FAX: (808) 525-4767  
Planning Division 101-3114

Ref. No. C-1372

August 9, 1995

RECEIVED  
1995 AUG 15 A 7 46  
DEPT. OF PARKS  
& RECREATION  
C & C OF HONOLULU

The Honorable Dona Hanaike, Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mrs. Hanaike:

We have reviewed the draft environmental assessment (DEA) for the proposed Sunset Beach Support Park project, and we have the following comments.

Generally, we believe the project supports a number of Coastal Zone Management (CZM) objectives and policies, and thus is a positive contribution to the sound management of Hawaii's coastal resources. We wish to note, however, that the DEA only discusses 7 of the 9 CZM objectives. As you may know, in 1993 the Legislature passed Act 258, which added Public Participation and Beach Protection as additional CZM objectives.

Also, the DEA lists notes on page 12, in the Hydrology section, that any excess surface runoff (keyed to the original flow from the site) will flow into planned on-site drywells. Since the control of runoff that seeps into the ground, such as oil and other petroleum fluids leaking onto the paved parking lot surface, is an important objective of the CZM Program, a more detailed description of this mitigation measure should be provided to ensure that it adequately performs its intended function. Perhaps the idea of including an oil/water separator or other such mitigation efforts should also be addressed to ensure the high water quality at Sunset Beach is not compromised by future used improvements.

Thank you for the opportunity to comment on this project. If you have any questions regarding our comments, please contact Tom Griffin of our CZM Program at 587-2877.

Sincerely,

*Gregory G. Y. Pai*  
Gregory G. Y. Pai, Ph.D.  
Director

8/5/95  
8/15/95

cc: OEQC



BELT COLLINS  
HAWAII

September 7, 1995  
95P-470/341.1500

Mr. Gregory G.Y. Pai, Ph.D.  
Office of State Planning  
P.O. Box 3540  
Honolulu, Hawaii 96811-3540

Dear Mr. Pai:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the City Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. Discussion of the project's relationship to the Hawaii Coastal Zone Management Objectives on Public Participation and Beach Protection will be included in the Final Environmental Assessment.

Kamehameha Highway, which is located on the makai side of the project site, is approximately six feet in elevation higher than the proposed parking area. Findings from further study of the project site indicate that runoff on the property is toward the center of the site and not toward Kamehameha Highway and along the mauka boundary of the State right-of-way.

Current plans for the parking area call for installing on-site drywells or seepage pits to prevent ponding in the central area. Runoff with potential oil and other automotive fluid spills are not expected to flow toward the adjacent properties.

We trust the above addresses your concerns on the proposed project.

Sincerely yours,

BELT COLLINS HAWAII  
*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

640 ALA MOANA BOULEVARD, FIRST FLOOR, HONOLULU, HAWAII 96813-3424 U.S.A. TEL: 809 511-5151 FAX: 808 518-2819  
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL CONSULTING  
HAWAII - SINGAPORE - HONG KONG - AUSTRALIA - THAILAND - GUAM

BENJAMIN J. CAYTELAND  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 9TH FLOOR  
HONOLULU, HAWAII 96813

August 11, 1995

Glen Koyama  
Belt Collins  
680 Ala Moana Boulevard, First Floor  
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

SUBJECT: Draft Environmental Assessment (DEA) Sunset Beach Support Park (File No. 95-014)  
Paumotu/Kaunala, Ko'olaupoa, O'ahu  
IMK: 5-9-15:010\_011

LOG NO: 15103  
DOC NO: 9507EJ29

We commented directly to Belt Collins on May 1, 1995, regarding a preliminary proposal for the Parking Lot, Comfort Station and Beach Erosion Prevention for the City and County Department of Parks and Recreation Sunset Beach Support Park (see attached Doc No. 9504T920). We believe that this project has the potential to have an "adverse effect" on buried historic sites. Before a determination can be made, we recommend that an archaeological inventory survey of the proposed support park area be performed to determine if any historic sites are present, and, if so, to gather sufficient information to evaluate their significance. A report of the findings should be submitted to the State Historic Preservation Division for review. If significant historic sites are found during the survey, a mitigation plan may need to be developed and executed.

If you have any questions please call Elaine Jourdane at 587-0015.

Aloha,

Don Hibbard, Administrator  
Historic Preservation Division

EJ:jk

Enc: Doc No. 9504td20

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MAY 14 A @ 56

BENJAMIN J. CAYTELAND  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 9TH FLOOR  
HONOLULU, HAWAII 96813

May 1, 1995

Glen Koyama  
Belt Collins  
680 Ala Moana Boulevard, First Floor  
Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

SUBJECT: 100 Stall Parking Lot, Comfort Station, and Beach Erosion Prevention at Sunset Beach, City and County Department of Parks and Recreation  
Paumotu, Ko'olaupoa, O'ahu  
IMK: 5-9-15:10\_11:5-9-1: various

LOG NO: 14427  
DOC NO: 9504TD20

Thank you for the opportunity to review this preliminary proposal. A review of our records shows that the locations noted in your facsimile transmission have been developed, so it is unlikely that historic sites will be found on the surface. The soil over a large portion of the proposed project area is calcareous beach sand, which was a favored environment for human burials in traditional Hawaiian times. Our records show that several human burials have been inadvertently discovered in the beach sands near the proposed project. Our records also show that cultural deposits unrelated to burials are found in the vicinity, although these have not been inventoried and described.

Excavation activities at your project area have the potential to have an "adverse effect" on buried historic sites that might be located there. Therefore, we recommend that this project undergo historic preservation review as it is developed, so that we can work together to ensure that the project is designed to have "no effect" on historic sites, or that any "adverse effects" of the project are properly mitigated.

If you have any questions please call Tom Dye at 587-0014.

Sincerely,

DON HIBBARD, Administrator  
State Historic Preservation Division

TD:jk

MAY 02 1995

RECEIVED  
MAY 14 A @ 56  
STATE HISTORIC PRESERVATION DIVISION



BELT COLLINS  
HAWAII

September 7, 1995  
95P-462/341.1500

Mr. Don Hibbard, Ph.D., Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
State of Hawaii  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813

Dear Mr. Hibbard:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the City Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. As stated in your letter, it is unlikely that historic sites will be found on the surface of the project site. However, as you noted, there is the possibility of human burials and subsurface cultural deposits. In response to your recommendation, we will conduct an archaeological inventory survey and submit it for review and approval. If significant sites are found during the survey, a mitigation plan will be prepared and executed, if required, prior to any construction work.

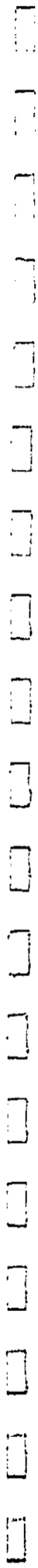
We trust the above addresses your concerns on the proposed project. Should you have any further questions, please do not hesitate to contact me at 521-5361.

Sincerely yours,

BELT COLLINS HAWAII

*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation



BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
 HONOLULU MUNICIPAL BUILDING  
 850 SOUTH KING STREET  
 HONOLULU, HAWAII 96813

**RECEIVED**

JEREMY HARRIS  
 MAILER

NOV 03 - 9 A 10:56



RANDALL K. FUJIKI  
 DIRECTOR AND BUILDING SUPERINTENDENT  
 HUDRO M. BALDWIN  
 DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 95-556

August 7, 1995

Belt Collins Hawaii  
 680 Ala Moana Boulevard, First Floor  
 Honolulu, Hawaii 96813-5406

Gentlemen:

Subject: Sunset Beach Support Park  
Draft Environmental Assessment

This is in response to your request to review and comment on the above subject matter.

We have no comments to offer but thank you for the opportunity to review the document.

Should there be any questions, please contact Douglas Collinson at 527-6375.

Very truly yours,

RANDALL K. FUJIKI  
 Director and Building Superintendent

cc: G. Tamashiro



**BELT COLLINS**  
 H A W A I I

September 7, 1995  
 95P-466/341.1500

Mr. Randall K. Fujiki, Director  
 Building Department  
 City and County of Honolulu  
 650 South King Street  
 Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Draft Environmental Assessment  
 Sunset Beach Support Park  
 Tax Map Key: S-9-15: 10 and 11

On behalf of the Department of Parks and Recreation, thank you for your review of the Draft Environmental Assessment for the Sunset Beach Support Park. Although you had no comment on the EA, please feel free to contact me later, if there are any questions regarding the project.

Sincerely yours,

BELT COLLINS HAWAII  
  
 Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813  
PHONE: (808) 522-4437 • FAX: (808) 527-3488



JEREMY HARRIS  
MAYOR

RONALD S. LIM  
DIRECTOR  
ROLAND LIBBY, JR.  
DEPUTY DIRECTOR

BELT COLLINS  
H A W A I I

September 7, 1995  
95P-472/341.1500

August 15, 1995

RECEIVED  
1995 AUG 17 P 3:55  
DEPT. OF PARKS  
& RECREATION  
C & C OF HONOLULU

MEMORANDUM

TO: Dona L. Hanatke, Director  
Department of Parks and Recreation

ATTENTION: Donald Griffin

FROM: Ronald S. Lim, Director

SUBJECT: Environmental Assessment  
Sunset Beach Support Park  
Koolauloa, Oahu, Hawaii, TMK 5-9-15: 10 & 11

Mr. Ronald S. Lim, Director  
Department of Housing and Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Lim:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the Department of Parks and Recreation, thank you for your review of the Draft Environmental Assessment for the Sunset Beach Support Park. Although you had no comment on the EA, please feel free to contact me later, if there are any questions regarding the project.

This is in response to your letter of July 11, 1995 requesting our comments on the Sunset Beach Support Park. The proposed development does not conflict with any current or proposed Department projects and DHCD has no comments to offer at this time.

Should you have any questions, please contact Jason Ching of our Planning and Analysis Division at X4368.

Thank you for the opportunity to comment.

Sincerely,  
  
RONALD S. LIM  
Director

cc: Donald E. Griffin, Department of Parks and Recreation

Sincerely yours,  
BELT COLLINS HAWAII  
  
Glen T. Koyama

5/15

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
 680 SOUTH KING STREET  
 HONOLULU, HAWAII 96813-1501 (202) 4-3322



JENNIFER HARRIS  
 CLERK

PATRICK ONISHI  
 DIRECTOR  
 LORETTA K. CHEE  
 DEPUTY DIRECTOR  
 95-04091 (JT)

August 14, 1995

Mr. Glen T. Koyama  
 Belt Collins Hawaii  
 680 Ala Moana Boulevard, First Floor  
 Honolulu, Hawaii 96813-5406

Dear Mr. Koyama:

Draft Environmental Assessment (DEA)  
 for Sunset Beach Support Park  
 Tax Map Keys: 5-9-151, 10, and 11

RECEIVED  
 1995 AUG 15 P 1:37

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

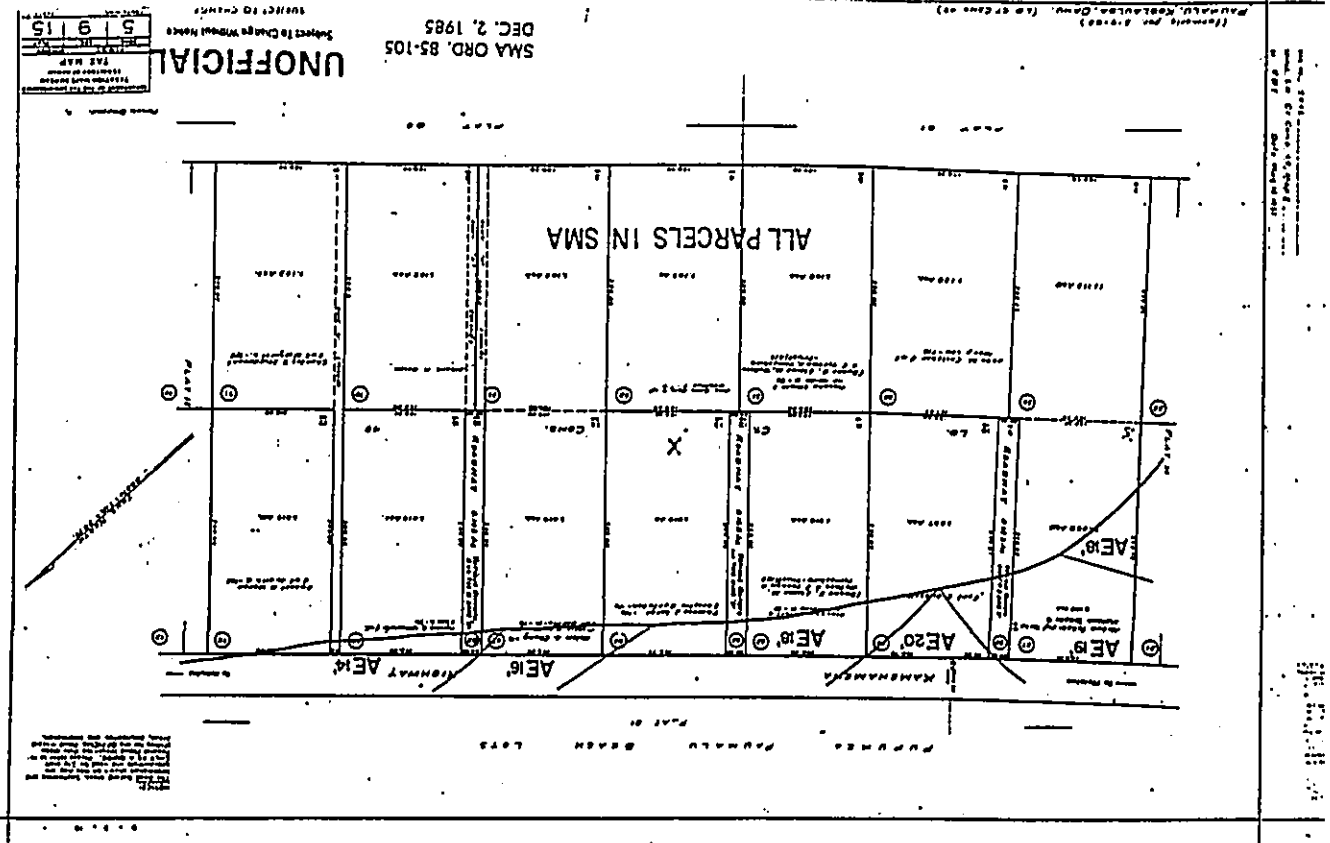
1. We concur that the project is located within the Special Management Area (SMA). Therefore, the project must comply with SMA Rules and Regulations.
2. It appears that the proposed work will be located within areas designated as Flood Zone X, an area determined to be outside the 500-year flood plain; and Zone AE, an area in the flood plain inundated by the 100-year flood, with a base flood elevation of 18, 19 and 20 feet mean sea level. Improvements within Flood Zone AE will be subject to compliance with the "Flood Hazard District" requirements under Section 7.10 of the Land Use Ordinance (see attached map approximating the location of flood zones).

Should you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

*[Signature]*  
 PATRICK T. ONISHI  
 Director of Land Utilization

PTO:am  
 Attachment  
 cc: Department of Parks and Recreation  
 95-04091.jnt



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



**BELT COLLINS**  
H A W A I I

September 7, 1995  
95P-461/341.1500

Mr. Patrick T. Onishi, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15; 10 and 11

On behalf of the Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. A Special Management Area (SMA) Use Permit Application will be submitted to your office for review and approval. As required by the SMA Use Permit Application, we will show compliance with the Flood Hazard District requirements under Section 7.10 of the Land Use Ordinance.

We trust this addresses your concerns regarding the project.

Sincerely yours,

BELT COLLINS HAWAII  
*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation



DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

930 SOUTH KING STREET  
HONOLULU, HAWAII 96813



RECEIVED  
AUG 29 1995

ENV 96-221

BERNARD SPRAGUE  
DIRECTOR AND CHIEF ENGINEER  
DARWIN J. HANAUATO  
DEPUTY DIRECTOR  
ENV 96-221

August 2, 1995

Mr. Glen T. Koyama  
Belt Collins Hawaii  
680 Ala Moana Blvd., 1/F  
Honolulu, Hawaii 96813

Dear Mr. Koyama:

Subject: Environmental Assessment (EA)  
Sunset Beach Support Park  
TMK: 5-9-15: 10 & 11

We have reviewed the subject EA and have the following comments:

1. Parts of parcels 10 and 11 are located in Flood Zone AE.
2. In Section VIII, "Summary of Major Impacts and Proposed Mitigation Measures," address best management practices (BMPs) during construction to mitigate silt, sediment in storm water runoff.
3. Provide 25-ft minimum driveway width from Kamehameha Highway to the parking area.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

Very truly yours,

*Glen T. Koyama*  
GLEN T. KOYAMA  
Director and Chief Engineer

cc: Department of Parks & Recreation (Don Griffin)



BELT COLLINS  
HAWAII

September 7, 1995  
95P-468/341.1500

Mr. Kenneth E. Sprague, Director  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. We will comply with the Flood Hazard District requirements as provided under Section 7.10 of the City & County Land Use Ordinance.

Presently, there is no surface runoff to adjacent properties. Drainage is to the center of the property where site elevations are the lowest. Additionally, the construction contractor will be responsible for preparing and undertaking a best management practice plan during project construction. The contractor will be required through contract specifications to include in its plan provisions for preventing runoff to adjacent properties and for preventing fueling, washing and maintenance of equipment on neighboring lands and beach site.

Finally, the driveway to the parking lot will have a minimum 25-foot width/to adequately accommodate ingress and egress on Kamehameha Highway.

We trust the above addresses your concern regarding the project.

Sincerely yours,

BELT COLLINS HAWAII  
*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

440 ALA MOANA BOULEVARD, FIRST FLOOR, HONOLULU, HAWAII 96813 U.S.A. TEL: 875 521-5161 FAX: 875 5167519  
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL CONSULTING  
HAWAII - SINGAPORE - HONG KONG - AUSTRALIA - THAILAND - GUAM

DEPARTMENT OF WASTEWATER MANAGEMENT  
CITY AND COUNTY OF HONOLULU  
450 SOUTH KING STREET  
HONOLULU, HAWAII 96813



155 JUL 24 A & 14  
BELT COLLINS HAWAII

FELIX B. LIMITIACO  
DIRECTOR  
CHIEF OF WASTEWATER SERVICE  
DEPARTMENT DIRECTOR

WPP 95-352

July 21, 1995

Glenn T. Koyama  
Belt Collins Hawaii  
670 Ala Moana Boulevard, Suite 200  
Honolulu, Hawaii 96814

Dear Mr. Koyama:

Subject: ENVIRONMENTAL ASSESSMENT FOR SUNSET BEACH SUPPORT  
PARK, KOOLAVALOA, OAHU, HAWAII. TRK: 5-9-15:10 & 11

We have reviewed the subject environmental assessment and have no objection to the project except of the following comment:

The City has no sewer system in the area. Thus, any private system, such as a septic tank system, falls under the jurisdiction of the Department of Health.

Thank you for the opportunity to review the subject project. Should you have any questions, please contact Keith Sugihara of the Division of Planning and Service Control at 527-5398.

Very truly yours,

FELIX B. LIMITIACO  
Director



BELT COLLINS  
HAWAII

September 7, 1995  
95P-464/341.1500

Mr. Felix B. Limitiaco, Director  
Department of Wastewater Management  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Limitiaco:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. The Department of Health has reviewed the concept plans for the project and has indicated that a septic tank is acceptable at the site. We will submit specific plans and specifications of the disposal unit to the DOH for compliance review with the DOH Administrative Rules, Chapter 11-62, Wastewater Systems.

We trust the above addresses your concerns on the proposed project. Should you have any further questions, please do not hesitate to contact me at 521-5361.

Sincerely yours,

BELT COLLINS HAWAII

Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation



PLANNING DEPARTMENT  
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET  
HONOLULU, HAWAII 96813



SECRETARIAS  
SECTION

CHERYL D. SOON  
CHIEF PLANNING OFFICER  
CAROLL TAKAMISHI  
DEPUTY CHIEF PLANNING OFFICER

LW 7195-1337

RECEIVED  
AUG 24 10 37  
CITY AND COUNTY OF HONOLULU

August 23, 1995

MEMORANDUM

TO: DONA L. HANA'IKE, DIRECTOR  
DEPARTMENT OF PARKS AND RECREATION

FROM: CHERYL D. SOON, CHIEF PLANNING OFFICER  
PLANNING DEPARTMENT

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR SUNSET BEACH  
SUPPORT PARK, NORTH SHORE, OAHU, HAWAII,  
TMK 5-9-15-10 AND 11

We have reviewed the subject Draft Environment Assessment and offer the following comments.

The subject site is designated as Park on the North Shore Development Plan Land Use Map. We have no objections to the proposal provided that proposed improvements are compatible with the general rural character of the area.

Thank you for the opportunity to comment. Should you have any questions, please contact Lin Wong of my staff at extension 4485.

*Carroll Takamishi*

CHERYL D. SOON  
Chief Planning Officer

CDS:js

cc:√Belt Collins Hawaii



H A W A I I  
BELT COLLINS

September 7, 1995  
95P-471/341.1500

Ms. Cheryl D. Soon, Chief Planning Officer  
Planning Department  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Soon:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15: 10 and 11

On behalf of the Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. The proposed project will be compatible with the rural character of the area. Planned lawns and landscaped features will provide a site with a low-density development and open space character. Night lighting will be low-intensity and directional to reduce illumination and glare.

We trust the above information addresses your concern regarding the project.

Sincerely yours,

BELT COLLINS HAWAII

*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU



RECEIVED COPY

1995 AUG -8 A 10:53 August 3, 1995  
BELT COLLINS HAWAII

TO: DONA L. HANAUIKE, DIRECTOR  
DEPARTMENT OF PARKS AND RECREATION

ATTN: DONALD GRIFFIN

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER  
BOARD OF WATER SUPPLY

SUBJECT: LETTER FROM BELT COLLINS HAWAII OF JULY 27, 1995 ON THE  
DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED  
SUNSET BEACH SUPPORT PARK PROJECT, TMK: 5-9-1S: 10 AND 11,  
KOOLAULOA OAHU, HAWAII

Thank you for the opportunity to review the DEA for the proposed project. We have the following comments:

1. The existing water system is presently adequate to accommodate the proposed development. There are two existing water services serving the proposed project site.
2. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay the prevailing Water System Facilities Charges for resource development, transmission and daily storage.
3. Board of Water Supply approved double check valve backflow prevention assemblies should be installed on both domestic water lines immediately after the property valves and prior to any branch piping.

If you have any questions, please contact Barry Usagawa at 527-5235.

cc: Belt Collins Hawaii



BELT COLLINS  
HAWAII

September 7, 1995  
95P-467/341.1500

Mr. Raymond H. Sato, Manager  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, Hawaii 96843

Dear Mr. Sato:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-1S: 10 and 11

On behalf of the Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment for the Sunset Beach Support Park. We will apply for a building permit and seek final water availability clearance through the permitting process. We will pay the prevailing Water System Facilities Charges and install the appropriate double check valve backflow preventive assemblies as required by the Board.

We must the above addresses your concerns regarding the project.

Sincerely yours,

BELT COLLINS HAWAII

*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

610 ALA HUIAHOA BOULEVARD, FIRST FLOOR, HONOLULU, HAWAII 96813-1608 U.S.A. TEL: 808 531-1361 FAX: 808 535-7614  
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SUNSET BEACH COMMUNITY ASSOCIATION

Mr. Don Griffin  
City & County of Honolulu  
Department of Parks and Recreation  
650 South King St., 9th floor  
Honolulu, Hawaii 96813

August 12, 1995

Dear Don:

The Sunset Beach Community Association (S.B.C.A.) has been asked to review and comment on the Draft Environmental Assessment for the proposed Sunset Beach Support Park. Our executive committee met on Monday, August 7, 1995 for this purpose.

The following comments and recommendations are the result of that meeting and of ongoing discussions with community members.

As you know, the S.B.C.A. has encouraged development of this park for many years. On the other hand, decisions relating to this park will have long lasting implications. We welcome the opportunity to provide input that should have a positive influence on the finished product without further delaying completion of this much needed facility.

Concerns

Upon preliminary review our concerns include but are not limited to the following:

1. The volume of sewage and run-off generated by the probable high intensity use of this facility. Are the proposed sewage disposal measures appropriate / adequate ?
2. The water usage estimate seems low.
3. Lack of graphic showing relationship of parking lot to existing homes on adjoining properties.
4. Lack of detail in graphic of comfort station.
5. Interface of cross walk / foot traffic with makai activities i.e. bike path, parking, etc.
6. Effect of lighting on adjoining properties.
7. Security, control of park at night.
8. Safety of exit from sloping driveway.

Recommendations

1. As part of "phase one" of this project, we strongly encourage the installation of two showers on the makai side of Kamehameha Highway. This would result in reduced pedestrian traffic back and forth across the highway, and reduce run-off in the low-lying parking lot area.
2. Provide proportionately more toilets for females.
3. Provide "rough in" plumbing for eventual toilet and shower in lifeguard storage area during initial construction.
4. Carefully evaluate safety concerns relative to a combination of parking, crowding, pedestrian, bike, and vehicular traffic on the makai side of Kamehameha Highway. Implement reasonable mitigative measures as required.
5. In conjunction with this proposal, retain at least six lifeguard parking spaces near the lifeguard tower at Sunset Beach.
6. Keep park locked at night.

Thank you for the opportunity to provide assistance on this project. If there are any questions regarding the above, please do not hesitate to call me at 638-8484.

Sincerely,

  
Larry McEhney, President S.B.C.A.

cc: Mr. Glen T. Koyama---Bell Collins  
Mr. Peter Ho, City & County of Honolulu---Transportation Services  
Mr. Rom Duran, City & County of Honolulu---Managing Directors Office



BELT COLLINS  
H A W A I I

September 7, 1995  
95P-460/341.1500

Mr. Larry McElheny, President  
Sunset Beach Community Association  
P.O. Box 471  
Haleiwa, Hawaii 96712

Dear Mr. McElheny:

Draft Environmental Assessment  
Sunset Beach Support Park  
Tax Map Key: 5-9-15; 10 and 11

On behalf of the City Department of Parks and Recreation, thank you for your comments regarding the Draft Environmental Assessment (EA) for the Sunset Beach Support Park. Below are our response to your concerns and comments on your recommendations as presented in your letter of August 12, 1995.

1. Sewage from the proposed project will be accommodated by an underground septic tank. The use of such a disposal system on the property is acceptable to the State Department of Health.  
Surface runoff from the property will be accommodated by on-site drainage facilities such as swales and drywells or seepage pits. These facilities are designed to prevent project generated runoff from leaving the property. Plans for grading and drainage improvements will be reviewed and approved by the City Department of Public Work before construction is allowed to proceed.
2. There are a number of methodologies that could be used for estimating water usage. The estimate we provided for the support park was a conservative amount for a typical weekend day. For days with special events or during high surf season, the water usage could be as high as 7,000 gallons per day. The projected usage includes both domestic and irrigation use.
3. The Draft EA indicated the project site is located in an area of residential properties consisting primarily of homes on one-acre lots. Immediately adjacent and on either side of the project site are private roads, each approximately 24 feet wide, that provide access to private properties located behind the proposed parking site. Attached is a map showing the proposed parking, adjacent properties and existing residences.

Mr. Larry McElheny  
Page 2

4. The comfort station is typical of the beach park facilities that are provided by the Parks and Recreation Department. As described in the Draft EA, the comfort station will consist of a men's and women's room and a storage area for park maintenance equipment and supplies. There will be a slight modification in the standard design to include also a storage area for lifeguard equipment. A conceptual floor plan showing the relationship of these spaces is provided in Figure 3 of the Draft EA, and a side view of the comfort station is shown in Figure 4.

5. The attached figure includes an illustration of the proposed project in relationship to the makai beach property and bikeway. Parking improvements makai of the highway are not included in the project scope-of-work and thus is not described in the Draft EA.

6. Lighting for the parking area will consist of directional high-pressure sodium lights. The fixture for these lights will throw illumination downward at the ground and not at adjacent properties. Use of high-pressure sodium lights will result in less intensive illumination than standard street lights.

7. One of the benefits of lighting the proposed parking lot is the improved visibility it will provide at night, a condition that is needed for maintaining security. Additionally, the Department Parks and Recreation is proposing to install a chain and lock gate at the parking entrance for use during late night hours. Police could also incorporate a quick surveillance of the parking area with their routine patrol along Kamehameha Highway. The closing of the comfort station at night is also being explored and will be brought before the neighborhood board for input.

8. The driveway will be designed to include minimum line of sight along Kamehameha Highway so motorist leaving the parking lot will have adequate visibility of oncoming traffic.

The following are our comments on your recommendations:

1. The beach support park consists of a two-acre property on the mauka side of Kamehameha Highway. The makai side of the highway is not in the project scope-of-work and thus does not include discussions in the Draft EA of proposed improvements in the beach area. When planning and design occurs on the makai side of the highway, outdoor showers will be considered for the beach site.
2. The Parks and Recreation Department is planning to install a standard comfort station on the property. During the project's final planning and design stage, a proportionately larger number of toilets for females will be provided.

Mr. Larry McElheny  
Page 3

September 7, 1995  
95P-460/341.1500

3. The provision of "rough in" plumbing for possible toilet and shower in the lifeguard storage area is being planned for the comfort station.
4. The parking condition on the makai side of the highway is congested during peak days and a major reason the mauka parking is being proposed. The new facility, hopefully, would encourage parking on the safer mauka site away from the beachfront area where parking can be chaotic and hazardous.
5. Since the makai side of the highway is not included in the project scope-of-work, the Draft Environmental Assessment does not discuss beach improvements. When planning and design do occur on the makai side as a future project, beachfront parking for lifeguards will be considered.
6. For security purposes, the proposed parking will be chained and locked at night. Night closing of the comfort station also is being considered and will be presented to the neighborhood board for input.

We trust our response provides you with adequate information on the project. We appreciate your input and look forward to seeing your support for the project.

Sincerely yours,

BELT COLLINS HAWAII LTD.

*Glen T. Koyama*  
Glen T. Koyama

cc: Donald E. Griffin, Department of Parks and Recreation

Attachment

