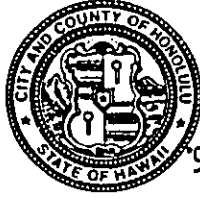


Ocean Pointe Common Area
Fac. (SMA)

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



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JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

97/SMA-085 (DT)

April 27, 1998
QUALITY

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

**SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment (EA)/Determination
Finding of No Significant Impact**

Recorded Owner : Haseko (Ewa), Inc.
Applicant/Agent: Haseko Homes, Inc.
Location : 91-301 Papipi Road, Ewa, Oahu
Tax Map Keys : 9-1-11: 01 and 02
Request : Special Management Area Use Permit
Proposal : Construct a recreation facility
Determination : A Finding of No Significant Impact is
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,


JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am
attachs.

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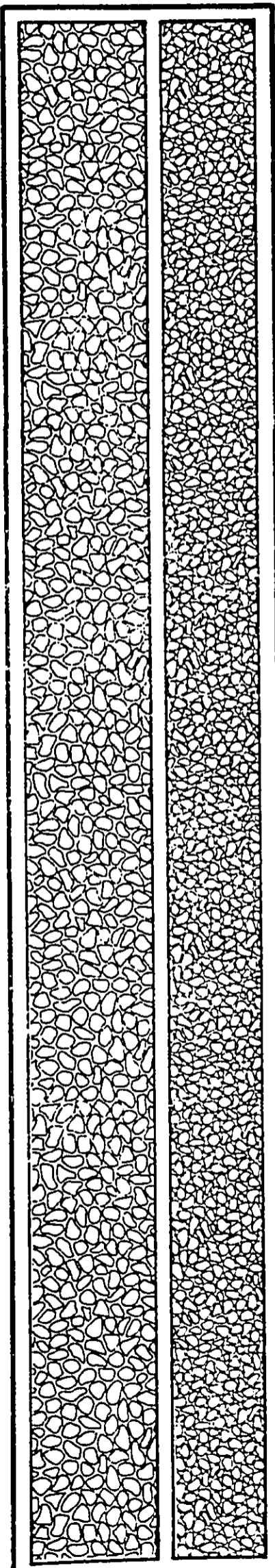
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MAY 23 1998

FILE COPY

Area Facility (SMA)



Final Environmental Assessment

OCEAN POINTE
COMMON AREA FACILITY
(At Ocean Pointe, formerly known as Ewa Marina)

Ewa Beach, Oahu, Hawaii

Prepared for:

HASEKO HOMES, INC.
(a subsidiary of HASEKO HAWAII, Inc.)

Prepared by:

Wilson Okamoto & Associates, Inc.
Engineers and Planners

April 1998

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DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Final Environmental Assessment

OCEAN POINTE COMMON AREA FACILITY
(At Ocean Pointe, formerly known as Ewa Marina)

Ewa Beach, Oahu, Hawaii

Prepared for:
HASEKO HOMES, INC.
820 Mililani Street, Suite 820
Honolulu, Hawaii 96813

Prepared By:
Wilson Okamoto & Associates, Inc.
Engineers and Planners
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

April 1998

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Appendix A Comments on the Draft EA

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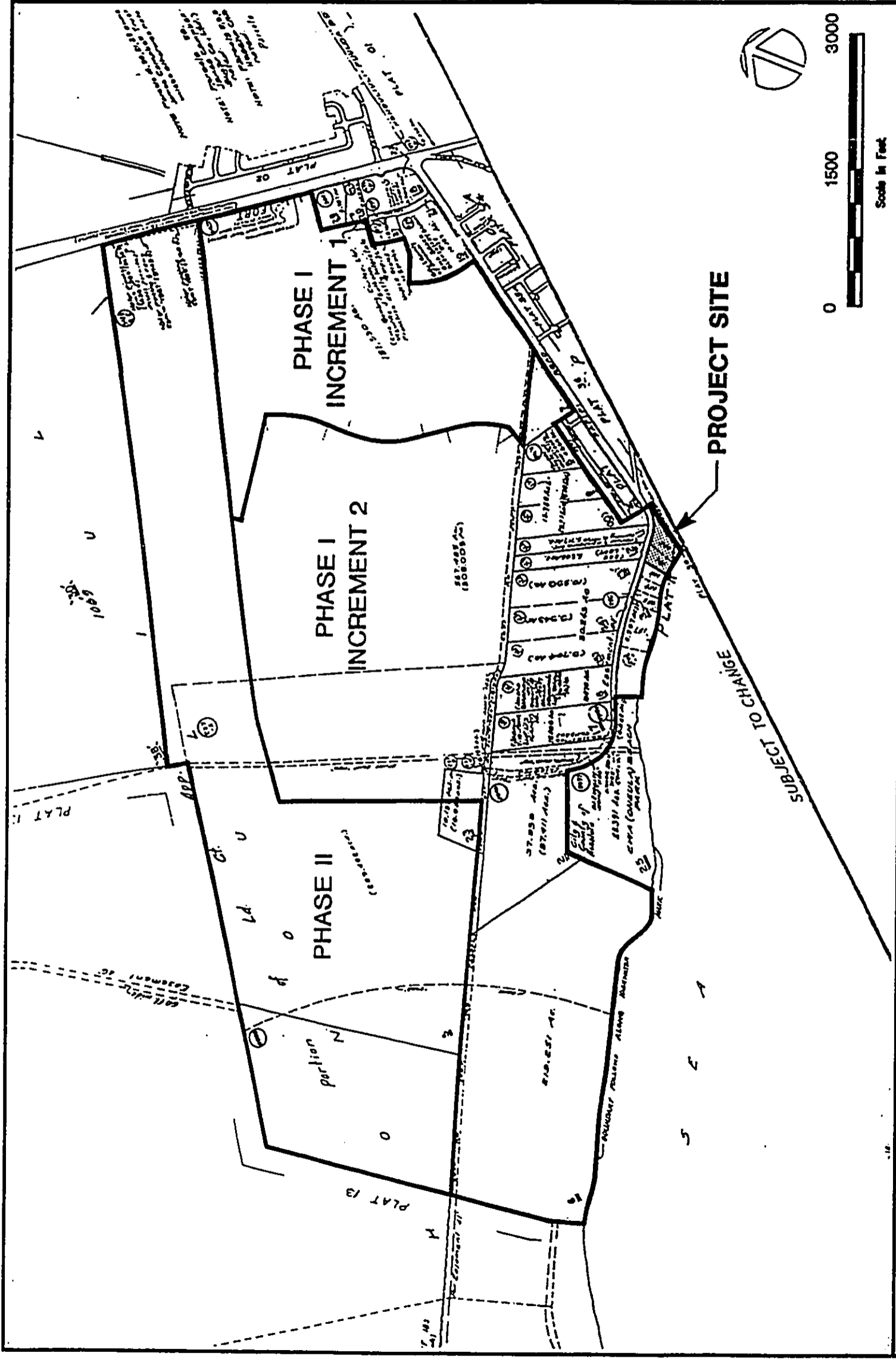
PREFACE

This Final Environmental Assessment (EA) has been prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS), and Title 11, Chapter 200, Hawaii Administrative Rules, Department of Health, State of Hawaii. Proposed is an applicant action within the City and County of Honolulu Special Management Area (SMA). The accepting agency for this EA is the Department of Land Utilization (DLU), City and County of Honolulu in conjunction with the processing of a SMA Use Permit pursuant to Chapter 205A HRS and Chapter 25, Revised Ordinances of Honolulu, as amended. The Draft EA was filed with the DLU on December 12, 1997 and its notice of availability for public review was published in the Environmental Notice of the Office of Environmental Quality Control on January 23, 1998.

The applicant, HASEKO HOMES, Inc. proposes to construct a common area facility for the Ocean Pointe Community on 2.657 acres of shorefront property in Ewa Beach, Oahu. The project is part of the proposed Ocean Pointe Community for which several environmental impact disclosure documents have been prepared, filed and accepted for the development formerly known as the Ewa Marina Community. All of these documents were prepared pursuant to Chapter 343, HRS, except one which was prepared pursuant to the National Environmental Policy Act (NEPA) by the U.S. Army Corps of Engineers:

1. The first EIS encompassing the area that was known as Ewa Marina Phase I (including Increments 1 and 2), which includes the current project site, was accepted on February 20, 1981 (see Figure a). This "programmatic" EIS was accepted subject to the requirement that more detailed supplements to the EIS be prepared for specific increments based on firmer and more detailed development concepts that would become available as the project progressed.
2. The Supplemental EIS (SEIS) for Phase I, Increment 1, which does not include the current project site, was accepted on April 16, 1984.
3. The first Supplemental EIS for Phase I, Increment 2, which includes the project site, was accepted by the DLU on April 16, 1986.

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OCEAN POINTE
COMMON AREA FACILITY

DEVELOPMENT PHASING

Fig. a

Prepared for:
HASEKO HOMES, INC.

Prepared by:
WILSON OKAMOTO &

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4. In 1991 an EIS for Ewa Marina Phase II, which does not include the current project site, was processed and subsequently accepted by the DLU on May 14, 1991. This was not a supplemental EIS since it encompassed an area that was not previously included in the 1981 EIS.
5. In 1992, a second Supplemental EIS for Phase I, Increment 2, was prepared to address a reconfigured marina. This EIS was accepted by the DLU on May 8, 1992.
6. In 1993, a Federal EIS for the 120-acre marina was prepared by the U.S. Army Corps of Engineers pursuant to NEPA.

This EA was deemed necessary since the currently proposed project is different from the single-family residential use of the land described in the 1992 Supplemental EIS for Phase I, Increment 2.

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SUMMARY

Applicant: HASEKO HOMES, Inc.
820 Mililani Street, Suite 820
Honolulu, Hawaii 96813
Contact: Paul Jordan, Project Manager
Phone: (808) 599-1444 ext. 243

EA Preparer: Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826
Contact: Earl Matsukawa, AICP
Project Manager
Phone: (808) 946-2277

Approving Agency: Department of Land Utilization,
City and County of Honolulu

Project Location: Ewa Beach, Oahu, Hawaii

Tax Map Key: 9-1-11:1 and 2

Area: 2.657 acres

Recorded Fee Owner: HASEKO (Ewa), Inc.

Existing Land Use: Residences, including caretaker's residence, guest quarters, private recreational facility, storage structures and landscaped open space.

State Land Use Classification: Urban

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Development Plan

Urban Land Use Map: Low and Medium Density Residential

Development Plan

Public Facilities Map: No symbols in the vicinity of the project site.

Zoning: R-5 Residential

Proposed Action: Development of a common area facility for the Ocean Pointe Community

Impacts: No significant impacts are anticipated

Parties Consulted

During Pre-Assessment: Department of Land Utilization, City and County of Honolulu
Ewa Neighborhood Board No. 23
Ewa Beach Community Association

Parties Consulted

During Draft EA Process: Federal

U.S. Fish and Wildlife Service

State

Department of Health
Department of Land and Natural Resources
Office of Hawaiian Affairs
Office of Planning

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City and County of Honolulu

Board of Water Supply
Department of Parks and Recreation
Department of Public Works
Department of Transportation Services
Department of Wastewater Management

Other

Ewa Neighborhood Board No. 23
Senator Brian Kanno
Sierra Club
University of Hawaii, Environmental Center

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1. PROJECT DESCRIPTION

1.1 Project Location

The property is located at 91-301 Papipi Road, Ewa Beach Oahu (see Figure 1, Location Map). It is identified as Tax Map Key parcels 9-1-11: 1 and 2 and encompasses approximately 2.657 acres. The property fronts Mamala Bay to the south, a private picnic area to the west, single-family residences of the Ewa Beach community to the east and a roadway easement extending from Papipi Road to the north (see Figure 2, Existing Site Plan). Vehicular access to the project site is via Papipi Road and the roadway easement. The property is owned by HASEKO (Ewa), Inc.

1.2 Existing and Surrounding Uses

The project site contains two residences, including the Ocean Pointe caretaker's residence, guest quarters, storage structures and landscaped open space. It is currently used as a private recreation facility (see Figure 3, Photos of the Property).

Surrounding uses include the adjoining Ewa Beach residential community to the east and vacant lands to the north which are part of the planned Ocean Pointe development. Vacant shorefront land, including a stretch of sandy beach extends west to the City and County of Honolulu Oneula Beach Park.

1.3 Project Need

Within the Ocean Pointe development, the project site, as well as adjoining beach front land extending west to Oneula Beach Park are zoned for R-5 single-family residential use. A rezoning request encompassing the proposed Phase I, Increment 2 was approved on December 13, 1993 (Ordinance No. 93-94). This request did not include the proposed project site, which retained its R-5 residential zoning. During the rezoning process, however, the applicant agreed to dedicate to the City and County of Honolulu 9.4 acres of R-5 zoned beach-front land between Oneula Beach Park and the project site for park use as a condition of approval for the rezoning.

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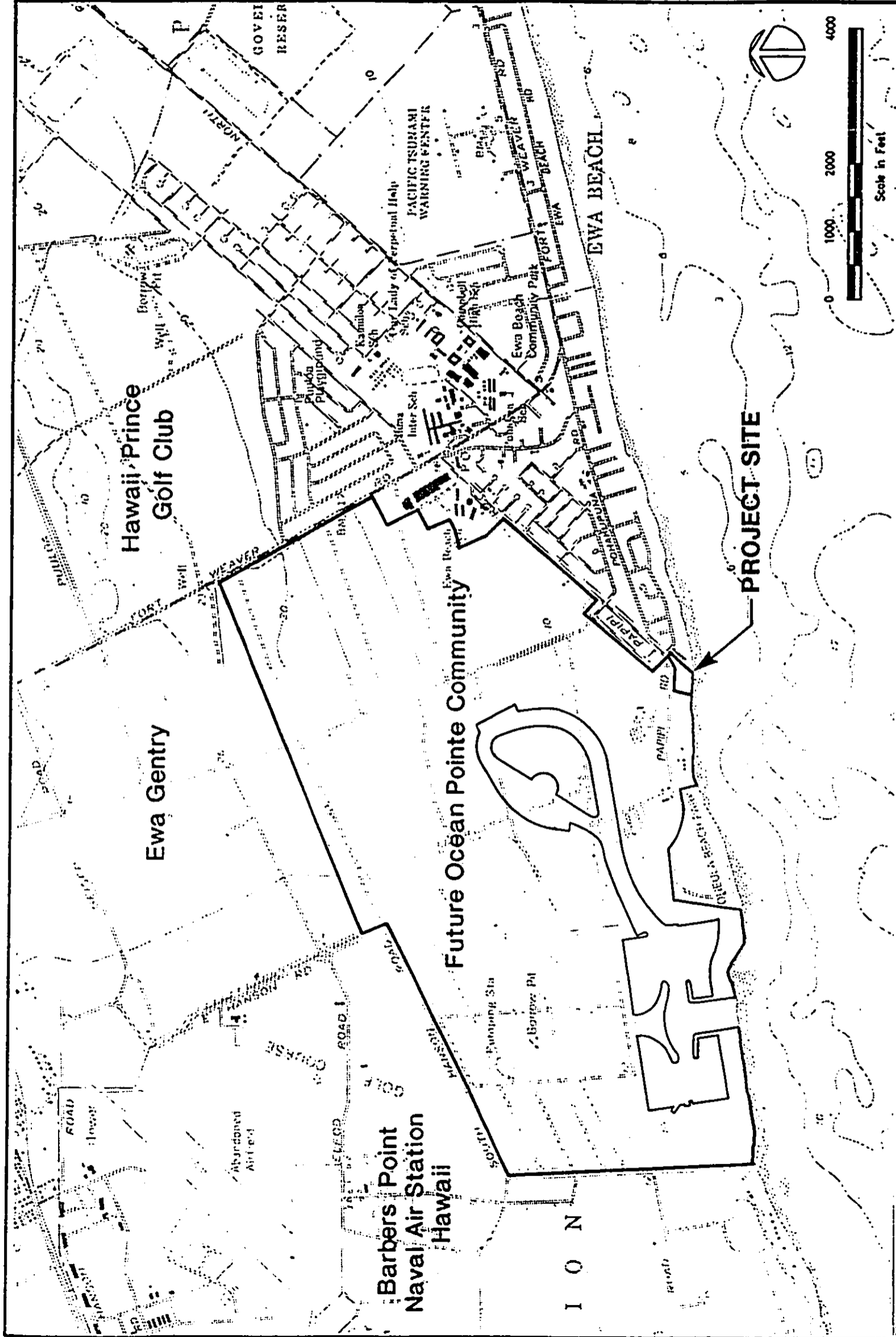


Fig. 1

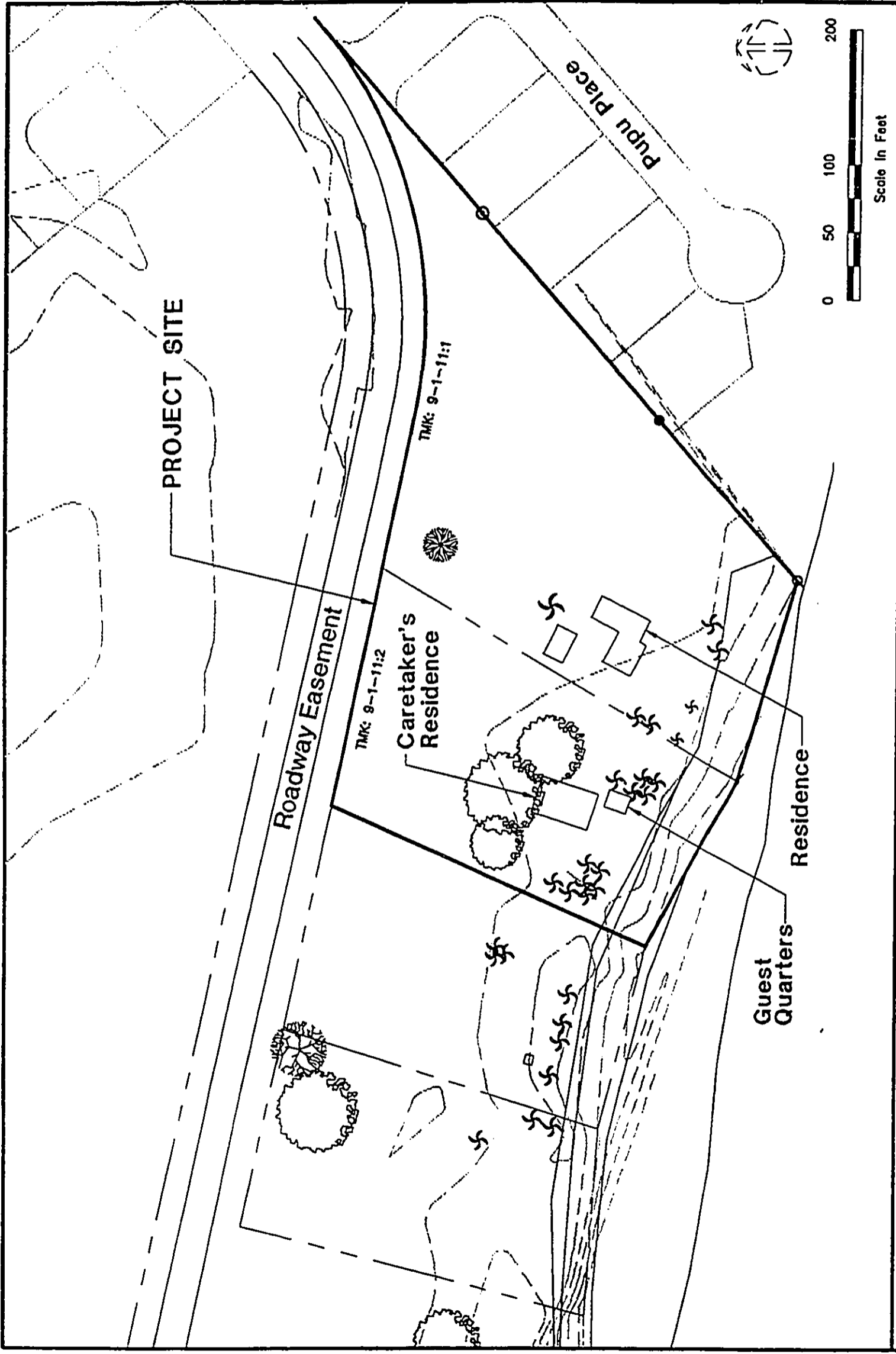
LOCATION MAP

OCEAN POINTE
COMMON AREA FACILITY

Prepared for:
HASEKO HOMES, INC.

Prepared by:
WILSON OKAMOTO &

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EXISTING SITE PLAN

Fig. 2

OCEAN POINTE
COMMON AREA FACILITY

Prepared for:
HASEKO HOMES, INC.

Prepared by:
WILSON OKAMOTO &

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Looking east along roadway easement toward Papipi Road.
Entry driveway is just beyond the speed limit sign on right.



Entry driveway

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Shorefront along project site looking east toward Diamond Head.



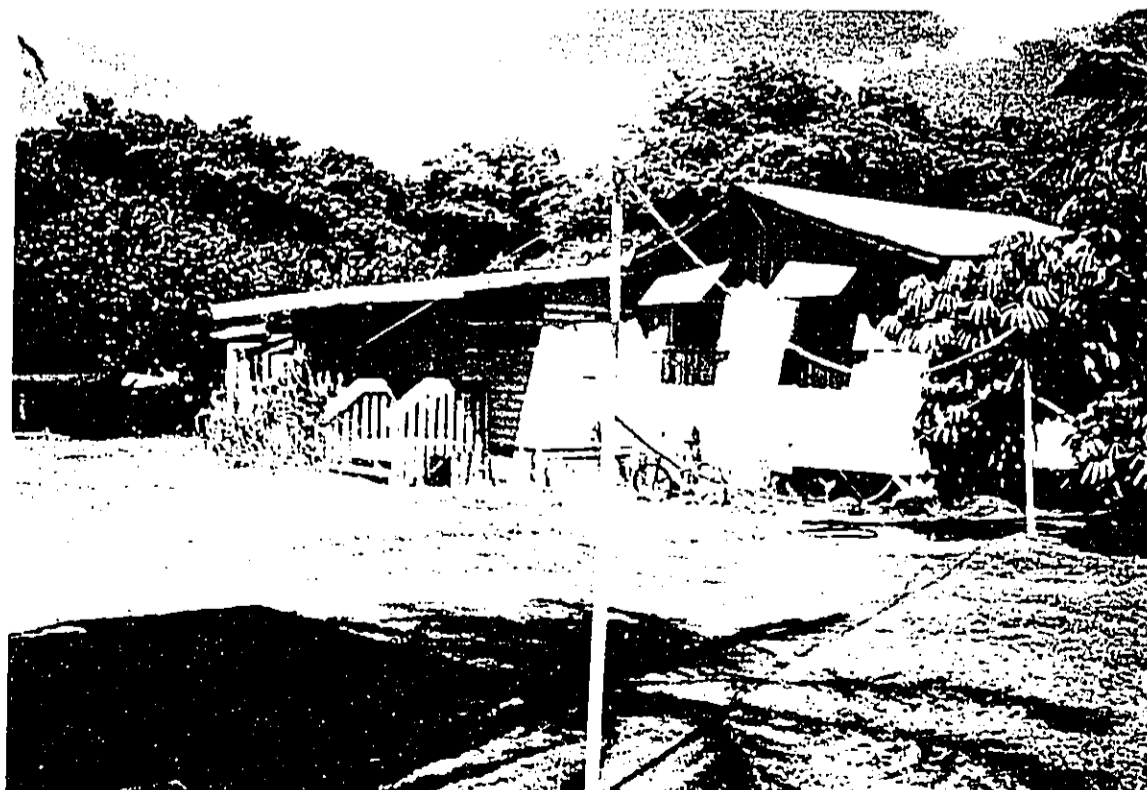
Shorefront beyond western boundary of project site. Picnic benches are on land to be dedicated to the city.

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Caretaker's residence (TMK 9-1-11.2)



Residence (TMK 9-1-11:1)

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This agreement was incorporated in the Unilateral Agreement which was executed on November 11, 1993. Final disposition of the 9.4 acres to the City and County is currently pending. Inasmuch as the project site is the last remaining shorefront land in the Ocean Pointe development, the applicant is proposing a use that would be less exclusive than single-family residences. The common area facility will be used by future residents of the Ocean Pointe Community.

1.4 Project Features

The proposed facility includes a 1,650 square foot meeting facility, a 1,215 square foot Caretaker's Cottage, a swimming pool with an adjoining shower facility, five sheltered picnic areas each encompassing 720 square feet, fencing, parking for 27 vehicles and an access driveway. All building structures will be located inland of the 60-foot shoreline setback (see Figure 4, Proposed Site Plan and Figure 5, Elevations of Proposed Structures). A six-foot high fence with gates is proposed within the shoreline setback. It will be located approximately five feet mauka of the certified shoreline, which generally follows the edge of vegetation, and will run parallel to it from the eastern to western boundary. The design of the fence will comply with the definition of a minor structure within the shoreline setback in accordance with Chapter 15, Subpart 2 of the Shoreline Setback Rules, Department of Land Utilization.

Access to the project site is via an existing roadway easement extending from Papipi Road. A sixty-foot road setback will be provided within the project site. This setback will accommodate the future realignment of the existing roadway from Papipi Road to Oneula Beach Park.

To comply with flood protection requirements, the project site will be filled to achieve a floor elevation of at least eight feet above mean sea level (msl) for all occupied structures. The required floor elevation is approximately two feet above the existing grade. It is estimated that up to 4,000 cubic yards of fill will be required to accomplish this. No fill will encroach into the 60-foot shoreline setback. Drainage from the project site will continue to be directed toward the shoreline and adjacent land to the west which lies at a slightly lower elevation than the project site.

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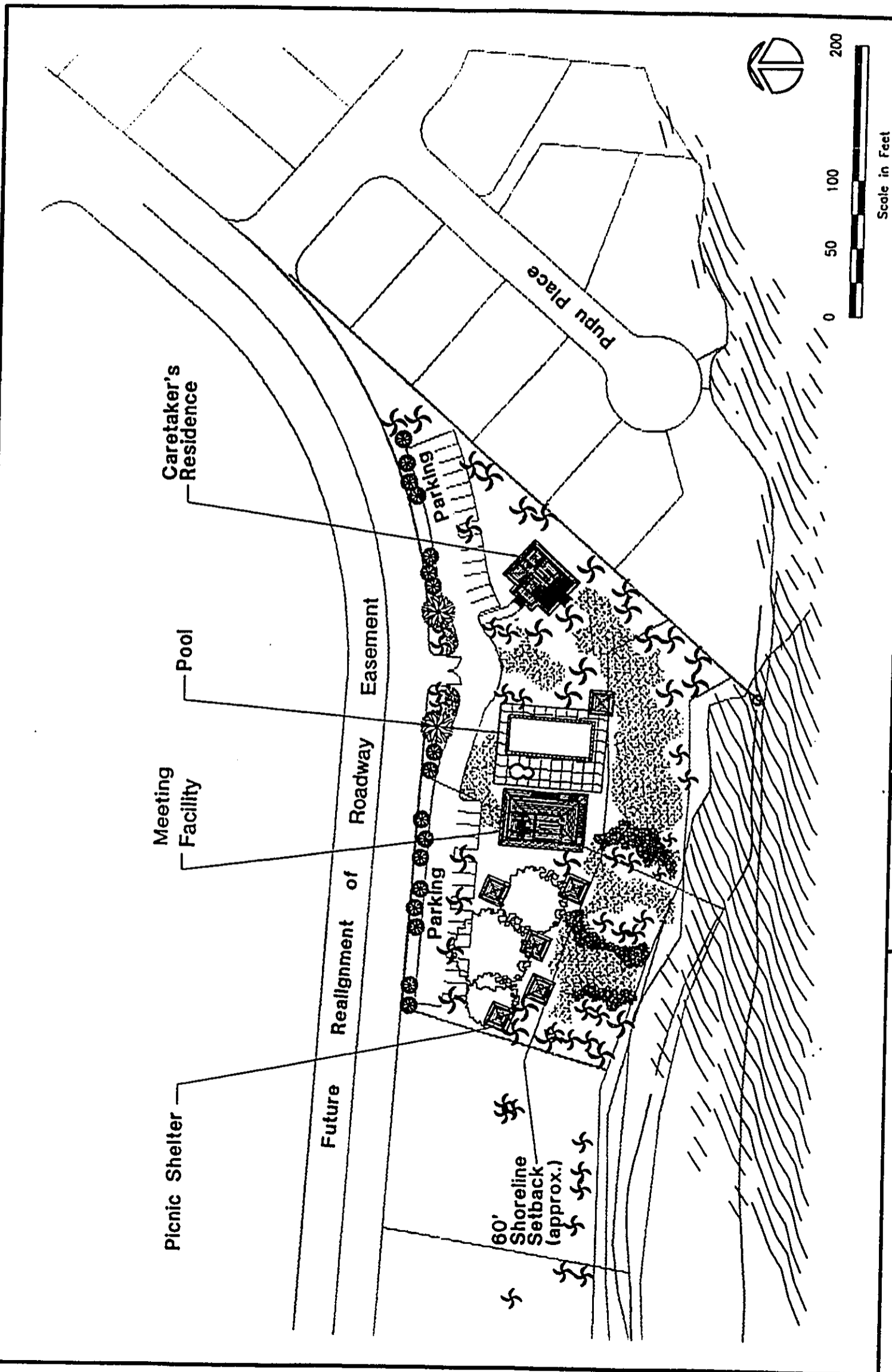
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OCEAN POINTE COMMON AREA FACILITY

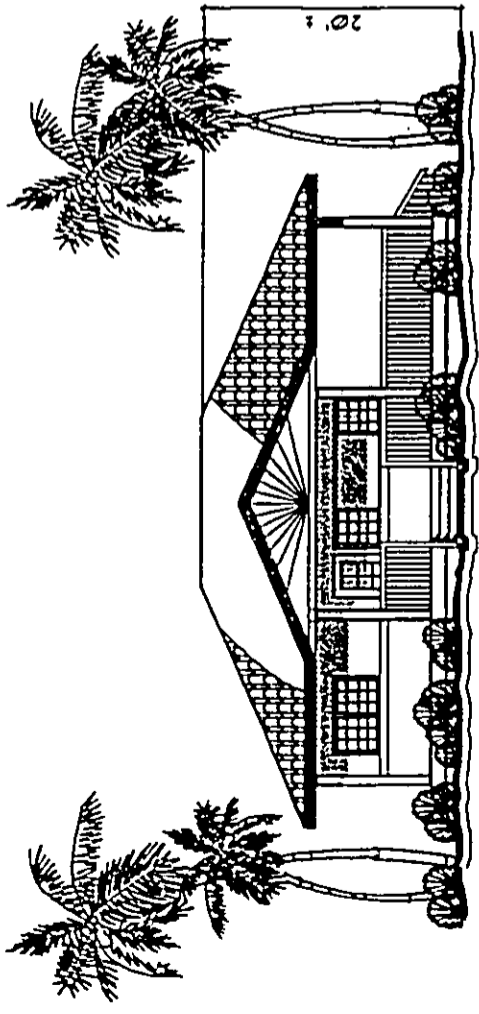
Prepared for:
HASEKO HOMES, INC.

PROPOSED SITE PLAN

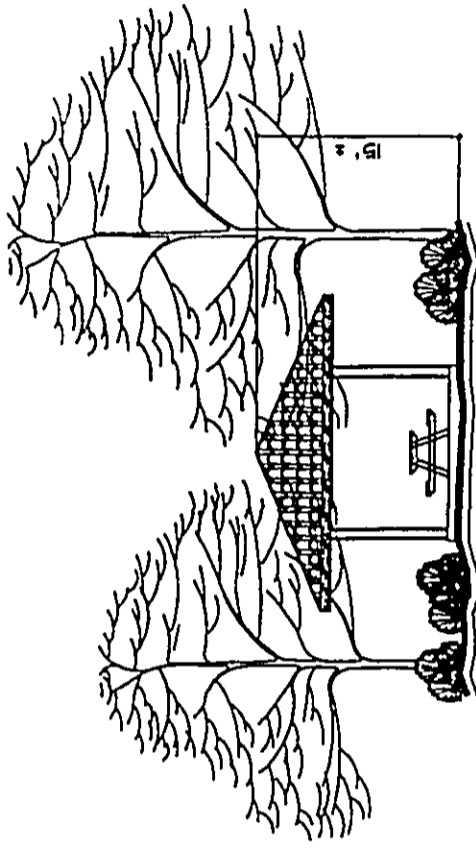
Fig. 4



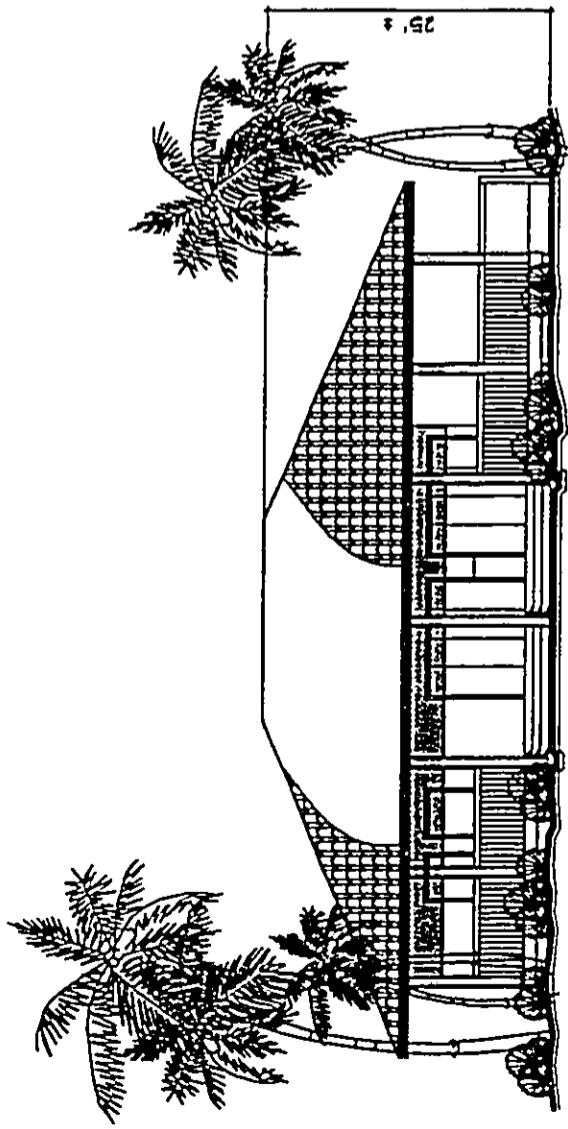
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CARETAKER'S RESIDENCE
FRONT ELEVATION



PICNIC SHELTER
FRONT ELEVATION



MEETING FACILITY
FRONT ELEVATION



OCEAN POINTE COMMON AREA FACILITY

ELEVATIONS OF PROPOSED STRUCTURES

Fig. 5

Prepared for:
HASEKO HOMES, INC.

Prepared by:
WILSON OKAMOTO &

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2. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The following is a description of the existing environment, assessment of potential project impacts and measures proposed to mitigate potential impacts. A similar narrative but from a much more comprehensive perspective was provided in the 1992 Ewa Marina Phase I, Increment 2 Final Supplemental EIS (accepted on May 8, 1992). Relevant portions of that EIS have been incorporated below and updated as needed. Portions not included are those pertaining to the marine and socio-economic environment. Impacts on the marine environment were a primary consideration for the construction of the marina. The currently proposed project, however, will not involve any construction in the ocean. The socio-economic impact of the project is not addressed herein since any impacts it may have within the context of the overall Ocean Pointe development are indistinguishable.

2.1 Climate

The climate in the area of the project site is typical of the leeward coastal lowlands of Oahu. This climate is characterized by a long southern exposure; temperatures ranging from an average daily maximum of 79.9 degrees Fahrenheit to an average daily minimum of 70.7 degrees Fahrenheit; persistent northeasterly trade winds ranging from 8 to 18 mph; and, an average mean rainfall of 15.6 inches.

Impacts

The leeward coastal climate of Oahu is ideal for the shoreline recreation. The proposed project will not impact the climate.

2.2 Geology

The Ewa Coastal Plain is composed of a sequence of marine sediments underlain by volcanic basalts of the Koolau series at depths of 800 to 1,000 feet beneath the area encompassed by the proposed Ocean Pointe development. The overlying sedimentary deposits are often referred to

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as "caprock," which is composed of fossil coral reefs layered between silt and clay of marine and terrestrial origin.

Geophysical investigations conducted for the Honouliuli Wastewater Treatment Plant Outfall System, which traverses under Oneula Beach Park, found no evidence of subsurface seismic motion or faulting, or fault-related structures (footnote 2, SEIS).

Impacts

The proposed project will not impact the geology of the area.

2.3 Topography/Drainage

The project site is situated on the southern edge of the Ewa Coastal Plain, which has a relatively regular surface that slopes gently to the sea at about 20 feet per mile. The project site is relatively flat mauka of the beach and lies at an elevation of approximately six feet above mean sea level. Near the beach, a slight rise to an elevation between seven and eight feet keeps runoff from draining directly into the ocean, instead allowing it to percolate into the porous soil.

With regard to regional surface drainage, the project site is located at the seaward edge of the ten square mile Kaloι Gulch watershed. Until relatively recently, the Kaloι Gulch watershed was comprised mostly of sugar cane fields which facilitated infiltration of surface water. Under most conditions, surface flows are absorbed through infiltration and do not reach the sea. With progressing urbanization, the City and County is requiring developers to construct drainage systems, including silt and flood control facilities. The site drainage master plan for the Ocean Pointe development was accepted by the City and County of Honolulu Department of Public Works on October 17, 1997. For the area in the vicinity of the project site, the plan shows the roadway easement dividing drainage areas with lands mauka of it draining north toward the planned marina and lands makai of it continuing to drain toward the ocean. Thus, the runoff from the makai lands would no longer include runoff received from the mauka lands. Without the contribution of drainage from the mauka lands, the potential for surface flows entering the ocean will be significantly reduced.

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Impacts

To comply with flood protection requirements, the project site will be filled to achieve a floor elevation of at least eight feet above mean sea level for all occupied structures. The required floor elevation is approximately two feet above the existing grade. No fill will encroach into the 60-foot shoreline setback.

Drainage from the project site will continue to be directed toward the shoreline and adjacent land to the west which lies at a slightly lower elevation than the project site. The proposed parking area, realigned road and structures will increase the amount of impervious surface area on the project site and, therefore, will increase the potential volume of runoff generated at the project site. This increase, however, is negligible in relation to the overall drainage pattern which includes large areas mauka of the project site. Thus, the increased potential for surface flows reaching the ocean as a result of the project is negligible. To further reduce the potential for silt to enter the ocean in runoff during the construction phase of the project, the applicant proposes to install a silt fence as a mitigation measure.

2.4 Soils

According to the U.S. Department of Agriculture Soil Conservation Service, the soil in the general area of the project site is classified as coral outcrop, which consists of coral or cemented calcareous sand. The coral reefs formed in shallow water during a time when the ocean stood at a higher level. Coral outcrop is geographically associated with Jaucas, Keaau, and Mokuleia soils. Associated land uses include military installations, quarries and urban development. Natural vegetation is sparse and consists of kiawe, koa haole and fingergrass.

The soils on the project site appear to be imported fill for landscaping. The shorefront is comprised of exposed coral outcrop.

Impacts

No significant impacts on soils at the project site are anticipated with the construction and operation of the proposed common area facility. To comply with flood protection requirements, the project site will be filled to achieve a floor elevation of at least eight feet above mean sea level for all occupied structures. The minimum required floor elevation is approximately two feet above the existing grade. No fill will encroach into the 60-foot shoreline setback.

Excavation will be limited to the swimming pool, building foundations and installation of underground utility lines. Following construction, exposed soils will have been built over, paved over, or landscaped to control erosion.

2.5 Flood Hazard

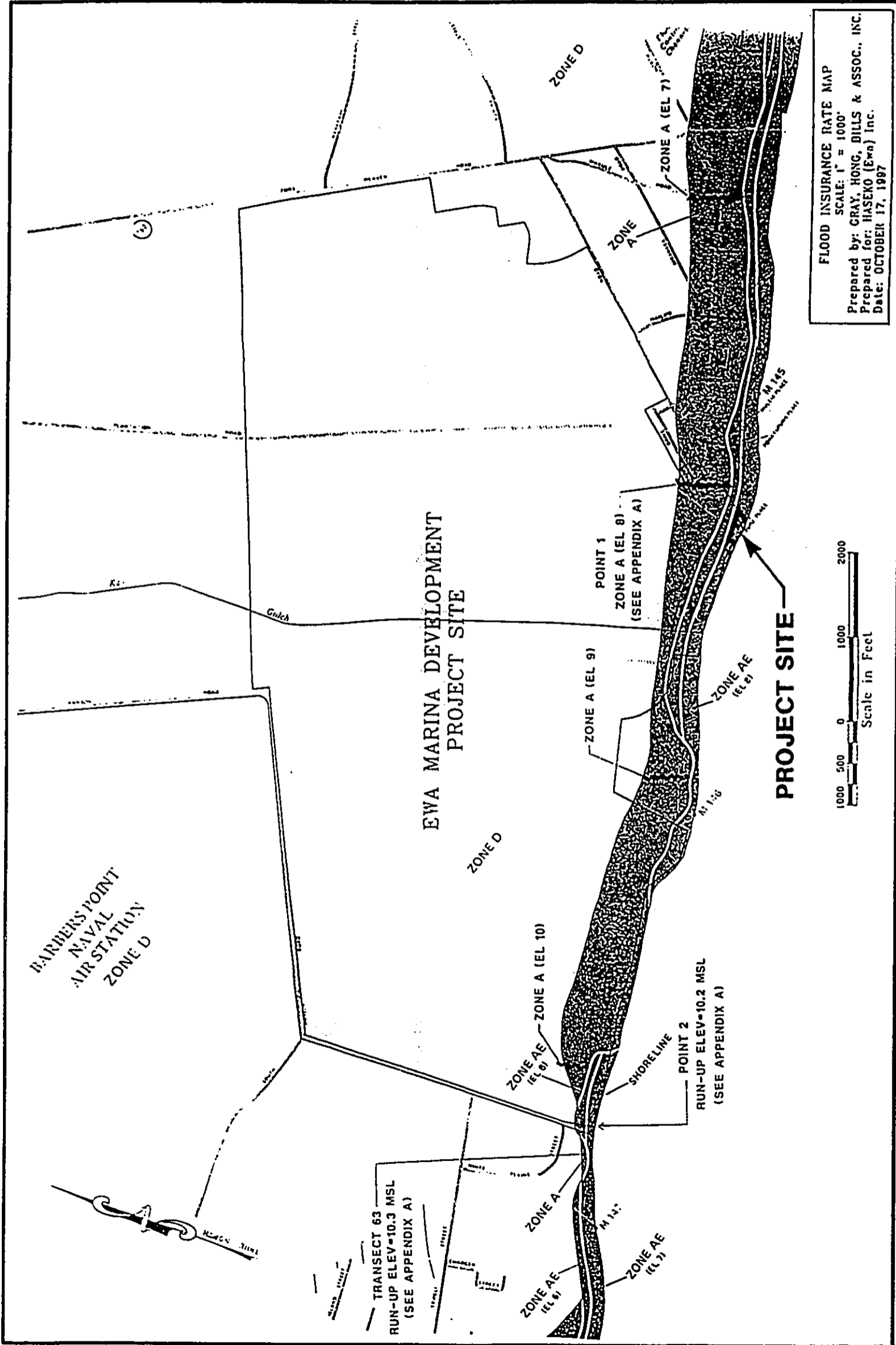
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is within Zones A and AE, which are designated as special flood hazard areas inundated by the 100-year flood (see Figure 6, Flood Map). The base flood elevations in Zone AE range from 6 to 8 feet above mean sea level (msl). No flood elevations had been determined for Zone A. The flood hazards associated with Zone A represent coastal flooding due to hurricanes, whereas Zone AE is associated with coastal flooding due to tsunamis.

To determine the regulatory flood elevations in Zone A, a flood study was prepared and subsequently approved by the City and County of Honolulu Department of Land Utilization (DLU) on October 28, 1997. Based on the flood study, the project site is located in a Flood Fringe District with a regulatory flood elevation of approximately eight feet above msl as shown on Figure 6.

Impacts

To comply with flood protection requirements, the project site will be filled to achieve a floor elevation of eight feet above mean sea level for all occupied structures. Since the

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elevation of the site where the proposed structures are located is approximately six feet above msl, the minimum required floor elevation is approximately two feet above the existing grade.

2.6 Flora/Fauna

The project site is presently landscaped with well kept grassy lawns, coconut trees, a large banyan (ficus), kiawe (acacia), bananas, papayas and a variety of other common yard and garden trees and plants.

Mammal species that may occupy the site include mice, rats, mongoose and feral cats. Avifauna probably present include common exotic species such as the myna, doves, sparrows, finches and cardinals. The endangered Hawaiian stilt (*Himantopus himantopus knudseni*) utilizes the *Batis* wetland on the western edge of the Ocean Pointe property, approximately 1.3 miles from the project site. Five other indigenous bird species were identified in a survey of the Ocean Pointe site, none of which are threatened or endangered. These include the Pacific golden plover, wandering tattler, ruddy turnstone and sanderling which are all migratory birds that spend the winter in Hawaii and return to north temperate regions where they breed. Other species witnessed in the area include the indigenous black-crowned heron, non-native barn owl and non-native peafowl.

Impacts

Most of the existing vegetation, including most landscaping and weedy overgrowth in untended areas mauka of the 60-foot shoreline setback will be cleared. To the extent possible, existing coconut trees and some of the other large trees will be preserved and incorporated into the landscaping for the common area facility.

During construction, removal of existing vegetation will result in the loss of habitats for common exotic species on the project site. Following construction, landscaping will be restored, re-creating the former habitats for these species.

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To the extent that the Pacific golden plover may forage on the lawns of the project site, their habitat would be temporarily lost during construction but restored when the site is re-landscaped. Since there will be no construction occurring within the 60-foot shoreline setback, there will be no significant impact on seabirds that utilize the shorefront.

Pursuant to conditions imposed by the U.S. Army Corps of Engineers in consultation with the U.S. Fish and Wildlife Service, measures are being taken to avoid and/or minimize any impacts to the Hawaiian stilt. The project site is sufficiently distant from the *Batis* wetland that no significant impacts on the Hawaiian stilt are anticipated.

2.7 Cultural Resources

The project site is located within the Oneula Archaeological district which has been determined to be eligible for inclusion on the National Register of Historic Places (NRHP). An archaeological survey conducted for the Ocean Pointe property identified 53 sites comprised of 312 features, none of which are on the project site. A Memorandum of Agreement among the U.S. Army Corps of Engineers, the National Advisory Council on Historic Preservation, the State Historic Preservation Office, the Office of Hawaiian Affairs, and HASEKO provides for the collection of archaeological data and preservation of six sites within the Ocean Pointe development. Currently, data collection has been completed. None of the six sites to be preserved are within the project site.

Impacts

No impacts on archaeological or historical resources are anticipated as a result of the proposed project. Condition E of Resolution No. 93-286, C.D. 1 (SMP), which is the Special Management Area (SMA) permit issued for the Ocean Pointe development, requires that if any previously unidentified archaeological resources are encountered during construction, all work must cease and the State Historic Preservation Office be notified for review and approval of mitigation measures.

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No impacts on any shoreline fishing or gathering activities requiring public access to the shoreline are anticipated since public access to the shoreline will be maintained, as discussed in the subsequent section.

2.8 Shoreline Access

Public access to the shoreline is available at Oneula Beach Park which is located approximately 2,000 feet west of the project site. Lateral pedestrian access to the shoreline fronting the project site is available from the park along the sandy shoreline and, closer to the project site, over the rocky coral outcrop.

In accordance with the Unilateral Agreement and Declaration for Conditional Zoning for the Ocean Pointe development, the applicant agreed to convey 9.4 acres of beach front land lying between the project site and Oneula Beach Park to the City and County of Honolulu for park expansion. When this land is dedicated to the City, public access will be available to the entire shoreline between the existing Oneula Beach Park and the project site. The shoreline fronting the project site will then be immediately accessible to the public from the eastern end of the expanded beach park.

Impacts

Public shoreline access will be improved as a result of the Ocean Pointe development. This includes access to the shore fronting the project site.

In a letter dated January 29, 1998, the City and County of Honolulu Department of Parks and Recreation indicated that the proposed project is expected to have no significant impact on Oneula Beach Park, or its planned expansion.

2.9 Traffic and Parking

Presently, access to the project site is available via a roadway easement extending from Papipi Road. The Traffic Master Plan for Ewa Marina (June 1997) indicates that in the vicinity of the

project site, the roadway easement will be realigned southward, encroaching into the project site. The general roadway alignments shown in the master plan were approved by the City and County of Honolulu Department of Transportation Services on July 14, 1997. Based on the traffic analysis contained in the master plan, no changes in the lane configuration at the intersection of Papipi Road and Fort Weaver Road will be required as a result of traffic associated with the Ocean Pointe development. This intersection presently has a traffic signal.

Impacts

A sixty-foot road setback will be provided within the project site. This setback will accommodate the future realignment of the roadway easement from Papipi Road.

Within the context of the overall Ocean Pointe development, traffic associated with the proposed common area facility will be negligible.

The proposed 27 stalls of off-street parking to be provided for the proposed common area facility, including the caretaker's residence, meets the minimum requirements established by the City and County of Honolulu Land Use Ordinance.

2.10 Noise

Ambient noise at the project site is primarily associated with the sounds of waves breaking along the shoreline and breezes rustling the coconut palms and other trees. The existing roadway easement does not accommodate significant traffic volumes and is, therefore, not a significant source of noise. Overhead aircraft flights are audible but the project site is in an area below the 60 Ldn level.

Impacts

Unavoidable construction noise impacts on residences adjacent to the eastern border of the project site will be mitigated to some degree by compliance with the provisions of the State Department of Health (DOH) Administrative Rules, Chapter 11-46,

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"Community Noise Control." These rules require that construction equipment and on-site vehicles requiring an exhaust of gas or air be equipped with mufflers. Also, the guidelines for the hours of heavy equipment operation and noise curfew times as set forth by the Department of Health must be adhered to.

2.11 Air Quality

According to the Air Quality Impact Report for Ewa Marina Phase I, Increment 2 (December 31, 1991) by J.W. Morrow, air quality in the vicinity of the Ocean Pointe development is believed to be in compliance with State and Federal standards, although there are no air monitoring stations in the area. This is due to the undeveloped character of the area.

Impacts

Fugitive dust will be generated during construction as a result of earthwork operations. To a lesser extent, exhaust emissions from construction equipment and workers' vehicles may also affect air quality.

Construction activities must comply with provisions of Chapter 11-60.1, Hawaii Administrative Rules (DOH), "Air Pollution Control" and, with respect to fugitive dust, Section 11-60.1-33. These rules require that there be no visible fugitive dust emissions at the property line. In a letter dated January 15, 1998, the Department of Health recommended that the contractor should provide adequate means to control dust from the road areas, and during the various phases of construction (see Chapter 7). These means include, but are not limited to:

- Planning the phases of construction to minimize the amount of dust generating materials and activities on the site, centralizing on-site vehicular traffic routes, and locating potentially dusty equipment in areas of least impact (which would be toward the west boundary);

- Providing an adequate water source at the site prior to start up of construction activities (water is currently available at the project site);
- Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- Controlling dust generation along access roads and shoulders;
- Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and,
- Controlling dust generated from debris being hauled away from the project site.

A favorable factor in controlling dust is the direction of the prevailing tradewinds, which will blow fugitive dust out to sea. Some of the residences immediately bordering the project site could be affected by dust during construction.

In the long-term, traffic generated by the Ocean Pointe Community will increase vehicular emissions in the vicinity of the project site. The traffic generated by the proposed common area facility, however, will be negligible in relation to this overall increase in traffic and associated vehicular emissions.

2.12 Public Services

Police Protection: The project site is located within the Honolulu Police Department's Leeward Oahu District 8. Police service in District 8 is currently provided by the Waianae-Kapolei Police Station located at 85-939 Farrington Highway. District command offices have recently been relocated from the Waianae Police Station to Kapolei and are temporarily housed in the James Campbell Building located on Kamokila Boulevard.

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As part of the City and County of Honolulu's master plan prepared in 1995 for the Ewa Plains Regional Police Station, the project site may be serviced by the proposed Kapolei Police Station or the proposed Ewa Villages Substation at some future date.

Impacts

Impacts of the proposed common area facility with respect to the provision of police protection will be negligible within the context of the proposed Ocean Pointe development which is accounted for in the 1995 master plan.

Fire Protection: Fire protection for the project site is provided by the Ewa Beach Station #24 located approximately 1 mile east of the project site at 91-832 Pohakupuna Road. According to the recently adopted City and County of Honolulu Ewa Development Plan, Ewa Beach Station #24 will be replaced with a new station to be located on Fort Weaver Road.

Impacts

Impacts of the proposed common area facility with respect to the provision of fire protection will be negligible within the context of the proposed Ocean Pointe development. Planned fire protection services account for the future development of Ewa region, including the Ocean Pointe project.

Health Care Facilities: The major health care facility nearest the project site is the St. Francis-West Medical Center located on Fort Weaver Road. Located within a 15-minute drive from the project site, St. Francis-West is a full-service hospital providing emergency care and a heliport for medivac transport. Other medical facilities located within a 20- to 30-minute drive include Kaiser Permanente's Kapolei Clinic, the Waianae Coast Comprehensive Health Center, Kaiser Permanente's Punawai Clinic in Waipahu, and Pali Momi Medical Center in Pearlridge.

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Impacts

No significant impact on the provision of health care facilities is anticipated in relation to the proposed common area facility.

Refuse Collection: Refuse collection for the existing residences at the project site is contracted through a private firm.

Impacts

No significant impact on the volume of refuse generated at the project site is anticipated as a result of the proposed common area facility. The project site is currently used as a private recreational facility. In the future, if municipal refuse collection is provided in this area, the common area facility could also be served. Until such service is provided, or if it does not otherwise become available for the proposed facility, privately contracted refuse collection will be continued.

2.13 Utilities

Water: Presently, potable water is provided to the project site by the Honolulu Board of Water Supply via an 8-inch waterline along the roadway easement. According to the Potable Water Master Plan for the Ewa Marina Project (September, 1996) which was approved by the City and County of Honolulu Board of Water Supply on December 13, 1996, water for the project site will be supplied by a new 12-inch pipeline that will run along the realigned roadway easement. Pending construction of the new pipeline, the proposed common area facility will be served by the existing waterline. In a letter dated February 18, 1989, the Board of Water Supply indicated that the existing off-site water system is presently adequate to accommodate the proposed development. A water allocation will need to be obtained from Haseko Development EPWDC and the availability of water will be determined when the Building Permit applications are submitted to the Board for review and approval (see Chapter 7).

According to the Non-Potable Water Master Plan for Ewa Marina, future landscaping along the realigned roadway easement, beginning at the eastern border of the project site and extending westward will be irrigated by a non-potable irrigation system. The irrigation system will either draw non-potable water from a groundwater source(s) located near the northern border of the Ocean Pointe development, or utilize reclaimed effluent planned for production at the City's Honouliuli Wastewater Treatment Plant. Since the non-potable irrigation system is a private system, it is not subject to approval by the Board of Water Supply.

Impacts

No significant impacts on the existing potable water distribution system are anticipated. The existing 8-inch line has sufficient capacity to accommodate the proposed common area facility.

Since there are no potable groundwater sources underlying the area proposed for irrigation with non-potable water, there will be no impact resulting from the infiltration of non-potable water.

Wastewater: Wastewater is collected by a 24-inch sewer line along the existing roadway easement and conveyed through the municipal wastewater system to be treated and disposed of at the City's Honouliuli Wastewater Treatment Plant. The existing wastewater collection system will continue to serve the proposed common area facility in the future.

Impacts

No significant impact on the wastewater collection system is anticipated as a result of the proposed common area facility. In a letter dated January 26, 1998, the City and County of Honolulu Department of Wastewater Management indicated that the municipal sewer system is available and adequate to serve the proposed project. According to departmental policy, however, reservation of sewer capacity is contingent on submittal and approval of a "Sewer Connection Application," which the applicant will pursue at

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the building permit phase of the project. Payment of a Water System Facility Charge will also be required at that time (see Chapter 7).

Electricity: Electrical service in the area is provided by Hawaiian Electric Company through overhead powerlines. In the future, electrical service along the realigned roadway easement will be provided via underground lines. Pending installation of underground service lines, the proposed common area facility will be served by the existing overhead lines.

Impacts

No significant impacts on the provision of electrical service in the area is anticipated in relation to the proposed common area facility.

2.14 Aesthetics

The project site is presently heavily landscaped along the roadway easement, offering little visibility of the shoreline or of the structures on the property. The setting is rural with makeshift storage structures, an abandoned bus and a vegetable garden.

Impacts

The Coastal View Study by the City and County of Honolulu Department of Land Utilization (1987) notes that:

Within the Ewa section, the proposed Ewa Marina development will have minimum impacts upon coastal scenic resources because of its isolation from any significant land forms or coastal view objects. Nevertheless, the project should include provisions for coastal view corridors within the project itself, especially from the internal coastal road system.

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A significant shoreline view corridor will be provided as a result of the 9.4 acre dedication of shorefront land to expand Oneula Beach Park. In the future, the pedestrian environment will be enhanced by landscaping along the realigned roadway easement beginning at the eastern boundary of the project site and extending westward to the park. Utility lines along this corridor will also be placed underground.

The proposed common area facility will include a parking area fronting the realigned roadway easement. Although the parking area will be landscaped, more views of the ocean from the realigned roadway will be available. The proposed common area facility will alter the visual setting with its modern structures. The buildings will comply with the 25-foot height limit for the R-5 Residential zone. Many of the existing trees, particularly the coconut trees on the site, will be preserved and incorporated in the landscaping.

No significant visual impacts are anticipated with respect to the proposed fence to be located approximately five feet mauka of the certified shoreline and running parallel to it from the eastern to western boundary. DLU rules for minor structures in the shoreline setback specifies, that the fence must be an "open-work metal or open-work wood" fence no more than six feet in height (Section 15-1(b)(1)). Its open character, relatively low height and placement mauka of the vegetation line and publicly accessible areas along the shoreline will not significantly affect public views toward and along the shoreline.

3. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

3.1 State Land Use Law

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes (HRS), classifies all lands in the State into four land use districts: Urban, Agricultural, Conservation and Rural. The project site is within the Urban District and the proposed common area facility and caretaker's cottage are consistent with this designation.

3.2 City and County of Honolulu General Plan

First adopted in 1977, the City and County of Honolulu General Plan was subsequently amended in 1979, 1982, 1985, 1987, 1988, 1991 and 1992. The Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The Plan is also a statement of broad policies which facilitate the attainment of the objectives of the Plan.

A long-range General Plan goal of the City and County of Honolulu is to encourage economic development of the Ewa Development Plan area as a Secondary Urban Center with an urban fringe segment. Thus, the Ewa-Honouliuli region is experiencing substantial growth. The Ocean Pointe development, in general, is consistent with the various objectives of this goal. The proposed project is a small component of the Ocean Pointe development and, to that extent, is consistent with the General Plan.

3.3 Ewa Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for implementing the objectives and policies of the General Plan on an areawide basis. Eight Development Plans have been adopted covering the entire island.

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The project site is located within the Ewa DP area which encompasses the coastal plain stretching from the northeastern end of Kunia Road down to Waipahu and Pearl Harbor, and around the southwestern corner of the island to Nanakuli.

The Ewa Development Plan (DP) was recently revised by the City and County of Honolulu Planning Department as part of the Development Plan Revision Program initiated in 1993. The DP Revision Program entails comprehensive revisions of the eight DPs in response to a 1992 City Charter amendment to change the definition of the DPs from "relatively detailed" plans to "conceptual schemes" for implementing General Plan development objectives and policies. The new Ewa DP was approved by the City Council and signed into law on August 22, 1997. Major components of the new Ewa DP include the vision of Ewa's future development and land use and infrastructure policies.

The Ewa DP sets forth general policies, planning principles, and guidelines to be applied to development within Ocean Pointe (Section 3.6.2), noting that the development approvals for Ocean Pointe were guided by the specific development objectives, planning principles, and standards of the former Ewa Development Plan. Moreover:

Ewa Marina's development is also guided by the Ewa Marina Urban Design Plan approved by the Department of Land Utilization in 1994 and by land use, environmental, and design requirements included in the Special Management Area Use Permit and in the Unilateral Agreement attached to the zone change ordinance (1993).

Development of the Marina can proceed under the existing zoning and Unilateral Agreement. This revised Ewa Development Plan incorporates key policies, planning principles, and guidelines from the former Development Plan as well as from the Ewa Marina Urban Design Plan, the Special Management Area Use Permit, and the Unilateral Agreement in order to provide guidance in the event that changes are proposed for the Urban Design Plan or the zoning.

The proposed common area facility does not propose any changes to the Ewa Marina Urban Design Plan or to zoning. The common area facility use is permitted as a meeting facility within the existing R-5 residential zoning pursuant to the Site Plan Review process.

The Ewa Development Plan Urban Land Use Map designates the project site as Low and Medium Density Residential. The proposed common area facility use is consistent with this designation.

The Ewa Development Plan Public Facilities Map shows no symbols in the immediate vicinity of the project site.

3.4 City and County of Honolulu Land Use Ordinance and Zoning

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the Oahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning maps for the City.

The property is zoned R-5 Residential. The intent of the R-5 district is to provide areas for urban residential development. These districts would be applied extensively throughout the island. The proposed common area facility use is regarded as a "meeting facility" which is a principal permitted use but which requires approval through a Site Plan Review (SPR). The purpose of the SPR is to specify minimum development standards for the establishment of uses considered as a principal uses in some zoning districts if certain pertinent standards are met. For the proposed project, the following minimum development standards are applicable (Section 4.80-2, City and County of Honolulu Land Use Ordinance):

- Accessory eating and drinking establishments are not permitted;
- Certain structures may need to be soundproofed and hours of operation established for amplification equipment;

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- A 6-foot high wall and/or landscaping may be required where the property adjoins a residential use;
- The minimum lot size is 20,000 square feet;
- The minimum street frontage is 75 feet;
- Any new accessory uses proposed in the future would require a new site plan review if it substantially alters the capacity of the facility, existing traffic patterns, hours of operation or if it has any potentially adverse effect on the immediate neighborhood; and,
- The site must have access to a street or right-of-way that has a 22-foot travelway.

The proposed project will meet all of the minimum development standards as well as the design standards of the R-5 Residential district, including those for lot size and dimensions, yards, building coverage and height.

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4. ALTERNATIVES TO THE PROPOSED ACTION

4.1 No Action Alternative

The no-action alternative would, for the time being, preserve the existing residences and private recreational use. Existing R-5 Residential zoning allows the property to be subdivided into 5,000 square foot single-family residential lots.

4.2 Alternative Location

An alternative location for the proposed common area facility is conceivable, however, there are no remaining natural shoreline properties available to the applicant. All such remaining lands have been designated for preservation or will be dedicated to the City for the expansion of Oneula Beach Park.

4.3 Alternative Design

The proposed design provides for a low density development with abundant open space and avoids encroaching in the 60-foot shoreline setback area while attaining the desired character and ambiance for the facility. While other designs are possible, they would not necessarily reduce the relative insignificant impacts of the facility.

5. PERMITS AND APPROVALS

The following is a list of permits and approvals that may be required prior to construction of the proposed project:

City and County of Honolulu

Department of Land Utilization

- Special Management Area (SMA) permit
- Site Plan Review for a Meeting Facility in a Residential zone
- Approval of a Minor Structure within the Shoreline Setback
- Compliance with Flood Fringe District requirements
- Joint Development or Consolidation approval

Department of Public Works

- Grading Permit
- Excavation Permit
- Grubbing Permit

Department of Wastewater Management

- Sewer Connection Permit

Board of Water Supply

- Water and Water System Requirements

Building Department

- Building Permit

Other

Utility Companies

- Utility Service Requirements
- Permit Regarding Work on Utility Lines

6. ANTICIPATED DETERMINATION

This Draft Environmental Assessment (EA) was prepared for review in accordance with the consultation provisions of Chapter 343, Hawaii Revised Statutes. Based on the significance criteria set forth in Section 11-200-12 of Title 11 Chapter 200, Hawaii Administrative Rules, DOH, it is anticipated that the proposed project will not have a significant effect on the environment, and that a Finding of No Significant Impact (FONSI) will be filed with the State Office of Environmental Quality Control (OEQC) following the public consultation period.

A. Findings and Reasons Supporting Anticipated FONSI Determination

The effect of the proposed action on the environment is anticipated to be insignificant. In general, construction and operation of the proposed common area facility will not:

1. *Involve the loss or destruction of any natural or cultural resource.*

The proposed action will not involve any construction activity which might lead to a loss or destruction of any natural or cultural resource. There will be no building structures within the 60-foot shoreline setback. The proposed fence within the shoreline setback will comply with the design requirements of a minor structure that will not result in shoreline erosion. None of the archaeological sites identified in the Oneula Archaeological District are located within the project site.

2. *Curtail the range of beneficial use of the environment.*

The proposed project will not curtail the beneficial uses of the environment. The project will not affect public access along the shoreline.

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3. *Conflict with the State's long-term goals or guidelines as expressed in Chapter 344, HRS.*

The proposed project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii. Temporary impacts associated with construction activity of the proposed project can be adequately mitigated.

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

The proposed project would provide short-term economic benefits in the form of construction jobs, and long-term social benefits by preserving shoreline areas accessible to the public.

5. *Substantially affect public health.*

The proposed project will not affect public health.

6. *Involve substantial secondary effects, such as population changes or infrastructure demands.*

No secondary effects beyond those previously assessed in environmental impact documents for the Ocean Pointe development are anticipated with the construction or operation of the proposed common area facility.

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

Construction activities associated with the proposed project are anticipated to result in relatively insignificant short-term impacts to noise, air quality, and traffic in the immediate project vicinity.

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8. *Cumulatively have considerable effect upon the environment.*

No cumulative effects are anticipated beyond those previously assessed in environmental impact documents for the Ocean Pointe development.

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

There are no known rare, threatened or endangered flora or fauna on the project site that could be adversely affected by the construction and operation of the proposed common area facility.

10. *Detrimentially affect air or water quality or ambient noise levels.*

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Operation of the proposed common area facility will have no significant impact on air or water quality or ambient noise levels in the vicinity.

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

The proposed common area facility will comply with flood hazard requirements regarding the elevation of lowest occupied floor. The project site is otherwise not within an environmentally sensitive area.

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12. *Substantially affect scenic vistas and viewplanes identified in county or state plans or studies.*

The proposed dedication of 9.4 acres of shorefront land to expand Oneula Beach Park eastward to the project site will provide as significant view corridor along the realigned roadway easement. In the future, utility lines along the roadway easement will be placed underground, which will also improve coastal views.

The proposed common area facility will include a parking area fronting the realigned roadway easement. Although the parking area will be landscaped, more views of the ocean from the realigned road will be available. The proposed common area facility will alter the visual setting with its modern structures. The buildings will comply with the 25-foot height limit for the R-5 Residential zone. Many of the existing trees, particularly the coconut trees on the site will be preserved and incorporated in the landscaping.

13. *Require substantial energy consumption.*

Construction and operation of the proposed common area facility will not require substantial energy consumption.

7. CONSULTATION

7.1 Pre-Assessment Consultation

The following agency and community organizations have been apprised of the proposed common area facility use:

- Department of Land Utilization, City and County of Honolulu
- Ewa Neighborhood Board No. 23
- Ewa Beach Community Association

7.2 Comments on the Draft EA

Notice of availability of the Draft EA was published in the January 23, 1998 issue of the Office of Environmental Quality Control's Environmental Notice. The agencies and parties listed below provided written comments during the EA review period. All written comments and responses are reproduced in Appendix A.

Federal

U.S. Department of the Interior

Fish and Wildlife Service

State of Hawaii

Department of Business Economic Development & Tourism

Office of Planning

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Ocean Pointe Common Area Facility

Final Environmental Assessment

Department of Health

Environmental Health

Office of Environmental Quality Control

Department of Land and Natural Resources

Land Division

Office of Hawaiian Affairs

City and County of Honolulu

Board of Water Supply

Department of Land Utilization

Department of Parks and Recreation

Department of Public Works

Department of Wastewater Management

Other

Sierra Club, Hawaii Chapter

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8. REFERENCES

Dames & Moore. *Final Environmental Impact Statement, Increment II Proposed Ewa Marina Community*. Prepared for M.S.M & Associates, Inc. December 5, 1985.

GMP Associates, Inc. *HASEKO's Ewa Marina Site Drainage Master Plan*. Prepared for HASEKO (Ewa), Inc. October 1997.

Gray, Hong, Bills & Associates, Inc. *Flood Study Pursuant to Land Use Ordinance for Ewa Marina Development*. October 24, 1997.

Pacific Planning & Engineering, Inc. *Traffic Master Plan for Ewa Marina*. Prepared for HASEKO (Ewa), Inc. June 1997.

Tom Nance Water Resource Engineering. *Potable Water Master Plan for the Ewa Marina Project*. Prepared for HASEKO (Ewa), Inc. September 1996.

U.S. Army Corps of Engineers. *Final Environmental Impact Statement U.S. Department of the Army Permit Application, Proposed Ewa Marina*. April 1993.

Wilson Okamoto & Associates, Inc. *Ewa Marina Phase 1, Increment 2, Final Supplemental Environmental Impact Statement*. Prepared for HASEKO (Ewa), Inc. April 1992.

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Ocean Pointe Common Area Facility

Final Environmental Assessment

APPENDIX A

COMMENTS ON THE DRAFT EA

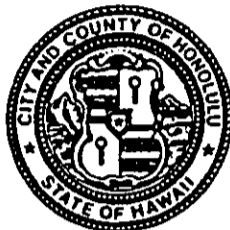
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DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

EM

JEREMY HARRIS
MAYOR



JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

97/SMA-085 (DT)

February 26, 1998

Mr. Earl Matsukawa, Project Manager
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Project Name : Ocean Pointe Common Area Facility
File No. : 97/SMA-85
Tax Map Keys : 9-1-11: 01 and 02
Subject : Draft Environmental Assessment

We are forwarding copies of all comments we have received relating to the Draft Environmental Assessment (DEA) of the above-referenced project.

In accordance with the procedural provisions of Chapter 343, Hawaii Revised Statutes, you must respond in writing to these and any other comments which were received during the 30-day public comment period which began with publication of a notice of availability of the DEA in The Environmental Notice on January 23, 1998. The final Environmental Assessment must include these comments and response, as well as revised text, if appropriate.

If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

For JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am
Encls.

cc: Haseko Homes, Inc.

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
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300 ALA MOANA BOULEVARD, ROOM 3-122
BOX 50088
HONOLULU, HAWAII 96850
PHONE: (808) 541-3441 FAX: (808) 541-3470

JAN 27 1998

In Reply Refer To: LLLW

Ms. Jan Naoe Sullivan
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment for the Ocean Pointe Common Area Facility, Ewa Beach, Oahu, Hawaii

Dear Ms. Sullivan:

The U.S. Fish and Wildlife Service (Service) has reviewed the Draft Environmental Assessment (EA) for the Ocean Pointe Common Area Facility, Ewa Beach, Oahu, Hawaii. The proposed project is sponsored by Haseko Homes, Inc. The Service offers the following comments for your consideration.

The proposed project includes the construction of a common area facility for the Ocean Pointe Community on 2.657 acres of previously disturbed shorefront property in Ewa Beach, Oahu, Hawaii. The proposed facility includes a 1,650 square-foot pavilion, a 1,215 square-foot caretaker's cottage, a swimming pool with an adjoining shower facility, five sheltered picnic areas (720 square feet each), fencing, parking for 27 vehicles, and an access driveway. All building structures will be located inland of the 60-foot shoreline setback. A fence with gates will be constructed approximately five feet inland of the rocky shoreline. No construction equipment will be placed within the marine environment to construct the fence. To comply with flood protection requirements, the project site inland of the 60-foot shoreline setback will be filled to approximately two feet above the existing grade, to an elevation of eight feet above mean sea level for all occupied structures

Draft EA
Ocean Pointe Common Area Facility
Ewa Beach, Oahu, Hawaii

The Service believes that the Draft EA adequately describes the existing resources and habitats of the proposed project site. However, we recommend that the placement of the fence be described as being five feet inland of the *legal* shoreline instead of the rocky shoreline. Provided that the proposed fence and gates are constructed to withstand anticipated wave and wind assault, no significant adverse impacts to fish and wildlife resources are expected to result from the proposed project.

To minimize the potential degradation of water quality and impacts to marine fish and wildlife resources and habitats, the Service recommends that the following measures be incorporated into the project:

- a. No construction materials should be stockpiled in the marine environment;
- b. No contamination of the marine environment (trash or debris disposal, etc.) should result from project-related activities;
- c. A contingency plan to control petroleum products accidentally spilled during construction should be developed; and
- d. Siltation of the marine environment should be prevented through the use of an effective silt containment device and the curtailment of work during adverse weather conditions.

The Service believes that incorporation of these measures into the project will greatly minimize the potential for project-related adverse impacts to fish and wildlife resources. Accordingly, the Service would support a Finding of No Significant Impact (FONSI) for the project.

The Service appreciates the opportunity to comment on the proposed project. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Lorena Wada by telephone at 808/541-3441 or by facsimile transmission at 808/541-3470.

Sincerely,

Brooks Harper
Field Supervisor
Ecological Services

cc: CWB, Hawaii
CZMP, Hawaii
DAR, Hawaii

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WILSON
OKAMOTO
ASSOCIATES, INC.

6171-01
April 7, 1998

Mr. Brooks Harper, Field Supervisor
Ecological Services
Fish and Wildlife Service
U.S. Department of the Interior
300 Ala Moana Boulevard, Room 3108
Box 50088
Honolulu, Hawaii 96850

Dear Mr. Harper:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated January 27, 1998 (Ref: LLLW) commenting on the environmental assessment (EA) for the subject project.

With regard to the location of the proposed fence, we will clarify the description in Section 1.4 of the Final EA to specify that it will be located five feet inland of the certified shoreline which is at the edge of the vegetation line.

The following responses, respectively, are offered to your itemized recommendations for the proposed project:

- a. No construction materials will be stockpiled in the marine environment.
- b. No contamination of the marine environment is anticipated to result from project-related activities. Construction refuse will be collected and appropriately disposed of by the contractor. Trash generated at the facility will be collected by the municipal refuse collection service or a privately contracted service. Any pesticides or fertilizers for landscape maintenance will be used in accordance with label instructions.
- c. The construction contractor is required to comply with applicable State and Federal laws pertaining to the accidental release of petroleum products on the project site. There will be no fuel storage system on site during or after construction that would require the preparation of a spill contingency plan.

6171-01
Letter to Mr. Brooks Harper
Page 2
April 7, 1998

- d. As discussed in Section 2.3 of the Draft EA, under most conditions, surface flows received from lands mauka of the project site as well as runoff generated at the project site are absorbed through infiltration and do not reach the sea. At the project site and neighboring lands to the west, the topography rises slightly near the shoreline, containing runoff and allowing it to percolate into the porous soil. To further reduce the potential for silt to enter the ocean in runoff during the construction phase of the project, the applicant agrees to installing a silt fence as a mitigation measure. This measure will be included in the Final EA.

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

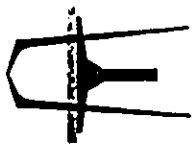
Sincerely,



Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.

WILSON
OKAMOTO
ASSOCIATES, INC.



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**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Fl., Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Ref. No. P-7145

January 9, 1998

Ms. Jan Naoe Sullivan
Director
Department of Land Utilization
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment, Ocean Pointe Common Area Facility,
Ewa Beach, Oahu

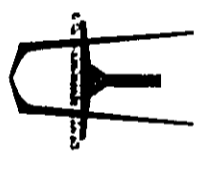
We have reviewed the draft environmental assessment and do not have any specific
concerns or comments to offer at this time relative to our plans and programs.

If there are any questions, please contact Charles Carole of our Coastal Zone Management
Program at 587-2804.

Sincerely,

Rick Egged
Director
Office of Planning

**WILSON
OKAMOTO
& ASSOCIATES, INC.**



**ENGINEERS
PLANNERS**
1975 BERETANIA STREET
HONOLULU - HAWAII 96813
P: 808 946-2277
F: 808 946-2253

6171-01
April 7, 1998

Mr. Rick Egged, Director
Office of Planning
Department of Business, Economic
Development & Tourism
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Egged:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated January 9, 1998 expressing that you do not have
any specific concerns or comments to offer at this time relative to your plans and
programs.

Your letter, along with this response will be reproduced in the forthcoming Final
environmental assessment. We appreciate your interest and participation in the
Draft EA consultation process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Itasca Homes, Inc.

0000 00 18 2083



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

January 15, 1998

98-002/epo

DEPARTMENT OF HEALTH
DIVISION OF AIR QUALITY

Ms. Jan N. Sullivan, Director
January 15, 1998
Page 2

98-002/epo

The contractor should provide adequate means to control dust from the road areas and during the various phases of construction. These means include, but are not limited to:

- a. Planning the different phases of construction, focusing on minimizing the amount of dust generating materials and activities, centralizing on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
- b. Providing an adequate water source at the site prior to start up of construction activities;
- c. Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. Controlling of dust from shoulders and access roads;
- e. Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f. Controlling of dust from debris being hauled away from project site.

If you have any questions regarding these issues on fugitive dust, please contact Ms. Crystal Peltier of the Clean Air Branch at 586-4200.

Sincerely,

BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

c: SDWB
CAB

Ms. Jan Mace Sullivan, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT
Project: Ocean Pointe Common Area Facility
Location: 91-301 Papipi Road
Ewa, Oahu, Hawaii
TMK: (1) 9-1-11: 1, 2

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Safe Drinking Water

The draft environmental assessment indicates that the proposed development will have a dual-water system. The potable and nonpotable water systems must be carefully designed and operated to prevent cross-connections and backflow conditions. The two systems must be clearly labeled and physically separated to avoid gaps or reduced pressure principle backflow preventers to avoid contaminating the potable water supply. In addition, all nonpotable spigots and irrigated areas should be clearly labeled with warning signs to prevent the inadvertent consumption of nonpotable water.

Should you have any questions regarding this matter, please contact Ms. Queenie Komori of the Safe Drinking Water Branch, Engineering Section at 586-4258.

Control of Fugitive Dust

Construction activities must comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33 on Fugitive Dust.

0000 00 18 2084

6171 01
April 7, 1998

Mr. Bruce S. Anderson, Deputy Director
Environmental Health
Department of Health
State of Hawaii
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Mr. Anderson:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated January 15, 1998 commenting on the environmental assessment (EA) for the subject project. We offer the following responses in the respective order of the comments:

Safe Drinking Water

We appreciate your advice and information regarding the design of the dual water system and will forward it to the project designers.

Control of Fugitive Dust

We will amend the Section 2.11 in the Final EA to specify that construction activities must comply with the provisions of Chapter 11-60.1, "Air Pollution Control," (Hawaii Administrative Rules, State Department Health). The dust control measures mentioned in your letter will also be included in the discussion of mitigation measures.

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

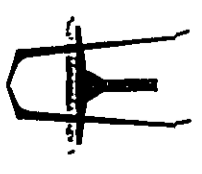
Sincerely,



Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.

WILSON
OKAMOTO
A ASSOCIATES, INC.



ENGINEERS
1925 BERKELEY STREET
HONOLULU HAWAII 96826
PH (808) 928-2222
FAX (808) 928-2223

0000 00 18 2085

BENJAMIN J. CAYetano
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

238 SOUTH BERETAWA STREET
SUITE 707
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4188
FACSIMILE (808) 588-4188

GARY GILL
DIRECTOR

Mr. Paul Jordan
Haseko Homes, Inc.
February 23, 1998
Page 2 of 2

Please submit a copy of this memorandum, any other comment letters and your responses to the Department of Land Utilization for their inclusion in the final environmental assessment for this project. If there are any questions, please call Leslie Segundo of my staff at 586-1185. Thank you for the opportunity to comment.

Sincerely,

GARY GILL

Enclosure

c → Dana Teramoto, City and County of Honolulu, Dept. of Land Utilization

Mr. Paul Jordan
Haseko Homes, Inc.
820 Milliani Street
Honolulu, Hawaii 96813

Dear Mr. Jordan:

Having reviewed the Draft Environmental Assessment (DEA) for the Ocean Pointe Common Area Facility, Ewa, O'ahu, Tax Map Keys 9-1-11-01 and 9-1-11-02, we submit the following comments for your response.

- 1) Page 12 of the DEA states that "[a] fence with gates is proposed within the shoreline setback. It will be located approximately five feet mauka of the rocky shoreline and run parallel to it from the eastern to western boundary." Page 13 also notes that the shoreline setback in the area is 60 feet. Please discuss the cultural/social impacts of such a structure in the shoreline setback on public access to the shoreline for cultural/recreational activities. A copy of the Environmental Council's Guidelines for Assessing Cultural Impacts (November 1997) is enclosed for your information.
- 2) On page 30, under Section 2.14, Aesthetics, please discuss the aesthetic/visual effects of such a structure in the shoreline setback area. A rendering of the proposed fence on the photographs of the rocky shoreline in the DEA would be most helpful.
- 3) Please discuss the cumulative and indirect impacts of the facility on drainage and off-shore water quality.
- 4) Please discuss the use of native Hawaiian plants (especially xerophagic ones) in the landscaping.
- 5) On page 38, the report notes that "[n]one of the archaeological sites identified in the Oncula Archaeological District are located within the project site." Please discuss in the final environmental assessment historic and/or ethnographic information for the area contained in references and other documents (see, Cultural Impact Guidelines above).
- 6) Please provide a certified shoreline map of the parcel to the Department of Land Utilization for inclusion in the final EA to show that the proposed improvements are within private property and not state lands.

GUIDELINES FOR ASSESSING CULTURAL IMPACTS

Adopted by the Environmental Council, State of Hawaii
November 19, 1997

Guidelines for Accessing Cultural Impacts

November 19, 1997
Page 2 of 4

I. INTRODUCTION

It is the policy of the State of Hawaii under Chapter 343, HRS, to alert decision makers, through the environmental assessment process, about significant environmental effects which may result from the implementation of certain actions. An environmental assessment of cultural impacts gathers information about cultural practices and cultural features that may be affected by actions subject to Chapter 343, and promotes responsible decision making. Articles IX and XII of the State Constitution, other state laws, and the courts of the state require government agencies to promote and preserve cultural beliefs, practices, and resources of native Hawaiians and other ethnic groups. Chapter 343 also requires environmental assessment of cultural resources, in determining the significance of a proposed project.

The Environmental Council encourages preparers of environmental assessments and environmental impact statements to analyze the impact of a proposed action on cultural practices and features associated with the project area. The Council provides the following methodology and content protocol as guidance for any assessment of a project that may significantly affect cultural resources.

II. CULTURAL IMPACT ASSESSMENT METHODOLOGY

Cultural impacts differ from other types of impacts assessed in environmental assessments or environmental impact statements. A cultural impact assessment includes information relating to the practices and beliefs of a particular cultural or ethnic group or groups.

Such information may be obtained through scoping, community meetings, ethnographic interviews and oral histories. Information provided by knowledgeable informants, including traditional cultural practitioners, can be applied to the analysis of cultural impacts in conjunction with information concerning cultural practices and features obtained through consultation and from documentary research.

In scoping the cultural portion of an environmental assessment, the geographical extent of the inquiry should, in most instances, be greater than the area over which the proposed action will take place. This is to ensure that cultural practices which may not occur within the boundaries of the project area, but which may nonetheless be affected, are included in the assessment. Thus, for example, a proposed action that may not physically alter gathering practices, but may affect access to gathering areas would be included in the assessment. An ahupua'a is usually the appropriate geographical unit to begin an assessment of cultural impacts of a proposed action, particularly if it includes all of the types of cultural practices associated with the project area. In some cases, cultural practices are likely to extend beyond the ahupua'a and the geographical extent of the study area should take into account those cultural practices.

The historical period studied in a cultural impact assessment should commence with the initial presence in the area of the particular group whose cultural practices and features are being assessed. The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs.

The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both man made and natural, including submerged cultural resources, which support such cultural practices and beliefs.

The Environmental Council recommends that preparers of assessments analyzing cultural impacts adopt the following protocol:

- (1) identify and consult with individuals and organizations with expertise concerning the types of cultural resources, practices and beliefs found within the broad geographical area, e.g., district or ahupua'a;
- (2) identify and consult with individuals and organizations with knowledge of the area potentially affected by the proposed action;
- (3) receive information from or conduct ethnographic interviews and oral histories with persons having knowledge of the potentially affected area;
- (4) conduct ethnographic, historical, anthropological, sociological, and other culturally related documentary research;
- (5) identify and describe the cultural resources, practices and beliefs located within the potentially affected area; and
- (6) assess the impact of the proposed action, alternatives to the proposed action, and mitigation measures, on the cultural resources, practices and beliefs identified.

Interviews and oral histories with knowledgeable individuals may be recorded, if consent is given, and field visits by preparers accompanied by informants are encouraged. Persons interviewed should be afforded an opportunity to review the record of the interview, and consent to publish the record should be obtained whenever possible. For example, the precise location of human burials are likely to be withheld from a cultural impact assessment, but it is important that the document identify the impact a project would have on the burials. At times an informant may provide information only on the condition that it remain in confidence. The wishes of the informant should be respected.

Primary source materials reviewed and analyzed may include, as appropriate: Mahelic, land court, census and tax records, including testimonies; vital statistics records; family histories and genealogies; previously published or recorded ethnographic interviews and oral histories; community studies, old maps and photographs; and other archival documents, including correspondence, newspaper or almanac articles, and visitor journals. Secondary source materials such as historical, sociological, and anthropological texts, manuscripts, and similar materials, published and unpublished, should also be consulted. Other materials which should be examined include prior land use proposals, decisions, and rulings which pertain to the study area.

III. CULTURAL IMPACT ASSESSMENT CONTENTS

In addition to the content requirements for environmental assessments and environmental impact statements, which are set out in HAR §§ 11-200-10 and 16 through 18, the portion of the assessment concerning cultural impacts should address, but not necessarily be limited to, the following matters:

1. A discussion of the methods applied and results of consultation with individuals and organizations identified by the preparer as being familiar with cultural practices and features associated with the project area, including any constraints or limitations which might have affected the quality of the information obtained.
2. A description of methods adopted by the preparer to identify, locate, and select the persons interviewed, including a discussion of the level of effort undertaken.
3. Ethnographic and oral history interview procedures, including the circumstances under which the interviews were conducted, and any constraints or limitations which might have affected the quality of the information obtained.
4. Biographical information concerning the individuals and organizations consulted, their particular expertise, and their historical and genealogical relationship to the project area, as well as information concerning the persons submitting information or interviewed, their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area.
5. A discussion concerning historical and cultural source materials consulted, the institutions and repositories searched, and the level of effort undertaken. This discussion should include, if appropriate, the particular perspective of the authors, any opposing views, and any other relevant constraints, limitations or biases.

6. A discussion concerning the cultural resources, practices and beliefs identified, and, for resources and practices, their location within the broad geographical area in which the proposed action is located, as well as their direct or indirect significance or connection to the project site.

7. A discussion concerning the nature of the cultural practices and beliefs, and the significance of the cultural resources within the project area, affected directly or indirectly by the proposed project.

8. An explanation of confidential information that has been withheld from public disclosure in the assessment.

9. A discussion concerning any conflicting information in regard to identified cultural resources, practices and beliefs.

10. An analysis of the potential effect of any proposed physical alteration on cultural resources, practices or beliefs; the potential of the proposed action to isolate cultural resources, practices or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the setting in which cultural practices take place.

11. A bibliography of references, and attached records of interviews which were allowed to be disclosed.

The inclusion of this information will help make environmental assessments and environmental impact statements complete and meet the requirements of Chapter 343, HRS. If you have any questions, please call us at 586-4185.

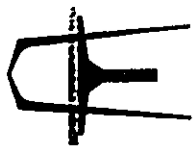
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WILSON
OKAMOTO
& ASSOCIATES, INC.

6171-01
April 7, 1998

Mr. Gary Gill, Director
Office of Environmental Quality Control
Department of Health
State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS
190'S BERETANIA STREET
HONOLULU HAWAII 96813
PH (808) 546-2277
FAX (808) 546-2252

Dear Mr. Gill:
Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated February 23, 1998 commenting on the subject Draft EA. We offer the following responses in respective order of your comments:

1. As discussed in Section 2.8 of the Draft E.A., public access to the shoreline is presently available at Oneula Beach Park which is located approximately 2,000 feet west of the project site. From there, lateral pedestrian access is available along the shoreline over a sandy beach and, closer to the project site, over a rocky shoreline all the way to the eastern boundary of the property.

The certified shoreline defining the makai boundary of the project site follows the vegetation line along the ocean frontage. Seaward of the vegetation line is the rocky shoreline which is traversable on foot from the western to the eastern boundary of the project site. The vegetation line, which is the edge of the existing lawn, and the rocky shoreline are visible in the photographs included in the Draft EA. The proposed fence, which will lie five feet mauka of the vegetation line, will not impede along-shore access across the project site.

In accordance with the Unilateral Agreement and Declaration for Conditional Zoning for the Ocean Pointe development, the applicant agreed to convey 9.4 acres of beach front land lying between the project site and Oneula Beach Park, to the City for park expansion. When this land is dedicated to the City, the shoreline fronting the project site will be more readily accessible since the public could access the shoreline directly from the expanded park.

6171-01
Letter to Mr. Gary Gill
Page 2
April 7, 1998

2. We will include a discussion of the visual impact the fence in Section 2.14 of the Final EA. Only in the top photograph on page 10 of the Draft EA would the fence be visible since the bottom photo only shows the shoreline area and the adjoining parcel which will be dedicated to the City. Since the material to be used for the fence has yet to be determined, it cannot be accurately rendered. DLU rules specifies however, that the fence must be an "open-work metal or open-work wood" fence no more than six feet in height (Section 15-1(h)(1)). In general, a six-foot high fence would obscure the shrubs (naupaka) and most of the lawn visible at the left of the top photograph. The view of Diamond Head in the background would not be blocked.

3. As discussed in Section 2.3 of the Draft E.A. under most conditions, surface flows received from lands mauka of the project site as well as any runoff generated at the project site are absorbed through infiltration and do not reach the sea. The proposed parking area, realigned road and structures will increase the amount of impervious surface area on the project site and, therefore, will increase the potential volume of runoff generated at the project site. This increase, however, is negligible in relation to the overall drainage pattern which includes large areas mauka of the project site. Thus, the increased potential for surface flows reaching the ocean as a result of the project is negligible. Any resulting changes in water quality would also be negligible. The Final EA will be revised to include this discussion.

As discussed in the Draft EA, future drainage improvements shown in the site drainage master plan for Ocean Pointe will redirect flows from mauka lands away from the project site. Without the contribution of drainage from the mauka lands, the potential for surface flows entering the ocean will be significantly reduced.

4. The landscaping plan for the project has yet to be prepared. Plants selected for landscaping will not adversely affect the environment nor result in excessive water consumption.

5. The context of the prior archaeological and historical studies was the 1.110 acre Ocean Pointe (formerly Ewa Marina) development, of which the proposed project site comprises less than three acres and does not

6171-01

Letter to Mr. Gary Gill

Page 3

April 7, 1998

contain any of the identified archaeological sites. There is no reference in the prior studies specific to the project site. The prior environmental documents prepared for the Ocean Pointe development, including the appended studies, were accepted with the project site slated for single-family residential development. The proposed use will not impact cultural/historical resources differently than the previously proposed use. As discussed in item 1, above, public access to shoreline resources will not be reduced and, with the planned expansion of Chucula Beach Park, will be facilitated.

6. A certified shoreline survey has been filed with the Department of Land Utilization in conjunction with the Special Management Area (SMA) Use permit application. We understand that it is not a requirement for the Final EA. With respect to the location of the proposed improvements, the Proposed Site Plan (Figure 4) in the Draft EA is based on the certified shoreline survey and shows the approximate location of the Shoreline Setback line.

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

Sincerely,



Earl Matukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.

0000 00 18 2089



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 871
HONOLULU, HAWAII 96809

January 26, 1998

LD-NAV
REF.: 97SMA085.RCM

Honorable Jan Naoe Sullivan
Director of Land Utilization
City and County of Honolulu
650 S. King Street 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

SUBJECT: Review : Draft Environmental Assessment
File No. : 97/ SMA085
Project : Ocean Point Common Area Facility
Location : 91-301 Papipi Road, Ewa Beach, Oahu, Hawaii
TMK : 1st/ 9-1-30: 01 and 02

Thank you for the opportunity to review and comment on the subject Draft Environmental Assessment for the proposed Ocean Point Common Area Facility project.

Our Division of Aquatic Resources has stated that the project site area has previously been graded and disturbed. Therefore, significant impacts adverse to aquatic resources values are not expected from the activities proposed. However, we suggest that construction activities be restricted to periods of minimal rainfall, and areas denuded of vegetation which could be susceptible to erosion are appropriately stabilized. Further, precautionary measures should include preventing construction materials, petroleum products, debris and eroded soil from entering coastal waters.

Should you have any questions, please contact Nicholas Vaccaro of our Land Division's Support Services Branch at 587-0438.

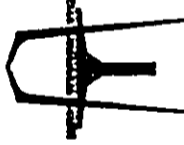
Very truly yours,

DEAN Y. UCHIDA
Administrator

c: Oahu Land Board Member
At Large Land Board Member
Oahu District Land Office

AGRICULTURE DEVELOPMENT PROGRAM
ADULT SERVICES
BUREAU OF LAND MANAGEMENT
COUNSELING
FOREST AND WILDLIFE
LAND DIVISION
LAND USE
PLANNING
WATER RESOURCE MANAGEMENT

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
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190 S. BEREMANA STREET
HONOLULU, HAWAII 96806
PH (808) 946-2277
FAX (808) 946-2253

6171 01

April 7, 1998

Mr. Dean Uchida, Administrator
Land Division
Department of Land and Natural Resources
State of Hawaii

Dear Mr. Uchida:

Subject: Draft Environmental Assessment
Ocean Point Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated January 26, 1998 (Ref.: 97SMA085.RCM) expressing your belief that based on a review by the Division of Aquatic Resources, significant impacts adverse to aquatic resource values are not expected from the proposed activities.

With respect to surface runoff, Section 2.3 of the Draft EA states that, under most conditions, surface flows received from lands mauka of the project site as well as runoff generated at the project site are absorbed through infiltration and do not reach the sea. At the project site and neighboring lands to the west, the topography rises slightly near the shoreline, containing runoff and allowing it to percolate into the porous soil. To further reduce the potential for silt to enter the ocean in runoff during the construction phase of the project, the applicant agrees to installing a silt fence as a mitigation measure. This measure will be included in the Final EA. Compliance with City and County grading and soil stockpiling requirements will reduce the potential for siltation. In addition, the early establishment of landscaping, which will be implemented as a dust control measure, will stabilize loose soil, thus minimizing the potential for siltation during storms.

Construction refuse will be collected and appropriately disposed of by the contractor. No fueling or maintenance of construction vehicles that could result in the accidental release of petroleum products will be done on-site.

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0000 00 18 2091

WILSON
OKAMOTO
& ASSOCIATES, INC.

6171-01
Letter to Mr. Dean Uchida
Page 2
April 7, 1998

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

Sincerely,


Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.

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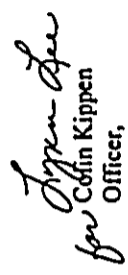
Letter to Mr. Earl Matsukawa
February 20, 1998
Page 2

Please contact Colin Kippen (594-1938), LNR Officer, or Luis Manrique (594-1758), should you have any questions on this matter.

Sincerely yours,



Randall Ogata
Administrator


Colin Kippen
Officer,
Land and Natural
Resources Division

cc: Board of Trustees



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5248
PHONE (808) 521-1845
FAX (808) 521-1865

February 20, 1998

Doc. No. EIS-142

Mr. Earl Matsukawa
Wilson Okamoto & Associates, Inc.
1907 S. Beretania St.
Honolulu, HI 96826

Subject: Draft Environmental Assessment (DEA) for Ocean Pointe Common Area Facility, Ewa Beach, Island of Oahu

Dear Mr. Matsukawa:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for Ocean Pointe Common Area Facility, Ewa Beach, Island of Oahu. The applicant proposes to construct a common area facility for the Ocean Pointe Community on 2.7 acres of shorefront property.

The Office of Hawaiian Affairs (OHA) has no objections at this time to the proposed development *per se*. But OHA finds the narrative unclear as to the rationale for proposing a private recreation facility while setting aside an adjacent 9.4 acres for expanding public park use.

It is also unclear to OHA why the "no action" alternative isn't acceptable? Shouldn't it be sufficient for residents in Ocean Pointe to have an open coastal area with access for anyone? OHA urges the developer to more fully discuss the ramifications to shoreline access if the developer fails to convey the 9.4 acres to the City & County of Honolulu for park use.

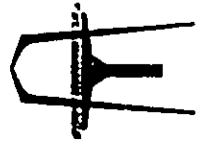
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WILSON
OKAMOTO
& ASSOCIATES, INC.

6171-010
April 7, 1998

Mr. Randall Ogata, Administrator
Colin Kippen, Officer
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813-5249

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS
1907 S. BERETANIA STREET
HONOLULU HAWAII 96826
PH (808) 946-2777
FAX (808) 946-2753

Dear Messrs. Ogata and Kippen:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter of February 20, 1998 commenting on the subject Draft EA. We offer the following responses, in the respective order of your comments:

- As discussed in Section 1.3 of the Draft EA, the entire shorefront area from Oneula Beach Park through the project site is owned by the applicant and was zoned R-5 residential. In obtaining rezoning for Phase I, Increment 2 of the Ocean Pointe (formerly Ewa Marina) development, the applicant agreed to dedicate 9.4 acres of prime beach front land to the City while retaining the 2.6 acre project site which is fronted by rocky shoreline. Obviously, there is an economic value to retaining ownership of the project site, whether it is developed for single-family dwellings or as a common area facility that could enhance the value of other residential uses in the development.
- The "no-action" alternative would, for the short term, retain the current use of the parcel as a private recreational facility, however, single-family residences would likely be developed on the site in the future, as currently permitted by zoning. The existing recreational facility is old and offers few of the amenities of the current proposal. The applicant feels that the availability of the common area facility will enhance the economic viability of the Ocean Pointe community by providing recreational opportunities supported by amenities that may not be available at a public beach park.
- The applicant is committed by the Unilateral Agreement for the rezoning to convey the 9.4 acre shoreline parcel to the City.

6171-01
Letter to Mr. Randall Ogata
Page 2
April 7, 1998

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haweco Homes, Inc

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
600 SOUTH KULIHI LANE, SUITE 111
HONOLULU, HAWAII 96813
PHONE (808) 527-6100
FAX (808) 531-2714



February 18, 1998

414 Middle Street, Suite 200
Honolulu, Hawaii 96813
PHONE (808) 531-2714
FAX (808) 531-2715
WWW.BWS.HONOLULU.HI.GOV

TO: JAN SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: *Raymond H. Sato*
FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR LETTER OF DECEMBER 29, 1997 ON THE DRAFT ENVIRONMENTAL
ASSESSMENT FOR THE OCEAN POINTE COMMON AREA FACILITY, EWA, OAHU,
TMK: 9-1-11-01, 02

Thank you for the opportunity to review the Draft Environmental Assessment for the proposed private recreation facility.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed development.
2. The developer is required to obtain a water allocation from Haseko Development.
3. The availability of water will be determined when the Building Permit Applications are submitted for our review and approval.
4. There are 5/8-inch and 3/4-inch water meters serving TMK: 9-1-11: 01, and a 3/4-inch water meter serving TMK: 9-1-11: 02, for residential uses.
5. If a three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
7. A Board of Water Supply approved reduced pressure principle backflow prevention assembly is required to be installed immediately after each water meter serving the site.

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

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS
1975 BERETANIA STREET
HONOLULU, HAWAII 96813
PHONE (808) 946-7227
FAX (808) 946-7253

6171-01
April 7, 1998

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

Dear Mr. Sato:
Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated February 18, 1998 commenting on the environmental assessment (EA) for the subject project. We offer the following responses in the respective order of the comments:

1. We appreciate your confirmation of the adequacy of the off-site water system to accommodate the proposed project.
2. A water allocation for the proposed project will be obtained from Haseko Development EPWDC at the time of building permit application.
3. We acknowledge that availability of domestic water for the project will be determined when the Building Permit Applications are submitted for review and approval.
4. We appreciate the information on existing water meters serving the project site and will forward it to the project designers.
5. At this time, it is not anticipated that a three-inch or larger meter will be required for the project. If such a meter is required, however, construction drawings of the meter installation will be submitted for your review and approval.
6. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department during the design phase of the project.
7. We appreciate the information regarding the backflow prevention assembly requirement and will forward it to the project designers.

6171-01

Letter to Mr. Raymond H. Sato

Page 2

April 7, 1998

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process

Sincerely,



Earl Matsukawa, AICP
Project Manager

cc: Mr. Mike Nojima, Gray Hong Bills
Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Hascko Homes, Inc.

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0000 00 18 2096

CITY AND COUNTY OF HONOLULU

DEPARTMENT OF LAND UTILIZATION
430 SOUTH KING STREET 17TH FLOOR - HONOLULU HAWAII 96813
PHONE (808) 523-4414 FAX (808) 527-8743



RECEIVED
FEB 5 1998

JAN WADE SULLIVAN
DIRECTOR
CORRECTIONAL CHIEF
DEPUTY DIRECTOR
97/SMA-85

February 5, 1998

Mr. Earl Matsukawa
Wilson Okamoto & Associates
Engineers and Planners
1907 S. Heretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Comments to Draft Environmental Assessment (EA)
Ocean Pointe Common Area Facility
Tax Map Keys: 9-1-11: 1 and 2

We have reviewed the above Draft EA and have the following comments which should be included in the Final EA:

1. The Final EA should indicate the amount (cubic yards) of grading and filling that will be performed on the site.
2. We recommend that a silt fence be erected and remain in place until the project is completed in order to prevent construction runoff from entering the ocean.
3. A Joint Development or Consolidation approval is required from our department and should be mentioned in the "Permits and Approvals" section of the EA.
4. The method of solid waste disposal to be utilized after the project is completed should be included in the Final EA.
5. The DEA mentions that drainage from the project site will continue to be directed toward the shoreline and adjacent land to the west. Will some type of best management practice be implemented to impede runoff, such as water quality inlets, oil/grit separators, or porous pavement for the parking lots?
6. The effects of surface runoff to the ocean should be included in the Final EA.
7. Please provide the estimated project cost and completion date for construction of the project.

Mr. Earl Matsukawa
Page 2
February 5, 1998

If you have any questions regarding this letter, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

JAN WADE SULLIVAN
Director of Land Utilization

JNS:dt

cc: Haseko Homes, Inc. (Paul Jordan)

8885cor.djt

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WILSON
OKAMOTO
ASSOCIATES, INC.

6171-01
Letter to Ms. Jan Naoe Sullivan
Page 2
April 7, 1998

6171-01
April 7, 1998
Ms. Jan Naoe Sullivan, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

WILSON
OKAMOTO
ASSOCIATES, INC.



ENGINEERS
PLANNERS
907 S. KING ST. #211
HONOLULU, HI 96813
TEL: 531-9461
FAX: 531-9462

volume of runoff generated at the project site. This increase, however, is negligible in relation to the overall drainage pattern which includes large areas mauka of the project site. Thus, the increased potential for surface flows reaching the ocean as a result of the project is negligible. Any resulting changes in water quality would also be negligible. The Final EA will be revised to include this discussion.

As discussed in the Draft EA, future drainage improvements shown in the site drainage master plan for Ocean Pointe will redirect flows from mauka lands away from the project site. Without the contribution of drainage from the mauka lands, the potential for surface flows entering the ocean will be significantly reduced.

Since the potential impact of the project on surface runoff will be negligible prior to the construction of planned drainage improvements and will be drastically reduced after construction, no measures beyond compliance with City design specifications for drainage improvements are proposed. All proposed drainage improvements are subject to review and approval by the City and County of Honolulu Department of Public Works.

6. The estimated construction cost for the project is \$1.1 million and the construction period is estimated to be one year. Commencement of construction is contingent upon obtaining required permits and approvals and market conditions. This discussion will be included in the Final EA.

Your letter, along with this response will be reproduced in the forthcoming Final EA. We appreciate your interest and participation in the Draft EA consultation process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Mike Nojima, Gray Hong Bills
Mr. Paul Jordan, Haseko Homes, Inc.

Thank you for your letter dated February 5, 1998 (Ref.: 97-09163(DT)) commenting on the subject Draft EA. We offer the following responses in respective order of your comments:

1. It is estimated that up to 4,000 cubic yards of fill will be required for the project.
2. The applicant agrees to installing a silt fence as a mitigation measure to reduce the potential for silt to enter the ocean in runoff during the construction phase of the project. This measure will be included in the Final EA.
3. (Item 2. repeated) The need for a Joint Development or Consolidation approval will be mentioned in the "Permits and Approvals" section of the Final EA.
4. (Item 3) As discussed in Section 2.12 of the Draft EA, refuse collection for the existing residences at the project site is contracted through a private firm. In the future, if municipal refuse collection is provided in the area, the common area facility could also be served. Until such service is provided, or if it does not otherwise become available for the proposed facility, privately contracted refuse collection will be continued.
5. (Item 4 and 5) As discussed in Section 2.3 of the Draft EA, under most conditions, surface flows received from lands mauka of the project site as well as any runoff generated at the project site are absorbed through infiltration and do not reach the sea. The proposed parking area, realigned road and structures will increase the amount of impervious surface area on the project site and, therefore, will increase the potential

0000 00 18 2098

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

48-00783
650 SOUTH KING STREET, 10TH FLOOR, HONOLULU, HAWAII 96813
PHONE (808) 523-4182 • FAX (808) 523-4034



JEREMY HARRIS
MAYOR

WILLIAM BALFOUR, JR.
DIRECTOR
MICHAEL AMI
DEPUTY DIRECTOR

January 29, 1998

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA
OCEAN POINTE COMMON AREA FACILITY
TAX MAP KEY 9-1-11: 01 & 02
PROJECT REF. NO. 97/SMA-085 (DT)

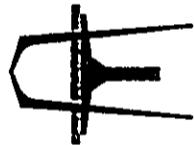
We have reviewed the above draft environmental assessment (EA). The draft EA provides a detailed analysis of the project. The only significant factor to our department is the proximity of Oneula Beach Park and planned Oneula Beach Park extension located between the proposed project and existing Oneula Beach Park.

The proposed project is expected to have no significant impact on either those park sites or other environments.

Please call Mr. Jay Lembeck, Planner in our Advance Planning Branch, at extension 4272 if you have any questions.

William D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
Director

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1905 BERETAMA STREET
HONOLULU, HAWAII 96826
PH. (808) 946-2277
FAX. (808) 946-2253

6171-01
April 7, 1998

Mr. William D. Balfour, Jr., Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, Hawaii 96813

Dear Mr. Balfour:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated January 29, 1998 acknowledging that the proposed project will have no significant impact on Oneula Beach Park and its planned expansion or other environments.

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

Sincerely,

Earl Matsukawa

Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.

WDB:ui

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DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
450 SOUTH KING STREET
HONOLULU, HAWAII 96813

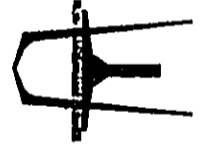
JEREMY HARRIS
MAYOR



January 12, 1998

JONATHAN K. SHIMADA, PHD
DIRECTOR AND CHIEF ENGINEER
ROLAND D. LEE, JR.
DEPUTY DIRECTOR
ENV 98-009

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS
1907 S. BEETHAM ST. #200
HONOLULU, HAWAII 96826
PH (808) 948-2277
FAX (808) 948-2213

MEMORANDUM:

TO: JAN HAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *[Signature]*
JONATHAN K. SHIMADA, PHD
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
OCEAN POINTE COMMON AREA FACILITY
TMK: 9-1-11: 01 AND 02

We have reviewed the subject EA and have no comments to offer at this time.

Should you have any questions, please contact Alex Ito at Local 4150.

6171-01
April 7, 1998

Mr. Jonathan K. Shimada, Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Shimada:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated January 12, 1998 expressing that you have no comments to offer at this time on the subject project.

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.

0000 00 18 2 100

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF WASTEWATER MANAGEMENT
480 BISHOP LANE, SUITE 300, HONOLULU, HAWAII 96813
PHONE: (808) 527-6883 • FAX: (808) 527-6875



JEREMY HARRIS
MAYOR

TERMITHE SPRAGUE, P.E.
DIRECTOR
CHERYL K. OKUMA BEPE, I.S.D.
DEPUTY DIRECTOR

In reply refer to:
WCC 98-20

January 26, 1998

MEMORANDUM

TO: MS. JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KENNETH E. SPRAGUE, DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA
OCEAN POINTE COMMON AREA FACILITY
TMK: 9-1-11: 1 & 2

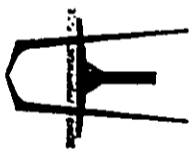
Our response relating to the availability and adequacy of the municipal sewer system for the subject project is as follows:

- Municipal Sewer System Available and Adequate
(This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form.)
- Municipal Sewer System Not Available
- Municipal Sewer System Not Adequate
- Liable for Payment of a Wastewater System Facility Charge
- Other:

Contact Person: Mr. Scott Gushi, Ext. 4886.

DLU 02/19/97

**WILSON
OKAMOTO
& ASSOCIATES, INC.**



ENGINEERS
1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PHONE (808) 946-2277
FAX (808) 946-2253

6171 01
April 7, 1998

Mr. Kenneth E. Sprague, Director
Department of Wastewater Management
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Iwa, Oahu, Hawaii

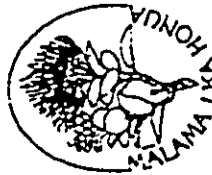
Thank you for your letter dated January 26, 1998 (Ref.: WCC 98-20) confirming the availability and adequacy of the municipal sewer system serving the project site. We acknowledge that sewer capacity reservation is contingent on your approval of a Sewer Connection Application which we anticipate will be submitted in conjunction with the building permit application. We further acknowledge that the applicant is liable for the payment of a wastewater system facility charge at that time.

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.



SIERRA CLUB, HAWAII CHAPTER

P.O. Box 2577,
Honolulu, Hawaii 96803
(808) 538-6616

February 23, 1998

Jan Sullivan
Department of Land Utilization
(via FAX: 527-6743)


Dear Ms. Sullivan,

RE: Ocean Pointe Common Area Facility SMA Application

The Special Management Area permitting process gives the city the opportunity to balance environmental protection and economic development goals. It provides the city with the ability to require setbacks greater than that required in the shoreline setback ordinances if necessary to protect lives and property. We strongly recommend that you require the structures proposed for the Ocean Pointe Common Area to be set back from the shoreline more than 60 feet.

Your department has records that show that sea-level rise has been affecting Oahu for decades. This problem will continue to occur whether or not global warming occurs. In addition, your department has records that show that the Ewa coastline has been suffering gradual retreat. In order to best protect property and reduce the threat to lives from coastal storms, we recommend that all structures in the Ocean Pointe project be located even further back from the shoreline.

Sincerely,


David Kimo Frankel
Director

6171-01

April 7, 1998

Mr. David Kimo Frankel, Director
Sierra Club, Hawaii Chapter
P.O. Box 2577
Honolulu, Hawaii 96803

Dear Mr. Frankel:

Subject: Draft Environmental Assessment
Ocean Pointe Common Area Facility
Ewa, Oahu, Hawaii

Thank you for your letter dated February 23, 1998 commenting on the environmental assessment (EA) for the subject project.

We acknowledge your concern regarding the effects of sea-level rise. Inasmuch as the phenomenon would be global in scale, any City or State policies addressing this concern would need to be broadly accepted and consistently applied on an islandwide or Statewide basis rather than on a case-by-case basis. The Special Management Area and Shoreline Setback Variance processes presently do not include a policy for addressing sea-level rise. Hence, requiring a greater setback without an accepted basis or policy would be an arbitrary action.

With respect to shoreline erosion, the proposed project site is fronted by a rocky shoreline that is not susceptible to erosion.

Your letter, along with this response will be reproduced in the forthcoming Final environmental assessment. We appreciate your interest and participation in the Draft EA consultation process.

Sincerely,



Earl Matsukawa, AICP
Project Manager

cc: Ms. Dana Teramoto, Department of Land Utilization
Mr. Paul Jordan, Haseko Homes, Inc.

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