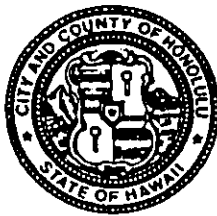


DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 • Fax: (808) 523-4567
Web site: www.cc.honolulu.us

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

November 14, 2001

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Subject: Finding of No Significant Impact (FONSI) for Hale'iwa Surf Center Second-Story Conversion, TMK 6-6-002:001, Honolulu, O'ahu, Hawai'i


Dear Ms. Salmonson:

The City & County of Honolulu Department of Design and Construction has reviewed the comments received during the 30-day public comment period which began on September 8, 2001. As discussed in the Final Environmental Assessment, we have determined that this project will not have significant environmental effects and have issued a FONSI. Please publish this notice in the December 8, 2001 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA.

Please call Steve Tong at 523-4799 if you have any questions.

Sincerely,


RAE M. LOUI, P.E.
Director

RECEIVED
01 NOV 27 AM 0:39
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

RML:pr

Enclosures

- (1) OEQC Publication Form
- (2) *Final Environmental Assessment, John K. Kalili Hale'iwa Surf Center Second-Story Conversion*
(4 copies)
- (3) Project Summary on 3.5" disk; file name: FSurfCen.doc

155

DEC 8 2001

2001-12-08-0A-~~FEA-~~

FILE COPY

Final Environmental Assessment

**John K. Kalili (Hale'iwa Surf Center)
Second-Story Conversion
HALE'IWA, O'AHU**

**PROPOSING AGENCY:
City and County of Honolulu
Department of Design and Construction**

PREPARED BY:



**P L A N N I N G
S O L U T I O N S**

NOVEMBER 2001

SUMMARY OF PROPOSED ACTION

Project:	John K. Kalili Hale'iwa Surf Center Second-Story Conversion
Proposing Agency:	City & County of Honolulu Department of Design and Construction 650 South King Street, 9 th Floor Honolulu, Hawai'i 96813 Contact: Steven Tong, 523-4799
Location:	Hale'iwa Ali'i Beach Park, 105 Hale'iwa Road Hale'iwa, City and County of Honolulu, O'ahu, Hawai'i
Proposed Action:	Conversion of Surf Center Second Story from A Film Set to Permanent Municipal Uses
Tax Map Key:	6-6-002:001
Parcel Land Area:	19.245 acres
Landowner	City & County of Honolulu
Present Use:	Park
State Land Use District:	Urban
Development Plan Land Use Designation:	Parks & Recreation
Present Zoning:	P-2 General
Special Management Area:	Yes
Shoreline Setback Variance	No
Determination:	Finding of No Significant Impact

TABLE OF CONTENTS

TABLE OF CONTENTS.....	i
LIST OF FIGURES	ii
1. DESCRIPTION OF THE PROPOSED ACTION	1-1
1.1 PURPOSE AND BACKGROUND	1-1
1.2 TECHNICAL FACTORS	1-1
1.2.1 Location.....	1-1
1.2.2 Description of the Proposed Improvements.....	1-1
1.2.3 Site Access And Parking.....	1-8
1.2.4 Utilities	1-8
1.2.5 Site Grading And Drainage.....	1-8
1.2.6 Construction Timetable and Funding Source.....	1-8
1.3 ECONOMIC AND SOCIAL FACTORS	1-9
1.4 ENVIRONMENTAL FACTORS.....	1-9
2. DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION.....	2-1
2.1 PHYSICAL SETTING.....	2-1
2.1.1 Existing Uses	2-1
2.1.2 Climate.....	2-1
2.1.3 Topography and Soil Characteristics	2-1
2.1.4 Flood Hazard	2-1
2.1.5 Flora and Fauna	2-4
2.1.6 Significant Habitats.....	2-4
2.1.7 Archaeological, Historical and Cultural Resources	2-4
2.1.7.1 Archaeological and Cultural Resources	2-4
2.1.7.2 Historic Resources	2-5
2.1.8 Noise.....	2-5
2.1.9 Air Quality.....	2-5
2.1.10 Water Quality.....	2-6
2.1.10.1 Marine Water Quality	2-6
2.1.10.2 Groundwater Quality	2-6
2.1.11 Visual Resources	2-6
2.2 SOCIO-ECONOMIC ENVIRONMENT.....	2-8
2.3 INFRASTRUCTURE	2-8
2.3.1 Roadways and Parking.....	2-8
2.3.2 Utilities	2-8
3. ALTERNATIVES TO THE PROPOSED ACTION	3-1
3.1 NO ACTION ALTERNATIVE	3-1
3.2 REMOVAL OF THE SECOND STORY	3-1
4. DETERMINATION OF SIGNIFICANCE	4-1
5. APPROVALS AND PERMITS REQUIRED.....	5-1
5.1 GENERAL CONSIDERATIONS.....	5-1
5.2 SPECIAL MANAGEMENT AREA REVIEW STANDARDS.....	5-1
5.2.1 City and County of Honolulu Review Guidelines	5-2
5.2.1.1 Impacts On Public Access.....	5-2
5.2.1.2 Impacts On Recreation Areas And Wildlife Reserves	5-2
5.2.1.3 Impacts On Solid and Liquid Waste Treatment Facilities.....	5-2
5.2.1.4 Impacts On Land Forms, Vegetation, and Water Resources.....	5-2
5.2.1.5 Cumulative Impacts and Impacts On Planning Options.....	5-3

5.2.1.6	Consistency With Coastal Zone Management Program Objectives and Policies and With the State Of Hawai'i Special Management Area Guidelines.....	5-3
5.2.1.7	Consistency With County General Plan, Development Plans, and Zoning.....	5-3
5.2.1.8	Impacts on Bays, Salt Marshes, River Mouths, Sloughs, or Lagoons.....	5-4
5.2.1.9	Impacts on Beaches and Public Recreation.....	5-4
5.2.1.10	Impacts on Other Coastal Resources Within the Special Management Area.....	5-4
5.2.1.11	Impacts on Lines of Sight Toward the Sea.....	5-4
5.2.1.12	Impacts On Water Quality, Open Water, Fisheries, Fishing Grounds, Wildlife Habitats And Agricultural Land Use.....	5-5
5.2.2	Coastal Zone Management Program.....	5-5
5.2.2.1	Recreational Resources.....	5-5
5.2.2.2	Historic Resources.....	5-5
5.2.2.3	Scenic and Open Space Resources.....	5-5
5.2.2.4	Coastal Ecosystems.....	5-5
5.2.2.5	Coastal Hazards.....	5-6
5.2.2.6	Managing Development.....	5-6
5.2.2.7	Beach Protection.....	5-6
5.2.2.8	Marine Resources.....	5-6
5.2.2.9	Compliance With Special Management Area Guidelines.....	5-6
5.2.2.10	Compliance with Flood Hazard Districts.....	5-6
6.	CONSULTATION.....	6-1
6.1	AGENCIES AND ORGANIZATIONS CONSULTED.....	6-1
6.2	COMMENTS RECEIVED AND RESPONSES TO COMMENTS.....	6-2
APPENDIX A:	PROBABLE COST ESTIMATE.....	A-1
APPENDIX B:	SHORELINE CERTIFICATION.....	B-1

LIST OF FIGURES

Figure 1-1	Location of Hale'iwa Ali'i Beach Park.....	1-2
Figure 1-2	Hale'iwa Ali'i Beach Park.....	1-3
Figure 1-3	Plot Plan and Setting, Hale'iwa Surf Center.....	1-4
Figure 1-4	Floor Plans of the Surf Center.....	1-5
Figure 1-5	Surf Center Elevations.....	1-6
Figure 1-6	Views of the Surf Center.....	1-7
Figure 2-1	Surf Center Grading.....	2-2
Figure 2-2	Shoreline Views on Beach Fronting the Surf Center.....	2-3
Figure 2-3	Views of the Surf Center from the Surrounding Area.....	2-7

1. DESCRIPTION OF THE PROPOSED ACTION

1.1 PURPOSE AND BACKGROUND

The City & County of Honolulu proposes to convert the second floor of the existing John K. Kalili Hale'iwa Surf and Recreation Center (hereinafter termed the "Surf Center") from a temporary-use film set into a permanent City facility.

Before mid-1999, the Surf Center was a single-story City facility used primarily for public meetings and for storage of City equipment. In May 1999, with support from the State of Hawai'i and the City, the producers of the television series *Baywatch* (Pearson Television Enterprises) began construction of a second story for the Surf Center. The second story was designed and built as a film set, consistent with the *Revised Ordinances of the City and County of Honolulu 1990* (ROH), Chapter 18, Section 3.1(b)(15). The added space was used as a film set until early 2001, when Pearson Television Enterprises stopped production of the television series and conveyed all ownership and access rights to the City.

Currently, the City is evaluating possible municipal uses for the second story of the Surf Center. These include use as a public youth center, as City office space, as storage, and for other uses. Productive uses of the space such as these require its conversion from a film set to a permanent structure that conforms to all City building codes and applicable permitting requirements. Because the Surf Center is within the Special Management Area, conversion of the second story to a permanent facility calls for a Special Management Area Permit (SMP) with the associated Environmental Assessment (EA).

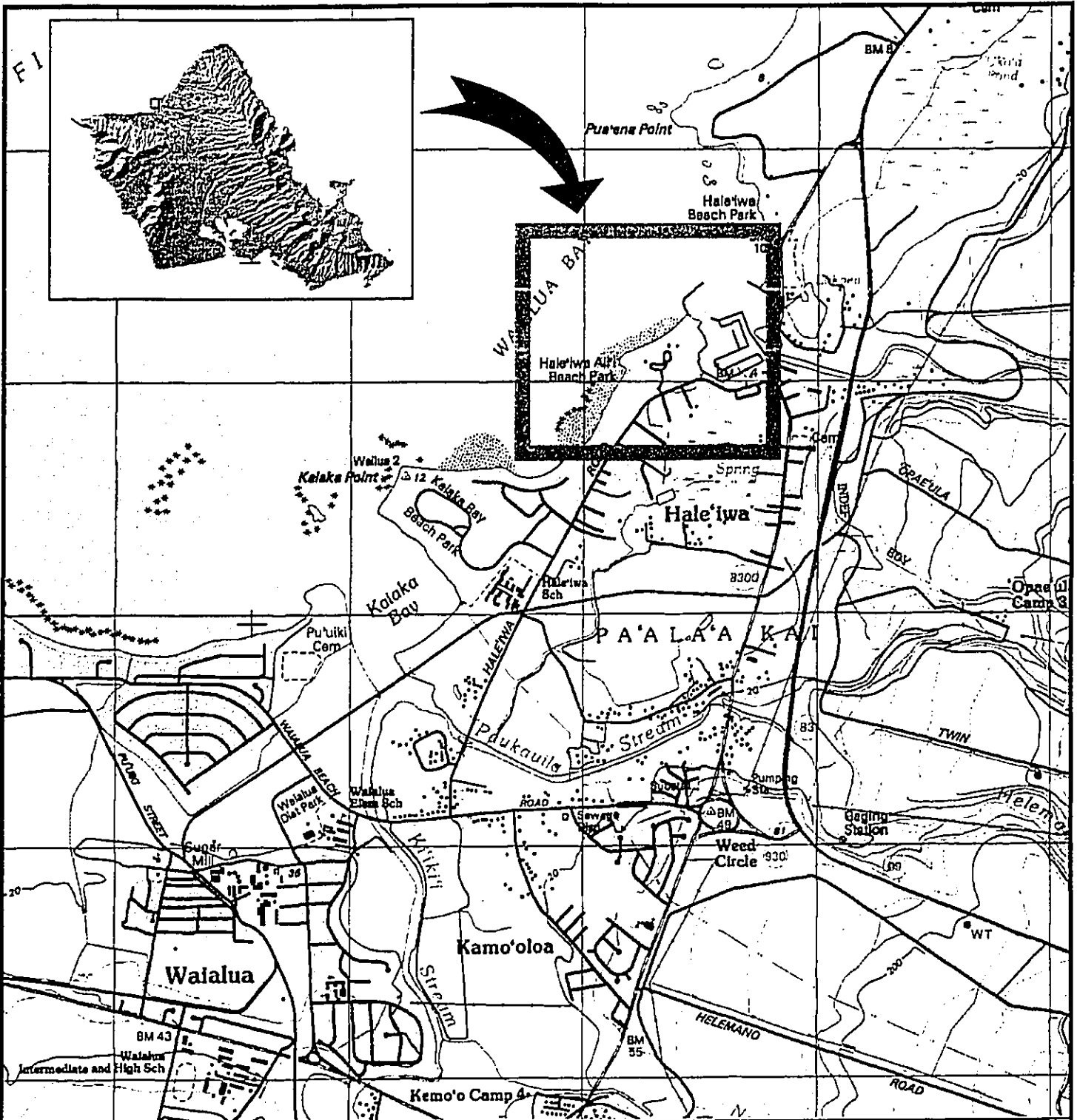
1.2 TECHNICAL FACTORS

1.2.1 LOCATION


The Surf Center is located on the eastern side of Hale'iwa Ali'i Beach Park. The Hale'iwa Ali'i Beach Park is in Hale'iwa Town on the O'ahu North Shore, adjacent to the Hale'iwa Boat Harbor (Figure 1-1). The Park consists of one parcel (TMK 6-6-002:001), with a total of 19.245 acres; the entire parcel is in the Special Management Area. The Park fronts approximately 2,400 ft of shoreline, from the State of Hawai'i Boat Harbor property on the north to Kawani Lane on the south. It is bordered on the southeast by Hale'iwa Road (Figure 1-2). The Park is the property of the City & County of Honolulu and is operated by the Department of Parks and Recreation.

1.2.2 DESCRIPTION OF THE PROPOSED IMPROVEMENTS

The original, one-story Surf Center was completed in 1974 (Figure 1-3). It contains a meeting room, lounge, kitchen, office, men's and women's bathrooms, and various storage and utility rooms (see Figure 1-4). The second-story film set added in 1999 consists of two spaces. The first is a large (55 feet by 58 feet) room, which is floored and partially soundproofed for use in filming internal scenes. The second-story addition is a roofed, open-air porch between 7 and 17 feet wide that surrounds the internal space (see Figure 1-4, Figure 1-5, and Figure 1-6). Inside and outside stairways provide access to the second story.



Prepared For:
 Dept. of Design & Construction
 City & County of Honolulu

Prepared By:

 PLANNING
 SOLUTIONS

Source:
 U.S.G.S. (1999)

Legend:

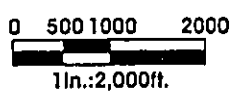
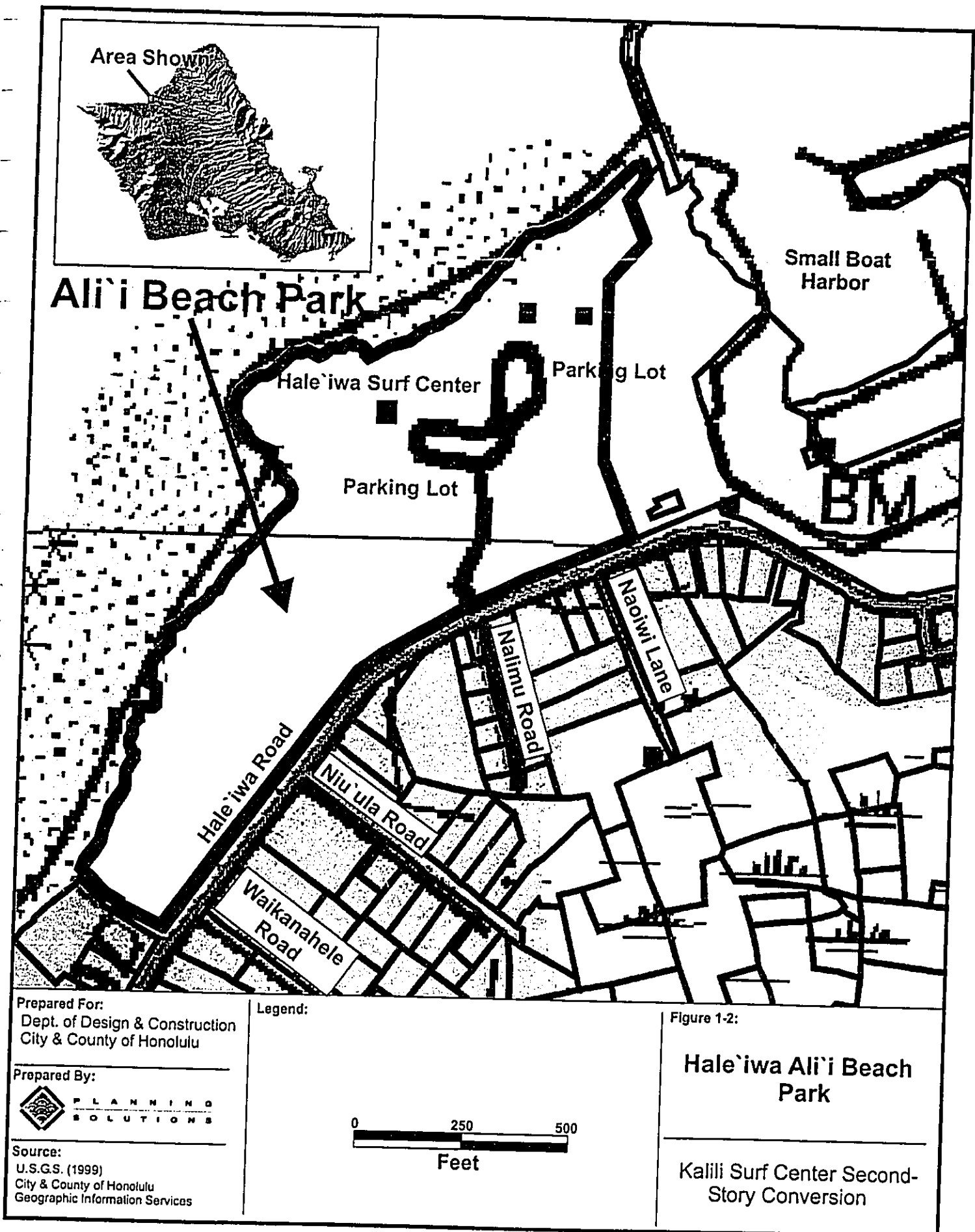


Figure 1-1:

Location of Surf Center

Kalili Surf Center Second-
 Story Conversion



Prepared For:
 Dept. of Design & Construction
 City & County of Honolulu

Prepared By:
 PLANNING
 SOLUTIONS

Source:
 U.S.G.S. (1999)
 City & County of Honolulu
 Geographic Information Services

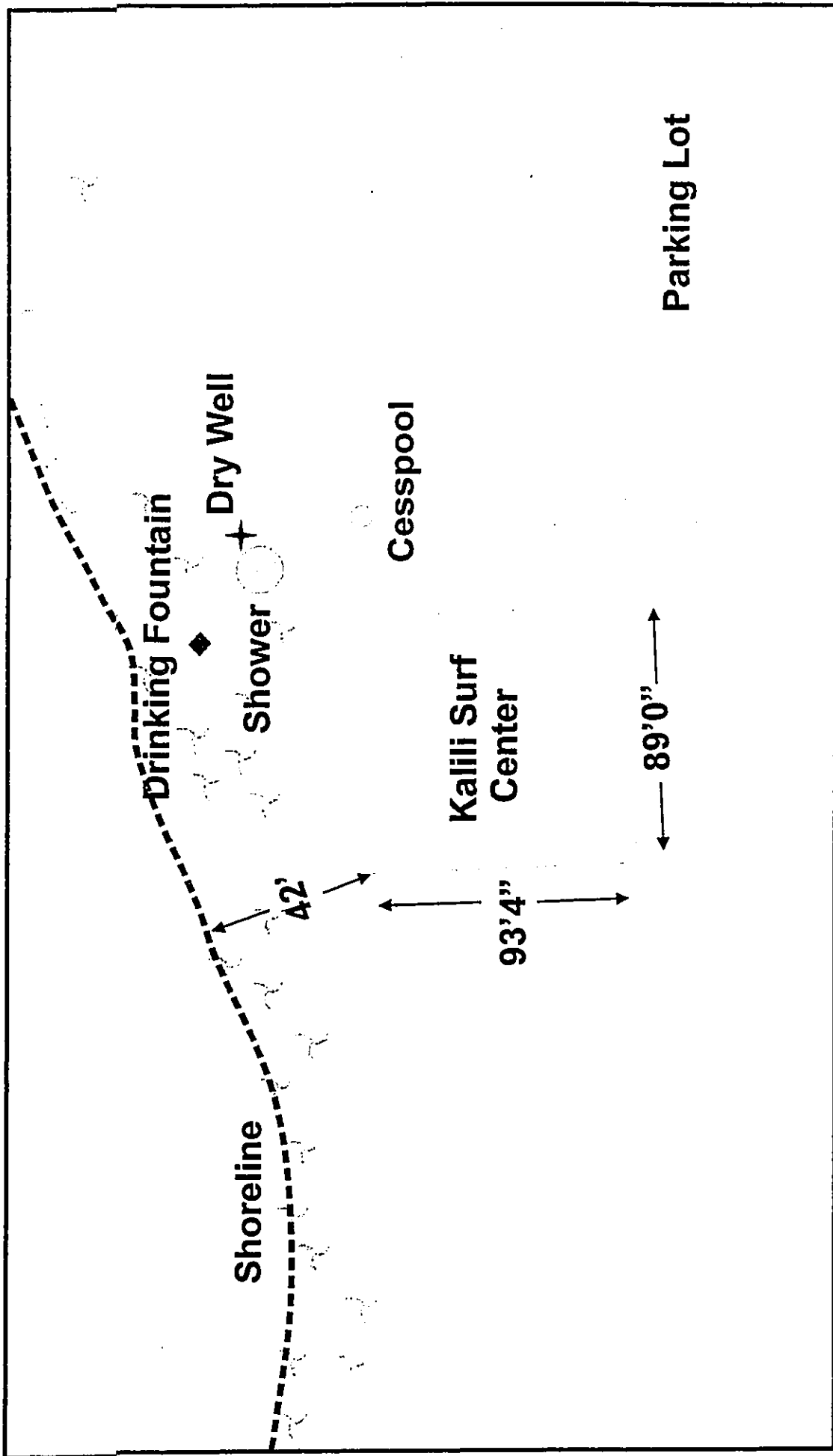
Legend:


0 250 500
 Feet

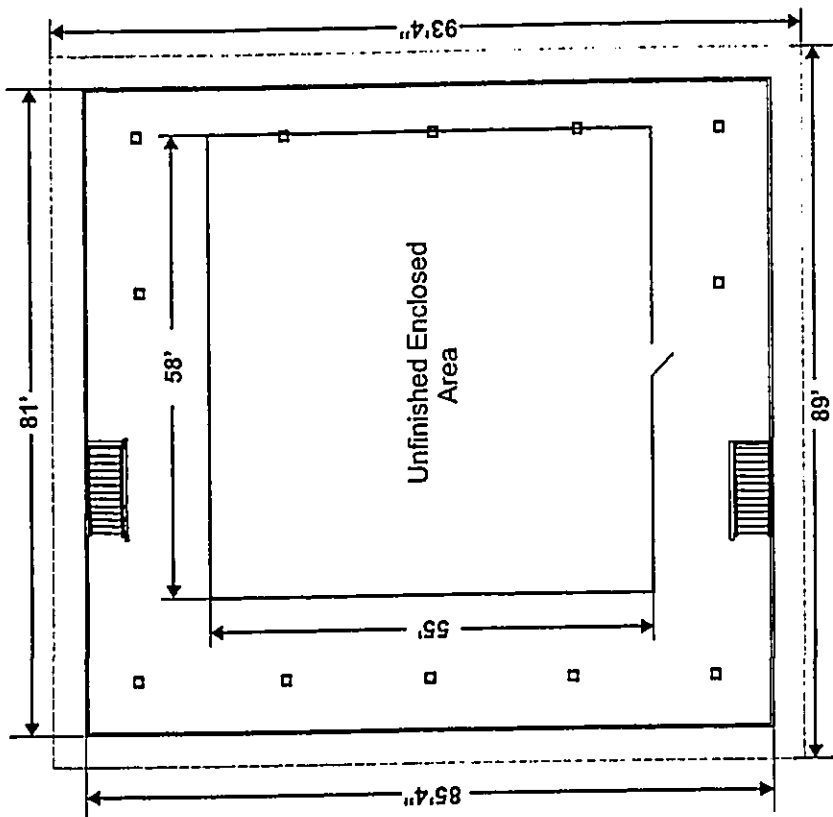
Figure 1-2:

Hale'iwa Ali'i Beach
 Park

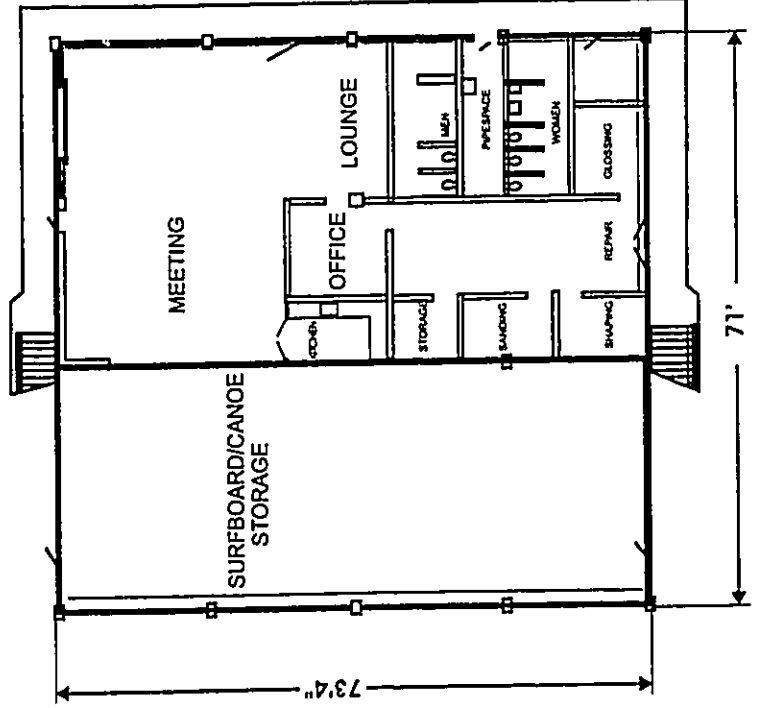
Kalili Surf Center Second-
 Story Conversion




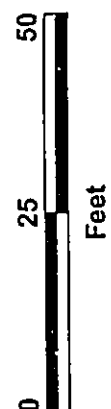
<p>Prepared For: Dept. of Design & Construction City & County of Honolulu</p>	<p>Legend: Palm Trees</p>	<p>Figure 1-3: Plot Plan & Setting of Kalili Surf Center</p>
<p>Prepared By:  PLANNING SOLUTIONS</p>	<p>Kalili Surf Center Second- Story Conversion</p>	
<p>Sources: Department of Recreation City & County of Honolulu Site & Grading Plan ControlPoint Surveying, Inc.</p>		



SECOND FLOOR



FIRST FLOOR

<p>Prepared For: Dept. of Design and Construction City and County of Honolulu</p>	<p>Figure 1-4:</p> <p>SURF CENTER FLOOR PLANS</p> <p>Kalihi Surf Center Second Story Conversion</p>
<p>Prepared By:  PLANNING SOLUTIONS</p>	
<p>Source: Dept. of Recreation City and County of Honolulu</p>	<p>Legend:</p>  <p>0 25 50 Feet</p>

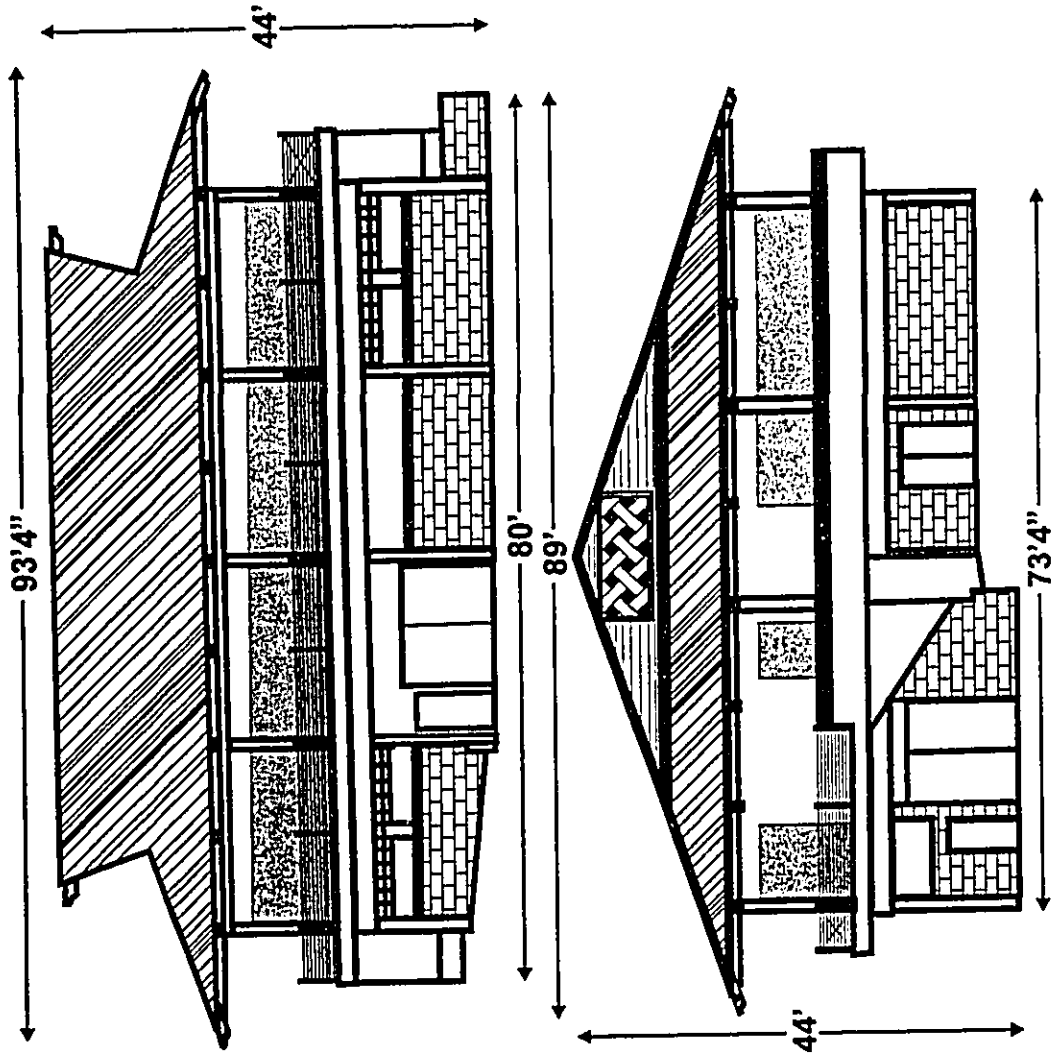


Figure 1-6:

Surf Center Elevations

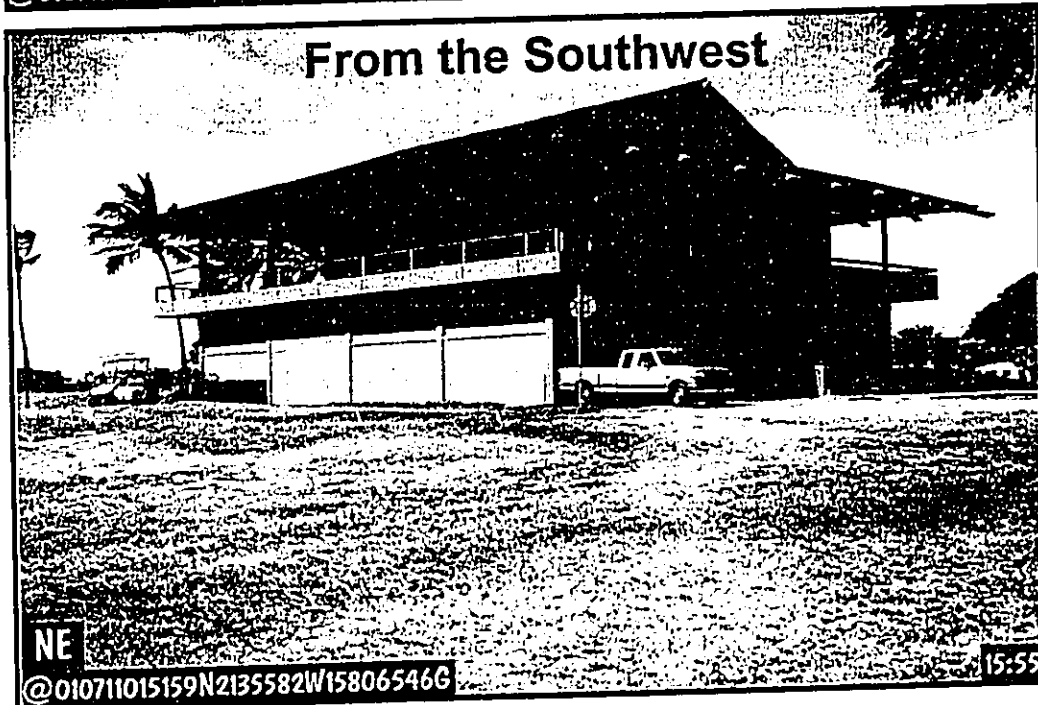
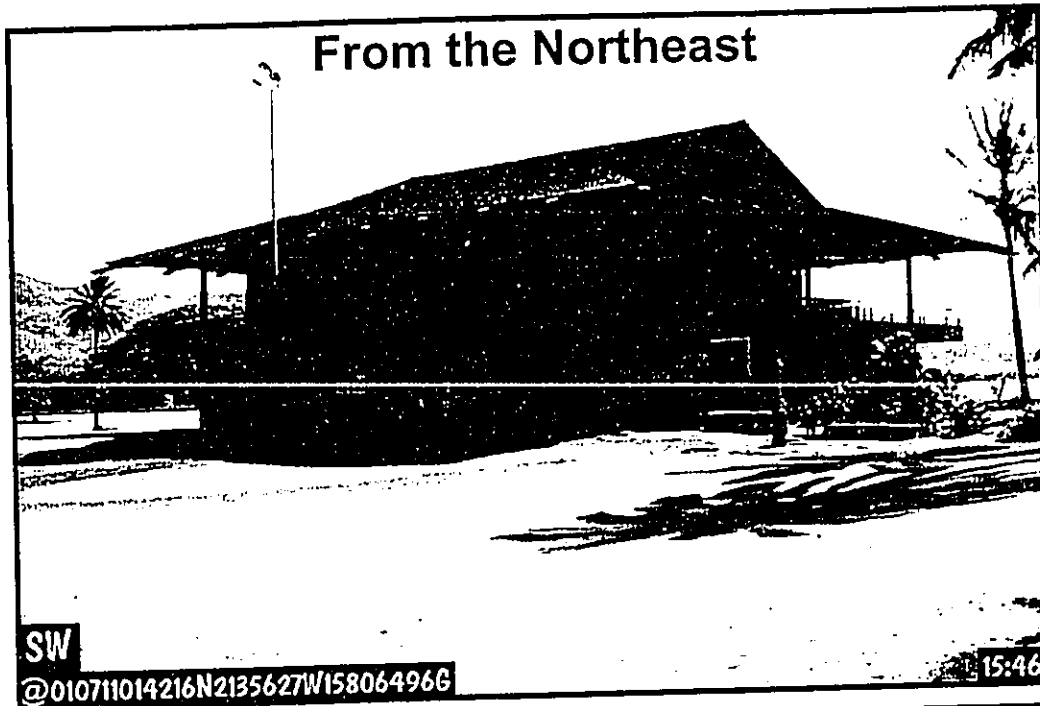
Kali Surf Center Second-
Story Conversion

Prepared For:
Dept. of Design & Construction


Prepared By:



Source:
City & County of Honolulu (1974)
Surf & Recreation Center
Site & Grading Plan



Prepared For:
Dept. of Design and Construction
City and County of Honolulu

Prepared By:

PLANNING SOLUTIONS

Source:
Planning Solutions, Inc.

Figure 1-6:

Views of the Surf Center

Kalili Surf Center Second-
Story Conversion

The second-story addition was designed to the same building standards as a permanent structure. It is compatible with all applicable building and zoning codes for structural integrity. However, the City must submit to the Department of Planning and Permitting structural drawings and calculations demonstrating that the addition conforms to building standards. Also, the top of the second story (44-feet) exceeds the 25-foot height limit and will require a zoning waiver. Additional improvements to be made will depend upon the final use for the addition (e.g., as discussed above, use as storage space, as a public youth center or as office space for City staff). These uses may require improvements in the fire protection system, improvements in access to comply with the Americans with Disabilities Act, and other improvements.

1.2.3 SITE ACCESS AND PARKING

An existing driveway off Hale'iwa Road provides access to the parking lots (88 assigned parking spaces) adjacent to the Surf Center. This existing access and parking were adequate for the television production activities during the last two years. They have sufficient capacity to accommodate any of the presently contemplated uses for the second story of the Surf Center.

1.2.4 UTILITIES

Domestic water service for the Surf Center is provided by the existing 2" water meter¹ located on the eastern portion of the parcel, approximately 100 feet east of the main driveway along Hale'iwa Road. Wastewater from the restrooms is disposed of using an existing cesspool system on site. Electrical and telephone services are installed in the facility. No change to these would be needed to accommodate the proposed long-term uses of the second floor facilities.

1.2.5 SITE GRADING AND DRAINAGE

No substantial changes to the existing grading or drainage were required for the installation of the second story addition and none would be required to convert the second story of the Surf Center to permanent use as a municipal facility.

1.2.6 CONSTRUCTION TIMETABLE AND FUNDING SOURCE

The original (i.e., ground floor) Surf Center is a nonconforming structure within a flood hazard area. Capital investments are strictly limited due to the applicable restrictions imposed by the Flood Hazard provisions of the Honolulu Land Use Ordinance (LUO).² The floor elevation of the second-story addition is above the flood elevation, and it was constructed in compliance with the provisions of the Flood Hazard regulations. Any future improvements to the structure would also be consistent with these regulations, including the

¹ Premise ID=1032620/W.M.# 21506092

² LUO Sec. 21-9.10-12 Nonconforming structures within the flood hazard districts. (a)(3) Exterior Improvements to an Existing Structure. Exemption from the standards of the flood hazard district shall be permitted for any exterior alteration, addition, or remodeling to any nonconforming structure; provided that the cost of the work done in a period of 12 consecutive months is less than 50 percent of the replacement value of the existing structure before the work is started. This cost includes all work, including repairs and maintenance as stated above.

limits on the value of the repairs that can be made to non-conforming structures. The City is now considering a range of possible uses for the second story space. It expects to identify specific future uses for the second story of the Surf Center and select a plan for implementation during the public review required for the SMP. It would establish an implementation timetable to identify specific funding requirements and sources shortly thereafter.

1.3 ECONOMIC AND SOCIAL FACTORS

The proposed conversion of the former *Baywatch* set would generate a small amount of short-term employment and business activity in the construction industry. The exact amount will depend upon what, if any, improvements are made in addition to the required fire sprinkler system. No new residential or commercial structures or uses are proposed. Maintenance of the new facilities would require a small amount of additional staff time from the Department of Parks and Recreation.

1.4 ENVIRONMENTAL FACTORS

The Surf Center is within the Special Management Area and within a flood zone. Relevant environmental characteristics are discussed in the following sections of this report.

2. DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION

2.1 PHYSICAL SETTING

The Surf Center is located near the shoreline just behind a natural shoreline berm that extends slightly above the level of the Center's ground floor. The grade at the site slopes gently downward to the south, away from the berm (see Figure 2-1). The shoreline fronting the Surf Center consists of a sandy beach bordered by small solid-rock outcrops (see Figure 2-2).

2.1.1 EXISTING USES

The Surf Center is currently used for storage by the City Department of Parks and Recreation and as a meeting center for community functions. The second story is not currently being used and is sealed to prevent access.

2.1.2 CLIMATE

The climate at the Park is typical of the O'ahu North Shore. The mean annual rainfall is about 35 inches, and the mean annual air temperature is about 73 degrees F. Northeast trade winds can be strong and gusty. Wind at the shoreline is generally onshore during the most common trade wind weather and is moderated by the diurnal morning offshore breezes and the evening onshore breezes. Winter is the wettest and coldest period of the year.

2.1.3 TOPOGRAPHY AND SOIL CHARACTERISTICS

The ground elevation along the beach fronting the Surf Center rises from sea level to the berm elevation of approximately 10 feet above sea level. The ground slopes gently down as it moves inland away from the berm; it levels out a short distance inland of the Surf Center and remains almost flat to Hale'iwa Road.

The soil at the site is a mixture of beach sand and Hale'iwa Series soils. Hale'iwa Series soils consist of deep, well-drained soils that formed in alluvium derived from basic igneous material. Hale'iwa soils form on alluvial fans and in drainage ways along the coastal plains. Drainage of the soils is good.

2.1.4 FLOOD HAZARD

The project site is in the Flood Zone, FIRM Zone VE, Coastal Flood with Velocity Hazard, Elevation 18 feet.³ As noted above, the flood hazard regulations impose strict limits on the capital improvements that can be made to the structure. The cost information related to the second-story addition presented in Appendix A demonstrates that the proposed project complies with the expenditure limitations in the regulations.

³ Flood Insurance Rate Map, Community Panel Number 150001 0020B, dated Sept. 4, 1987.

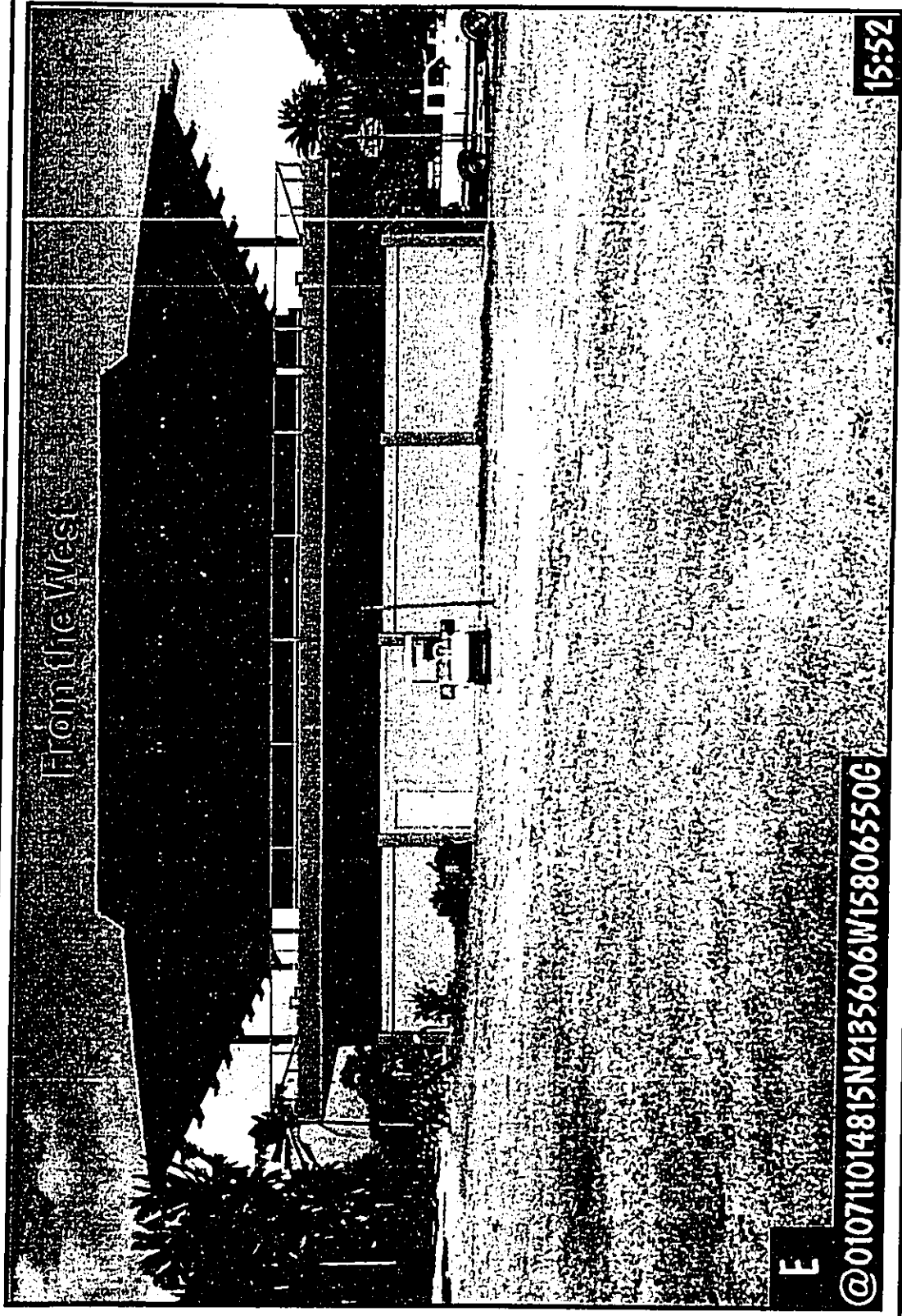


Figure 2-1:

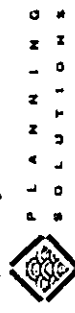
**Surf Center Setting
& Grading**

Kailii Surf Center Second-
Story Conversion

Legend:

Prepared For:
Dept. Of Design & Construction
City & County of Honolulu

Prepared By:



Source:

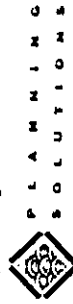
Planning Solutions, Inc.



Prepared For:

Dept. Of Design & Construction
City & County of Honolulu

Prepared By:



Source:

Planning Solutions, Inc.

Legend:

Figure 2-2:

Shoreline Views on Beach Fronting the Surf Center

Kalihi Surf Center Second-
Story Conversion

The flood hazard at the site stems from the area's exposure to storm waves and tsunami. Depending upon the uses to which the now empty second-story space is eventually put, the maximum number of people using the structure at any one time could be higher than was previously the case. The presence of an early warning system that provides good advance notice of waves that could affect the structure minimizes the risk of this exposure, however.

2.1.5 FLORA AND FAUNA

The proposed conversion of the second floor of the building into public use involves work only on interior spaces. Hence, this would not have any direct effect on flora or fauna. If it increased the number or park users or increased the frequency with which users crossed vegetated areas, it could affect flora. Park vegetation consists primarily of grass, alien weeds, and trees of common varieties. No rare, endangered, or threatened species of plants or wildlife are known to inhabit the site. The proposed action would not require the removal of any trees. The existing lawn irrigation system would be not modified.

2.1.6 SIGNIFICANT HABITATS

The nearest natural reserve, the Mokolē'ia Forest Reserve, is approximately 2.5 miles distant. There are designated wetlands areas across Hale'iwa Road, approximately 1,000 ft from the site. Because the Kalili Surf Center Second Story Conversion project only involves changes to the interior of the building and because natural drainage from the site does not reach these wetlands, it would not affect those wetlands.

2.1.7 ARCHAEOLOGICAL, HISTORICAL AND CULTURAL RESOURCES

2.1.7.1 ARCHAEOLOGICAL AND CULTURAL RESOURCES

The site is located in Pa'ala'a *Ahupua'a* (Hale'iwa), Waialua District, O'ahu. The available archaeological and historical data indicate that a major area of Hawaiian settlement lay immediately *mauka* (southeast) of Hale'iwa Ali'i Beach Park. The presence of five major *heiau* within one kilometer of the coast between Anahulu Stream and Helemano Stream indicate that the area was a focus of native Hawaiian religious activity. Burials have been found during excavation of some nearby areas. However, because the proposed conversion does not involve any disturbance of the Park grounds and will not introduce substantially new or different kinds of activities, it does not have the potential to affect any *kupuna* burial sites or other archaeological resources. Neither does it have the potential to inhibit native gathering activities or other cultural practices in the area. Should future plans require any ground disturbance, the City would provide the plans to the State of Hawai'i Historic Preservation Division at the earliest opportunity in order to determine the potential effects on historic sites. Should future plans require any ground disturbance, the City would provide the plans to the State of Hawai'i Historic Preservation Division at the earliest opportunity in order to determine the potential effects on historic sites.

For more than twenty-five years, local community groups have used the ground floor of the Surf Center as a meeting facility and recreational resource, facilitating local cultural exchange and organization. The proposed conversion of the second story from a movie set into a public use area would not inhibit such activities. Depending upon the exact nature of

the uses to which the second story space is eventually put, the proposed action could expand the facility's ability to accommodate gatherings of local groups.

2.1.7.2 HISTORIC RESOURCES

Hale'iwa was a major stop on the railroad line that connected the North Shore and Honolulu during the late 19th and much of the first half of the 20th Centuries. The train no longer exists, and the present town is a mix of old and new structures. In 1984 Hale'iwa Town was designated a State Historic, Cultural and Scenic District. Since the District boundary is coterminous with the eastern boundary of Hale'iwa Ali'i Beach Park, the proposed action lies outside the designated historic area and would not directly affect any of these historic structures.

While the Surf Center is visible from the Hale'iwa Boat Harbor (which is just inside the Hale'iwa Town Historic, Cultural and Scenic District), it is not visible from the main road of the Historic District (Kamehameha Highway). As discussed in Section 2.1.11, the second-story addition does not have a substantial adverse impact on the visual resources of the area and does not affect the historical resources that the District is intended to preserve.

2.1.8 NOISE

The principal purpose of the proposed conversion is to provide better service to existing users of the Park and shoreline. The availability of the additional space may slightly increase total recreational usage of that area. To the extent that this occurs, noise from the voices and vehicles of Park users may increase slightly. However, several factors will limit the significance of any possible change. First, the fact that no change in parking is planned means that peak vehicular traffic to and from the park will not be changed. Second, the Surf Center is more than 450 feet from the nearest residential neighborhood across Hale'iwa Road. Third, any noise that might accompany increased use of the structure would be far less than the noise from activities (including the Bon Dance Festival, various surfing events, and other activities) that already occur regularly in the park. Proper selection and scheduling of activities in the new facilities will ensure that noise from potentially altered use patterns does not have a substantial adverse effect on nearby areas.

2.1.9 AIR QUALITY

The Surf Center's location on the windward shoreline of the island means that existing air quality is generally excellent. Presently, the most notable sources of air pollutants are vehicles on Hale'iwa Road and boats in the adjacent boat harbor. While the proposed conversion could slightly increase vehicular traffic and related emissions from internal combustion engines relative to today's levels, the change would be slight. Moreover, such emissions would remain below the level experienced when the second story of the Surf Center was used as a film set. The fact that the proposed action would not affect the capacity of the parking lot means that it is unlikely to increase peak emission levels.

2.1.10 WATER QUALITY

2.1.10.1 MARINE WATER QUALITY

The waters offshore from the Surf Center are in Waialua Bay and are designated Class AA by the State Department of Health (DOH, HAR §11-54-06). It is the objective of Class AA waters that: "...they remain in their natural, pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions" (HAR §11-54-03(5)(c)(1)).

The second-story addition did not, and the proposed conversion of use to a permanent public facility would not, entail any substantial ground disturbance or new drainage into the ocean. Stormwater originating on the roof, roadway, and other impervious surfaces related to the Surf Center are already collected and carried to a retention system designed to avoid increases in runoff. The existing sanitary facilities in the park provide adequate wastewater treatment. Hence, the proposed action would not affect marine waters.

2.1.10.2 GROUNDWATER QUALITY

The second-story addition and proposed conversion do not alter the impervious surface or the kinds of activities that take place in the area. Hence it would not alter groundwater recharge. No new sanitation facilities are anticipated as part of new improvements to the second story, and the existing treatment and disposal facilities are capable of accommodating the marginal increases in wastewater volume that would result from the contemplated uses of the second story without a diminishment in the level of treatment they provide. Thus, the proposed action does not have the potential to add new or substantially higher levels of pollutants to the groundwater. Consequently, the proposed action does not have the potential to adversely affect groundwater quality.

2.1.11 VISUAL RESOURCES

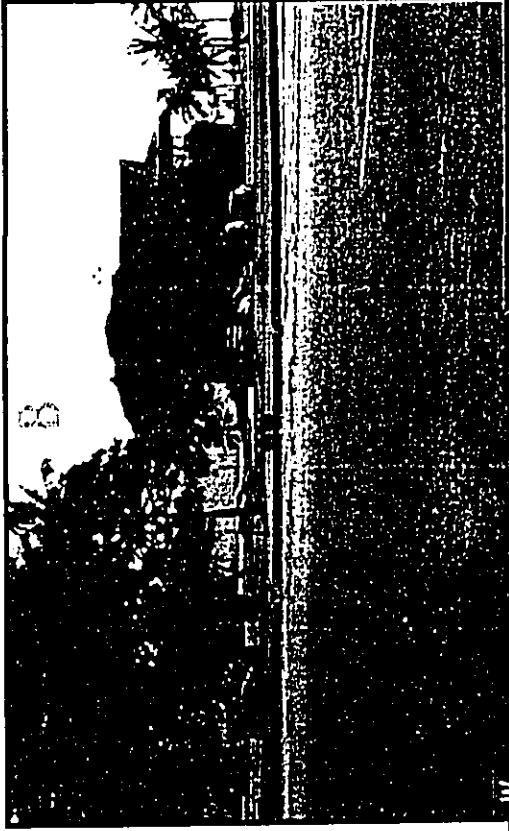
Figure 2-3 includes a series of photos taken of the Surf Center from the surrounding area. Figure 2-3a shows the Center from the fronting beach, and succeeding photos depict views from points that traverse clockwise around the facility (see Figure 2-3f for a key to the locations where the photos were taken). All views of the Surf Center from Hale'iwa Road are partially obscured by trees. The Surf Center does not extend above the trees. The second story of the Surf Center does not obstruct any coastline views.⁴

Because the second story was designed as a set for a television series that focused on the outdoors and Hawai'i's coastal landscapes, great care was taken to produce a visually pleasing structure that fits in with its surroundings.⁵ The support that the Neighborhood Board recently expressed for keeping the Surf Center second-story addition,⁶ the fact that it does not extend above the level of the trees in the area nor obstruct coastline views, and its generally low level of visibility among the surrounding trees, provide assurance that retaining

⁴ Because all of the nearby vantage points from which the coastline can be seen are at ground level, the pre-existing single-story structure already obstructed views of the beach and shoreline.

⁵ The structure won the Hawai'i Building Industry's "Merit" award for remodeling in the 2000 competition.

⁶ Minutes of the Regular Meeting, North Shore Neighborhood Board (#27), February 27, 2001



Prepared For:

Dept. Of Design & Construction
City & County of Honolulu

Prepared By:



PLANNING
SOLUTIONS

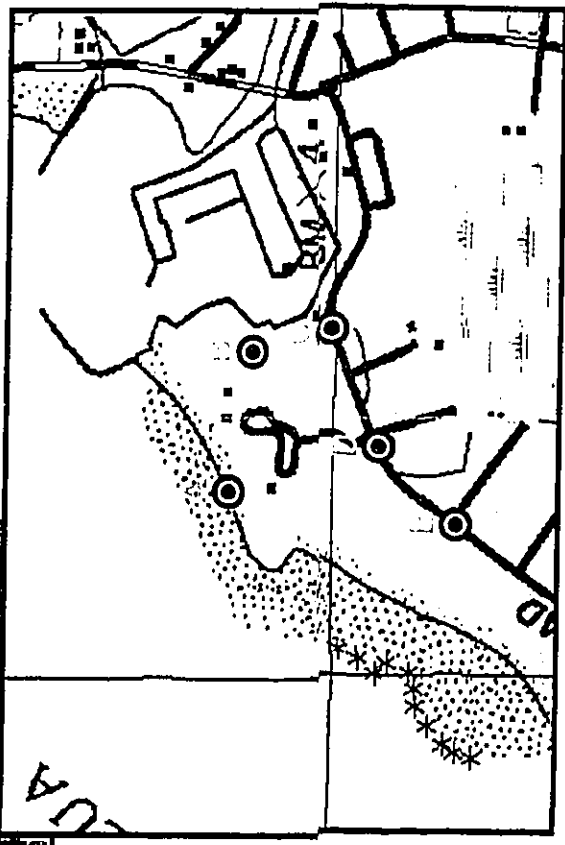
Source:

Planning Solutions, Inc.

Figure 2-3A:

Views of the Surf Center from the Surrounding Area (A)

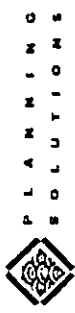
Kalihi Surf Center Second-
Story Conversion



Prepared For:

Dept. Of Design & Construction
City & County of Honolulu

Prepared By:



Source:

Planning Solutions, Inc.
USGS

Legend:

Figure 2-3B:

Views of the Surf Center from
the Surrounding Area (B)

Kalihi Surf Center Second-
Story Conversion

the second story would not have a substantial adverse impact on the visual resources in the area.

2.2 SOCIO-ECONOMIC ENVIRONMENT

Hale'iwa Town has a small resident population (2,225 in the 2000 census; *Census 2000 Redistricting Data (Public Law 94-171) Summary File*) but commonly experiences large influxes of tourists and beach users. In 1998, for example, an estimated 324,221 people used the Hale'iwa Ali'i Beach Park beaches (*State of Hawai'i 1998 Data Book*). On a short-term basis, the proposed conversion would generate some construction and construction-related employment to modify the inside of the existing structure to accommodate its new uses. It

would also generate several person-hours of employment per week for ongoing maintenance. On a long-term basis, the proposed conversion would not have a substantial impact on employment opportunities or on local population levels.

2.3 INFRASTRUCTURE

2.3.1 ROADWAYS AND PARKING

No modifications to existing roadways or access driveways would be necessary to accommodate the contemplated municipal uses for the second story of the Surf Center. Vehicular traffic entering and leaving the parking area would be at or below the level experienced while the second floor was used as a filming set, although it would be slightly higher than it is now that the space is unused. Final decisions concerning the specific use to which the second floor space will be put will consider the need to limit approved uses to those that can be accommodated by these roads and parking facilities.

2.3.2 UTILITIES

As discussed in Section 1.2.4, the Surf Center is connected to the existing Honolulu Board of Water Supply potable water system. The current water pressure at the site is good (90 pounds per square inch), and the small increase in water use that might accompany the contemplated municipal uses for the second story could be easily accommodated by the existing facilities. As discussed in Section 1.2.2, improvements in the fire protection system will be required for most municipal uses of the facility. No modifications to the existing wastewater or storm drain systems are needed. The existing telecommunications network has excess capacity and could accommodate new telephone lines should these be needed to accommodate the requirements associated with usage of the second-floor area.

3. ALTERNATIVES TO THE PROPOSED ACTION

3.1 NO ACTION ALTERNATIVE

The No Action Alternative would maintain the status quo of the Surf Center second story as a vacant film set. It would remain sealed from public access until it could be used for this purpose at some future date. No substantial City resources would be required for this alternative, other than to ensure the security of the seals; no environmental impacts would be anticipated, other than its continued visual impact (see Section 2.1.11) on the surrounding community. In addition, no productive municipal use could be made of the second story with this alternative.

3.2 REMOVAL OF THE SECOND STORY

This alternative involves removal of the second story that was added to the Surf Center and returning it to its prior condition. This alternative would require substantial City resources to accomplish and would cause substantial short-term impacts associated with the demolition and removal activities. The visual impact of the second story would be removed, and no productive use of the second story would be possible.

4. DETERMINATION OF SIGNIFICANCE

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

1. *Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.*

The proposed conversion would not result in a loss of natural or cultural resources. On the contrary, the conversion of the second story of the Surf Center would enhance the public use of the existing structure. The proposed action does not involve physical changes to the outside of the building or surrounding areas, and it does not entail activities with the potential to affect natural resources.

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

At present, the Hale'iwa Ali'i Beach Park is primarily used for public beach and Park recreational users. The proposed conversion would provide for additional public uses such as meeting rooms, storage, or other municipal uses. This would maintain or enhance beneficial uses of the environment.

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

The proposed action is consistent with the Environmental Policies established in Chapter 344, HRS and with the existing uses and zoning designations of the parcel.

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

The proposed conversion is minor in scope and would not affect the economy in a substantial way. It would support recreational uses of the Park available to all age groups. It is intended to improve the social welfare of the community.

5. *Substantially affects public health.*

The change in use and minor internal modifications associated with the planned conversion would not adversely affect public health.

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

The proposed conversion does not have the potential to induce population growth, stimulate business activity, or to cause other changes that might affect the need for public facilities. Some minor increase in Park usage by the public is possible due to the enhanced desirability of the Park and shoreline resulting from the proposed facilities. However, any small changes of this sort can be accommodated by existing public infrastructure and services.

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

The construction activities associated with the conversion would be minor in scope and duration and would be confined to interior spaces. They do not have the potential to degrade environmental quality. Over the long-term, no significant increases in air, noise, or water impacts are anticipated because of the proposed action. No endangered plant or animal species or important habitat would be affected by the conversion.

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

The proposed action is not part of a larger action and the activities associated with it would not add to effects caused by other activities to cause adverse cumulative impacts on the environment. Similarly, the proposed conversion does not involve a commitment to larger actions on or around the Park.

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

No rare, threatened, or endangered plant or animal species would be affected.

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

The proposed conversion would not change the ocean-related activities that currently take place at Hale'iwa Ali'i Beach Park, except for providing additional internal space for park activities. The proposed action would not affect groundwater resources, as described in this Assessment.

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

The proposed conversion would not measurably increase any hazard conditions associated with the flood zone and tsunami inundation zone in which it is located. The potential impact of destructive winds and torrential rainfall of tropical storms and hurricanes on the proposed facilities would be mitigated by measures described in this Assessment. The Surf Center is in an area that is subject to periodic inundation by waves, and it is possible that it could be

damaged or destroyed by these before the end of its design life. The nature of the threat is such that there would be adequate time to warn those present in the Park of possible danger. Hence, no threat to human life is anticipated. In the event of significant damage to the facilities, the proposing agency also acknowledges that one of the potential mitigation measures would include removal or relocation of the facilities. The facilities would not alter the water flow or quality.

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

As discussed in Section 2.1.11, the proposed conversion would have no substantial effect on any scenic vistas or view planes in the area.

13. *Requires substantial energy consumption.*

Construction and operations associated with the Surf Center second-story addition would be small-scale and would not require substantial amounts of energy. Ongoing electrical use would be for lighting and would not be substantial. The addition has been designed for energy efficiency. Its high ceiling, high density of windows, and large eaves provide a naturally air-conditioned space within the interior and lanai spaces of the second story. Other energy-saving systems might be appropriate for inclusion for future improvements to the structure, depending upon the specific use for which it is used.

5. APPROVALS AND PERMITS REQUIRED

5.1 GENERAL CONSIDERATIONS

This section has been revised to read as follows:

In order to carry out the proposed conversion, the Department of Design and Construction must consider the following permits from the City & County of Honolulu, Department of Planning and Permitting:

Special Management Area Use Permit. The Surf Center is located entirely within the Special Management Area (SMA). Hence, a Special Management Permit (SMP) is needed. Because the anticipated cost for the conversion and for the original construction of the film set exceeds \$125,000, a major SMP is required.

Zoning Waiver Permit: A zoning waiver will be required for the second-story addition since its height exceeds the 25-foot maximum for the P-2 zone. Waivers are allowed for public uses in accordance with Section 21-2.130(1) of the LUO. .

Shoreline Setback Variance. The City has completed a shoreline certification for the area fronting the facility. The results of this certification process are included in Appendix B. As determined by the shoreline certification completed for this project, the structure is more than 40 feet from the shoreline. Hence, a setback variance is not required for the second-story addition.

Building Permits. The Department of Design and Construction must obtain various building permits in order to complete anticipated improvements associated with the potential municipal uses for the second story structure. These improvements will probably include installation of a new fire protection system and may also include installation of alternate means of access for compliance with the Americans with Disabilities Act. Building permits may be needed for other internal modifications as well, but this will depend upon the exact nature of the use to which the facilities are eventually put. No anticipated uses for the second story would entail substantial modifications to the structure's exterior or other changes that could lead to substantial impacts to the SMA.

The following section discusses the extent to which the proposed action qualifies for a Special Management Area Use Permit.

5.2 SPECIAL MANAGEMENT AREA REVIEW STANDARDS

Projects proposed in the Special Management Area (SMA) are reviewed with respect to objectives and policies contained in the City Review Guidelines found in the *Revised Ordinances of Honolulu 1990* (ROH), Chapter 25 (Shoreline Management) and the *State Hawaii Revised Statutes* (HRS), Section 205A-2 (Coastal Zone Management Program). The consistency of the proposed conversion of the Surf Center second story with these objectives and policies is discussed below.

5.2.1 CITY AND COUNTY OF HONOLULU REVIEW GUIDELINES

Each subsection addresses one of the guidelines listed in this ordinance. The guidelines are provided for reference in italics at the beginning of each subsection.

5.2.1.1 IMPACTS ON PUBLIC ACCESS

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles;

The conversion would not affect the shoreline and would not impair public access. In fact, the conversion would enhance public access by providing new facilities that could be used to support shoreline recreation activities.

5.2.1.2 IMPACTS ON RECREATION AREAS AND WILDLIFE RESERVES

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(2): Adequate and properly located public recreation areas and wildlife preserves are reserved;

The proposed conversion would not compromise or impair access to any public recreation areas, but would improve access to the Park. As discussed in Section 2.1.6, the Surf Center is far removed from any natural preserves.

5.2.1.3 IMPACTS ON SOLID AND LIQUID WASTE TREATMENT FACILITIES

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(3): Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources;...

As discussed in Section 2.3.2, the anticipated uses for the second-story addition would not affect the existing wastewater treatment facilities in the Park.

5.2.1.4 IMPACTS ON LAND FORMS, VEGETATION, AND WATER RESOURCES

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(4) Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.

The proposed conversion would not affect landforms or vegetation in the area.

5.2.1.5 CUMULATIVE IMPACTS AND IMPACTS ON PLANNING OPTIONS

No development shall be approved unless the council has first found that:

§25-3.2b(1) The development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options;

As discussed in Section 4 and supported throughout this EA, the proposed conversion would not cause substantial, adverse environmental effects, as defined by *Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules.*

5.2.1.6 CONSISTENCY WITH COASTAL ZONE MANAGEMENT PROGRAM OBJECTIVES AND POLICIES AND WITH THE STATE OF HAWAI'I SPECIAL MANAGEMENT AREA GUIDELINES

No development shall be approved unless the council has first found that:

§25-3.2b (2)The development is consistent with the objectives and policies set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26;

As discussed below in Section 5.2.2, the proposed conversion is consistent with the Coastal Zone Management Program Objectives. The City and County of Honolulu SMA Review Guidelines, discussed in this Section, are based upon and consistent with the State of Hawai'i SMA Guidelines.

5.2.1.7 CONSISTENCY WITH COUNTY GENERAL PLAN, DEVELOPMENT PLANS, AND ZONING

No development shall be approved unless the council has first found that:

§25-3.2b(3) The development is consistent with the county general plan, development plans and zoning. Such a finding of consistency does not preclude concurrent processing where a development plan amendment or zone change may also be required.

With the exception of the requirement for a waiver for the height of the Surf Center, discussed above, the second-story addition to the Surf Center is consistent with the existing use of the Surf Center as a City park facility. Waivers are allowed for public facilities and uses such as the second story addition.

The proposed action is consistent with the *City & County of O'ahu General Plan (1992)* policies. Specifically, several policies related to Objective D of the plan, "To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu" are consistent with the proposed action. These include, but are not limited to, the following policies:

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

Policy 2: Develop and maintain a system of regional parks and specialized recreation facilities.

Policy 6: Provide convenient access to all beaches and inland recreation areas.

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

Policy 8: Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.

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

Policy 13: Encourage the safe use of Oahu's ocean environments.

The second-story addition enhances the facilities of the Hale'iwa Ali'i Beach Park at relatively low cost to the City, with minimal impact on existing infrastructure and with no substantial impacts on the ocean or coastal environment.

The proposed action is also consistent with the *North Shore Sustainable Communities Plan (2000)* vision elements, which call on decision makers to "enhance the region's recreational and educational potential" and to "provide adequate public infrastructure, facilities, and services" The anticipated uses for the second-story conversion directly address both of these vision elements efficiently without compromising other vision elements related to retaining open space and preserving the natural environment.

5.2.1.8 IMPACTS ON BAYS, SALT MARSHES, RIVER MOUTHS, SLOUGHS, OR LAGOONS

The council shall seek to minimize, where reasonable:

§25-3.2c(1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

The proposed conversion would not include any of these activities and would not alter the configuration of any natural water bodies.

5.2.1.9 IMPACTS ON BEACHES AND PUBLIC RECREATION

The council shall seek to minimize, where reasonable:

§25-3.2c(2) Any development which would reduce the size of any beach or other area usable for public recreation;

The proposed conversion would have no impact on the size of any beach; it would enhance the public recreation facilities in the Park.

5.2.1.10 IMPACTS ON OTHER COASTAL RESOURCES WITHIN THE SPECIAL MANAGEMENT AREA

The council shall seek to minimize, where reasonable:

§25-3.2c(3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is no beach;

The proposed conversion would not restrict access to any coastal resource in the area.

5.2.1.11 IMPACTS ON LINES OF SIGHT TOWARD THE SEA

The council shall seek to minimize, where reasonable:

§25-3.2c(4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast;...

As discussed in Section 2.1.11, the second-story addition and its proposed conversion do not lead to substantial modifications to the existing lines of sight toward the sea.

5.2.1.12 IMPACTS ON WATER QUALITY, OPEN WATER, FISHERIES, FISHING GROUNDS, WILDLIFE HABITATS AND AGRICULTURAL LAND USE

The council shall seek to minimize, where reasonable:

§25-3.2c(5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

As discussed in Section 2.1.10, the proposed conversion would not affect water quality. The proposed conversion would also not affect these other natural resources and land uses.

5.2.2 COASTAL ZONE MANAGEMENT PROGRAM

The consistency of the proposed conversion of the Surf Center second story with these objectives and policies, as described in the State *Hawaii Revised Statutes* (HRS), Section 205A-2, is discussed below.

5.2.2.1 RECREATIONAL RESOURCES

The conversion enhances an existing recreational facility. The conversion is limited to internal modifications to an existing structure and would not alter public Park or shoreline access, existing fishing and boating activities, or any other recreational activities that currently occur on the site.

5.2.2.2 HISTORIC RESOURCES

As discussed in Section 2.1.7, the proposed conversion of the second story from a filming set into a public use area would not adversely affect archaeological, historical, and cultural resources.

5.2.2.3 SCENIC AND OPEN SPACE RESOURCES

As discussed in 2.1.11, the proposed conversion would have no substantial effect on scenic resources in the area.

5.2.2.4 COASTAL ECOSYSTEMS

The proposed conversion is small-scale and not expected to alter valuable coastal ecosystems of significant biological or economic importance. No external changes are planned. The nearest coastal natural reserve, the Pu'u O Mahuka Heiau State Monument, is approximately 2.8 miles distant and would not be affected by the proposed conversion. There are designated wetlands areas across Hale'iwa Road, approximately 1,000 ft from the site. Because the changes to the existing second floor space are all internal and would not affect natural drainage to these wetlands, the proposed conversion would not affect them. Neither would they alter the volume or quality of surface runoff to the ocean.

5.2.2.5 COASTAL HAZARDS

The existing Surf Center is situated in the flood zone. In the unlikely event that the Surf Center were undermined or destroyed by wave action, the proposing agency would take appropriate mitigative measures to ensure that the structure does not present a coastal hazard. In this regard, the proposing agency also acknowledges that one of the potential mitigative measures would include removal or relocation of the Surf Center.

5.2.2.6 MANAGING DEVELOPMENT

The proposed conversion is consistent with the existing uses of the Park and would not stimulate or otherwise contribute to other development.

5.2.2.7 BEACH PROTECTION

As noted above, the Surf Center is not believed to be situated within the shoreline area, as defined by the ROH Chapter 23, Section 1-2. A shoreline certification survey is being conducted at the present time, and a Shoreline Setback Variance will be obtained if the results of the shoreline certification show that it is needed. This will be done notwithstanding the fact that the proposed action does not involve exterior alterations to the structure.

5.2.2.8 MARINE RESOURCES

As discussed in Sections 2.1.4 and 2.1.10.1 the proposed conversion would not affect marine resources.

5.2.2.9 COMPLIANCE WITH SPECIAL MANAGEMENT AREA GUIDELINES

As documented in Section 5.2.1, the proposed project is consistent with review guidelines set forth in Section 25-3.2 of the ROH

5.2.2.10 COMPLIANCE WITH FLOOD HAZARD DISTRICTS

As discussed in Sections 1.2.6 and 2.1.4, the Surf Center is a nonconforming structure in the Flood Zone, (FIRM Zone VE – Coastal Flood with Velocity Hazard, Elevation 18-feet). Maintenance of and exterior improvements to the structure during any 12-month period would be limited to less than 50% of the replacement value of the Surf Center.

6. CONSULTATION

Numerous agencies and community organizations were consulted during preparation of this Environmental Assessment. An announcement of the availability of the *Draft Environmental Assessment* was published in the September 8, 2001 edition of *The Environmental Notice* published by the State Office of Environmental Quality Control.

Copies of the *Draft Environmental Assessment* were sent to the agencies and individuals listed in Section 6.1. Those identified with an asterisk provided written comments. Those comments and comments of individuals who reviewed the Draft EA are reproduced in Section 6.2 with copies of the letters responding to each written comment.

6.1 AGENCIES AND ORGANIZATIONS CONSULTED

State of Hawaii

Office of Environmental Quality Control*
Department of Land and Natural Resources, State Historic Preservation Division*
Department of Health, Environmental Planning Office
Department of Transportation*
Office of Hawaiian Affairs
State Office of Planning

City and County of Honolulu

Board of Water Supply*
Department of Parks and Recreation*
Department of Planning and Permitting*
Department of Environmental Services
Department of Facility Maintenance
Honolulu Film Office
County Councilmember Gary Okino

Other Organizations

Waialua Public Library
Honolulu Municipal Reference Library
North Shore Neighborhood Board No. 27

6.2 COMMENTS RECEIVED AND RESPONSES TO COMMENTS

Letters received commenting on this EA and the responses made to these letters are presented in the following section.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhiwa Building, Room 555
601 Kamohiwa Boulevard
Kapolei, Hawaii 96707

September 19, 2001

Charles L. Morgan
Planning Solutions
1210 Auahi St., Suite 221
Honolulu, Hawaii 96814

Dear Mr. Morgan:

SUBJECT: Chapter 6E-8 Historic Preservation Review - Draft environmental Assessment
John K. Kalili Hale'iwa Surf Center Second-Story Conversion
Hale'iwa, Waialua, O'ahu
TMK: 6-6-002:001

LOG NO: 28223 ✓
DOC NO: 0109E116

BERNARD J. CATTANO, GOVERNOR
STATE OF HAWAII
COMMISSIONER OF LAND AND NATURAL RESOURCES
COMMISSIONER OF HISTORIC PRESERVATION

OFFICE
JANET L. JARVIS
LEWIS, HONOLULU

ADULTIC RESOURCES
PLANNING AND OCCUPANCY REGULATION
COMMISSIONER OF WATER RESOURCES
MANAGEMENT
CONSERVATION AND RESOURCES
DEVELOPMENT
CONTRACTS
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS



PLANNING
SOLUTIONS

1219 AVANI STREET, SUITE 221
HONOLULU, HAWAII 96814
PHONE: 808 533-1219
FAX: 808 533-1916

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Kakuhiwa Building, Room 555
601 Kamohiwa Boulevard
Kapolei, HI 96707

Subject: Chapter 6E-8 Historic Preservation Review - Draft Environmental Assessment,
(EA), John K. Kalili Hale'iwa Surf Center Second-Story Conversion, Hale'iwa,
Waialua, O'ahu (TMK: 6-6-002:001)

Dear Mr. Hibbard:

Thank you for your September 19, 2001 letter concerning the Draft EA. We appreciate the time you and your staff spent reviewing the document. We note that your Department believes that the project will have no effect on significant historic sites but would like the opportunity to review any future plans that would involve any ground disturbance. To ensure that this latter concern is appropriately reflected in the Final EA, we have inserted the following sentence at the end of the first paragraph in Section 2.1.7.1, "Archaeological and Cultural Resources:"

Should future plans require any ground disturbance, the City would provide the plans to the State of Hawaii's Historic Preservation Division at the earliest opportunity in order to determine the potential effects on historic sites.

If you have any further questions or comments, please call me at 593-1786.

Sincerely,

Charles L. Morgan
Environmental Planner

cc: Steve Tong, DDC

Thank you for the opportunity to comment on the DEA for the John K. Kalili Hale'iwa Surf Center second-story conversion. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project areas.

A review of our records shows that there are no known historic sites at the immediate location of the surf center, nor is the center an historic property. Since no changes to the existing grading or drainage is necessary for the conversion, and since no other ground disturbances planned at this time, we believe that this project will have "no effect" on significant historic sites. If in the future, plans are proposed which include any ground disturbance, we request the opportunity to review such plans at the earliest opportunity in order to determine their impact on historic sites.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdain at 692-8027.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

El:jk

c: Steve Tong, City and County of Honolulu, Department of Design and Construction

9 November 2001

Claudia J. Kravitz
Friends of Ali'i Beach, Inc.
P.O. Box 507
Haleiwa, HI. 96712

September 19, 2001

Mr. Charles Morgan
Planning Solutions, Inc.
1210 Auahu Street Suite 221
Honolulu, HI. 96814

Dear Mr. Morgan,

I, as a member of the board of directors of the Friends of Ali'i Beach, the mother of two teenagers who have been active in the program at Haleiwa Surf Center since birth, and the wife of the facility manager of the John K. Kalili Haleiwa Surf and Recreation Center from the time it was born in 1975 until Baywatch came upon the scene in 1999, wish to applaud the City's intentions to turn the second floor of the Surf Center into a youth center.

Each Summer the Surf Center hosts one of the most successful teen 'Junior Leader' programs on Oahu, with the 45-60 outstanding young persons gaining valuable life skills, self esteem, and work experience assisting the adult staff with the Summer Fun program hosting thousands of visiting ocean recreation group participants. This group is brought together for the Summer, highly trained, highly utilized, and then 'go their separate and merry ways' when the school year begins again. The coming of the Winter surf keeps some of them around and involved, but many go away until the next Summer. If the second floor of the Surf Center was filled with the space and the opportunities to pursue the activities they love (like: fitness training, public safety classes, video games, ping pong, video nights, teen dances, and access to computers) many more of these fine students would stay involved year around, constructively occupied and out of trouble.

The roof deck of the Haleiwa Surf Center has served the youth of Oahu in many ways through the years: school group orientation site showing off the relationship of the land and the water from the top of Mt. Kaala, to the distant Kaena Point, to Haleiwa Boat Harbor, and the breaking waves of Ali'i Beach, skateboard rodeo competition site, surf contest vanilage site, teen camp site, comet and eclipse observation point, as well as the location of a few teen dances. The site has always functioned well as a youth center and only now needs to be 'finished'.

The addition of the roof to the Surf Center facility when the Baywatch folks came in was the realization of a long awaited dream for the Surf Center staff and the North Shore community. In one fell swoop the appearance of the building was improved (giving it a more 'finished' and Polynesian look), the erosion caused from the old rain catching rooftop scupper system was eliminated, and the leaking of rain water into the office and meeting room below was ended.

Please give a lasting blessing to our community in the form of a useful place for youth to meet, learn, and recreate on the second floor of the Haleiwa Surf Center. Please keep us informed of your progress

Sincerely,

Claudia J. Kravitz

Steven Tong
City + County
Department of Design
8 Con St, Suite 200
650 So. Beretania St #1
Honolulu, Hawaii 96813

RECEIVED

SEP 20 11 29

PLANNING DESIGN & ENG.
DIV. OF DESIGN & CONSTR.
CITY OF HONOLULU

9/19/01

Aloha,

I just saw the newspaper w/ regards to the old Baywatch set & what to do.

The thought came to me what about a (McCoy) type Pavilion for families, youth activities, and the community at large, since we have one to a degree in Alaka'oa (limited usage) North Shore, Lee ward, etc.

Any way is yours God Bless,

Aloha-

②

③



**P L A N N I N G
S O L U T I O N S**

1310 AVANI STREET, SUITE 311
HONOLULU, HAWAII 96810
PHONE: 808 593-1888
FAX: 808 593-1888

9 November 2001

Lee and Claudia Kravitz
Friends of Ali'i Beach, Inc.
P.O. Box 507
Hale'iwa, HI 96712

Subject: Draft Environmental Assessment, (EA), John K. Kailli Hale'iwa Surf Center
Second-Story Conversion, Hale'iwa, Waialua, O'ahu (TMK: 6-6-002:001)

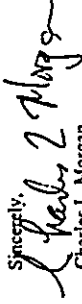
Dear Mr. and Ms. Kravitz:

Thank you for your two letters of September 19, 2001 concerning the Draft EA, one to Steve Tong at the City Department of Design and Construction and one to this office. We appreciate the time you spent reviewing the document. We note that you support the proposed conversion of the facility and that you are particularly in favor of using the facility for enhanced support of family and youth programs at the park.

We need to make it clear that the development of a family and youth center in the converted second story is only one of the possibilities that the City is considering. As discussed in Section 1.1 of the EA, other public municipal uses are possible. The specific uses to which the space would be put will be decided in future actions by the City government.

If you have any further questions or comments, please call me at 593-1786.

Sincerely,


Charles L. Morgan
Environmental Planner

cc: Steve Tong, DDC

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: 808-533-4182 • FAX: 827-9728 • INTERNET: www.co.honolulu.hi.us

JORDY HARRIS
MAYOR



WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. "NORPA" DALZ
DEPUTY DIRECTOR

September 20, 2001

Mr. Charles Morgan
Planning Solutions, Inc.
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Mr. Morgan:

Subject: John K. Kallili Haleiwa Surf Center Second Story Conversion
Draft Environmental Assessment/Anticipated Finding of
No Significant Impact

Thank you for the opportunity to review and comment on the
John K. Kallili Haleiwa Surf Center Second Story Conversion.
The Department of Parks and Recreation supports the conversion of
this facility for its use as proposed.

Should you have any questions, please contact Mr. John Reid,
Planner, at 547-7396.

Sincerely,

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

WDB:cu (3812)

cc: Mr. Don Griffin, Department of Design and Construction



P L A N N I N G
S O L U T I O N S

1210 AUAAHI STREET, SUITE 221
HONOLULU, HAWAII 96813
PHONE: 808 593-1338
FAX: 808 593-1338

9 November 2001

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

Subject: Draft Environmental Assessment, (EA), John K. Kallili Haleiwa Surf Center
Second-Story Conversion, Haleiwa, Waialua, O'ahu (TMK: 6-6-002:001)

Dear Mr. Balfour:

Thank you for your September 20, 2001 letter concerning the Draft EA. We appreciate the time
you and your staff spent reviewing the document. We note that you support the conversion of the
facility to municipal use as proposed in the EA.

If you have any further questions or comments, please call me at 593-1786.

Sincerely,
Charles L. Morgan
Charles L. Morgan
Environmental Planner

cc: Steve Tong, DDC

BIGUAN J. CAVETANO
GOVERNOR



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

SEP 21 2001

Mr. Charles L. Morgan
Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Mr. Morgan:

Subject: Draft Environmental Assessment, John K. Kalili Hale'iwa Surf Center Second-
Story Conversion, Hale'iwa, TMK: 6-6-02: 01

Thank you for providing the subject Draft Environmental Assessment for our review.

The existing facility is located along roads under the jurisdiction of the City and County of Honolulu. The proposed conversion from film set to permanent municipal uses will not impact our State highway facilities.

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830.

Very truly yours,

BRIAN K. MINAAI
Director of Transportation

5
BRIAN K. MINAAI
DIRECTOR
DEPUTY DIRECTORS
OLEWIL A. OKAMOTO
JUDITH Y. LUKASZAK

IN REPLY REFER TO:
HWY-PS
2.421Z



PLANNING
SOLUTIONS

1119 AVAHI STREET, SUITE 221
HONOLULU, HAWAII 96814
PHONE: 808 593-1200
FAX: 808 593-1555

Brian K. Minaai, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, HI 96814

Subject: Draft Environmental Assessment, (EA), John K. Kalili Hale'iwa Surf Center
Second-Story Conversion, Hale'iwa, Wai'anae, O'ahu (TMK: 6-6-002:001)

Dear Mr. Minaai:

Thank you for your September 21, 2001 letter concerning the Draft EA. We appreciate the time you and your staff spent reviewing the document. We note that you have concluded that the proposed conversion will not impact State highway facilities, consistent with the assessment in Section 2.3.1, "Roadways and Parking" in the draft EA.

If you have any further questions or comments, please call me at 593-1786.

Sincerely,

Charles L. Morgan
Environmental Planner

cc: Steve Tong, DDC

9 November 2001

6



STATE OF HAWAII
DEPARTMENT OF EDUCATION
WAIALUA ELEMENTARY SCHOOL
8700 WAIALUA BEACH ROAD
WAIALUA, HAWAII 96791

9/24/01



PLANNING
SOLUTIONS

1211 AVANI STREET, SUITE 211
HONOLULU, HAWAII 96813
PHONE: 808 593-7288
FAX: 808 593-1988

9 November 2001

Cindy Lee, LSW
Waiialua Elementary School
67-020 Waiialua Beach Road
Waiialua, HI 96791

Subject: Draft Environmental Assessment, (EA), John K. Kalili Hale'iwa Surf Center
Second-Story Conversion, Hale'iwa, Waiialua, O'ahu (TAK: 6-6-002:001)

Dear Ms. Lee:

Thank you for your letter of September 24, 2001 concerning the Draft EA. We appreciate the time you spent reviewing the document. We note that you have provided a list compiled by the Waiialua Educational Complex, which documents various youth preferences for organized extracurricular activities. This list was also sent to the City Department of Design and Construction. The City will consider these potential uses as it proceeds with its planning for the structure.

However, please note that the development of a family and youth center in the converted second story is only one of the possible uses that the City is considering. As discussed in Section 1.1 of the EA, other public municipal uses for the facility are possible. The specific uses to which the space would be put will be decided in future actions by the City government.

If you have any further questions or comments, please call me at 593-1786.

Sincerely,
Charles L. Morgan
Charles L. Morgan
Environmental Planner

cc: Steve Tong, DDC

Dear Department of Design + Construction
AND
Planning Solutions, Inc.

Please review the attached surveys
when you think of using the Bay Watch
building as a youth center.

Our youth parent survey results
should be very informational for
you & your planning.

Please feel free to call if you have
any questions or require further information.

Sincerely,
Cynthia Lee, LSW
#382-8521

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



October 3, 2001

JEREMY HARRIS, Mayor
EDDIE FLORES, Jr., Chairman
CHARLES A. STEWART, Vice-Chairman
JAN M. LYNN, AM
HERBERT S. K. NAOPUA, SR.
BARBARA KIM STANTON
BRYAN K. MINAAL, Esq.
ROSS S. SALAMURA, Esq.
CLIFFORD S. JAMILE
Manager and Chief Engineer

Gentlemen
October 3, 2001
Page 2

Planning Solutions
1210 Auahi Street, Suite 221
Honolulu, Hawaii 96814

Attention: Charles L. Morgan

Gentlemen:

Subject: Your Transmittal of September 4, 2001 of the Draft
Environmental Assessment for the John K. Kailii Surf
Center Second-Story Conversion. Haleiwa, IMK: 6-6-02-01

Thank you for the opportunity to review the subject document for the proposed project.

We have the following comments to offer:

1. The existing water system cannot provide adequate fire protection. Our Standards require a fire flow of 2,000 gallons per minute (gpm) for commercial developments. The existing water system can only provide a flow of approximately 1,300 gpm. The applicant should therefore, coordinate the fire protection requirements with the Fire Prevention Bureau of the Honolulu Fire Department.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
3. There is one existing water service consisting of a 2-inch water meter serving the site. There is also a proposed service for the site that is sized for a 1-inch meter.
4. If a three-inch or larger water meter is required, the construction drawings showing the meter installation should be submitted for our review and approval.

5. The proposed project is subject to the Board of Water Supply's cross-connection control requirements prior to the issuance of the Building Permit application.

If you have any questions, please contact Scot Muraoka at 527-5221.

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Steve Tong, Department of Design and Construction



**P L A N N I N G
S O L U T I O N S**

1212 AVANI STREET, SUITE 221
HONOLULU, HAWAII 96813
PHONE: 808 593-5700
FAX: 808 593-1500

Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City & County of Honolulu
630 South Beretania Street
Honolulu, HI 96843

Subject: Draft Environmental Assessment, (EA), John K. Kailli Hale'iwa Surf Center
Second-Story Conversion, Hale'iwa, Waialua, O'ahu (TMK: 6-6-002:001)

Dear Mr. Jamile:

Thank you for your October 3, 2001 letter concerning the Draft EA for the second story conversion of the Hale'iwa Surf Center. We appreciate the time you and your staff spent reviewing the document.

Item-by-item responses to your comments are provided below. To simplify your task, we have reproduced the text of your comments in italics before each response.

- 1. The existing water system cannot provide adequate fire protection. Our Standards require a fire flow of 2,000 gallons per minute (gpm) for commercial developments. The existing water system can only provide a flow of approximately 1,300 (sic) gpm. The applicant should therefore coordinate the fire protection requirements with the Fire Prevention Bureau of the Honolulu Fire Department.*

Preliminary discussions with the Fire Prevention Bureau suggest that the addition of a sprinkler system to the second-story structure would probably be sufficient to provide adequate fire protection. Detailed specifications for such a system will depend upon the specific use for the facility. Accordingly, the second paragraph of Section 1.2.2 "Description of the Proposed Improvements" has been revised to read as follows:

The second-story addition was designed to the same building standards as a permanent structure. It is compatible with all applicable building and zoning codes for structural integrity. However, the City must submit to the Department of Planning and Permitting structural drawings and calculations demonstrating that the addition conforms to building standards. Also, the top of the second story (44-feet) exceeds the 25-foot height limit and will require a zoning waiver. Additional improvements to be made will depend upon the final use for the addition (e.g., as discussed above, use as storage space, as a public youth center or as office space for City staff). These uses may require improvements in the fire protection system, improvements in access to comply with the Americans with Disabilities Act, and other improvements.

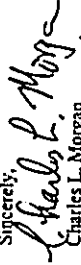
Page 2
Clifford S. Jamile
9 November 2001

- 2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.*
The City Department of Design and Construction understands that the availability of water is subject to the approval of the Board of Water Supply and that it may require Facilities Charges.
- 3. There is one existing service consisting of a 2-inch water meter serving the site. There is also a proposed service for the site that is sized for a 1-inch meter.*
- 4. If a three-inch or larger water meter is required, the construction drawings showing the meter installation should be submitted for our review and approval.*
- 5. The proposed project is subject to the Board of Water Supply's cross-connection control requirements prior to the issuance of the Building Permit application.*

Thank you for providing this information about the existing and proposed water service for the facility. The Department of Design and Construction understands that a three-inch or larger water meter would require prior approval of the meter installation and that the possible improvements in water service associated with the project are subject to the Board of Water Supply's connection control requirements.

If you have any further questions or comments, please call me at 593-1786.

Sincerely,


Charles L. Morgan
Environmental Planner

cc: Steve Tong, DDC

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

610 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-5411 • FAX: (808) 527-8723 • INTERNET: WWW.CC.HONOLULU.HI

8



PERMIT NUMBER
N/A

RANDALL S. FUJIKI, AIA
DIRECTOR
LORETTA L. CHASE
DEPUTY DIRECTOR

2001/CLOG-3728 (PD)

October 5, 2001

Mr. Charles L. Morgan
Planning Solutions Inc.
1210 Auahi Street
Honolulu, Hawaii 96814

Dear Mr. Morgan:

Draft Environmental Assessment (DEA)
Kalihi Surf Center - Second Floor Addition
66-105 Haleiwa Road - Haleiwa
Tax Map Key 6-6-21

We have reviewed the DEA for the above-referenced project received on September 6, 2001, and find the following revisions/additions are required:

Chart, 'SUMMARY OF PROPOSED ACTION'

The chart should be revised to disclose that, in addition to the new sprinkler system and improvements to meet ADA requirements, the project includes an after-the-fact approval of a second floor addition to the building; i.e., the project should not be described only as a 'use conversion'. The DEA must be revised throughout, descriptions of the project as a use conversion must be expanded to provide information relating to retrofitting and obtaining the necessary permits to retain the second floor addition.

Section 1.1 PURPOSE AND BACKGROUND

This section should be revised to disclose information on the second story addition, as described in Item 1 above.

Mr. Charles L. Morgan
Page 2
October 5, 2001

Figure 1-3, PLOT PLAN

The plot plan should show the location of the certified shoreline, and indicate the setback of the building from the shoreline at its closest point. If the building is nearer than 40 feet from the shoreline at any point, a Shoreline Setback Variance is required.

Figure 1-4, BUILDING ELEVATIONS

The second floor addition exceeds the 25-foot height limit by a maximum of 19 feet, and requires a zoning waiver. The FEA should be revised to disclose this requirement. In addition, the elevations should indicate the location of the finish floor for the second floor addition, to verify whether it is below the 18-foot base flood elevation.

FLOOR PLANS

The FEA should include scaled and dimensioned first and second floor plans, with labeling of all rooms/activity areas.

Section 1.2.2, DESCRIPTION OF PROPOSED IMPROVEMENTS

This section should disclose the structural and/or other improvements required to meet building and zoning codes. Does the structure comply with all standards? If not, what alterations/permits are required?

Section 1.2.6 CONSTRUCTION TIMETABLE AND FUNDING SOURCE

This section states that 'no major capital investment is needed for the conversion'. As indicated in Items 1, 2, and 6 above, the project is more than a use conversion, and information on timetable/funding should be revised accordingly.

Section 2.1.4, FLOOD HAZARD

The DEA states that 'the conversion of the second floor into normal municipal uses would not affect the flood height'. As noted previously, the FEA should disclose that the project is a second floor addition, not only a conversion of use from a film set to a municipal building. As such, it is subject to the flood hazard regulations which allow exemptions only for repair and maintenance

Mr. Charles L. Morgan
Page 3
October 5, 2001

work on a nonconforming building; provided that the cost of the work done in any period of 12 consecutive months is less than 50 percent of the replacement value of the structure before the work is started. The FEA should include an itemized cost estimate, to verify that the project is less than 50 percent of the replacement value.

Section 2.1.7.2, HISTORICAL RESOURCES

The DEA states that "...because the proposed conversion would have no impact on the external appearance of the existing structures...". The addition of a second floor has had an 'impact' on its external appearance, and an analysis of this impact should be included. [Note: This comment also applies to Section 2.1.11, Visual Resources.]

Section 2.1.8, NOISE

The FEA should include an expanded discussion of the potential noise impacts.

Section 2.1.10.1, MARINE WATER QUALITY

The second floor addition and its effect on water quality should be described. [Note: This comment also applies to Sections 2.1.10.2, 2.3.1, and 2.3.2.]

Section 4 (3), DETERMINATION OF SIGNIFICANCE

This section should include a discussion of how the proposal complies with each of the environmental policies or goals and guidelines expressed in Chapter 343, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.

Section 4 (11), DETERMINATION OF SIGNIFICANCE

The FEA should disclose any existing building code deficiencies, since it was constructed as a 'temporary' structure, without a building permit, and should describe how any deficiencies will be remedied.

Mr. Charles L. Morgan
Page 4
October 5, 2001

Section 4 (13), DETERMINATION OF SIGNIFICANCE

The FEA should include a discussion of alternative energy-saving systems/devices which could be incorporated into the project.

Section 5.1, GENERAL CONSIDERATIONS

This section should be revised to include the need for a zoning waiver permit to exceed the maximum height limit in the P-2 District. In addition, under "Building Permit", the FEA should disclose that a building permit is required for the second floor addition, in addition to any work required to meet ADA and/or other regulations. And, under "Special Management Area Use Permit", if the cost of the addition and retrofits exceeds \$125,000, the FEA should be revised to disclose that a major (not minor) SMP is required.

Section 5.2.1.3, IMPACTS ON SOLID AND LIQUID WASTE TREATMENT FACILITIES

This section should be expanded to describe the existing treatment facility and whether any additional toilets/sinks/lavatories are proposed.

Section 5.2.1.7, CONSISTENCY WITH COUNTY GENERAL PLAN, DEVELOPMENT PLANS, AND ZONING

The DEA states that the proposal is consistent with the underlying zoning. However, the proposal does not comply with the height regulations. It requires a waiver, and this should be discussed in the FEA. In addition, this section should be expanded to include a discussion of how the proposal is consistent with the provisions of the General Plan and the North Shore Sustainable Communities Plan (which superseded the North Shore Development Plan).

Section 5.2.1.11, IMPACTS ON LINES OF SIGHT TOWARD THE SEA

This issue should be addressed in terms of the second floor addition and resultant additional height.

Section 5.2.2.10, COMPLIANCE WITH FLOOD HAZARD DISTRICT

See comments pertaining to Section 2.1.4.

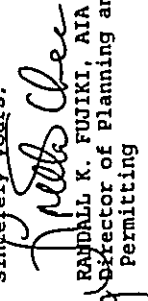
Mr. Charles L. Morgan
Page 5
October 5, 2001

AGENCIES CONSULTED

The FEA should indicate whether other agencies (i.e., in addition to 4 City agencies and the OEQC) and private organizations have been given the document for their review and comment. Such agencies may include DLNR, DBEDT, State DOH, Department of Environmental Services, Fire Department, Police Department, DTS, Department of Hawaiian Homelands, Office of Hawaiian Affairs, U.H. Environmental Center, Sierra Club, and the Outdoor Circle.

Should you have any questions, please contact Pamela Davis of our Land Use Permits Division at 523-4807.

Sincerely yours,


RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:CS

cc: Department of Design and Construction
OEQC

PCSSE:116650



**P L A N N I N G
S O L U T I O N S**

1215 AVANI STREET, SUITE 121
HONOLULU, HAWAII 96814
PHONE: 808 593-1225
FAX: 808 531-1335

Randall Fujiki, Director
Department of Planning and Permitting
City & County of Honolulu
630 South King Street
Honolulu, HI 96813

Subject: Draft Environmental Assessment, (EA), John K. Kalili Hale'iwa Surf Center Second-
Story Conversion, Hale'iwa, Waialua, O'ahu (TRMK: 6-6-002:001)

Dear Mr. Fujiki:

Thank you for your October 5, 2001 letter concerning the Draft Environmental Assessment (DEA) for the John K. Kalili Hale'iwa Surf Center Second-Story Conversion. We appreciate the time you and your staff spent reviewing the document.

Item-by-item responses to your comments are provided below. To simplify your task, we have reproduced the text of your comments in *italics* before each response. Please note that the footnotes in the quoted sections of the DEA are not included here, though they will be included in the Final Environmental Assessment (FEA). They add supporting information but are not necessary for an adequate understanding of the included sections.

CHART, 'SUMMARY OF PROPOSED ACTION'

The chart should be revised to disclose that, in addition to the new sprinkler system and improvements to meet ADA requirements, the project includes an after-the-fact approval of a second floor addition to the building. I.e., the project should not be described only as a 'use conversion'. The FEA must be revised throughout; descriptions of the project as a 'use conversion' must be expanded to provide information relating to retrofitting and obtaining the necessary permits to retain the second floor addition.

Section 1.1, PURPOSE AND BACKGROUND

This section should be revised to disclose information on the second story addition, as described in Item 1 above.

The narrative in the FEA has been revised to clarify the fact that the Department of Design and Construction must fulfill certain building permit requirements for the second-story addition and must design, permit, and undertake various internal modifications to allow it to be used for municipal purposes.

Page 2
Mr. Randall Fujiki
9 November 2001

Figure 1-3, PLOT PLAN

The plot plan should show the location of the certified shoreline, and indicate the setback of the building from the shoreline at its closest point. If the building is nearer than 40 feet from the shoreline at any point, a Shoreline Setback Variance is required.

At the time the DEA was written the State Surveyor had not yet certified the Shoreline Survey. Because of that, the document discussed the shoreline setback in conditional terms. On October 5, 2001, the Land Division of the State Department of Land and Natural Resources certified the shoreline survey that the City had submitted to it. The certified map shows that the nearest point on the Surf Center is approximately 42 feet inland of the certified shoreline. The figure will be modified to show the location of the certified shoreline and the distance between it and the closest point of the structure. Since this distance is greater than 40 feet, a Shoreline Setback Variance is not required.

Figure 1-4, BUILDING ELEVATIONS

The second floor addition exceeds the 25-foot height limit by a maximum of 19 feet, and requires a zoning waiver. The FEA should be revised to disclose this requirement. In addition, the elevations should indicate the location of the finish floor for the second floor addition, to verify whether it is below the 18-foot base flood elevation.

FLOOR PLANS

The FEA should include scaled and dimensioned first and second floor plans, with labeling of all rooms/activity areas.

Section 1.2.2, DESCRIPTION OF PROPOSED IMPROVEMENTS

This section should disclose the structural and/or other improvements required to meet building and zoning codes. Does the structure comply with all standards? If not, what alterations/permits are required?

Section 1.2.2 in the Final EA will include a revised discussion that includes the additional information and floor plans requested in the above comments. The revised description reads as follows:

1.2.2 DESCRIPTION OF PROPOSED IMPROVEMENTS

The original, one-story Surf Center was completed in 1974 (Figure 1-3). It contains a meeting room, lounge, kitchen, office, men's and women's bathrooms, and various storage and utility rooms (see Figure 1-4). The second-story film set added in 1999 consists of two spaces. The first is a large (56 feet by 58 feet) room, which is floored and partially soundproofed for use in filming internal scenes. The second-story addition is a roofed, open-air porch between 9 and 10 feet wide that surrounds the internal space (see Figures 1-5 and 1-6). Inside and outside stairways provide access to the second story.

The second-story addition was designed to the same building standards as a permanent structure. It is compatible with all applicable building and zoning codes for structural integrity. However, the City must submit to the Department of Planning and Permitting structural drawings and calculations demonstrating that the addition conforms to building standards. Also, the top of the second story (44-feet) exceeds the 25-foot height limit and will require a zoning waiver. Additional improvements to be made will depend upon the final use for the addition (e.g., as discussed above, use as storage space, as a public youth center or as office space for City staff). These uses may require improvements in the fire protection system, improvements in access to comply with the Americans with Disabilities Act, and other improvements.

Figure 1-3 Plot Plan and Setting of Kalili Surf Center

Figure 1-4 Floor Plan of Original Surf Center

Figure 1-5 Floor Plan of Second Story Expansion

Figure 1-6 Surf Center Elevations (Figure 1-6 to be modified to show the first-story finish floor elevation at approximately 10' above sea level) and the second-story finish floor elevation at approximately 26 feet above sea level, 8 feet above the base flood level for the site.)

Section 1.2.6 CONSTRUCTION TIMETABLE AND FUNDING SOURCE

This section states that 'no major capital investment is needed for the conversion'. As indicated in items 1, 2, and 6 above, the project is more than a use conversion, and information on timetable/funding should be revised accordingly.

This section will be revised to read as follows:

The original (i.e., ground floor) Surf Center is a nonconforming structure within a flood hazard area. Capital investments are strictly limited, due to the applicable restrictions imposed by the Flood Hazard provisions of the Honolulu Land Use Ordinance (LUO). The floor elevation of the second-story addition is above the flood elevation, and it was constructed in compliance with the provisions of the Flood Hazard regulations. Any future improvements to the structure would also be consistent with these regulations, including the limits on the value of the repairs that can be made to non-conforming structures. The City is now considering a range of possible uses for the second story space. It expects to identify specific future uses for the second story of the Surf Center and select a plan for implementation during the public review required for the SMP. It would establish an implementation timetable to identify specific funding requirements and sources shortly thereafter.

Section 2.1.4, FLOOD HAZARD

The DEA states that 'the conversion of the second floor into normal municipal uses would not affect the flood height'. As noted previously, the FEA should disclose that the project is a second floor addition, not only a conversion of use from a film set to a municipal building. As such, it is subject to the flood hazard regulations which allow exemptions only for repair and maintenance work on a nonconforming building; provided that the cost of the work done in any period of 12 consecutive months is less than 50 percent of the replacement value of the structure before the work is started. The FEA should include an itemized cost estimate, to verify that the project is less than 50 percent of the replacement value.

This discussion has been revised in response to your request. The relevant text of the Final EA reads as follows:

The project site is in the Flood Zone, FIRM Zone VE, Coastal Flood with Velocity Hazard, Elevation 18 feet. As noted above, the flood hazard regulations impose strict limits on the capital improvements that can be made to the structure. The cost information related to the second-story addition presented in Appendix A demonstrates that the proposed project complies with the expenditure limitations in the regulations.

The flood hazard at the site stems from the area's exposure to storm waves and tsunami. Depending upon the uses to which the now empty second-story space is eventually put, the maximum number of people using the structure at any one time could be higher than was previously the case. The presence of an early

warning system that provides good advance notice of waves that could affect the structure minimizes the risk of this exposure, however.

Section 2.1.7.2, HISTORICAL RESOURCES

The DEA states that: "...because the proposed conversion would have no impact on the external appearance of the existing structures..." The addition of a second floor has had an 'impact' on its external appearance, and an analysis of this impact should be included. [Note: This comment also applies to Section 2.1.11, Visual Resources.]

The second paragraph of this section has been revised to read as follows:

While the Surf Center is visible from the Hale'iwa Boat Harbor (which is just inside the Hale'iwa Town Historic, Cultural and Scenic District), it is not visible from the main road of the Historic District (Kamehameha Highway). As discussed in Section 2.1.11, the second-story addition does not have a substantial adverse impact on the visual resources of the area and does not affect the historical resources that the District is intended to preserve.

Similarly, Section 2.1.11 has been revised to read as follows:

2.1.11 Visual Resources

Figure 2-3 includes a series of photos taken of the Surf Center from the surrounding area. Figure 2-3a shows the Center from the fronting beach, and succeeding photos depict views from points that traverse clockwise around the facility (see Figure 2-3f for a key to the locations where the photos were taken). All views of the Surf Center from Hale'iwa Road are partially obscured by trees. The Surf Center does not extend above the trees. The second story of the Surf Center does not obstruct any coastline views.

Because the second story was designed as a set for a television series that focused on the outdoors and Hawai'i's coastal landscapes, great care was taken to produce a visually pleasing structure that fits in with its surroundings. The support that the Neighborhood Board recently expressed for keeping the Surf Center second-story addition, the fact that it does not extend above the level of the trees in the area nor obstruct coastline views, and its generally low level of visibility among the surrounding trees, provide assurance that retaining the second story would not have a substantial adverse impact on the visual resources in the area.

Section 2.1.8, NOISE

The FEA should include an expanded discussion of the potential noise impacts.

This section has been revised to read as follows:

The principal purpose of the proposed conversion is to provide better service to existing users of the Park and shoreline. The availability of the additional space may slightly increase total recreational usage of that area. To the extent that this occurs, noise from the voices and vehicles of Park users may increase slightly. However, several factors will limit the significance of any possible change. First, the fact that no change in parking is planned means that peak vehicular traffic to and from the park will not be changed. Second, the Surf Center is more than 450 feet from the nearest residential neighborhood across Hale'iwa Road. Third, any noise that might accompany increased use of the structure would be far less than the noise from activities (including the Bon Dance Festival, various surfing events, and other activities) that already occur regularly in the park. Proper selection and scheduling of activities in the new facilities will ensure that noise from potentially altered use patterns does not have a substantial adverse effect on nearby areas.

Section 2.1.10.1, MARINE WATER QUALITY

The second floor addition and its effect on water quality should be described. (Note: This comment also applies to Sections 2.1.10.2, 2.3.1, and 2.3.2.)

These sections have been revised to read as follows:

2.1.10.1 Marine Water Quality

The waters offshore from the Surf Center are in Waialua Bay and are designated Class AA by the State Department of Health (DOH, HAR §11-54-06). It is the objective of Class AA waters that: "...they remain in their natural, pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions" (HAR §11-54-03)(5)(X1)).

The second-story addition did not, and the proposed conversion of use to a permanent public facility would not, entail any substantial ground disturbance or new drainage into the ocean. Stormwater originating on the roof, roadway, and other impervious surfaces related to the Surf Center are already collected and carried to a retention system designed to avoid increases in runoff. The existing sanitary facilities in the park provide adequate wastewater treatment. Hence, the proposed action would not affect marine waters.

2.1.10.2 Groundwater Quality

The second-story addition and proposed conversion do not alter the impervious surface or the kinds of activities that take place in the area. Hence it would not alter groundwater recharge. No new sanitation facilities are anticipated as part of new improvements to the second story, and the existing treatment and disposal facilities are capable of accommodating the marginal increases in wastewater volume that would result from the contemplated uses of the second story without a diminishment in the level of treatment they provide. Thus, the proposed action does not have the potential to add new or substantially higher levels of pollutants to the groundwater. Consequently, the proposed action does not have the potential to adversely affect groundwater quality.

2.3.1 Roadways and Parking

No modifications to existing roadways or access driveways would be necessary to accommodate the contemplated municipal uses for the second story of the Surf Center. Vehicular traffic entering and leaving the parking area would be at or below the level experienced while the second floor was used as a filming set, although it would be slightly higher than it is now that the space is unused. Final decisions concerning the specific use to which the second floor space will be put will consider the need to limit approved uses to those that can be accommodated by these roads and parking facilities.

2.3.2 Utilities

As discussed in Section 1.2.4, the Surf Center is connected to the existing Honolulu Board of Water Supply potable water system. The current water pressure at the site is good (90 pounds per square inch), and the small increase in water use that might accompany the contemplated municipal uses for the second story could be easily accommodated by the existing facilities. No modifications to the existing wastewater or storm drain systems are needed. The existing telecommunications network has excess capacity and could accommodate new telephone lines should these be needed to accommodate the requirements associated with usage of the second-floor area.

Section 4(3), DETERMINATION OF SIGNIFICANCE

This section should include a discussion of how the proposal complies with each of the environmental policies or goals and guidelines expressed in Chapter 343, HRS [sic], and any revisions thereof and amendments thereto, court decisions, or executive orders.

Chapter 343, Hawaii Revised Statutes establishes a system of environmental review intended to insure that environmental concerns are given appropriate consideration in decision making along with economic and technical considerations. It does not contain environmental policies, goals, or guidelines.

The Section of the Draft EA to which your comment refers actually deals with Chapter 344, Hawaii Revised Statutes. That chapter does contain environmental policies. The proposed project's relationship to these is summarized below.

(§344-3) Environmental policy. It shall be the policy of the State, through its programs, authorities, and resources to:

- (1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.*

Reuse of an existing structure for public purposes would conserve natural resources by limiting the materials needed for new construction. As discussed throughout this EA, the project does not have the potential to generate substantial amounts of air, water, noise, or other pollution.

- (2) Enhance the quality of life by:*

(A) Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;

The proposed project would not stimulate growth, encourage development, or otherwise affect the size or spatial distribution of the island's population.

(B) Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;

Except for the mild economic stimulus that would be created by the limited construction expenditures that it entails, the proposed action would not generate jobs or otherwise affect economic activity.

(C) Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.

The second floor provides additional space that can be used for the community's recreational activities. Its design is compatible with the surrounding park environment, and its openness encourages harmonious social activities.

(D) Establishing a commitment on the part of each person to protect and enhance Hawaii's environment and reduce the drain on nonrenewable resources.

The project reduces the drain on non-renewable resources by recycling a structure that would otherwise have to be removed.

Section 4(11), DETERMINATION OF SIGNIFICANCE

The FEA should disclose any existing building code deficiencies, since it was constructed as a 'temporary' structure, without a building permit, and should describe how any deficiencies will be remedied.
As discussed in the revised Section 1.2.2 presented above, the second-story addition to the Surf Center was constructed to be consistent with all applicable building codes related to structural integrity, flood protection, and other key factors. The extent to which any further improvements to the structure would be needed depend on the specific uses for which the space would be used. However, all of the uses being contemplated could be accommodated with nothing more than internal modifications do not have the potential to create or alter ecological hazards discussed in this section of the EA.

Section 4 (13). DETERMINATION OF SIGNIFICANCE

The FEA should include a discussion of alternative energy-saving systems/devices which could be incorporated into the project.

This section has been revised to read as follows:

Construction and operations associated with the Surf Center second-story addition would be small-scale and would not require substantial amounts of energy. Ongoing electrical use would be for lighting and would not be substantial. The addition has been designed for energy efficiency. Its high ceiling, high density of windows, and large eaves provide a naturally air-conditioned space within the interior and lanai spaces of the second story. Other energy-saving systems might be appropriate for inclusion for future improvements to the structure, depending upon the specific use for which it is used.

Section 5.1. GENERAL CONSIDERATIONS

This section should be revised to include the need for a zoning waiver permit to exceed the maximum height limit in the P-2 District. In addition, under "Building Permit" the FEA should disclose that a building permit is required for the second floor addition, in addition to any work required to meet ADA and/or I other regulations. And, under "Special Management Area Use Permit", if the cost of the addition and retrofits exceeds \$125,000, the FEA should be revised to disclose that a major (not minor) SMP is required.

This section has been revised to read as follows:

In order to carry out the proposed conversion, the Department of Design and Construction must consider the following permits from the City & County of Honolulu, Department of Planning and Permitting:

Special Management Area Use Permit. The Surf Center is located entirely within the Special Management Area (SMA). Hence, a Special Management Permit (SMP) is needed. Because the anticipated cost for the conversion and for the original construction of the film set exceeds \$125,000, a major SMP is required.

Zoning Waiver Permit. A zoning waiver will be required for the second-story addition since its height exceeds the 25-foot maximum for the P-2 zone. Waivers are allowed for public uses in accordance with Section 21-2.130(1) of the LUO.

Shoreline Setback Variance. The City has completed a shoreline certification for the area fronting the facility. The results of this certification process are included in Appendix B. As determined by the shoreline certification completed for this project, the structure is more than 40 feet from the shoreline. Hence, a setback variance is not required for the second-story addition.

Building Permits. The Department of Design and Construction must obtain various building permits in order to complete anticipated improvements associated with the potential municipal uses for the second story structure. These improvements will probably include installation of a new fire protection system and may also include installation of alternate means of access for compliance with the Americans with Disabilities Act. Building permits may be needed for other internal modifications as well, but this will depend upon the exact nature of the use to which the facilities are eventually put. No anticipated uses for the second story would entail substantial modifications to the structure's exterior or other changes that could lead to substantial impacts to the SMA.

The following section discusses the extent to which the proposed action qualifies for a Special Management Area Use Permit.

Section 5.2.1.3. IMPACTS ON SOLID AND LIQUID WASTE TREATMENT FACILITIES

This section should be expanded to describe the existing treatment facility and whether any additional toilets/sinks/showers are proposed.

This section has been revised as follows:

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(3): Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources;...

As discussed in Section 2.3.2, the anticipated uses for the second-story addition would not affect the existing wastewater treatment facilities in the Park.

Section 5.2.1.7. CONSISTENCY WITH COUNTY GENERAL PLAN, DEVELOPMENT PLANS, AND ZONING

The DEA states that the proposal is consistent with the underlying zoning. However, the proposal does not comply with the height regulations. It requires a waiver, and this should be discussed in the FEA. In addition, this section should be expanded to include a discussion of how the proposal is consistent with the provisions of the General Plan and the North Shore Sustainable Communities Plan (which superseded the North Shore Development Plan).

This section has been revised to read as follows:

No development shall be approved unless the council has first found that:

§25-3.2b(3) The development is consistent with the county general plan, development plans and zoning. Such a finding of consistency does not preclude concurrent processing where a development plan amendment or zone change may also be required.

With the exception of the requirement for a waiver for the height of the Surf Center, discussed above, the second-story addition to the Surf Center is consistent with the existing use of the Surf Center as a City park facility. Waivers are allowed for public facilities and uses such as the second story addition.

The proposed action is consistent with the City & County of Oahu General Plan (1992) policies. Specifically, several policies related to Objective D of the plan. "To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu" are consistent with the proposed action. These include, but are not limited to, the following policies:

- Policy 1: Develop and maintain community-based parks to meet the needs of the different communities on Oahu.
- Policy 2: Develop and maintain a system of regional parks and specialized recreation facilities.
- Policy 6: Provide convenient access to all beaches and inland recreation areas.
- Policy 7: Provide for recreation programs which serve a broad spectrum of the population.
- Policy 8: Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.
- Policy 12: Provide for safe and secure use of public parks, beaches, and recreation facilities.
- Policy 13: Encourage the safe use of Oahu's ocean environments.

The second-story addition enhances the facilities of the Hale'iwa Ali'i Beach Park at relatively low cost to the City, with minimal impact on existing infrastructure and with no substantial impacts on the ocean or coastal environment.

The proposed action is also consistent with the *North Shore Sustainable Communities Plan (2000)* vision elements, which call on decision makers to "enhance the region's recreational and educational potential" and to "provide adequate public infrastructure, facilities, and services." The anticipated uses for the second-story conversion directly address both of these vision elements efficiently without compromising other vision elements related to retaining open space and preserving the natural environment.

Section 5.2.1.11, IMPACTS ON LINES OF SIGHT TOWARD THE SEA

This issue should be addressed in terms of the second floor addition and resultant additional height.

This section has been revised as follows:

The council shall seek to minimize, where reasonable:

§5-3.2c(4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast;...

As discussed in Section 2.1.11, the second-story addition and its proposed conversion do not lead to substantial modifications to the existing lines of sight toward the sea.

Section 5.2.1.10, COMPLIANCE WITH FLOOD HAZARD DISTRICT

See comments pertaining to Section 2.1.4.

Section 2.1.4 has been revised as described above to more clearly reflect the requirements of the flood hazard regulations and their application to the second-story addition. Section 2.1.4 is directly referenced in this section.

AGENCIES CONSULTED

The FEI should indicate whether other agencies (i.e., in addition to 4 City agencies and the OEQC) and private organizations have been given the document for their review and comment. Such agencies may include DLNR, DBEDT, State DOH, Department of Environmental Services, Fire Department, Police Department, DTS, Department of Hawaiian Homelands, Office of Hawaiian Affairs, UH Environmental Center, Sierra Club, and the Outdoor Circle.

Copies of the Draft EA were sent to many of the agencies listed above, including DLNR, DOH, DBEDT, and OHA, as well as other organizations such as the State Dept. of Transportation, the Board of Water Supply, Dept. of Facility Maintenance, and others. Responses to the comments received from these organizations are being drafted and will be included in the Final EA with copies of the comments themselves.

If you have any further questions or comments, please call me at 593-1288.

Sincerely,



Charles L. Morgan
Environmental Planner

cc: Steve Tong, DDC

BENJAMIN J. CAVETANO
COMMISSIONER



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
216 SOUTH BERTANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4185

9
GENEVIEVE SALMONSON
DIRECTOR



**P L A N N I N G
S O L U T I O N S**

1210 AUAHI STREET, SUITE 221
HONOLULU, HAWAII 96813
PHONE (808) 533-1500
FAX (808) 533-1550

Ms. Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Quality Control
236 South Beretania Street, Suite 702
Honolulu, Hawaii 96831

Subject: Draft Environmental Assessment for the Second Story Conversion of the Hale'iwa Surf Center

Dear Ms. Salmonson:

Thank you for your October 5, 2001 letter concerning the Draft EA for the second story conversion of the Hale'iwa Surf Center. We appreciate the time you and your staff spent reviewing the document.

Item-by-item responses to your comments are provided below. To simplify your task, we have reproduced the text of your comments in italics before each response.

(1) WASTEWATER CONSIDERATIONS. Please discuss the indirect and cumulative impacts on nearshore water quality from wastewater generated in the building of allowing an increase in building occupancy on the second floor. Please consult with the Department of Health as to possible mitigative measures.

Response: The process of converting the second story from its original use as a film set to other municipal uses would not, in and of itself, affect wastewater flows or water quality. Any possibility of impact would depend upon the type and intensity of use to which the second floor space is eventually put.

Some uses, such as storage, would have no effect on wastewater flows; others, such as use for public meetings, could increase the amount of wastewater that enters the existing waste disposal system by increasing the number of persons using the restroom facilities.

The Department of Design and Construction and the Department of Parks and Recreation understand the need to protect nearshore water quality. The City will not allow uses in the second floor space that would cause wastewater flows to exceed the handling capacity of the existing on-site wastewater disposal facilities. Because of this, we do not expect that the proposed action would have a significant adverse effect on water quality.

(2) CULTURAL IMPACTS. Although the document discusses historic and archaeological considerations an assessment of impacts to cultural resources and cultural practices based on interviews with community members and cultural practitioners (gatherers, fishermen, canoe paddlers, surfers, etc.) needs to be done. What impacts (if any) will the proposed action have on cultural practices and resources in the area? Do people gather in and around the shoreline area? Will wastewater from the project site affect these cultural activities (gathering, fishing, canoeing, swimming, and surfing)? Chapter 343, Hawaii's Revised Statutes now requires that cultural impacts be assessed (see enclosed copy of Act 50, SLH 2000). A copy of the Environmental Council's guidelines for assessing cultural impacts is enclosed for your use.

October 5, 2001

Messrs. Steven Tong and William Balfour
Department of Design and Construction
Department of Parks and Recreation
650 South King Street
Honolulu, Hawaii 96813

Mr. Charles Morgan
Planning Solutions, Inc.
1210 Auaahi Street, Suite 221
Honolulu, Hawaii 96814

Dear Messrs. Tong, Balfour, and Morgan:

We have reviewed your draft environmental assessment (DEA) for the conversion of the second story of the Hale'iwa Surf Center, Tax Map Key 6-6-002.001, in the district of Waialua on the island of Oahu from a temporary use film set to a permanent City facility. We understand that the original Surf Center was a one-story structure completed in 1974. We further understand that the second story film set, added in 1999, did not undergo review pursuant to Chapter 343, Hawaii's Revised Statutes. We offer the following comments for your consideration and response.

- (1) **WASTEWATER CONSIDERATIONS:** Please discuss the indirect and cumulative impacts (on nearshore water quality from wastewater generated in the building) of allowing an increase in building occupancy on the second floor. Please consult with the Department of Health as to possible mitigative measures.
- (2) **CULTURAL IMPACTS.** Although the document discusses historic and archaeological considerations an assessment of impacts to cultural resources and cultural practices based on interviews with community members and cultural practitioners (gatherers, fishermen, canoe paddlers, surfers, etc.) needs to be done. What impacts (if any) will the proposed action have on cultural practices and resources in the area? Do people gather in and around the shoreline area? Will wastewater from the project site affect these cultural activities (gathering, fishing, canoeing, swimming, and surfing)? Chapter 343, Hawaii's Revised Statutes now requires that cultural impacts be assessed (see enclosed copy of Act 50, SLH 2000). A copy of the Environmental Council's guidelines for assessing cultural impacts is enclosed for your use.
- (3) **GUIDELINES FOR SUSTAINABLE BUILDING DESIGN IN HAWAII:** We ask that you consider implementing some of the techniques discussed in the enclosed guidelines for sustainable building design.
- (4) **USE OF RECYCLED GLASS:** To promote the use of recycled materials in-state as found in section 103D-407, Hawaii's Revised Statutes, we ask that you consider using materials with minimum recycled glass content in the design.
- (5) **INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING:** We ask that you consider the use of native, indigenous and polynesian introduced plants in your landscaping.

If there are any questions, please call Leslie Segundo of my staff at (808) 586-4185. Thank you for the opportunity to comment.

Sincerely,

GENEVIEVE SALMONSON
Director

Enclosures

Response. We appreciate the information you provided concerning cultural impact assessment. We considered the potential for such effects when developing a scope of work for the environmental assessment and preparing the Draft EA. The absence of any potential for such cultural impacts is noted in the last sentence of the first paragraph in Section 2.1.7.1 of that report.

Because the proposed action involves only interior construction that does not have the potential to affect the kind or intensity of use in the structure in any substantial way, we did not initiate any special cultural assessment studies. Had the potential for such effects existed, we would have conducted the kinds of scoping, community meetings, ethnographic interviews, and oral histories mentioned in the Office of Environmental Quality Control's "Guidelines for Assessing Cultural Impacts".

(3) GUIDELINES FOR SUSTAINABLE BUILDING DESIGN IN HAWAII: *We ask that you consider implementing some of the techniques discussed in the enclosed guidelines for sustainable building design.*

Response. Thank you for providing us a copy of the *Guidelines for Sustainable Building Design in Hawaii*. Because the proposed project involves an existing building, most of the guidelines are not applicable. However, it is worth noting that the proposal is entirely consistent with one of the items that offers the greatest potential for sustainability. Specifically, the proposed action is in accord with Item III.1, which reads in part: "Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building."

(4) USE OF RECYCLED GLASS: *To promote the use of recycled materials in-state as found in section 103D-407, Hawaii's Revised Statutes, we ask that you consider using materials with minimum recycled glass content in the design.*

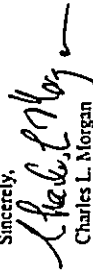
Response. The proposed project does not involve construction in which recycled glass can be used.

(5) INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING: *We ask that you consider the use of native, indigenous and Polynesian introduced plants in your landscaping.*

Response. The proposed project does not involve any landscaping.

Thank you again for your comments. If you have any questions, please call me at 593-1288.

Sincerely,



Charles L. Morgan

cc: Steven Tong, DDC
William Balfour, DPR

APPENDIX A: PROBABLE COST ESTIMATE

SEP-28-2001 09:57

P.004/014



**Rider Hunt
Levett & Bailey**

Probable Construction Cost Estimate

for

HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER


Waialua, Hawaii

20 February 2001

DOCUMENT CAPTURED AS RECEIVED

SEP-28-2001 09:57

P.005/014

 **Rider Hunt Levett & Bailey**

PNB:MTU
20 February 2001

Rider Hunt Levett & Bailey Ltd.
A Property and Construction Consultancy

Pacific Tower, Suite 1340
1001 Bishop Street
Honolulu, Hawaii 96813

Tel: (808) 521-2641
Fax: (808) 521-3298
Email: hawaii@riderhunt.com

Ms. Walea Constantinau
Office of the Mayor, OED
City & County of Honolulu
530 South King Street, Room 306
HONOLULU, HI 96813

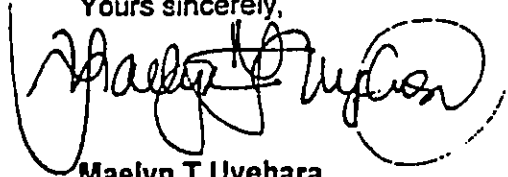
Dear Ms. Constantinau:

RE: HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER

Per your request, we have prepared Probable Construction Cost Estimate for this project. We estimate the cost of the original building including site work as shown in drawings dated November 1974 and November 1976 to be **\$905,120** (Nine Hundred Five Thousand One Hundred Twenty Dollars). The cost for the additional work for the Baywatch Hawaii improvements as shown in drawings dated July 1999 is estimated to be **\$450,880** (Four Hundred Fifty Thousand Eight Hundred Eighty Dollars).

Should you have any questions or comments regarding the above, please do not hesitate to contact me.

Yours sincerely,



Maelyn T Uyehara
Manager - Honolulu

HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST			
TOTAL COST SUMMARY			
GFA, Gross Floor Area			
Zone Level	GFA SF	Cost /SF	Total Cost
A ORIGINAL IMPROVEMENTS			
A1 SITE WORK			126,636
A2 BUILDING WORK	5,183	150.20	778,484
	5,183	\$174.63	\$905,120
B RENOVATIONS			
B1 BUILDING WORK	6,912	65.23	450,880
	6,912	\$65.23	\$450,880
Net Cost	12,095	\$112.11	\$1,356,000
Margin & Adjustments			
Total Cost	12,095	\$112.11	\$1,356,000

SCHN14184-1

Printed: 20 FEB 2001 03:06pm

Rider, Hunt, Levett & Bailey
Construction Consultants

DOCUMENT CAPTURED AS RECEIVED

DOCUMENT CAPTURED AS RECEIVED

HALEIWA-ALIY BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST			
TOTAL COST SUMMARY			
GFA: GROSS FLOOR AREA			
Zone Level	GFA SF	Cost /SF	Total Cost
A ORIGINAL IMPROVEMENTS			
A1 SITE WORK			110,551
A2 BUILDING WORK	5,183	131.12	679,608
	5,183	\$152.45	\$790,159
B RENOVATIONS			
B1 BUILDING WORK	6,912	56.95	393,612
	6,912	\$56.95	\$393,612
Net Cost	12,095	\$97.87	\$1,183,771
Margin & Adjustments			
PRELIMINARIES	6.0%		71,026
BOND AND INSURANCE	1.1%		13,803
CONTRACTORS MARGIN	5.0%		63,430
GENERAL EXCISE TAX	1.8%		23,970
Total Cost	12,095	\$112.11	\$1,356,000

DOCUMENT CAPTURED AS RECEIVED

HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST					
ORIGINAL IMPROVEMENTS					
SITE WORK					
Item	Description	Unit	Qty	Rate	\$
XP	SITE PREPARATION				
1	Clear & grub	Acre	0.47	3500.00	1,645
2	Excavation	CY	80	18.00	1,440
3	Embankment	CY	603	32.00	19,296
4	Fine grading for building pad & paved areas	SF	8,077	0.50	4,039
	Element XP total				26,420
XD	EXTERNAL SEWER DRAINAGE	Item			16,000
	Element XD total				16,000
WS	WATER SUPPLY	Item			14,000
	Element WS total				14,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
1	Concrete walkways	SF	980	6.00	5,880
2	Asphalt walkways/ramps	SF	724	4.00	2,896
3	Redwood header	LF	510	6.00	3,060
4	CMU paving	SF	1,190	4.50	5,355
5	New concrete ramp, including curb cuts	No	1	1000.00	1,000
	Element XR total				18,191
XL	LANDSCAPING AND IMPROVEMENTS				
1	Concrete bench	LF	8	300.00	2,400
2	Slab @ showers, 10' Diameter	No	1	800.00	800
3	Grassing	SF	13,700	0.20	2,740
4	Miscellaneous hardscape/landscape	Item			5,000
	Element XL total				10,940
XE	EXTERNAL ELECTRIC LIGHT AND POWER	Item			25,000
	Element XE total				25,000
				Total	110,551
SCHNL186-1		Rider Hunt Lovett & Bailey			
Printed 20 FEB 2001 03:07pm		Construction Consultants			

DOCUMENT CAPTURED AS RECEIVED

HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST					
ITEM DETAILS					
Item	Description	Unit	Qty	Rate	\$
SB SUBSTRUCTURE					
1	Foundation system	CY	125	420.00	52,500
2	Concrete slab on grade, including bedding	SF	3,585	6.20	22,227
3	Sand floor	SF	1,598	1.80	2,876
4	Concrete retaining wall	SF	462	28.00	12,936
Element SB total				17.47/SF	90,539
SC STAIRCASES					
1	Concrete stairs	FT/R	22	480.00	10,560
Element SC total				2.04/SF	10,560
CL COLUMNS					
1	Concrete column	LF	184	59.20	10,893
Element CL total				2.10/SF	10,893
RF ROOF					
1	Concrete roof beams	CY	61	680.00	41,480
2	10" Hollow core plank, including 2" topping	SF	5,207	14.00	72,898
3	Concrete suspended slab	SF	1,705	22.00	37,510
4	Roof deck finish	SF	6,912	6.50	44,928
Element RF total				37.97/SF	196,816
EW EXTERNAL WALLS					
1	CMU external walls, including finish	SF	2,962	12.50	37,025
2	CMU grille	SF	358	17.00	6,086
3	Concrete wall, including finish	SF	539	23.00	12,397
4	Concrete rail/fascia	SF	1,235	26.00	32,110
5	Wood railing	LF	333	40.00	13,320
Element EW total				19.47/SF	100,938
ED EXTERNAL DOORS					
1	Sliding wood/glass doors (4 leaf); 19'x8'5"	No	1	7300.00	7,300
2	Sliding wood/glass doors (4 leaf); 17'x8'5"	No	1	6200.00	6,200
Page Total					423,246

HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST					
ITEM DETAILS		Unit	Qty	Rate	\$
Item	Description				
	3 Sliding wood/glass doors (2 leaf); 6'x8'5"	No	2	2400.00	4,800
	4 Single door, frame & hardware	No	5	1000.00	5,000
	5 Pair of doors, frame & hardware w/vision panels	Pr	2	1800.00	3,600
	6 Security gate	No	2	1200.00	2,400
	7 Pair of gates, 10'8"X11'	No	2	2800.00	5,600
	Element ED total			6.73/SF	34,900
NW	INTERNAL WALLS				
	1 CMU Internal walls	SF	3,476	11.00	38,236
	Element NW total			7.38/SF	38,236
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
	1 Baffle walls	SF	237	6.50	1,541
	2 Chainlink fence	SF	567	16.00	9,072
	Element NS total			2.05/SF	10,613
ND	INTERNAL DOORS				
	1 Single door, frame & hardware	No	6	1000.00	6,000
	2 Pair of doors, frame & hardware	Pr	4	1800.00	7,200
	3 Toilet door	No	5	600.00	3,000
	Element ND total			3.13/SF	16,200
WF	WALL FINISHES				
	1 Ceramic tile wainscot	SF	1,560	9.00	14,040
	2 Paint to walls	SF	9,725	1.00	9,725
	Element WF total			4.59/SF	23,765
FF	FLOOR FINISHES				
	1 Ceramic floor tile	SF	293	11.00	3,223
	2 Sealer/hardener to slab	SF	1,682	1.30	2,187
	3 Resilient flooring	SF	1,610	4.00	6,440
	Element FF total			2.29/SF	11,850
Page Total					122,064

DOCUMENT CAPTURED AS RECEIVED

HALEIWA-ALIY BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST				
ORIGINAL IMPROVEMENT		ITEM DESCRIPTION	Cost/SF	
Item	Description	Unit	Qty	Rate
CF	CEILING FINISHES			
	1 Acoustical ceiling tile	SF	2,414	4.50
	Element CF total			2.10/SF
				10,863
FT	FITMENTS			
	1 Toilet accessories	Item		1,000
	2 Storage shelving	Item		5,000
	3 Base cabinets	LF	21	250.00
	4 Wall hung cabinets	LF	21	180.00
	5 Miscellaneous racks, storage, etc.	Item		10,000
	Element FT total			4.83/SF
				25,030
PD	SANITARY PLUMBING			
	1 Plumbing points	No	17	2700.00
	Element PD total			8.86/SF
				45,900
FP	FIRE PROTECTION			
	1 Fire sprinklers	SF	2,414	3.50
	Element FP total			1.63/SF
				8,449
LP	ELECTRIC LIGHT AND POWER			
	1 Light and power	SF	5,183	8.50
	Element LP total			8.50/SF
				44,056
			Total	
				679,608

DOCUMENT CAPTURED AS RECEIVED

HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST					
Item	Description	Unit	Qty	Rate	\$
RENOVATIONS					
BUILDING WORK					
AR	ALTERATIONS AND RENOVATIONS TO EXISTING BUILDINGS				
	1 Demolish concrete fascia, make good	LF	134	21.00	2,814
	Element AR total			0.41/SF	2,814
UF	UPPER FLOORS				
	1 Floor system including 1-1/8" thick plywood over joists & sound abs. insul.	SF	5,207	12.10	63,005
	Element UF total			9.12/SF	63,005
CL	COLUMNS				
	1 Steel tube columns	LF	88	12.50	1,100
	2 I Columns	LF	175	81.00	14,175
	Element CL total			2.21/SF	15,275
RF	ROOF				
	1 Steel beams	LF	294	70.00	20,580
	2 Roof framing including truss & rafters	SF	8,307	8.50	70,610
	3 T&G Roof sheathing w/ wood shake shingles	SF	8,756	6.90	60,416
	Element RF total			21.93/SF	151,606
EW	EXTERNAL WALLS				
	1 Stud framed walls incl. shiplap siding w/ trims & T&G interior sheathing	SF	3,098	9.60	29,741
	2 Paint to exterior wall	SF	3,098	1.00	3,098
	3 Post & cable rail	LF	134	110.00	14,740
	Element EW total			6.88/SF	47,579
WW	WINDOWS				
	1 Operable windows	SF	808	31.00	25,048
	2 Jalousie windows	SF	81	38.00	3,078
	3 Thermo-clear atrium glazing	SF	1,122	22.00	24,684
	4 Gable louvers	SF	125	35.00	4,375
	Element WW total			8.27/SF	57,185
Page Total					337,464
SRNL4186-1 Printed 20 FEB 2001 05:07pm					Rider Hunt Everett & Bailey Construction Consultants

DOCUMENT CAPTURED AS RECEIVED

HALEIWA-ALII BEACH PARK SURF & RECREATION CENTER - PROBABLE CONSTRUCTION COST					
Item	Description	Unit	Qty	Rate	\$
ED	EXTERNAL DOORS				
	1 Pair of glazed doors, frame & hardware	Pr	2	2800.00	5,600
	Element ED total			0.81/SF	5,600
WF	WALL FINISHES				
	1 Paint to interior face of external wall	SF	3,098	1.00	3,098
	Element WF total			0.45/SF	3,098
FT	FITMENTS				
	1 7-1/2" Wood platform	SF	207	6.50	1,346
	2 Miscellaneous cabinetry	Item			15,000
	Element FT total			2.36/SF	16,346
LP	ELECTRIC LIGHT AND POWER				
		SF	6,912	4.50	31,104
	Element LP total			4.50/SF	31,104
Total					393,612



CONTROLPOINT
Surveying, Inc.

October 15, 2001
#20167-1

Mr. Charles Morgan
Planning Solutions
1210 Auahi Street Suite 221
Honolulu, Hawaii 96814

Dear Mr. Morgan:

**SUBJECT: Shoreline Survey of Haleiwa Alii Beach Park
Tax Map Key 6-6-02: 01
Paalaa, Waialua, Oahu, Hawaii**

We wish to inform you that the shoreline survey for the subject property was certified by the Chairman, Board of land and natural Resources on September 26, 2001.

We enclose for you files and use the following:

1. A copy of the letter, File Number OA-841, informing ControlPoint Surveying, Inc., that the subject shoreline certification request has been certified. However, please be advised that pursuant to Section 13-222-26, Hawaii Administrative Rules, this certification is **subject to appeal** which possibly include a contested case hearing.

The State will notify ControlPoint whether an appeal or request for a contested case hearing to the shoreline certification has been filed during the appeal period, which ends on October 28, 2001.

2. Three (3) copies of the certified map.

Thank you for the opportunity for ControlPoint Surveying, to provide you with our surveying services. Please Call me at 545-2945, if there are any questions.

Very truly yours,

Wilfred Chin

Wilfred Chin, LPLS
Project Surveyor

attach

info@controlpoint.com

Oahu 1043 Wong Ho Lane
Honolulu, Hawaii 96814
Ph. (808) 545-2945
FAX (808) 532-6020

Mau 1129 Lower Main Street
Suite 102
Wailuku, Hawaii 96793
Ph. & FAX: (808) 242-9641

APPENDIX B: SHORELINE CERTIFICATION

This appendix contains the shoreline certification from the State Surveyor. As shown in the certified shoreline map, the Surf Center is 42 feet away from the certified shoreline at its closest point.

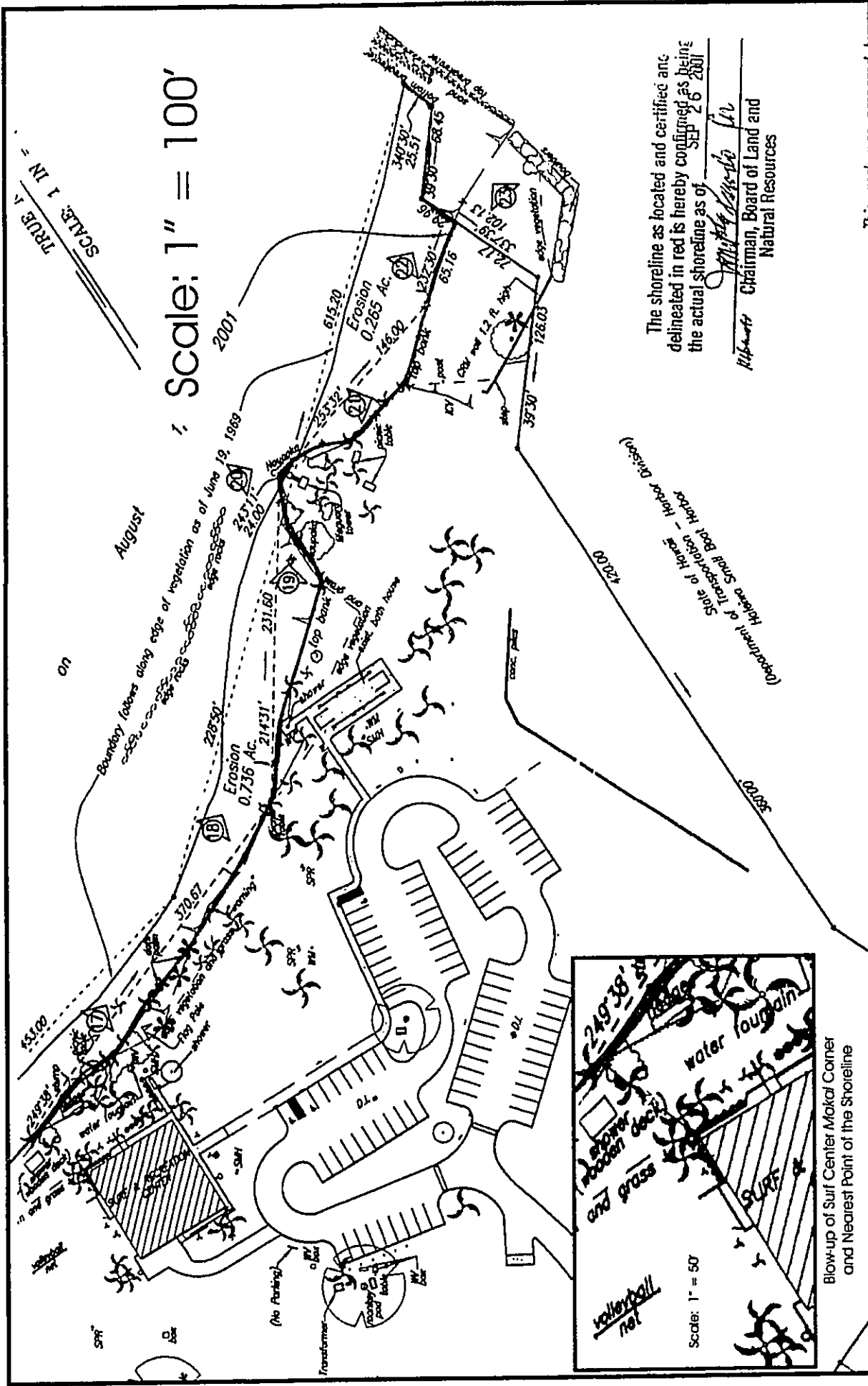



Figure B-1:
Shoreline Survey for Surf Center
 Kailii Surf Center Second-
 Story Conversion

Figure reproduces portion of certified shoreline map that shows Surf Center and the certified shoreline.

Prepared For:
 Dept. Of Design & Construction
 City & County of Honolulu

Prepared By:
 **FLAMMIG SOLUTIONS**

Source:
 ControlPoint Surveying, Inc.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809
October 5, 2001

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

OA-841CONTROLPOINTRSSMAPS

LD-NAV

ControlPoint Surveying, Inc.
Wilfred Y. K. Chin
1043 Wong Ho Lane
Honolulu, Hawaii 96814

Dear Mr. Chin:

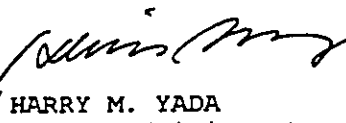
Subject: Shoreline Certification Request: File Number OA-841
Owner: City and County of Honolulu
Island/District: Oahu - Paalaa - TMK: 6-6-2: 01
Property Address: Haleiwa Alii Beach Park

This letter informs you that the above shoreline survey maps have been certified. Please be aware that in the past these maps were withheld until the end of the 20-day appeal period. The Department of the Attorney General recently advised us that, while perhaps well intentioned, withholding the maps had the effect of imposing an automatic stay on the release of the maps and was not consistent with the intent of the public records law or with the shoreline certification rules.

Enclosed for your records are six (6) copies of the certified shoreline survey map. However, please be advised that pursuant to Section 13-222-26, Hawaii Administrative Rules, this certification is subject to appeal which may possibly include a contested case hearing. Public notice of this shoreline certification is scheduled for publication in the October 8, 2001 Environmental Notice.

You will be notified whether an appeal or request for a contested case hearing to the shoreline certification has been filed during the appeal period, which ends on October 28, 2001. If no appeal has been filed during the 20-day period, then the certification is final. If, however, an appeal is filed, then the certification would be subject to the resolution of the contested case hearing process. Should you have any questions on this matter, please feel free to contact Nicholas A. Vaccaro at (808) 587-0438.

Very truly yours,


HARRY M. YADA
Acting Administrator

c: District Land Branch (w/o attach)
Survey Division (w/attach)
C&CoH Department of Design and Construction
C&CoH Department of Planning and Permitting