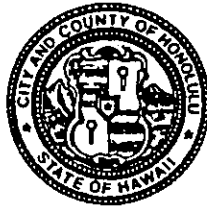


DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

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

JEREMY HARRIS
MAYOR



RAE M. LOUI, P.E.
DIRECTOR

GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR

ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

IN REPLY REFER TO:
GH-232

December 28, 2001

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

RECEIVED
02 JAN 10 P 1:13
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Waialua Bandstand
Tax Map Key: 6-7-01: Por. 5; Waialua, Oahu, Hawaii

The City and County of Honolulu's Department of Design and Construction has reviewed the comments received during the 30-day comment period which began on November 23, 2001. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the January 23, 2002 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form, and four copies of the Final EA. Please call Mr. Gregory Hee at 527-6977, if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "R. M. Loui".

RAE M. LOUI, P.E.
Director

RML:lk

178

JAN 23 2002

FILE COPY

2002-01-23-DA-~~FEA~~

FINAL ENVIRONMENTAL ASSESSMENT

WAIALUA BANDSTAND

Waialua, Oahu, Hawaii

Prepared for

Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

January 2002

FINAL ENVIRONMENTAL ASSESSMENT

WAIALUA BANDSTAND

Waialua, Oahu, Hawaii

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes and
Title 11, Chapter 200, Hawaii Administrative Rules,
Department of Health, State of Hawaii

Prepared for

Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Prepared by

Stringer Tusher Architects AIA Inc.
1100 Alakea Street, Suite 200
Honolulu, Hawaii 96813

and

Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814

January 2002

PROJECT PROFILE

Proposed Action: Waialua Bandstand

Proposing Agency: Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Accepting Authority: Department of Design and Construction for
Mayor, City and County of Honolulu

Need for Assessment: Propose the use of county lands or funds

Tax Map Key: 6-7-001: por. 05
Land Area: c. 1.205 acres
Landowner: City and County of Honolulu
(By Court Order)

Existing Use: Open Space, Passive Recreation

State Land Use Designation: Urban
Sustainable Community Plan: North Shore
Land Use Map: Country Town
Public Facilities Map: Not Symbolized on Map
Zoning: P-2 (General Preservation)
Special District: Outside Haleiwa Special District

Anticipated Determination: Finding of No Significant Impact

Contact Person: Greg Hee
Project Coordinator
Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Telephone: 527-6977

Note: Revisions to the text of the Draft Environmental Assessment appear in *bold italic* type. Deleted text is shown in [brackets].

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DESCRIPTION OF THE PROPOSED PROJECT

The Department of Design and Construction, City and County of Honolulu, proposes to construct site improvements at Waialua Park (the name of the park used in this Assessment until the park is formally named by the City and County of Honolulu) located in the town of Waialua, North Shore District, City and County of Honolulu. The property is bordered by an unnamed road to the north, Goodale Avenue to the east, a private road and residential housing to the south, and a section of the former Waialua Sugar Mill yard to the west.

The property is identified as tax map key 6-7-001: por. 05 encompassing an area of approximately 1.205 acres. A Location Map and Tax Map are shown in Figures 1 and 2.

A. Purpose and Need for the Project

In the fall of 1997, Waialua residents young and old gathered at the Waialua Library for a "Plantation Days" celebration. Informal talk story about "the early days" included descriptions of an entertainment stage in the big trees park across from the Waialua Public Library. Band concerts for the whole family were remembered with particular fondness. Several people remarked "we need more gatherings like this" and from this statement, the idea of building an old fashioned bandstand in the park emerged. Enthusiasm and support for the idea have grown rapidly since then. Since 1999 the "Waialua Bandstand in the Park" project has been included as a high priority in every review of North Shore Vision projects.

The North Shore Vision Team has stated the purposes of the proposed project thusly:

- To provide a centerpiece for regularly scheduled programs, primarily band concerts appropriate for families to come and enjoy time together in the park;
- To make the vacant property across from the library safer with more activity and lighting;
- To help stimulate the economy and small business in the community;
- To make Waialua Town a much more attended place and increase the interaction between the community members and the town; and
- To help improve the mental health of former Waialua Sugar Company workers and their families discouraged by the closing of the sugar plant.

B. Technical Characteristics

The proposed improvements include a bandstand structure, a utility service building, pedestrian walkways, site lighting, a comfort station, landscaping, and off-street parking. A Site Plan is shown in Figure 3.

The design of the Waialua Bandstand will reflect "plantation" period architecture. The structure can be described as a single story, free-standing, open-air, hexagonal-shaped structure with a slightly raised performance stage on one side of the structure. The structure will rest on a poured in place concrete foundation. Six architectural concrete columns 10' 6" in height will support a sloping roof structure of wood and steel framing topped by corrugated metal roofing. The height of the structure measured from finish grade to top of the metal roofing is approximately 22 feet. Exterior elevations are shown in Figure 4.

The performance stage is about 940 square feet in area. Two or three stepped risers at the front of the bandstand will create a stage appearance for performers. The rear portion will match existing grade to facilitate the movement of equipment and people onto and off of the performance stage and allow for ADA access.

The bandstand will be designed as an open-air structure for long-term durability, ease of maintenance, and to provide viewing of the performance stage from almost anywhere in the park. The facility will be illuminated with ceiling mounted light fixtures for performance and security lighting. A small utility building of approximately 40 sf (5' x 8') will be used for electrical service panels and meters, storing materials and equipment used at the bandstand. Constructed of cmu and topped with a metal roof, the building will not exceed 9 feet in height.

Walkways will provide pedestrian and handicap access to all facilities in the park from Kealohanui Street, Goodale Avenue, and the parking area. The concrete walkways will be 5-feet wide except for a section fronting the bandstand that will be approximately 10-feet in width to accommodate handicap seating.

A paved, off-street parking area is proposed off the unnamed road (presumably an extension of Kealohanui Street) to the north of the park site. Access to the parking area will be formalized by a 44-foot wide road easement. The parking area will be accessed from a two-way, 20-foot wide driveway. Two of the five parking stalls are for handicap use.

Water and electrical hook-ups will be made to existing systems within the right-of-way of Goodale Avenue. An existing on-site water meter belongs to the sugar mill. A new Board of Water Supply meter will be installed for the park.

A site for a comfort station has been selected. The City and County of Honolulu will construct the facility if warranted and considered necessary by the community. Because there is no municipal sewer system in Waialua, wastewater disposal at the park will be provided temporarily by portable toilets. If and when a comfort station is built and if no permanent sewer is yet available, then an individual wastewater system will be used for wastewater treatment and disposal.

The existing trees on the premises will be retained and pruned for the well being of the respective trees and to prevent debris from falling on park users. A "sausage tree (*Kigelia pinnata*), located near the proposed parking lot, may be relocated off-site to an acceptable location in "Weed Circle."

Power poles, fencing adjacent to the west property line, signs and sign poles, and an abandoned bus shelter in the southeast corner of the park site will be removed. New fencing along the west property line will be installed. Vehicle barriers will also be constructed along the street edges.

The Department of Parks and Recreation will regulate use of the bandstand through its Park Use Permit.

C. Economic Characteristics

The City and County of Honolulu obtained possession of the property from Dole Food Company through "friendly" condemnation in April 2000. Dole Food Company was in favor of the sale of the property and the development of a public park on the site. A Final Order of Condemnation should be received by December 2000. Land acquisition cost is estimated at \$121,000.

The land to be acquired comprises approximately 1.205 acres. A separate lot, Lot 530-C along Goodale Avenue (the sidewalk area bordering the park site), will be created for future road widening. The area of this lot is estimated at 0.05 acre. In addition, a 44-foot wide road easement (Easement A) in favor of Lot 530-B (the park site) will be created to the north of the park along a section of Kealohanui Street.

Construction costs for the project are estimated at \$.03 million and will be funded by the City and County of Honolulu through CIP funds.

Construction will commence after all necessary approvals are received. A January 2002 start up is proposed with completion projected by June 2002. The project will be built in two phases as summarized below:

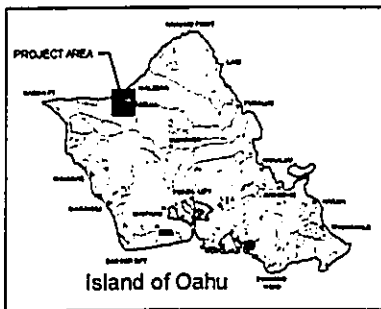
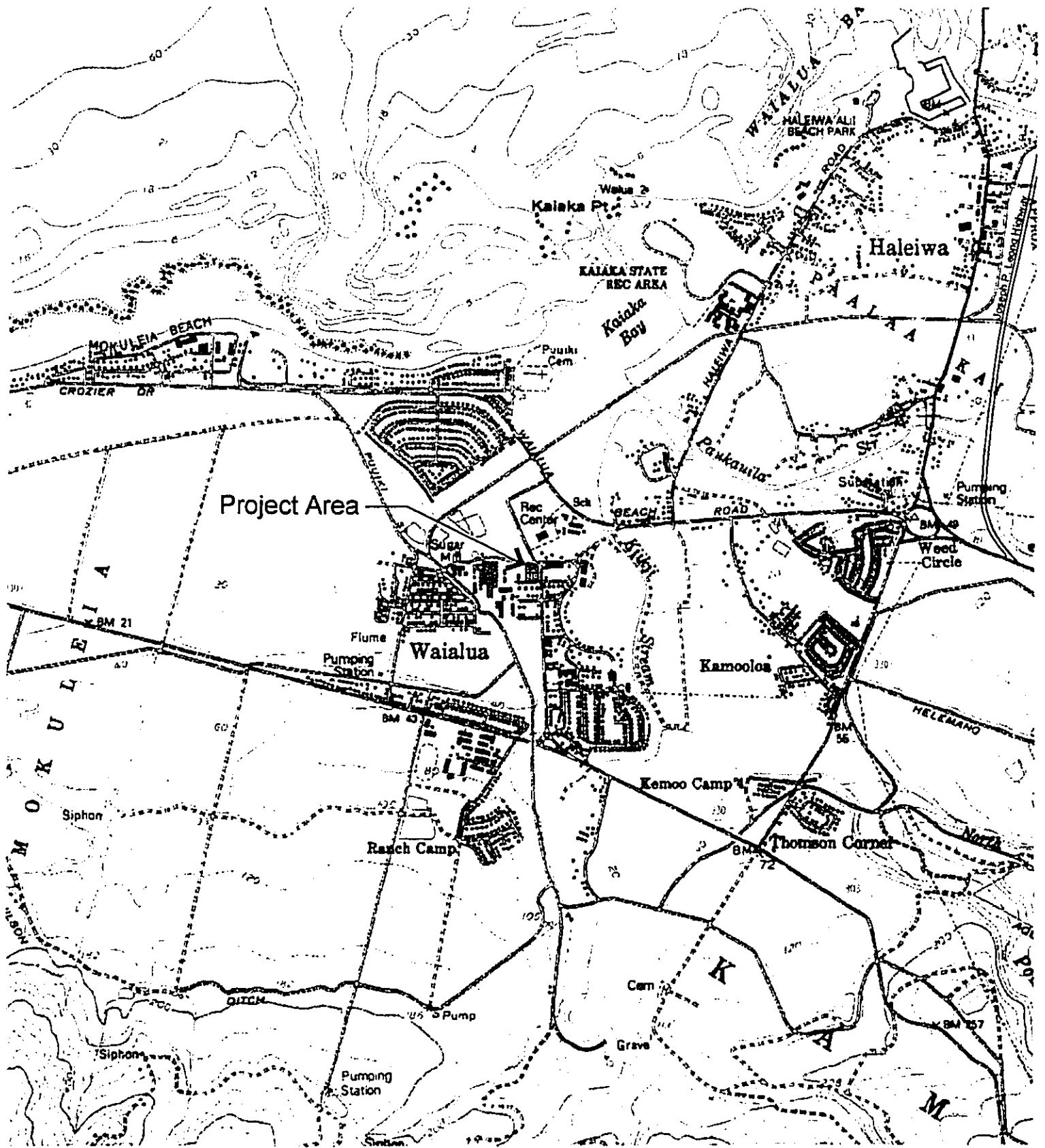
- Phase I Bandstand Structure, Utility Building, Walkways, Lighting, Landscaping
- Phase II Comfort Station, Irrigation System Upgrade, Landscaping, Off-street Parking

D. Social Characteristics

No residence or business establishment will be displaced because of the proposed project.

Compared to City parks, this park is in the realm of a mini or a small neighborhood park. During most times (non-events) the park will be used for passive activities or not used at all.

It is anticipated that the bandstand and park will provide a venue for special performances by the Royal Hawaiian traveling band, Honolulu Symphony, and other performing artists. Special events such as Plantation Days at Waialua, ethnic festivals, local school performances, hula and other dance performances, and informal community gatherings will also be accommodated.



Source: USGS, Haleiwa Quadrangle

Figure 1
Location Map

Waiialua Bandstand

City & County of Honolulu Waiialua, Island of Oahu



Gerald Park
Urban Planner
May 2001

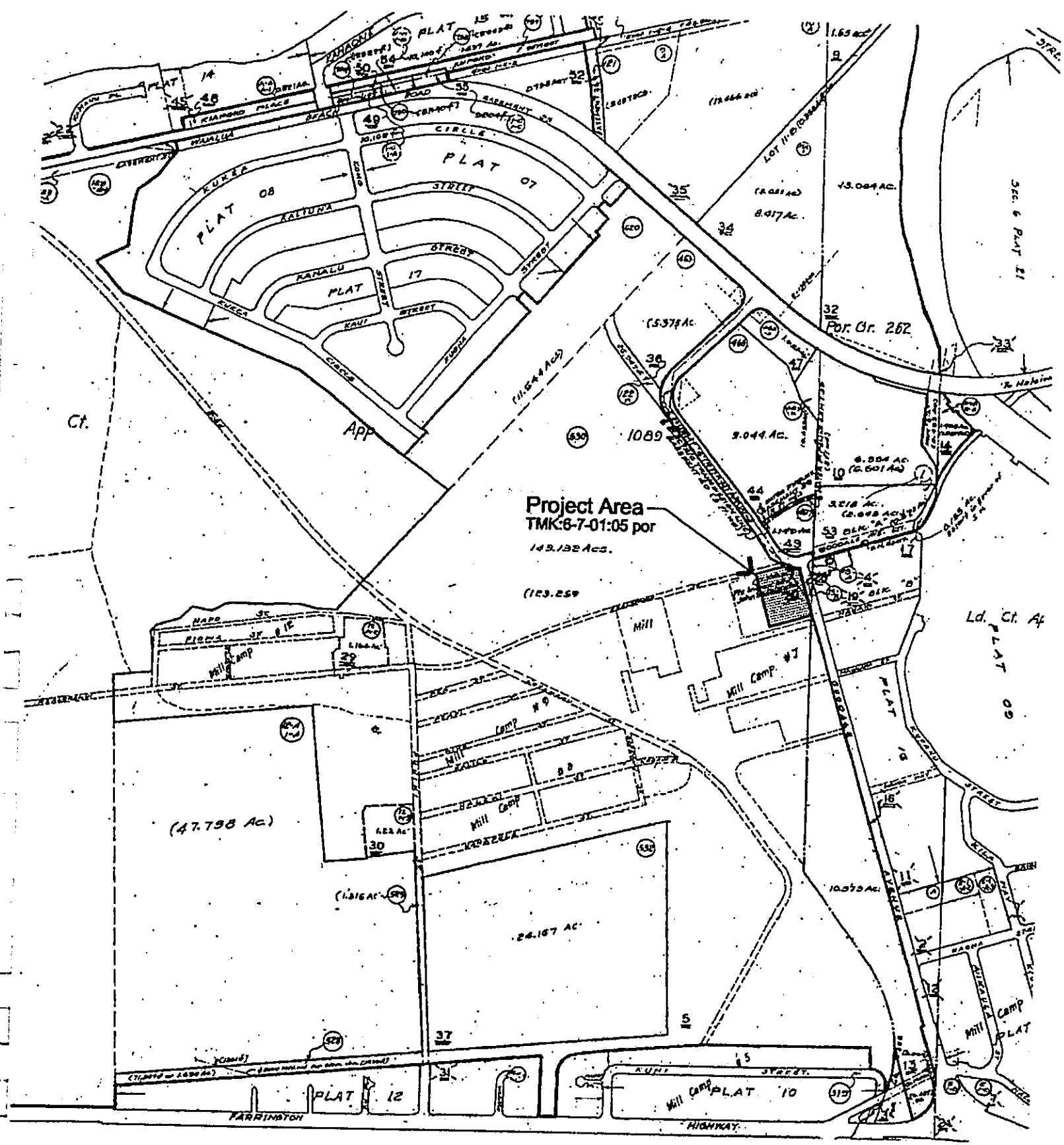


Figure 2
Tax Map Key
Waialua Bandstand

City & County of Honolulu
Waialua, Island of Oahu

NORTH

LINEAL SCALE (FEET)

Gerald Park
Liberal Planner
May 2001

FIRST DIVISION		
ZONE	SEC	PLAT
6	7	01
CONTAINING PARCELS		
SCALE: 1" = 300' ft.		

Source: Department of Taxation, Taxation Maps Bureau

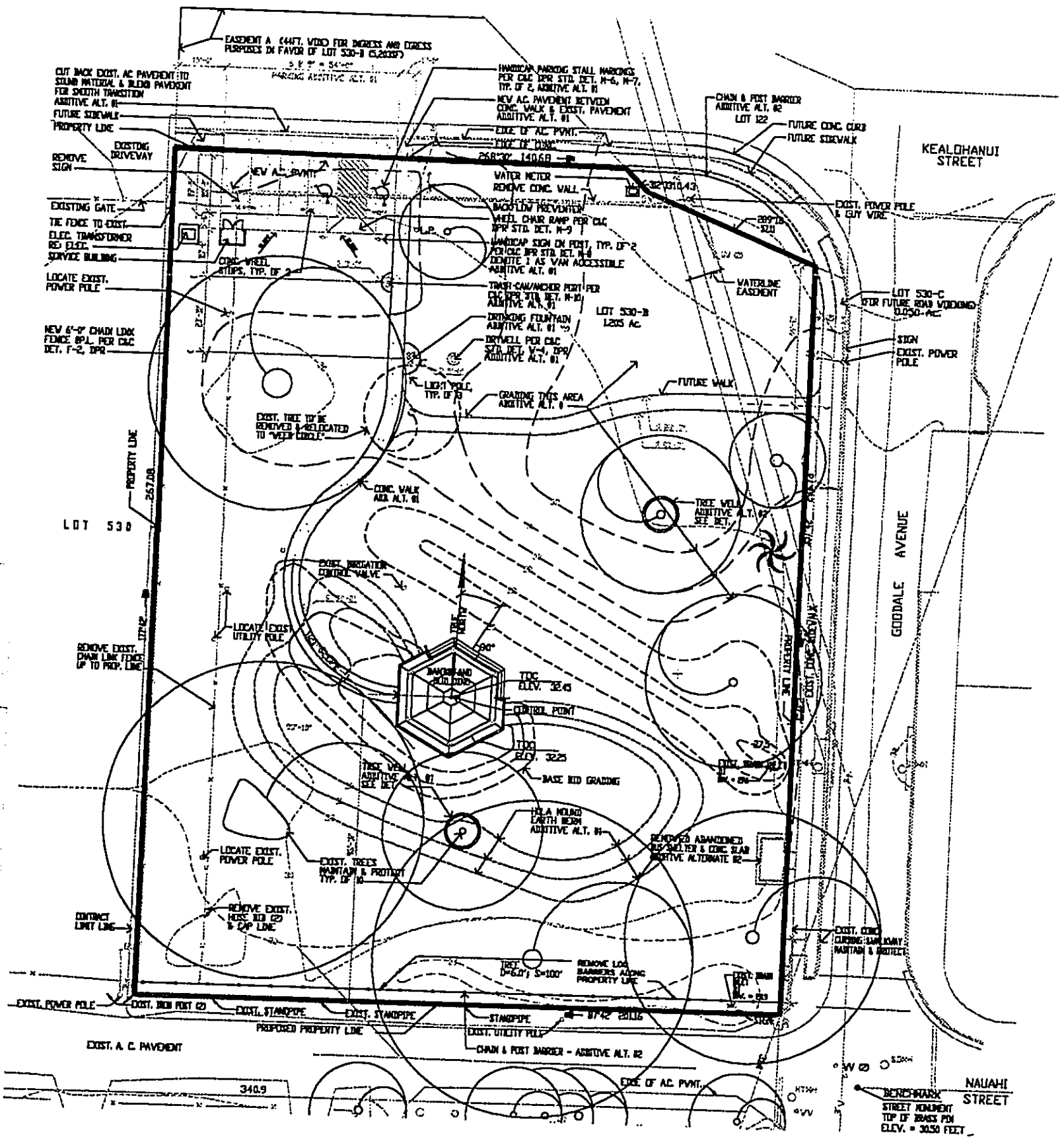
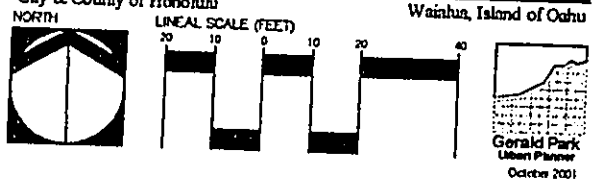
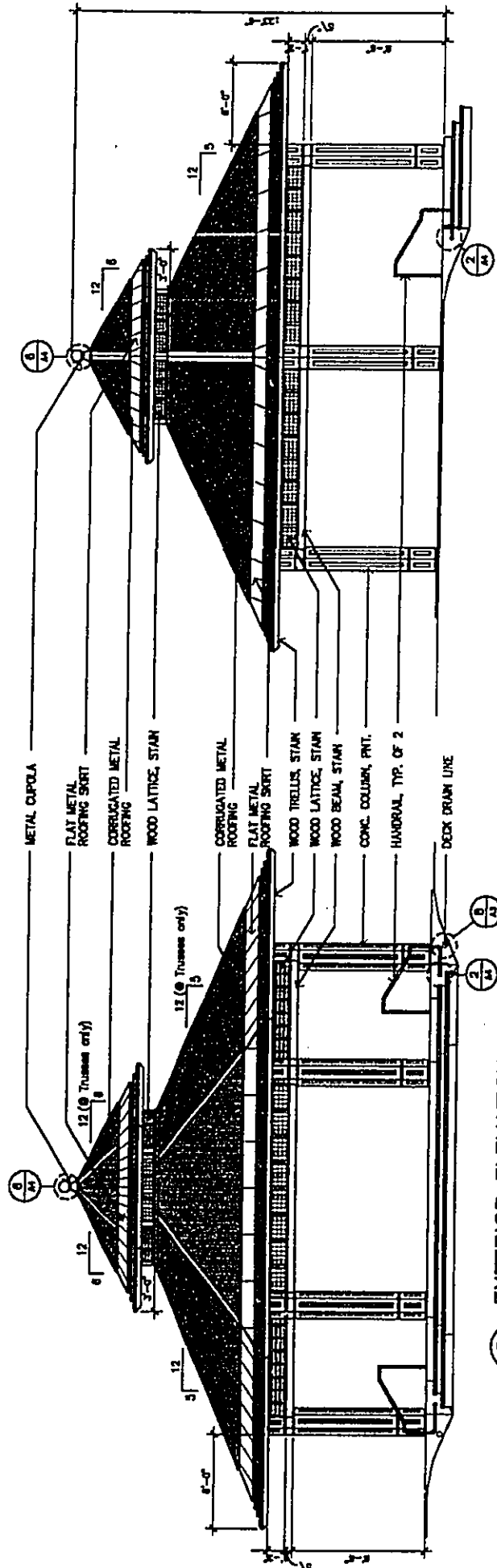


Figure 3
 Site Plan
Waialua Bandstand
 City & County of Honolulu
 Waihua, Island of Oahu



Source: Stringer Tusher Architects, AIA, Inc.
 1100 Alakea Street, Suite 200
 Honolulu, HI 96813
 Tel: (808) 531-5967
 Fax: (808) 525-1857



3
A-1
EXTERIOR ELEVATION
SCALE: 1" = 1'-0"

4
A-1
EXTERIOR ELEVATION
SCALE: 1" = 1'-0"

Figure 4
Exterior Elevations
Waiialua Bandstand
City & County of Honolulu
LINEAL SCALE (FEET)

Waialua, Island of Oahu

Gerald Park
Urban Plan
October 2001

Source: Stringer Tinker Architects, AIA, Inc.
1100 Alakea Street, Suite 200
Honolulu, HI 96813
Tel: (808) 531-3967
Fax: (808) 525-1857

A. Existing Use and Structures

A retired employee of Waialua Sugar Company recalls the park being at its present location in the late 1920's. This suggests it may have been built sometime earlier. The site is sparsely grassed open space with specimen trees planted around the perimeter. There are no structures on the property except for an abandoned bus shelter near the corner of Goodale Avenue and Nauahi Street. A chain link fence topped with barbed wire marks the western boundary of the existing park. Beyond the fence, abandoned corrugated metal buildings, a fueling station, and an open parking (or storage) area marks the yard of the former Wailua Sugar Mill. [Note: The new park will extend about 20 feet beyond the existing chain link fence into the open parking area.]

Goodale Avenue has been partially improved with curbs and sidewalks but similar improvements are lacking along Kealohanui Street and a private street to the south of the park. Wooden poles supporting overhead utility lines are posted within the three street rights-of-way (on the park side) bordering the park.

With the absence of permanent improvements, the site is infrequently used except for a rare community event. Children and adults use the site primarily for free play and passive recreation activities. Sections of the park are shown in Images 1 and 2.

B. Soils

The Soil Conservation Service (1972) soil map for the area identifies one soil type— Mamala stony silty clay loam (MnC)— over the entire property. This soil is a shallow well-drained soil found along the coastal plains of the islands of Oahu and Kauai. This soil formed in alluvium deposited over coral limestone and consolidated sand. Stones, mostly coral rock fragments, are common in the surface layer and in profile. This soil is moderately permeable, the erosion hazard is slight, and runoff is slow.

C. Topography

The site is relatively flat having been graded and grassed in the past. Ground elevation falls from a high of 32 feet in the northeast corner to about 30 feet in the southwest corner. Ground slope is about 1% measured along this gradient.

D. Flood Hazard

The Flood Insurance Rate Map places most of the site and land to the north and west of Goodale Avenue in Flood Zone "X". Zone X is defined as "areas determined to be outside 500-year flood plain (Federal Emergency Management Agency, 2000)". The western edge of the site may be in Flood Zone D, which is defined as "areas in which flood hazards are undetermined (Ibid)". Flood hazard areas and designations are shown in Figure 5.

E. Flora

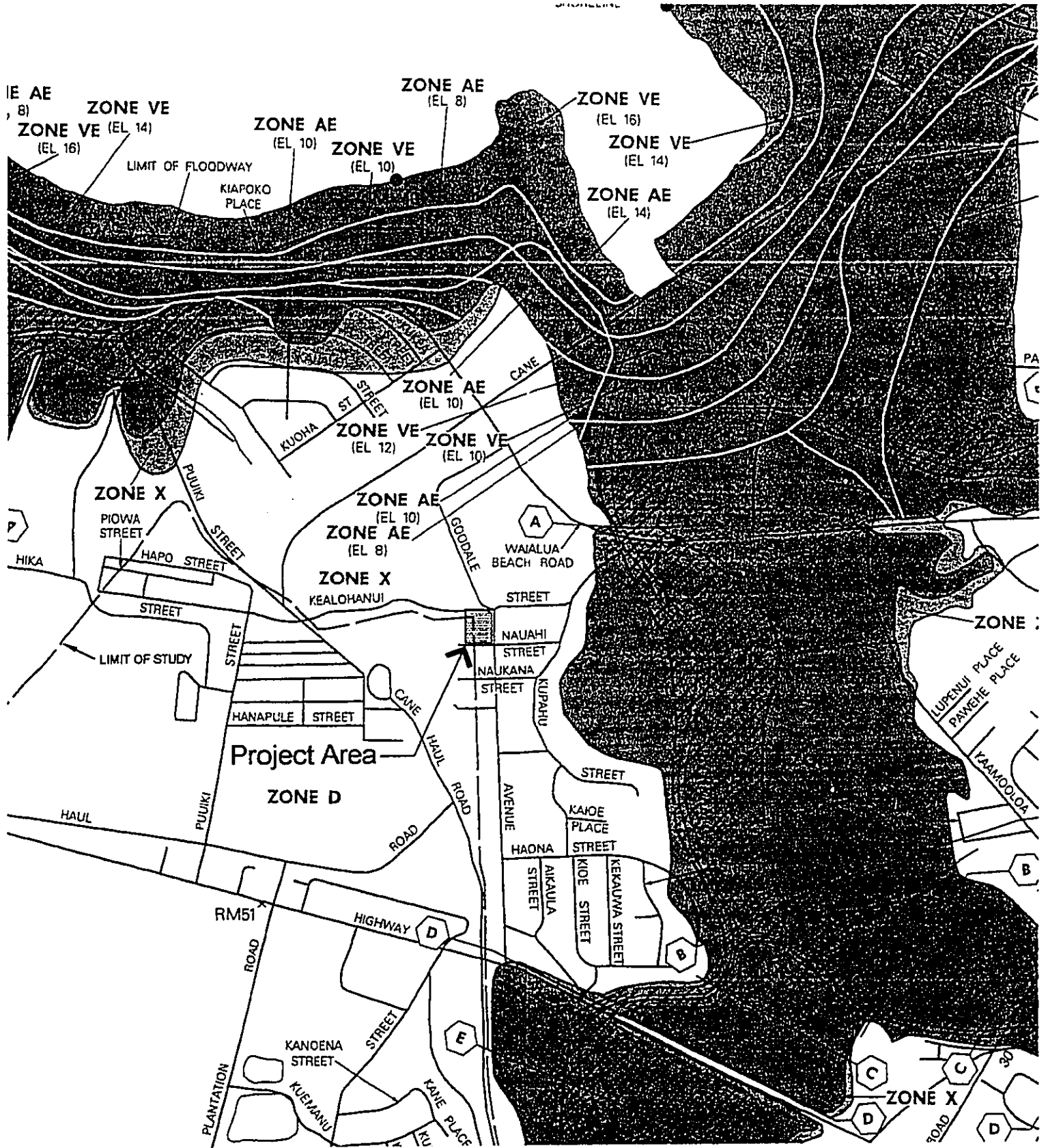
Several large specimen trees grow around the perimeter and inside the site. These trees, which were identified by a City arborist, include: sausage tree, Chinese banyan, (*Ficus retusa*), rubber tree (*Ficus elastica*), grevillea, gold tree, silky oak (*Grevillea robusta*), and terminella. None are considered rare, threatened, or endangered and none have been placed on the City's register of exceptional trees (Article 13, §41-13.7, Revised Ordinances of Honolulu).









Image 1. Approximate Location of the Proposed Waialua Bandstand.



Image 2. View of Park from Goodale Avenue. Bandstand to be Located Behind Tree in Foreground.

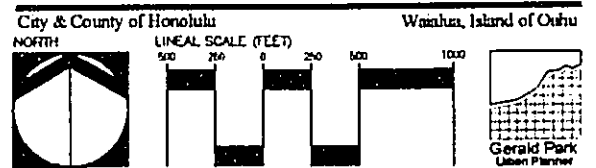


Legend

-  Special Flood Hazard Zone Inundated by 100-Year Flood
-  Floodway Area in Zone AE
-  Zone AE Base Flood Elevation Determined.
-  Zone XS Areas of 500-Year Flood with Average Depths of Less Than 1 foot.
-  Zone VE Coastal Flood with Velocity Hazard (Wave Action); Base Flood Elevation Determined.
-  Zone X Areas Determined to be Outside 500-Year Floodplains.

Source: Federal Emergency Management Agency
 Flood Insurance Rate Map
 Map Number 15003C0105E
 Date: November 2000

Figure 5
 Flood Insurance Rate Map
Waialua Bandstand



F. Archaeology

Grading and landscaping (trees and grass) have removed surface archaeological features if they previously occurred on the site. No evidence of archaeological or cultural features was observed on the ground surface.

Long-time residents recall that at one time an "entertainment stage" was located on the premises. No evidence of the stage can be found today.

G. Hazardous Materials

J.R. Herold & Associates conducted a Phase I Environmental Assessment of the park site. Excerpts from their report are summarized below.

- Visual observation for the use and/or storage of chemicals, hazardous materials, and hazardous wastes was performed. No hazardous materials were observed used or stored on the project site. No RCRA (Resource Conservation and Recovery Act) regulated hazardous waste was observed generated, transported, stored, or disposed on the project site. No business activities were observed on the site that would likely generate RCRA regulated hazardous waste.
- Visual observation for electrical equipment or electrical components that use dielectric fluid that potentially contains PCBs (polychlorinated biphenyl) was conducted. Three utility pole-mounted transformers were observed to the north of the property in the easement along Goodale Avenue and Kealohanui Street. The devices were owned by Hawaiian Electric Company, Inc. an identified as HECO transformers 48725, 48677, and 48726. There was no visual indication of leakage from the devices.
- Visual observations for manways, vent pipes, fill connections, dispenser pumps, and concrete pressure dispersion pads were conducted and did not reveal surface conditions indicating an underground storage tank installation.

Further research was conducted regarding LUSTs (Leaking Underground Storage Tanks) listed in the Department of Health Underground Storage Tank Program Database as situated at the intersection of Kealohanui Street and Goodale Avenue. The research indicated that eight UST (Underground Storage Tanks) were associated with the Waiialua Sugar Mill. All were situated west of the project portion of the property. No USTs or LUSTs were mapped on the project portion of the property.

The nearest UST location was at the fueling station still in use on Nauahi Street, approximately 60 feet west of the proposed project site boundary. Former LUSTs were removed from that location, a No Further Action letter was issued by the Department of Health on October 20, 1997, and two new USTs were installed.

It appears from file correspondence that all of the other listed LUSTs at the Waiialua Sugar Mill, that were reported as leaking, have been removed and the surrounding soils remediated.

- The project site is included within a parcel of land (TMK: 6-7-1: 5) that is occupied by the Waiialua Sugar Mill. The sugar mill facility is a federal CERCLIS (Comprehensive Environmental Response and Liability Information System) and state SHWS (State Hazardous Waste Site) listed site. It appears that the listings were prompted by dump sites reported by a Honolulu Fire Captain. Initial evaluation by the Department of Health Hazard Evaluation and Emergency Response Office indicated no emergency response was required. However, a site investigation remains in progress and is currently being reviewed by the US Environmental Protection Agency.

The dumps are listed as situated behind 67-057 Kealohanui Street. This address is not situated as the project portion of the site. Greenwaste, construction debris, pesticides, fungicides, and petroleum contaminated soils from LUST sites reportedly have been dumped at this location.

Although the project portion of the site may not be directly impacted by any dump site contamination, it is still considered a portion of the CERCLIS listed site and subject to CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) liability.

H. Land Use Controls

All of Waialua town is designated Urban by the State Land Use Commission and general planned Rural on the Oahu General Plan. The park site is zoned P-2 (General Preservation) on the Haleiwa zoning map (Map No. 19).

The North Shore *Sustainable* Communities Plan replaces the Development Plan for the North Shore. The *Sustainable* Communities Plan 1) describes the role of the North Shore in Oahu's development pattern, 2) articulates a vision for the North Shore's future, 3) prescribes policies, planning principles, and guidelines for land use and infrastructure, and 4) identifies timely measures to implement the plan.

The Plan proposes establishing Waialua as a Country Town. This designation is described as a type of commercial area characterized by compactness, small scale, and mix of different land uses located in close proximity to each other. Buildings are usually one to two stories in height and built to the property line. Commercial activity is often along the street frontage. Parking should be convenient and parking lots should be landscaped and screened from roadways.

The Country Town designation would allow a mix of commercial, residential, and compatible industrial uses (such as small product or clothing manufacturing and assembly) with policies and guidelines to ensure that the scale and character of future renovation, redevelopment or other new construction reflects the towns' historical character and the region's rural landscape. The designation also seeks to revitalize commercial opportunities for the town in the heart of town (that area centered on Goodale Avenue and Kealohanui Street).

I. Public Facilities

Goodale Avenue, a two-way, two-lane street, links Waialua Beach Road to the north with Kaukonahua Road to the south. Along its ¾ mile length there are numerous driveways for homes along the road and side streets that service residential areas, the Waialua Shopping Center, commercial activities taking place at the old Waialua Sugar Mill, and Waialua District Park. On-street parking generally is not allowed except at certain pull-out areas. The posted speed limit is 25 mph.

Water is available from an existing 8" Board of Water Supply main in Goodale Avenue. A section of the water lies within a 10-foot wide easement crossing the northeastern corner of the park site. An application for water connection will be submitted to the Board of Water Supply during the design stage of the project.

There is no municipal sewer system in the town of Waialua. Cesspools or other types of individual wastewater treatment systems are the principal means of domestic wastewater collection and disposal.

Electrical and telephone service to the neighboring commercial and residential areas are provided by overhead lines within the right-of-way of streets and roads adjoining the park site.

Walalua District Park, a city park, is located about ¼ mile to the north of the project site. The 12.8 acre park provides facilities for indoor and outdoor recreation activities. A partial list of facilities include a recreation building/gymnasium, swimming pool and training pool, 4 tennis courts, a baseball field, a softball field, and a basketball/volleyball court. Most of the outdoor facilities are lighted for night use.

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The scope of the project was discussed with the consulting architect, members of the design team, and staff of the Department of Design and Construction. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the project. The sum total of our consultations and field investigations helped to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- There are no rare, threatened, or endangered flora or fauna on the property;
- There are no recorded archaeological resources on the property;
- The property is not an identified visual resource;
- The property is not located in a flood hazard zone;
- The property is not sewerred; and
- Existing water and drainage systems are adequate to serve the proposed improvements.

A. Short-term Impacts

Site work is a necessary function to prepare the land for building the temporary and permanent improvements to follow and is probably the most disruptive construction activity on the environment.

Site work is a persistent source of fugitive dust. Site contractors are aware that dust is a nuisance to both workers and people living near work sites and it is imperative for them to maintain stringent dust controls. Water sprinkling is probably the most effective dust control measure given the size of the building site and the scale of proposed improvements. The Contractor, however, may choose to implement other measures or best management practices based on their experience with similar projects and job sites.

The Contractor will be responsible for general housekeeping of the site and for keeping adjacent streets and properties free of dirt, mud, and construction litter and debris. Pollution control measures shall comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Construction noise, like fugitive dust, cannot be avoided. Residential properties are located opposite the park site on Goodale Avenue and fronting a private road adjoining the park on the south. Construction noise will be audible at these locations but exposure is expected to vary in volume, frequency, and duration. Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when the building site is grubbed and excavated and foundations poured for the proposed facilities. Noise will diminish as the bandstand structure is erected and roofed.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within various zoning districts. Park use (interpreted to be public space) is placed in the Class A zoning district and the maximum permissible sound level is 55 dBA between the hours of 7:00 am and 10:00 pm (Chapter 46, Community Noise Control, 1996). Construction activities often produce noise in excess of the permissible daytime noise level and a noise permit will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

Site work will expose soil thus creating opportunities for runoff and erosion. All grubbing, grading, and excavation will be done in accordance with erosion control ordinances of the City and County of

Honolulu and approved grading plans. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared for review and approval by the Department of Planning and Permitting.

Should subsurface archaeological or cultural features or burials be unearthed, work in the immediate area will cease and historic authorities notified immediately for proper disposition of the finds.

Adverse effects on flora are not anticipated. None of the trees observed on the property are or are candidates for rare, threatened, or endangered status. As requested by The Outdoor Circle, the Contractor will initiate a watering program prior to and during construction to mitigate stress on the trees. Areas around the trees will be staked and flagged as areas to be avoided by construction equipment. The sausage tree may be relocated off-site to a suitable location in "Weed Circle".

Construction notices will be posted to alert residents and motorists of construction within adjoining roadways and flagmen will be posted to marshal vehicles around excavations in the roadway. One traffic lane will be kept open at all times to minimize inconveniences to motorists. Open trenches will be covered with steel plates at the end of each working day and safety devices with warning lights posted during night hours. Trenched areas will be restored to pre-construction conditions or better.

Construction vehicles hauling men and material will contribute to traffic on Goodale Avenue and Kamehameha Highway. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic. Flagmen will be posted during material loading and off-loading for traffic control. Some traffic delays can be expected during loading/off-loading operations but should last only a few minutes.

B. Long-term Impacts

The proposed bandstand and grounds improvements are not introducing a new use to the site. As indicated in previous sections of this assessment, long time residents remember the site being used and maintained as open space for many years. Old timers also recall when Waialua Sugar Company used the park for company and community festivities. They also recall a portable stage being erected for special concerts or events for use by schools, community and cultural groups, or entertainers from Honolulu and elsewhere. Mention was made also of amateur boxing matches being held at the park.

The project will, however, introduce a permanent structure where none now exists. Located in the middle of Waialua, the park site is reminiscent of an old town "commons" area in town where people gathered to play, "talk story", picnic, and attend community functions. The bandstand provides the venue and a community centerpiece that could help to revive and foster these activities.

A completed bandstand also could aid in the economic revitalization of Waialua. The North Shore *Sustainable Communities Plan* designates Waialua (and Haleiwa) a Country Town (District). The Country Town designation is intended to foster a mix of commercial, residential and compatible industrial uses in the town core for Waialua which is "concentrated around the existing shopping center and Dole office buildings and consists of shopping and civic facilities surrounded by residential neighborhoods, many of which are remnants of the old plantation camps." This area also includes the site of the bandstand. Events held at the bandstand could be used to draw people to the center of town thus exposing people to community based events, historic buildings, civic functions, and community businesses.

In the absence of a municipal wastewater system in the area, the recommended alternative for wastewater disposal is to construct an individual wastewater disposal system consisting of a septic tank (or tanks) and effluent field. Individual wastewater disposal systems will not be approved unless the system complies with strict engineering and design standards governing flow rates, maintenance and operation, site evaluation, percolation tests, and specific standards for septic tanks and soil absorption systems (Per Chapter 62, Hawaii Administrative Rules). In lieu of a regional wastewater treatment works for the North Shore, this type of system is the only permitted wastewater treatment

and disposal alternative. The wastewater system will be designed, installed, operated, and maintained pursuant to Chapter 62, Hawaii Administrative Rules. It is anticipated that application of and adherence to these rules should preclude detrimental impacts on water quality and public health.

The actual location and size of the disposal fields will be determined following percolation tests to be conducted in conjunction with design development of the park.

Special events at the bandstand are expected to attract many patrons. On the one hand public patronage is a desired outcome but a large influx of people and vehicles will also create traffic problems. Event organizers will have to control vehicle circulation in the vicinity of the park and also make arrangements for and coordinate off-street parking with nearby businesses and landowners. Off-duty police officers can be hired for traffic control and off-street parking can be accommodated at the Waialua Sugar Mill, Waialua District Park, Waialua Shopping Center, and dirt lots nearby (for example, the gravel shoulder of Kealohanui Street opposite the park site).

When there are no special events and the 5-stall parking lot is filled, park users will have to park on the Kealohanui Street shoulder or seek parking elsewhere.

Just as events at the bandstand will create traffic problems, noise resulting from concerts and other noise producing activities can have deleterious effects on adjoining residents. While concert noises are expected to be of short duration and more than likely pleasant sounding to the human ear, event organizers should make it a common practice to apprise residents living near the park of scheduled activities. Notification will not preclude noise producing activities or reduce noise but perhaps would make residents more noise tolerant. *Additional measures that could be taken include scheduling the hours of events to early or late afternoon and directing sound (or facing the sound system) away from residential areas.*

A Phase I Environmental Assessment reported that there are no underground storage tanks, leaking underground storage tanks, chemicals, hazardous materials, hazardous waste, pcb containing equipment, and surface evidence of petroleum releases or hazardous materials onto or off the park site. Although no evidence of hazardous materials was observed on the project site and identified in available data bases, based on the CERLA listing of the property on which the Waialua Sugar Mill is located (TMK: 6-7-1: 5) of which the park site is a small portion, J.R. Herold & Associates is of the opinion that the project site represents a high CERCLA environmental risk relative to other North Shore recreational properties. This opinion is supported by the JRHA investigation of the project site that includes regulatory review, historical/records review, and on-site visual assessment. [Note: High is assigned to CERCLIS listed properties or properties with environmental impact that represents a significant financial liability for required remediation or regulatory compliance.

A. No Action

A no action alternative would maintain the status quo of the park site thus precluding the occurrence of all environmental impacts, short and long-term, beneficial and adverse described in this Assessment. Resources committed to plan and build a community-based facility would be foregone and the stated objectives of the project unachieved. A No Action alternative may also have an unintended adverse effect that could hinder community and county efforts to stimulate the economic revitalization of Waiialua Town.

B. Alternative Locations

Alternative sites for a bandstand were not investigated. The proposed site was used as a quasi-public park and, during the plantation era, Waiialua Sugar Company often set up a portable stage/bandstand for special gatherings for the plantation community. Because of historical remembrances, this site was identified with the proposed use.

Permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

<u>AUTHORITY</u>	<u>PERMIT/APPROVAL</u>
City and County of Honolulu Department of Planning and Permitting Department of Planning and Permitting	Grubbing, Grading, and Stockpiling Permit Building Permit for Building, Electrical, Plumbing Sidewalk/Driveway and Demolition Work
Department of Planning and Permitting	Permit to Excavate Public Right-of-Way
State of Hawaii Department of Health	Variance From Pollution Controls

*The Draft Environmental Assessment for the Waialua Bandstand was published in the Office of Environmental Quality Environmental Notice of November 23, 2001 and December 8, 2001. Publication initiated a 30-day public review period ending on December 24, 2001. The Draft Environmental Assessment was mailed to agencies and organizations below. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.*

City and County of Honolulu

- *Board of Water Supply
- *Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services**
- *Police Department
- *Fire Department

State of Hawaii

- Department of Health
 - *Hazard Evaluation and Emergency Response
 - Office of Environmental Quality Control
- Department of Land and Natural Resources
 - *Historic Preservation Division

Others

- Hawaiian Electric Company, Inc.
- The Honorable Rene Mansho**
- North Shore Neighborhood Board No. 27
- North Shore Vision Team
- Dole Food Company
- Waialua Public Library (Placement)

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

- 1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;**

Natural or cultural resources will not be lost as a result of this project

- 2) Curtails the range of beneficial uses of the environment;**

The project does not curtail the beneficial uses of the environment.

- 3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;**

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

- 4) Substantially affects the economic or social welfare of the community or State;**

The project should not substantially affect the economic or social welfare of the State. However, the community should not disregard the fact that the park site is part of a larger parcel that has been identified as a CERCLA site. The City and County of Honolulu may face the risk of financial liability for required remediation and regulatory compliance.

The bandstand also could aid in the economic revitalization of Waialua. The North Shore *Sustainable Communities Plan* designates Waialua a Country Town (District). The Country Town designation is intended to foster a mix of commercial, residential and compatible industrial uses in the town core for Waialua. The town core includes the site of the bandstand. Events held at the bandstand could be used to draw people to the center of town thus exposing people to community based events, historic buildings, civic functions, and community businesses.

- 5) Substantially affects public health;**

Public health will not be adversely affected during construction. Short-term environmental impacts in the form of fugitive dust, noise from construction equipment, and minor erosion can be expected. These impacts can and will be mitigated by measures described in this Assessment and measures, such as BMPs for erosion control, to be submitted with construction plans and documents.

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

In general terms, substantial secondary impacts are not anticipated. However, community activities or events held at the bandstand are expected to draw large numbers of patrons. People and vehicles converging on the town core could have pronounced impacts on traffic control and parking. Measures described in this assessment can help to alleviate traffic and parking impacts.

Over the long term, whatever traffic control and parking measures are used can be refined to minimize impacts on patrons, nearby residents, and businesses.

7) Involves a substantial degradation of environmental quality;

Construction and use of the bandstand should improve rather than degrade the environmental quality of the park. The proposed improvements are anticipated to increase public use and improve the physical condition of the site. When completed the bandstand is expected to host concerts "in the park", ethnic festivals, dance performances, school functions, and informal community meetings. Such activities are absent in the existing park because there is no facility to accommodate cultural and community activities. The provision of such a facility is not considered to be a degradation of environmental quality

As a venue for cultural activities, concerts, and other performances, the bandstand could help to expose people from other communities to Waialua town, its historic landmarks, and community businesses. Such exposure could help to facilitate the economic revitalization of the Waialua town core.

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

Construction and long-term use of the Bandstand will not result in significant adverse short and long-term environmental impacts or involve a commitment to a larger action.

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

The specimen trees growing on the lot are not and are not candidates for rare, threatened or endangered status.

10) Detrimentially affects air or water quality or ambient noise levels;

Ambient air quality will be affected by fugitive dust and combustion emissions during construction but can be controlled by measures stipulated in this Assessment. Construction noise may be pronounced during site preparation work but should diminish once the structural improvements are completed. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

Erosion control measures will be prescribed in grading plans and best management practices prepared for the project.

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

The proposed improvements are not located in an environmentally sensitive area.

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

The site of the Bandstand is neither identified as a visual resource nor located within the scenic vista or view plane identified in county or state plans.

13) Requires substantial energy consumption.

In comparison to existing conditions where there is practically no energy consumption due to the lack of improvements, energy will be required for performance lighting and walkway lighting.

REFERENCES

- Department of Land Utilization, City and County of Honolulu. 1986. *Land Use Ordinance (As Amended through Ordinance No 96-72)*.
- Department of Parks and Recreation, City and County of Honolulu. 1997. *Index of Oah'u Parks and Facilities*.
- Department of Planning and Permitting, City and County of Honolulu. No Date. *Zoning Map No. 19-- Haleiwa*.
- Department of Planning and Permitting, City and County of Honolulu. 2000. *North Shore Sustainable Communities Plan*.
- Federal Emergency Management Agency. 2000. *Flood Insurance Rate Map, City and County of Honolulu*. Community Panel No. 15003C0105E.
- Herold, J.R. & Associates. 2001. *Phase I Environmental Site Assessment Waialua Bandstand Site, Waialua Hawaii*. Prepared for Gerald Park Urban Planner/
- Park, Gerald. 2001. *Field Observation*.
- U.S. Department of Agriculture, Soil Conservation Service. 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai*. In Cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

APPENDIX A

COMMENT LETTERS AND RESPONSES

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 10TH FLOOR - HONOLULU, HAWAII 96813
PHONE: (808) 523-4162 • FAX: 527-5725 • INTERNET: www.cc.honolulu.hi.us

JEREMY HARRIS
MAYOR



WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. "BOBBY" O'NEAL
DEPUTY DIRECTOR

November 16, 2001

RECEIVED

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Waialua Bandstand
TMK: 6-07-001: por. 05
Waialua, North Shore District, Oahu

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Waialua Bandstand. The Department of Parks and Recreation supports the proposed project.

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 (5633)

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

WILLIAM J. CAVITTANO
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 5876
HONOLULU, HAWAII 96801

November 19, 2001

Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

SUBJECT: Waialua Bandstand

The Department of Health (DOH), Hazard Evaluation and Emergency Response (HEER) Office has received your draft environmental assessment on the subject property. The HEER Office is currently investigating the Waialua Sugar Mill site and cannot provide any comments until the investigation is completed.

Sincerely,

Bryce Hataoka

BRYCE HATAOKA
Site Discovery Assessment and Remediation Section

BRYCE E. ANDERSON, PAUL M. JUNG
DIRECTOR OF PUBLIC HEALTH

In Reply, Please Refer to
HEER OFFICE
01-375-bh

RECEIVED

WILLIAM J. GAYNE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kubakohala Building, Room 808
801 Kamehaha Drive
Honolulu, Hawaii 96807

November 20, 2001

Gerald Park
Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

SUBJECT: Chapter 6E-8 Historic Preservation Review - Draft Environmental
Assessment Waialua Bandstand Waialua, Waialua, O'ahu
TMK: 6-7-1: por. 5

LOG NO: 28612 ✓
DOC NO: 0111EJ17

Thank you for the opportunity to comment on the DEA for the Waialua Bandstand. In 1999, we commented on the Development Plan Public Facilities Map Amendment for this project.

Our earlier comments stated that a review of our records shows that there are no known historic sites at the proposed bandstand location. Aerial photographs from the late 1970s show that this parcel has been open space for a number of years. Because it is unlikely that any historic sites would be found in this parcel we believe that this action will have "no effect" on historic sites.

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

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

Eijk

received
7-2-01

HEBERT B. COLMAN-AMARA, CHIEF
STATE OF LAND AND NATURAL RESOURCES
COMMISSIONER OF LAND RESOURCE MANAGEMENT

SERVICES
LAND SERVICES

AQUATIC RESOURCES
BOATING AND REGULATION
COMMISSION ON WATER RESOURCES
MANAGEMENT
CONSERVATION AND RESOURCES
DEPARTMENT
CONSERVATION AND RESOURCES
DIVISION
HISTORIC PRESERVATION
LAND
STATE PARKS

JERRY HARRIS
SAVON



ATTILIO K. LEONARDI
Fire Chief
JOHN CLARE
SOUTH FIRE CAMP

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAHIKA STREET, SUITE 1425 - HONOLULU, HAWAII 96819-1843
TELEPHONE: (808) 831-7781 • FAX: (808) 831-7780 • INTERNET: www.honolulu.gov

November 28, 2001

received
7-2-01

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Waialua Bandstand
Tax Map Key: 6-7-001: portion 05
Waialua, North Shore District, Oahu

We received your letter dated November 12, 2001, regarding the above-mentioned project. The proposed project will not have an adverse impact on the services provided by the Honolulu Fire Department.

Should you have any questions, please call Battalion Chief Kenneth Silva of our Fire Prevention Bureau at 831-7778.

Sincerely,

ATTILIO K. LEONARDI
Fire Chief

AKL/SK:jo

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



December 13, 2001

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Your Transmittal of November 12, 2001 of the Draft Environmental Assessment for the Waialua Bandstand, Waialua, TMK: 6-7-01, Por. 05

Thank you for the opportunity to review the subject document for the park improvement project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The availability of water will be determined when the Building Permit Applications are 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 are two active water services consisting of a 1½-inch water meter and a 6-inch turbine water meter serving the site. There is also one inactive water service for the site that was ordered off in November 1973.
4. We note the construction plans for the project, including the installation of a water meter, were submitted for our review and approval.
5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

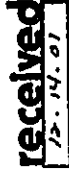
Pure Water... our greatest need - use it wisely

SECRETARY/HONOLULU, HAWAII

ROSE FLORES, JR., Chairman
CHARLES A. STEW, Vice-Chairman
JANALYN JAMES
HERBERT DAN KADONIA, SR.
MARGARET HALE FRANTON

BRANDY K. JINAHU, Esq.
ROSS R. SAKAMURA, Esq.

CLIFFORD S. JAMILE
Manager and Chief Engineer



Mr. Gerald Park
December 13, 2001
Page 2

6. Board of Water Supply approved Reduced Pressure Principle Backflow Prevention Assemblies are required to be installed immediately after all water meters serving the project site.

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

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERTANHA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 829-3111
<http://www.honolulu.gov>
www.cc.honolulu.hi.us

JEREMY HARRIS
MAYOR



LEE D. DONOHUE
CHIEF
MICHAEL CARVALHO
ROBERT AU
DEPUTY CHIEFS

OUR REFERENCE CS-KP

December 18, 2001



Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Waialua Bandstand.

Fugitive dust complaints during the construction phase are inevitable. We have noted that the problem and mitigation measures have been addressed in the document.

The project, when completed, should have a negligible impact on the services or facilities provided by the Honolulu Police Department.

If there are any questions, please call Ms. Carol Soderant of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE
Chief of Police

[Signature]

EUGENE UEMURA
Assistant Chief of Police
Support Services Bureau

Serving and Protecting with Aloha