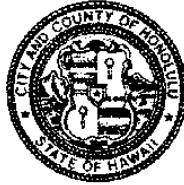


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. WEB SITE: www.honolulu.gov/dpp • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANQUE
DEPUTY DIRECTOR

2006/SMA-54(sn)
2006/SV-8

April 10, 2007

The Honorable Barbara Marshall, Chair
and Members of the City Council
Honolulu City Council
530 South King Street
Honolulu, Hawaii 96813

RECEIVED

APR 10 4 11 PM '07

CITY CLERK
HONOLULU, HAWAII

Dear Chair Marshall and Councilmembers:

Subject: Application for a Special Management Area Use Permit (SMP) No. 2006/SMA-54 and Shoreline Setback Variance (SV) No. 2006/SV-8
Applicant: Haseko (Ewa), Inc.
Landowner: Haseko (Ewa), Inc. and Department of Parks and Recreation (City and County of Honolulu)
Agent: Wilson Okamoto Corporation
Location: Oneula Beach Park, (end of Papipi Road) – Ewa Beach
Tax Map Key: 9-1-12: portion of 25 and 9-1-11: portion of 7
Acceptance Date: November 24, 2006

We recommend approval of this application for an SMP and SV to construct drainage improvements for the Kaloi Gulch drainage channel at Oneula Beach Park, subject to conditions relating to public access to and within the beach park, appropriate signage, archaeological resources, time limits, approvals from other governmental agencies, and project modifications.

Attached for your consideration are: (1) the project report and draft resolution; and (2) the record of the public hearing held on March 23, 2007. The hearing was attended by representatives and an agent for the applicant and about six (6) members of the community. Four (4) individuals offered testimony in support of the project. Written testimony was received, citing the need to provide flood control for the Kaloi Gulch drainage basin.

Dept. Com. No. 274

The Honorable Barbara Marshall, Chair
and Members of the City Council
April 10, 2007
Page 2

Pursuant to Chapter 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after receipt of the agency's findings and recommendations; however, the City Council may extend this period of time upon receipt of a request from the applicant for an extension. The extension is not automatic, and thus, if an extension of time is not requested in a timely manner, the application may be filed due to the Council's deadline.

Should you have any questions, please contact Sharon Nishiura of our staff at 768-8031.

Very truly yours,


for Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:pl
Attachments

cc: Earl Matsukawa, Wilson Okamoto Corporation
Haseko (Ewa), Inc.
Department of Parks and Recreation
Managing Director
Mayor's Office
Corporation Counsel
Hearings Reporter

Doc. 528748

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 HASEKO (EWA), INC.) FILE NO. 2006/SMA-54
) FILE NO. 2006/SV-8
 FOR A)
)
 SPECIAL MANAGEMENT AREA USE PERMIT)
 AND SHORELINE SETBACK VARIANCE)

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND RECOMMENDATION

I. APPLICATION

A. Basic Information

APPLICANT: Haseko (Ewa), Inc.
LANDOWNER: Haseko (Ewa), Inc. and Department of Parks and
Recreation (City and County of Honolulu)
LOCATION: Oneula Beach Park (end of Papipi Road) -- Ewa Beach
TAX MAP KEY: 9-1-12: portion of 25 and 9-1-11: portion of 7
PROJECT AREA: 5.0 Acres (within the Special Management Area)
STATE LAND USE: Urban District
EXISTING ZONING: P-2 General Preservation District and R-5 Residential
District
SURROUNDING LAND USE: Vacant, residential and beach park

B. Proposal

The applicant proposes drainage improvements to an existing temporary emergency drainage channel at Oneula Beach Park. The temporary channel must be modified and enlarged to increase storm water discharge capacity to the ocean through the Kaloi Gulch drainage channel. The purpose of the project is to improve flood control measures and address regional drainage for all communities within the approximately 7,000-acre Kaloi Gulch drainage basin (See Exhibit 1). The proposed improvements will meet current City 100-year storm flow requirements in accordance with its storm drainage standards.

The improvements proposed under the Special Management Area Use Permit (SMP) and Shoreline Setback Variance (SV) applications include (See Exhibits 2 to 7):

- An approximately 500-foot wide shallow grassy swale will be created by smoothing out the existing temporary emergency drainage channel that runs north-to-south through the park. It will accommodate runoff from the Kalo'i Gulch drainage basin (See Exhibit 2). The proposed drainage channel will be designed to meet the current 100-year storm flow requirements of about 10,800 cubic feet per second (cfs).

No structures will be built within the improved drainageway. The width of the channel, rather than its depth, will be increased to handle larger storm flows without diminishing recreational opportunities at the park. The eastern border of the new drainageway will extend slightly beyond the existing earthen berm to the east (constructed as part of the temporary channel) so that the new channel bank may be graded to merge more evenly with the park. A natural berm that runs along the shoreline currently limits high volume storm runoff into the ocean. As such, this shoreline berm will be lowered by about 2 to 4 feet to an elevation of about 4 feet mean sea level (msl) across the width of the channel. See Exhibits 4 and 5.

The drainageway will have gently sloping banks on each side to contain the flows – inside slopes of ten percent or less and outside slopes of the east and west banks will be about five percent (5%) and 20 percent (20%), respectively. The west bank will be steeper in order to minimize the amount of fill that will have to be placed over the Honouliuli sewer outfall, which is adjacent to the west. For ADA accessibility, slopes will be five percent (5%) or less along the park access road and the unpaved pedestrian trail.

The grading of the site will involve the excavation of approximately 7,110 cubic yards (cy) of soil and sand material. The excavated material will be used to raise the channel banks to an elevation of about 10 feet msl, which is 4 to 6 feet higher than the channel bottom. About 763 cy of additional fill will be brought to the site to complete the channel banks. A portion of this excavation will occur within the shoreline setback, which will require a shoreline setback variance. Following the grading work and landscaping, the improved drainageway will be returned to a normal condition consistent with the rest of the park.

- Reconstruct and realign a portion of the existing park access road within the vicinity of the drainage improvements, in accordance with the Oneula Beach Park Master Plan. The reconstruction and realignment of the access road was previously approved by City Council as part of the Oneula Beach Park Master Plan (Resolution No. 01-228).

The 24-foot wide access road will be reconstructed entirely within the beach park. The portion of the road within the channel will be constructed of concrete and function as a ford structure to allow passage of storm flows. The portion of the road outside of the drainage channel will be paved with asphaltic concrete (AC). The shoulders of the new access road will be grassed. This reconstructed portion of the existing park access road and a second access road, described below, are the only hard surface improvements proposed. See Exhibit 4.

- Construct a second access road, in the event the main access road is blocked due to flooding, or during periods of repair and maintenance. The final location of this roadway will be determined in coordination with the Department of Parks and Recreation (DPR) and other City agencies. Based on preliminary discussions, the road is proposed to connect to a future roadway and bridge crossing at the northern

end of the beach park. The 20-foot wide road will be paved with AC and have grassed shoulders. Under normal conditions, this road will be blocked or gated to maintain a single access to the park.

- Other work associated with the drainage channel include: landscaping, so that the project area is consistent with the remainder of the park; filling of areas that currently collect standing water after heavy rains; the installation of appropriate signage; and relocation of water and electrical lines.

The proposed drainage improvements involve a total of 6.9 acres, of which 5.0 acres (makai of the existing access road) are located within the Special Management Area (SMA). Improvements within the SMA require an SMP. Grading activities to lower the natural berm will extend into the 40-foot shoreline setback area and require a SV.

The estimated cost of the proposed improvements is \$1.5 million, which will be borne by the applicant. The construction of the drainage improvements is scheduled to begin in 2008.

The drainage improvements will be integrated into the beach park to be consistent with the existing park open space. After completion of the improvements, no additional maintenance responsibilities, beyond lawn mowing and trash pick up, will be incurred by the DPR beyond current maintenance of the park. In accordance with a letter dated January 8, 2007, the DPR confirmed that the proposed improvements are consistent with plans supported by their department.

Based on initial consultations between the applicant and the Department of Facility Maintenance (DFM), the DFM confirms, in a December 19, 2006 letter, that they will consider dedication of the outlet, pending further review. Per the DFM, an important issue is funding for general maintenance.

C. Other Permits and Approvals

The Department of Planning and Permitting (DPP) is concurrently processing a zone change (No. 2006/Z-16) of approximately 52.1 acres of the Ocean Pointe development to accommodate the relocation of the regional drainage channel for the Kalo Gulch watershed, and conveyance of land to the City for the future expansion of the Oneula Beach Park.

The project will also require other governmental approvals, including a grading permit from the DPP; a Conservation District Use Permit (CDUP) from the State Department of Land and Natural Resources (DLNR); and National Pollutant Discharge Elimination System (NPDES) permits from the State Department of Health (DOH).

Although not directly related to the proposed drainage improvements, the DPP is also proposing to amend a portion of the SMA boundary Map for Ewa in the vicinity of the Hoakalei Marina (formerly known as Ewa Marina). The intent of the boundary amendment is to conform the SMA boundary to the reduced marina configuration that described in Section II.B. of this report.

II. FINDINGS OF FACT

A. Description of Existing Conditions

The proposed project is located at the seaward (southern) edge of the 7,000-acre Kaloi Gulch drainage basin which begins mauka of the H-1 freeway. The existing developments within the drainage basin include Ewa Villages, Ewa By Gentry, Coral Creek Golf Course and Ocean Pointe. Proposed developments include East Kapolei, the University of Hawaii – West Oahu, and the Department of Hawaiian Home Lands (See Exhibit 1).

Mauka of the freeway, the topography varies from semi-mountainous agricultural land to mountainous steep terrain. Immediately below the freeway, the slope first drops rapidly to Farrington Highway, then more gently in the areas of future development including East Kapolei, UH - West Oahu, the DHHL residential project, and then the existing Ewa Villages. Previously, the Kaloi Gulch drainage basin was comprised mostly of sugar cane fields that facilitated the interception and infiltration of surface water. Surface flows rarely reached the ocean. However, with increasing urbanization, the greater amount of hard surfaces and channelization has resulted in significantly more storm water being carried downstream.

Under current drainage conditions, storm water sheet flows across open fields mauka of Ewa Villages and collects in an interceptor ditch on the mauka side of Mango Tree Road. The ditch directs water through culverts and into detention/retention basins within the Ewa Villages Golf Course on the makai side of the road. These detention/retention basins were inadequate to prevent flooding during the prolonged heavy rains in November 1996. Subsequently, to reduce the risk of recurring flood, a bridge was installed at the old O.R.&L. railroad bed, which previously restricted storm water flows. Makai of the railroad bed, the existing developments of Ewa by Gentry, Coral Creek Golf Course, and Ocean Pointe provide for channelized flow of up to 2,500 cfs as an emergency relief measure to prevent flooding of the Ewa Villages subdivision. At the same time, the developments within the drainage basin are required to employ flood control measures such that at any given time, no more than 2,500 cfs channelized within the Kaloi drainageway will be discharged at each respective makai boundary. This channelized flow is directed into the existing, temporary emergency drainage channel within Oneula Beach Park. The existing physical restrictions will remain in place until the flow capacity of the drainage channel is increased by construction of a permanent ocean outlet.

The existing drainage channel, located at the eastern end of Oneula Beach Park, was constructed as an interim flood control measure, with a capacity of 4,200 cfs. This capacity is less than the current 100-year flood flow requirement of 10,800 cfs. As such, the proposed drainage improvements are intended to increase the capacity of the channel and provide for a permanent ocean outlet.

Oneula Beach Park is owned and operated by the City Department of Parks and Recreation. A portion of the proposed project will extend onto land that is currently owned by the applicant (approximately 9.3 acres) but will be dedicated to the City for expansion of the beach park. If the project is approved, a planned picnic area and parallel parking spaces along the access road will be relocated to other locations within the park.

The sewer outfall from the Honouliuli Wastewater Treatment Plant runs along the western side of the temporary drainage channel.

B. Background

Oneula Beach Park and the Ocean Pointe development lie at the southern (seaward) edge of the Kaloι Gulch drainage basin, which incorporates about 7,000 acres beginning mauka of the H-1 Freeway. As explained above, the region's increased urbanization has resulted in significantly more storm water being carried downstream. When the region is fully built out, it is anticipated that approximately 11,500 cfs of storm water could flow into the ocean from the Kaloι Gulch drainage basin, of which 10,800 cfs would be from east of the Honouliuli sewer outfall.

Ocean Pointe's master plan originally called for a 120-acre marina to serve as the final detention basin and ocean outlet for storm water flows from the entire Kaloι Gulch drainage basin. The Kaloι drainage channel was to enter the marina waterways east of the Honouliuli sewer outfall pipe that runs north-to-south through the middle of the Ocean Pointe project site. However, the construction of the marina east of the outfall would have required that the sewer outfall be lowered considerably. The lowering of the outfall raised significant environmental and operational concerns. As such, the portion of the marina located east of the outfall was eliminated and the drainage master plan was revised.

Despite the elimination of those waterways, the entry location of storm water flows from upland properties into the Ocean Pointe site could not be altered - a significant portion of the regional drainage infrastructure of those properties were either already developed, or had been established under approved drainage plans. Consequently, the applicant reconfigured the planned golf course in a manner that generally encompassed the eliminated waterways, allowing it to provide alternate retention and conveyance facilities for regional storm water flows. The termination point for the storm flows was redirected to the portion of the marina located west of the outfall.

However, because this plan would have still required lowering the outfall and generated the same environmental and operational concerns, the applicant prepared an alternative drainage alignment to redirect the regional storm flows through One'ula Beach Park. This alignment avoids any crossing of the sewer outfall.

In 2004, a revised drainage master plan for the Ocean Pointe development was approved by the City, superseding the plan previously approved in 2001. The new plan divides the drainage system into two (2) subsystems (See Exhibit 8):

- East Subsystem, handling runoff east of the outfall (including off-site flows from Kaloι Gulch); and
- West Subsystem, handling runoff west of the outfall (including off-site flows from Kalaeloa).

As with the previous drainage master plan, the golf course will continue to provide retention and conveyance facilities for regional storm water flows but, instead of terminating at the marina, the runoff east of the outfall will continue to the ocean though Oneula Beach Park. The runoff west of the outfall will discharge into the marina. The revised plan eliminates crossing the outfall. Further, in light of the sewage spill disasters

that occurred in Waikiki in early 2006, the revised plan addresses growing concern about tying together regional drainage facilities with major sewer infrastructure.

C. Environmental Compliance

The project involves the use of City-owned lands and Conservation District lands and is in the SMA and shoreline setback area. As such, it was assessed by the Department of Planning and Permitting (DPP) under the provisions of Chapter 343, Hawaii Revised Statutes.

An Environmental Impact Statement (EIS) Preparation Notice for the proposed project was published in the June 8, 2004 issue of The Environmental Notice, initiating a 30-day consultation period. Submitted comments were incorporated and addressed in the Draft EIS.

Notice of the Draft EIS was published in the December 23, 2004 issue of The Environmental Notice, initiating a 45-day public review period. All substantive comments were responded to by the applicant, and both comments and responses were included in the Final EIS.

Upon review of the Final EIS, the DPP determined that it was acceptable on December 23, 2005. Notice of this determination was published in the January 8, 2006 issue of The Environmental Notice.

D. Consistency with County Plans

1. *General Plan.* By using grass-lined swales and detention basins, rather than concrete channels, the proposed project is consistent with the General Plan objectives and policies of designing surface drainage and flood-control systems in a manner which will help preserve their natural settings (III. Natural Environment, Objective A, Policy 6).

It is also consistent with the public safety policies and objectives of protecting the people of Oahu and their property against natural disasters and requiring developments in all areas subject to floods to be located and constructed in a manner that will not create any health or safety hazard (VIII. Public Safety, Objective B, Policy 2).

The proposed project is also consistent with the General Plan's policy of coordinating the location and timing of new development with the availability of adequate drainage facilities. Although existing drainage infrastructure is adequate for the existing developments in the Kaloi Gulch drainage basin, this project is needed to accommodate additional drainage needs of future developments located within the drainage basin (VII. Physical Development and Urban Design, Objective A, Policy 2).

2. *Development Plan.* The current policy with respect to drainage systems favors retention and detention of storm water flows in vegetated drainageways and retention basins, either natural or man-made, over quickly-moving discharge to coastal waters. To the extent possible, developers are encouraged to

incorporate drainage improvements into the regional open space network. (Ewa Development Plan, Section 4.6.1, Drainage Systems – General Policies).

The proposed drainageway will be designed to promote filtration of runoff, reduction of flow velocity, and recharging of groundwater resources through the use of natural materials. The proposal to create a wide and shallow grassy swale that will not curtail the public's use of Oneula Beach Park is also consistent with the DP policies and principals. No structures will be built within the drainage channel, thus adhering to the principle of incorporating drainage improvements into the open space network.

Role of Ewa Marina. Section 4.6.2 of the Ewa DP, adopted in 1997, indicated City support for the development of the Ewa Marina "as a key element needed to mitigate drainage impacts in the Kaloi Gulch watershed during major storms."

However, subsequent to the adoption of the DP and as more fully explained above in Section II.A., concerns were raised relating to construction, maintenance and odor issues associated with siphoning or lowering the Honouliuli sewer outfall pipe, and the risk of sewage spills when storm water and wastewater infrastructure are tied together or intersect. Consequently, the 2004 Drainage Master Plan was prepared by the applicant to address those concerns. Approved by the City, the plan proposes a Kaloi drainage channel alignment that would run parallel to the outfall and not affect/disturb it. This channel alignment through Oneula Beach Park is where the existing Kaloi watershed terminates. The proposed drainage improvements are intended to implement the recommendations of the Drainage Master Plan.

3. *Land Use Ordinance.* All of the work proposed within the Oneula Beach Park is on land zoned P-2 General Preservation Zoning District. A small portion of the project is on land currently owned by applicant and zoned R-5 Residential District. Concurrent with this application, that small portion of R-5 zoned land is being rezoned to P-2. The purpose of the Preservation District is to preserve and manage major open space and recreational lands and lands of scenic and other resource value. The proposed storm drainage improvements within Oneula Beach Park will consist of a wide, shallow channel that, except during large storm events, will continue to be utilized as a recreational resource.

Approximately 0.5 acres at the seaward end of the proposed drainage channel is makai of the certified shoreline and, therefore, outside of the SMA. To construct this portion of the channel, which involves lowering a natural berm along the shoreline, the applicant has applied for a Conservation District Use Permit (CDUP) from the State Board of Land and Natural Resources.

E. Public Hearing and Community Comments

The DPP held a public hearing on March 23, 2007 at 10:30 a.m., at the Ewa Beach School and Public Library, 91-950 North Road, Ewa Beach. Several representatives of the applicant attended. Approximately six (6) community members were present. Four (4) individuals offered testimony in support of the project and noted the following:

- The use of grassed golf courses to channel the drainage instead of a concrete canal is preferred. The residents acknowledged that the proposed improvements will address regional drainage issues.
- The residents do not want their homes to flood, similar to what Ewa Villages experienced a few years ago. Protecting life and property is important.

In addition to the public hearing testimony, DPP received several hundred letters from individuals and organizations supporting the project, including letters from the upland developers such as Gentry Homes Ltd, James Campbell LLC, the University of Hawaii – West Oahu and the State Hawaii Housing Finance and Development Corporation. One individual supported the proposed project but opposed the development of Ocean Pointe and any further development of the island in general, unless adequate infrastructure is available.

III. ANALYSIS

A. Compliance with the Special Management Area Ordinance

The proposed project was analyzed pursuant to the objectives, policies, and guidelines established in Sections 25-3.1 and 25-3.2 of the Special Management Area Ordinance, Chapter 25,ROH.

1. Coastal Hazards

The proposed drainage improvements are within Flood Zones A and AE, as indicated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) - 15003C0320F, revised September 30, 2004. These zones are associated with rising seas during tsunami rather than with storm water runoff and are subject to the flood hazard district provisions of the LUO. Base flood elevations in Zone AE are eight (8) feet at the shoreline and six (6) feet at a distance 150 feet inland from the shoreline. Flood Zone A ends at a point about 450 feet inland from the shore, where the base flood elevations have not been determined.

The purpose of the project is to decrease the potential for flood danger within the Kaloi Gulch drainage basin. Grading to enlarge and modify the existing, temporary emergency drainage channel within Oneula Beach Park will be done in order to meet current City 100-year storm flow requirements. Grading work will also be done to lower a natural shoreline berm and raise the channel banks to direct storm runoff to the ocean. This work is proposed to prevent flooding of dwellings to the east and throughout the remainder of the beach park. Construction of the relocated park access road, approved as part of the Oneula Beach Park Master Plan (Resolution 01-228), will be done in concert with the drainage improvements. A portion of the road will be constructed as a concrete ford to allow overflow passage of storm-flows. The only hard-surface work to be done within the park is the road, which will be constructed in compliance with LUO and Federal Flood Insurance Program requirements. Compliance will be verified at the time of construction plan review and approval.

The Final EIS for the project proposed an early warning system to alert park users to the threat of flooding. However, the Department of Emergency Management (DEM) [formerly Oahu Civil Defense Agency] and the State Civil Defense Agency have subsequently indicated that an early warning system is not warranted - any storm water runoff that reaches the beach park would not be in the form of a flash flood, but rather a gradual filling of the area behind the seaward berm until it is overtopped. Although a civil defense siren will be provided in the park by the applicant (Ord. 93-94, UA Condition 15), DEM and State Civil Defense officials have stated that the siren is intended for tsunami and hurricane warnings. Their agencies do not monitor or issue warnings associated with local flood events. In the event of potential flooding at Oneula Beach Park, evacuation of park users and opening of gates at the emergency park access road would be done by park officials. Appropriate signage is also planned throughout the beach park to remind park users of the flooding potential.

As such, a recommended SMP condition requires the applicant to install appropriate signage within One'ula Beach Park, warning of potential flood hazards, and to coordinate the content and location of the signs with the DEM and DPR.

2. Alteration to Landforms

The project will alter existing landforms to facilitate discharge of storm water flows collected from the 7,000-acre Kalo'i Gulch drainage basin into the ocean. The natural berm along the shoreline will be lowered by approximately two (2) to four (4) feet to an elevation of four (4) feet above mean sea level (msl) along a 500-foot section. Banks along both edges of the drainage channel will be raised to approximately four (4) to six (6) feet higher than the channel bottom (about eight [8] to ten [10] feet above msl). The portion of the relocated access road within the channel will function as a ford to allow the passage of storm flows. Areas that currently collect standing water after heavy rains will be filled so that the site will have a more uniform and even gradient.

The shoreline consists mostly of coral and reef rock, so erosion should not be a significant factor. With a channel excavation depth of four (4) feet above msl, the proposed project would not affect coastal processes or littoral sand transport.

3. Solid and Liquid Waste Disposal

The proposed action is a flood control project free of structures and infrastructure/utility requirements. Except for construction-related material and activities, no liquid or solid waste will be generated. All excavated material will be re-used to elevate the channel banks.

4. Water Quality, Drainage, Coastal Ecosystems

The State Department of Health (DOH) has classified the marine waters offshore of the project site as Class "A" Open Coastal Waters. To ensure adherence to water quality standards of the DOH, the applicant has monitored water quality off the planned Ocean Pointe marina to the west of the project site for more than a decade. In light of the proposed project, the applicant added a new sampling

transect in December 2003, directly offshore of the proposed Kaloi Gulch drainage channel.

In general, the applicant's monitoring indicates that natural factors, and not recent construction activities, influence water quality in the Ewa region. With regard to the proposed drainage improvements, there are two situations when the potential for water quality impacts exist. The first is during construction at the makai end of the drainage channel. Under the current Ocean Pointe marina monitoring program, the potential effects of dust generated by construction activity has been evaluated by measuring total suspended solids (TSS). Overall, results of the monitoring indicate that there is no discernible impact to the nearshore ocean from ongoing construction activity. As such, it is anticipated that the construction of the drainage improvements will also have no discernible impact to the nearshore ocean.

The second situation is during the infrequent periods when storm runoff flows through the channel and discharges to the ocean. Under this condition, the fresh water and suspended sediment plume would persist for a period of time before conditions return to pre-discharge levels. The rate at which this happens depends on complex wave induced currents and mixing, and tide and wind-driven currents. Numerical modeling of the discharge plume and measurement of existing nearshore currents was performed to evaluate these processes and calculate the possible impact to the environment.

Marine studies of the shoreline biology have been conducted for the Ocean Pointe marina, about one-half mile west of the project site, which share similar if not identical characteristics with the project site shoreline. The marine environment in the vicinity of the proposed drainage channel is characterized by a smooth limestone bottom, relatively low coral cover, and relatively high algal biomass. Organisms common to the area include various species of encrusting sponges, sea cucumber, and sea urchin. Fish species are generally limited to those that inhabit barren areas, isolated coral colonies, or small reef crevices where larger species are scarce. Green sea turtles may often be seen in the area, though they are more common in the area offshore of Kalaeloa.

The proposed project will not affect shoreline processes and will not require construction activities which would directly impact the marine environment. During construction, Best Management Practices (BMP) measures, such as phased grading, soil stabilization, using sheet or fabric, vegetative controls, and proper vehicle maintenance, as required for NPDES Construction Stormwater permits, should mitigate impacts to the marine environment.

When the drainage improvements are complete, potential impacts to corals, algae, and reef fish is possible during large storm events if the storm water runoff reduces salinity levels or contributes large concentrations of sediment that cannot be quickly dispersed. However, the modeling studies conducted indicate that even when potential discharges occur, the distribution of fresh water and sediment plume is expected to be limited and of short duration. The studies indicate that storm water runoff is anticipated to reach the ocean on average only once every 10 years. Discharge of runoff from a 10-year event would last three hours and would generate a plume of suspended sediment that would hug the

shoreline, moving either east or west, depending on tidal flows (currents flowing to the west and southwest are stronger and last longer). Under calm conditions and moderate tides, the plume would meet the DOH water quality standards within six (6) hours after the discharge ends and the deposition of suspended sediment concentrations would be relatively low. Worst-case conditions at the site would involve a 20-year discharge event occurring when there are no waves or wind to promote mixing and dispersion. (However, perfectly calm conditions are rare at the project site.) Model results show that the time required to meet the DOH water quality standard is a maximum of 12 hours after the peak discharge flow with dissipation of the sediment plume within about a day.

While there is no practicable way to mitigate the effects of storm water discharge on the marine environment once the discharge has occurred, the proposed project will be designed to minimize the potential impacts through use of a natural drainage system that reduces the frequency of discharge to an estimated one in ten-year storm and promotes infiltration, evaporation and evapotranspiration so that sediment will be removed, to the extent possible, from any discharges that do occur. Mitigation also has to take the form of carefully designed upland drainage infrastructure. Inclusion within the upland developments of storm water storage facilities to hold and infiltrate runoff is a significant factor in reducing the frequency of ocean discharges and the quality of the water that is discharged into the ocean.

5. Recreational Resources and Shoreline Access

The proposed project will modify and enlarge an existing, temporary emergency drainage channel that runs north-to-south through Oneula Beach Park, a City-owned park operated and maintained by DPR. A portion of the project will extend onto land that is currently owned by the applicant but will be dedicated to the City for expansion of the beach park.

Oneula Beach Park is a 28-acre passive public recreational beach park that is developed with paved and unpaved parking areas, a comfort station, an outdoor shower and a multi-purpose sports field. Access to the park is currently via a paved roadway easement which passes through the applicant's property from Papi Road. Shoreline activities include surfing, fishing, swimming and limu gathering.

In 2001, the City Council approved an SMP (Resolution No. 01-228) to adopt a master plan for Oneula Beach Park to guide future park development, including the expansion area. Among the improvements identified in the master plan are: a realigned park access road, new comfort station, new multi-purpose center, parking, and picnic areas. Planned improvements that would be located within the proposed drainage channel are: one (1) group picnic area, an unpaved pedestrian shoreline path; and parallel parking spaces along a portion of the relocated park access road. If the proposed drainage improvements are approved, the picnic area and parallel parking spaces will be relocated to other locations within the park. The unpaved pedestrian shoreline path will be realigned where it crosses the drainage channel.

The proposed drainage channel is designed to be wide and shallow in order to handle the 100-year storm event without diminishing the recreational value of the beach park. Except for the relocation of one picnic area and some parallel parking stalls, the proposed drainage improvements will not alter any significant features of the master plan. The drainage channel will be available as open space and playing field for park users.

The current park access road will be reconstructed as a ford crossing to allow storm water to cross the road, enter the drainage channel and flow to the ocean. This access road will be situated in a new alignment further makai of its existing location, in accordance with the Oneula Beach Park Master Plan. During construction, public access to the beach park will be maintained via a temporary detour that will redirect traffic around the connection point of Papipi Road with the new road.

An emergency access road will also be installed near the northern portion of Oneula Beach Park. The emergency access road will connect to a future bridge crossing that will span the Kaloι Gulch drainageway mauka of the project site, within the Ocean Pointe golf course. This road will provide an alternate means for park users to enter or leave the park in the event the main road becomes unusable due to flooding or for maintenance reasons. A locked gate or chain will restrict use of the road under normal conditions.

During construction, access to some portions of open space may be temporarily restricted for safety reasons. It is anticipated that only a small portion of the 28-acre park will be affected and will not be a significant hindrance to park users. Construction will not extend down to the ocean, therefore, beach access should not be restricted. A recommended SMP condition requires that public access to and within the beach park and along the shoreline not be restricted during construction, except as necessary to ensure safety. During construction, temporary public access routes for vehicular and pedestrian traffic should be provided and any restrictions on use of portions of the park should be minimized.

The DPR reviewed and evaluated the project for its impact on the Oneula Beach Master Plan and concluded that the proposed drainage improvements do not constitute a significant change to the Master Plan that would warrant a formal modification, amendment, or update. The DPR further confirmed, in a January 8, 2007 memo, that the proposed drainage improvements are consistent with plans supported by their department.

6. Historic and Cultural Resources

The proposed project site lies within the Oneula Archaeological District (Site No. 80-13-2873), which has been the subject of intensive archaeological surveys and test excavations. The State Historic Preservation Division (SHPD) has reviewed and accepted the applicant's final plan for data recovery, site preservation, and mitigation at this site. The SHPD also determined that the implementation of the Oneula Beach Park Master Plan would have "no effect" on significant historic sites.

A supplemental survey of the project site was conducted in 2004 to determine the potential of finding human skeletal and cultural remains buried in sand deposits. Twenty-seven (27) backhoe trenches were dug in the Kaloi Gulch drainage channel, but no human skeletal remains or prehistoric cultural materials were identified. By all indications, the subsurface of the site has been greatly disturbed, as evidenced by large amounts of modern trash present in the excavations. Updated comments from the SHPD were not received about the supplemental survey. However, should historic sites, including human burials, be uncovered during routine construction activities, all work in the vicinity must stop. The standard archaeological condition attached to all SMPs should adequately address this issue.

Based on past surveys, prehistoric use of the Ewa plain is believed to have centered on the sea and reef, although limited agriculture associated with pits and mounds is also possible. Nothing specific is known about the project site. Limu gathering is one of the few ongoing traditional activities that still occur near the proposed project. The proposed drainage improvements should not conflict with any cultural practices since existing access to and across the shoreline will be maintained.

7. Scenic and Open Space Resources

The 1987 Coastal View Study recognizes the significant stationary views offered from Oneula Beach Park to the ocean. The proposed project may result in subtle changes to the scenic character of the project area. By lowering the top of the berm fronting the beach by two to four feet, ocean views may be slightly enhanced from north to south when standing within the project area. By raising the banks along both edges of the channel, east-west views of the Ewa shoreline from within the project site will be slightly more obscured. In terms of the overall scenic quality of the beach park, however, these changes will be negligible.

Also, the 28-acre Oneula Beach Park is part of the open space network of the Ewa plain. No structures will be built within the drainage channel, thus preserving the open space quality of the beach park.

B. Compliance with the Shoreline Setback Ordinance

The proposal for improvements within the 40-foot shoreline setback was analyzed pursuant to the provisions of ROH Chapter 23-1.5(a) and (b).

Shoreline and Shoreline Setback

The Chairman of the Board of Land and Natural Resources certified the shoreline on August 22, 2006. The shoreline setback area includes the area 40 feet landward of the certified shoreline.

Within the shoreline setback area, the applicant proposes to lower the natural berm to four (4) feet above mean sea level. Elevation is between six (6) and eight (8) feet msl in this location.

Shoreline-Dependent Facility Standard. Section 23-1.8 of the Shoreline Setbacks regulations states that a variance may be granted for an activity or structure that is necessary for, or ancillary to, a shoreline-dependent facility or improvement, including drainage facilities, provided that the proposal is the practicable alternative which best conforms to the purpose of the shoreline setback rules.

The proposed drainage channel and ocean outlet are necessary components of the Kaloι Gulch regional drainage system. Existing drainage infrastructure is not adequate to accommodate all of the future developments within the Kaloι Gulch drainage basin, including East Kapolei, the University of Hawaii – West Oahu and its supporting residential development, and residential development planned by the Department of Hawaiian Home Lands.

As previously discussed in this report, because of environmental and operational concerns associated with lowering of the Honouliuli sewer outfall, the applicant has proposed a drainage channel alignment that will run parallel to the outfall. The proposed alignment also avoids the intersection of regional drainage facilities with the sewer outfall. Although the grading activity will involve lowering the natural shoreline berm and the relocation of some sand and soil to form berms on either side of the channel, the extent of the shoreline area will be preserved. Since no structures will be built, open space and lateral public access along the shoreline will be protected and preserved.

Public Interest Standard. Section 23-1.8 also provides that a variance may be granted for an activity or structure which is undertaken by a public agency or by a public utility regulated under HRS Chapter 269 or a private facility or improvement which is undertaken by a private entity and is clearly in the public interest; provided that the proposal is the practicable alternative which best conforms to the shoreline setback rules.

The proposed project is a component of a regional drainage system that would service the entire approximately 7,000-acre Kaloι Gulch drainage basin, which includes lands owned and being developed by several different entities, including the State and City governments. Although the proposed project will be constructed by a private entity, the improvements will be dedicated to, and maintained by, the City and County of Honolulu.

IV. CONCLUSIONS OF LAW

The proposed improvements were reviewed under the provisions of Chapter 23 and 25, ROH, and found to be consistent with the objectives, policies and guidelines established in these Ordinances.

V. RECOMMENDATIONS

It is recommended that the applications for a Special Management Area Use Permit (SMP) and a Shoreline Setback Variance (SV) be APPROVED subject to the following conditions:

1. The Applicant shall ensure that public access to and within Oneula Beach Park and along the park's shoreline is not restricted during construction of the approved improvements, except as may be necessary to ensure public safety. Further, temporary

public access routes for vehicular and pedestrian traffic shall be maintained during construction, and restrictions on the use of any portion of the park shall be kept to a minimum.

2. The Applicant shall be responsible for providing and installing appropriate signage at Oneula Beach Park that warns park users of potential flood hazards.

Prior to construction plan approval for the project, the Applicant shall provide written confirmation to the DPP that coordination of the flood warning signage has been finalized with the City Department of Emergency Management (DEM) and the Department of Parks and Recreation (DPR). Information regarding the content, location(s), and schedule for installation of the signage shall also be provided as part of this confirmation.

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
4. Approval of this Special Management Area Use Permit and Shoreline Setback Variance does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements. They are subject to separate review and approval. The applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
5. The applicant shall obtain a development permit for the proposed development within two (2) years of the date of this permit. Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows:

The Director of Planning and Permitting may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one (1) year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion. If the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or (b) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.

6. Construction shall be in general conformity with the plans on file with the DPP and in accordance with the Land Use Ordinance. Any changes in the size or nature of the project which have a significant effect on coastal resources addressed in Chapters 23 and 25, ROH, and Chapter 205A, Hawaii Revised Statutes, shall require a new application.

Any changes, which do not have a significant effect on coastal resources, shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

Dated at Honolulu, Hawaii, this 10th day of April, 2007.

Department of Planning and Permitting
City and County of Honolulu
State of Hawaii

By 
for Henry Eng, FAICP, Director

HE:pl
Attach.

Doc. 528485

Special Management Area Use Permit No. 2006/SMA-54
and Shoreline Setback Variance No. 2006/VAR-8

Kaloi Gulch Drainage Improvements at Oneula Beach Park

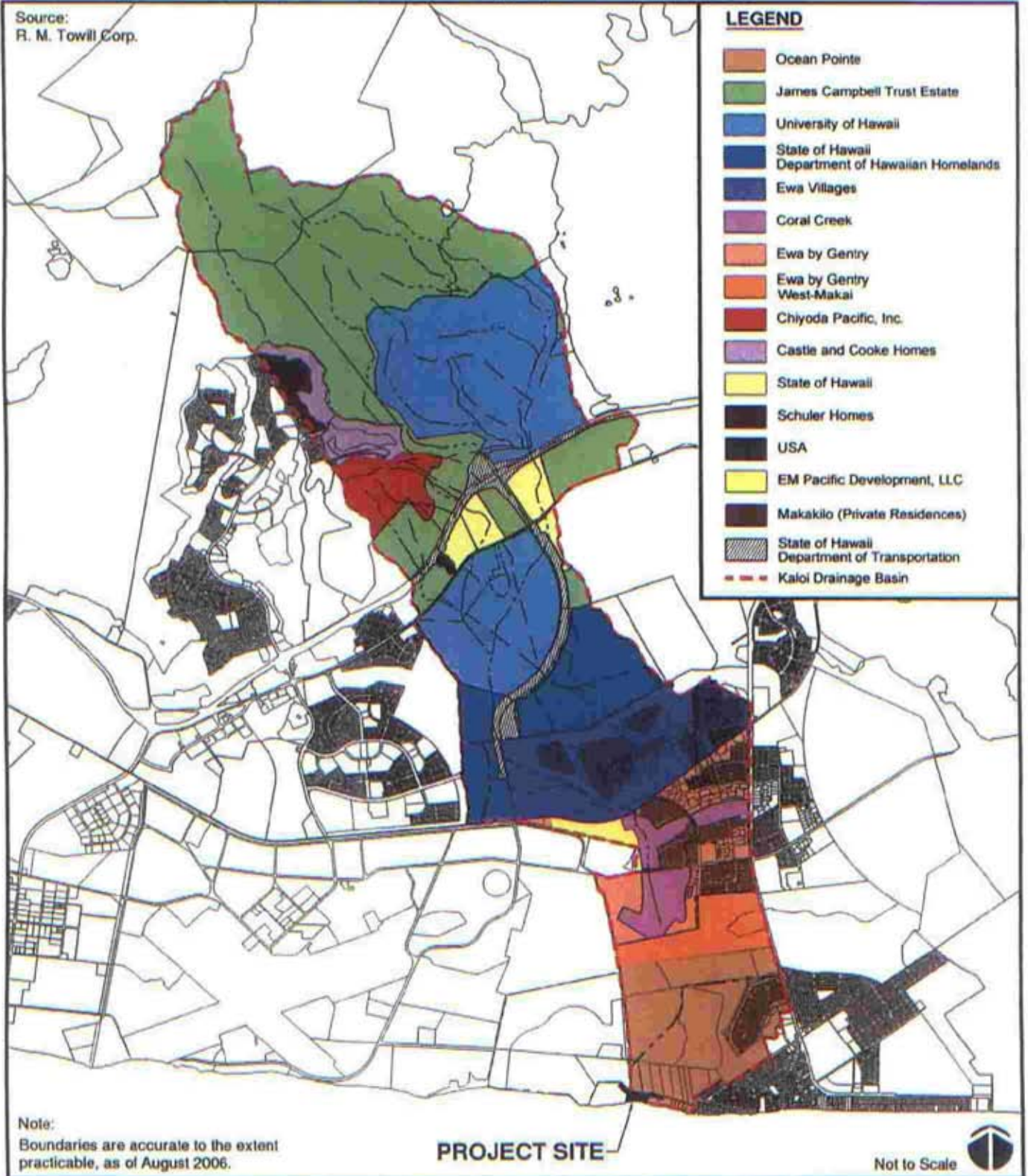
Exhibits

- EXHIBIT 1 Kaloi Drainage Basin and Land Ownership Map
- EXHIBIT 2 Existing Conditions Illustration
- EXHIBIT 3 Proposed Project within Oneula Beach Park
- EXHIBIT 4 Proposed Project Improvements
- EXHIBIT 5 Typical Sections C and D
- EXHIBIT 6 Typical Sections E and F
- EXHIBIT 7 Kaloi Gulch Drainageway – Mauka to Makai View
- EXHIBIT 8 Delineation of East and West Drainage Subsystems

Source:
R. M. Towill Corp.

LEGEND

- Ocean Points
- James Campbell Trust Estate
- University of Hawaii
- State of Hawaii
Department of Hawaiian Homelands
- Ewa Villages
- Coral Creek
- Ewa by Gentry
- Ewa by Gentry
West-Makai
- Chiyoda Pacific, Inc.
- Castle and Cooke Homes
- State of Hawaii
- Schuler Homes
- USA
- EM Pacific Development, LLC
- Makakilo (Private Residences)
- State of Hawaii
Department of Transportation
- KaloI Drainage Basin



Note:
Boundaries are accurate to the extent
practicable, as of August 2006.

PROJECT SITE

Not to Scale



KaloI Gulch Drainageway Improvements at Oneula Beach Park SMA and SSV Application

**KALO I DRAINAGE BASIN
AND LANDOWNERSHIP MAP**

Path: D:\VOC\7523-01_Kalo Gulch SMA SV\SMA\Edits 4-3_Filmore 7523-01_Rev-CultCond (4-3-07) Plot date: Apr 06, 2007 04:06:44pm CAD User: gnyeshiro Dref: Filmore 1



Kalo Gulch Drainageway Improvements at Oneula Beach Park SMA and SSV Application

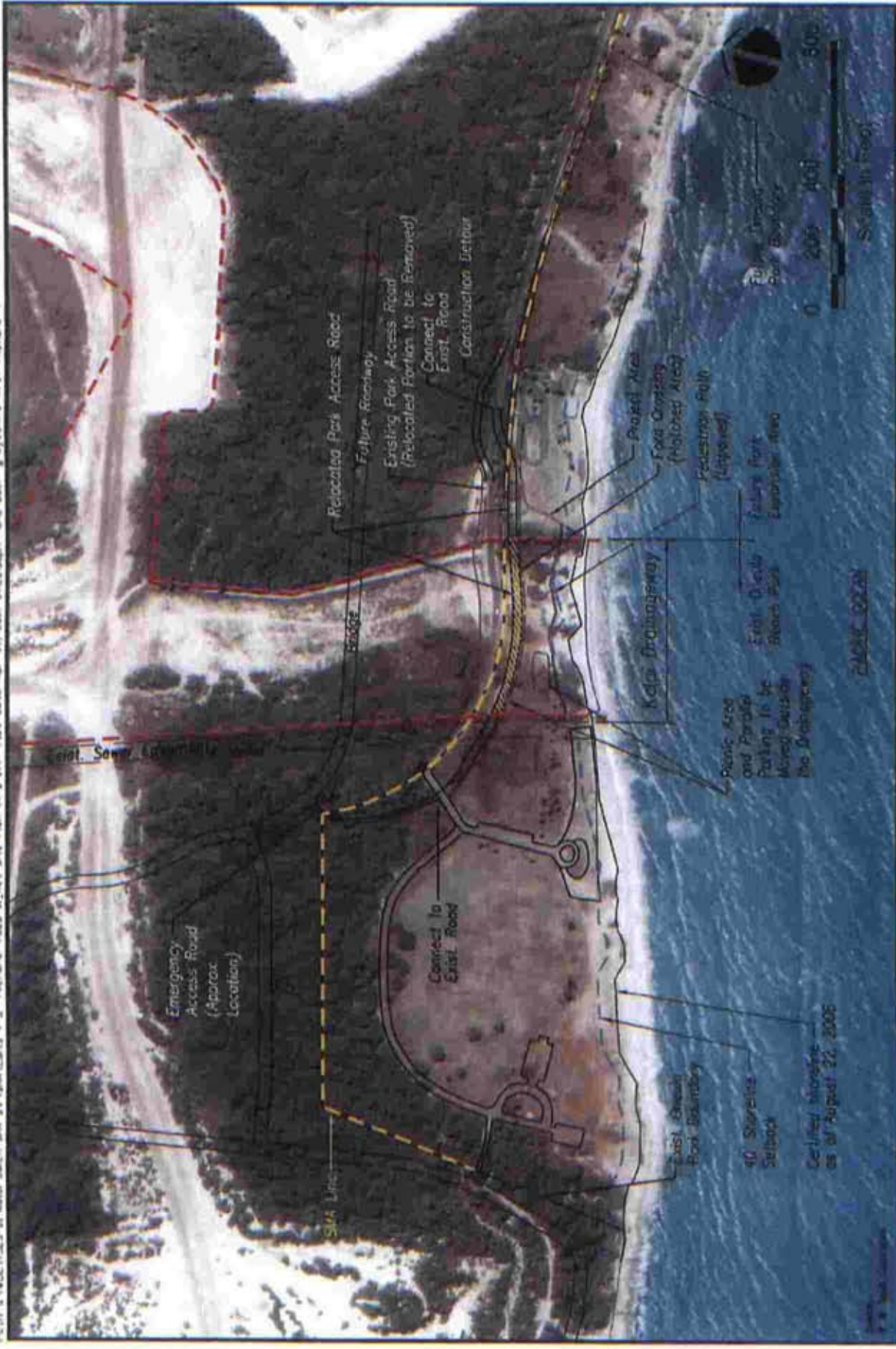
EXHIBIT 2

EXISTING CONDITIONS



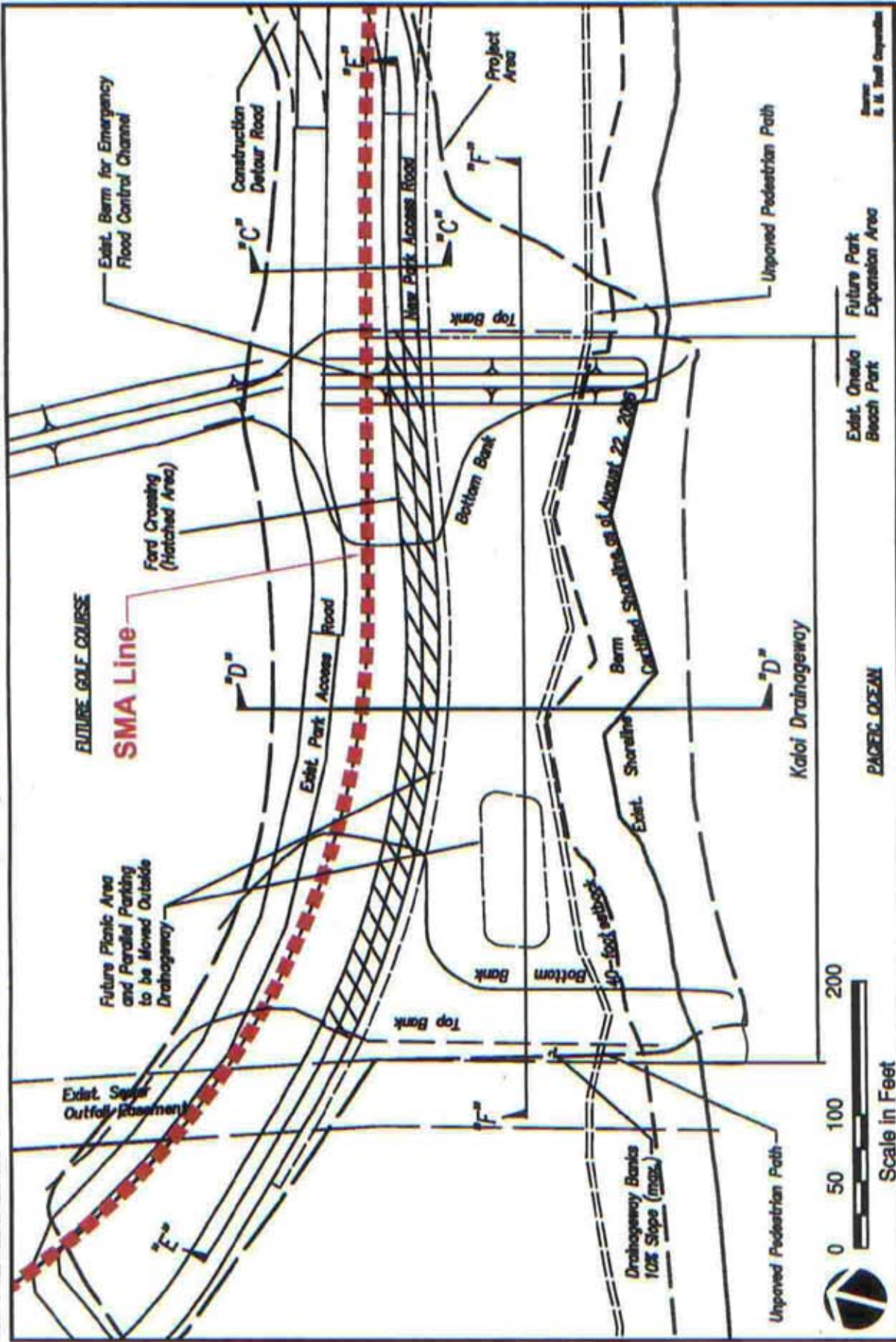
WILSON OKAMOTO
CORPORATION
ENGINEERS • PLANNERS

Path: G:\VOC\7523-01 Kaloi Gulch SMA IV\Drawings 4-3 Features 7523-01_SMA_Site Plan (4-5-07). Plot date: Apr 26, 2007 04:25:36pm. CAD User: gnsyehing 3rd Floor Frame 1



 <p>WILSON OKAMOTO CORPORATION ENGINEERS • PLANNERS</p>	<p>Kalo'i Gulch Drainageway Improvements at Oneula Beach Park SMA and SSV Application</p>	<p>EXHIBIT 3</p>
<p style="text-align: center;">Proposed Project within Oneula Beach Park</p>		

Path: S:\MDC\7323-3\Kalo Gulch SMA SVA\SMA\Guts 4-3 Flanigan 7323-01 Proposed Proj. Improv 4-5-07. Plot date: Apr 29, 2007-8:55:12pm. CAD User: ggrayshiro. Brief Filename: 1



Drawn
E. E. Ross Corporation

Future Park
Expansion Area

Exist. Oneula
Beach Park

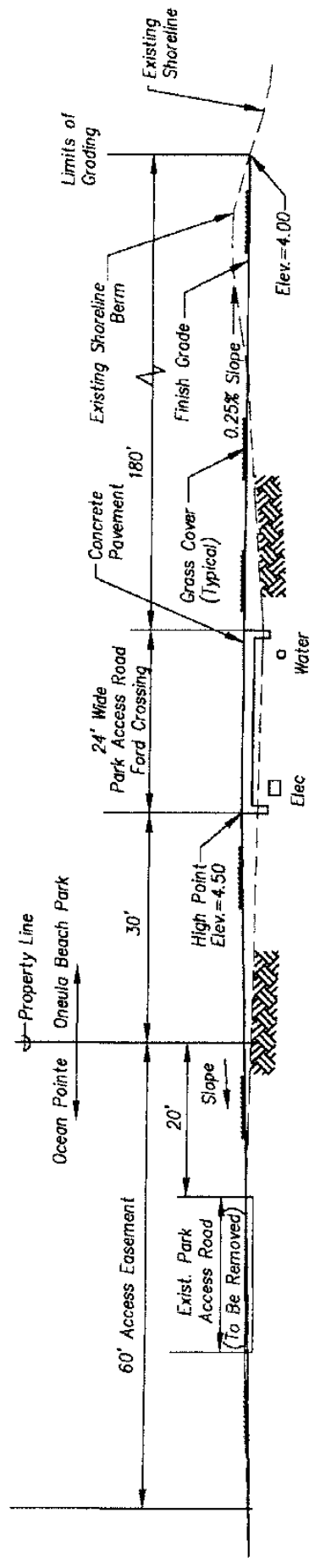
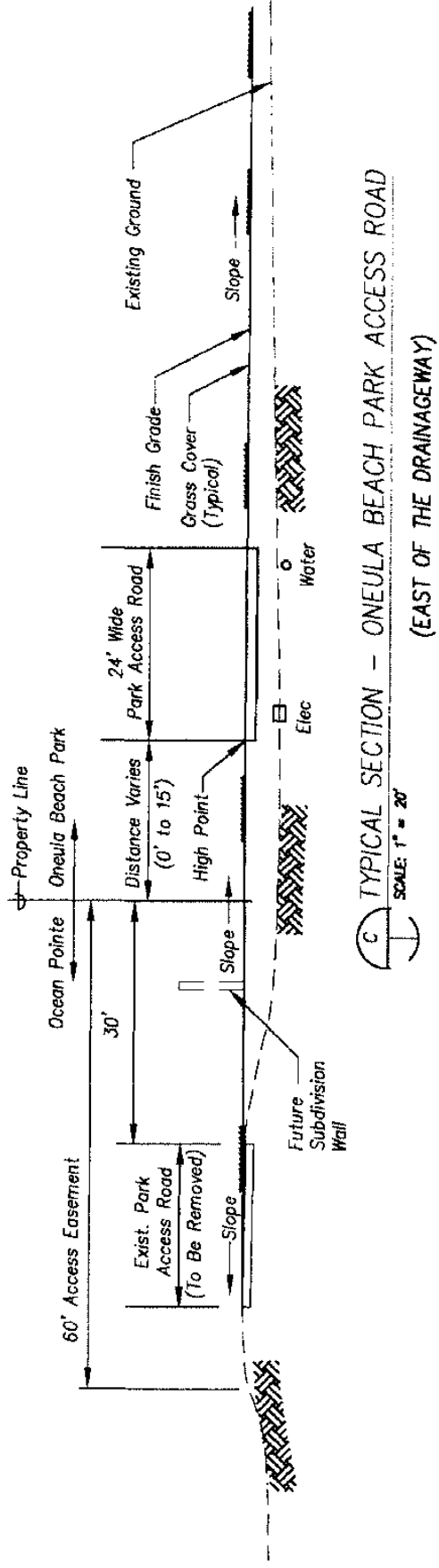
Kalo Gulch Drainageway Improvements at Oneula Beach Park SMA and SSV Application



WILSON OKAMOTO CORPORATION
ENGINEERS • PLANNERS

PROPOSED PROJECT IMPROVEMENTS

EXHIBIT 4

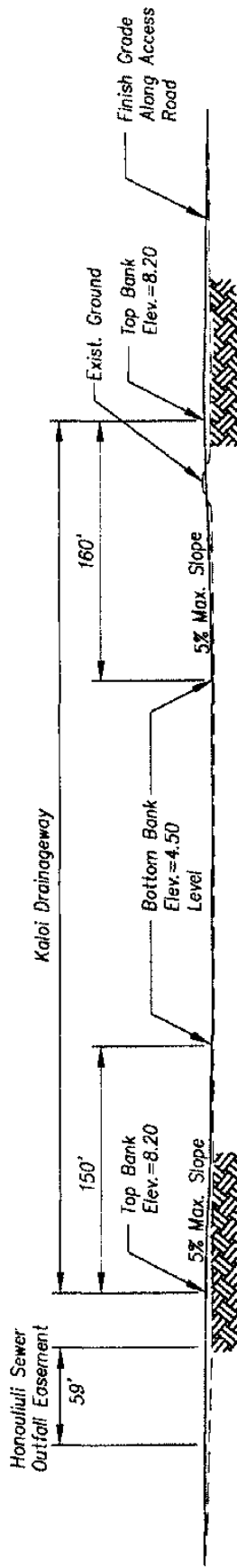


Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management
R. M. TOWILL CORPORATION
 808 B42 1135 420 Waiakamika Road Suite 411 Honolulu, Hawaii 96817-4941

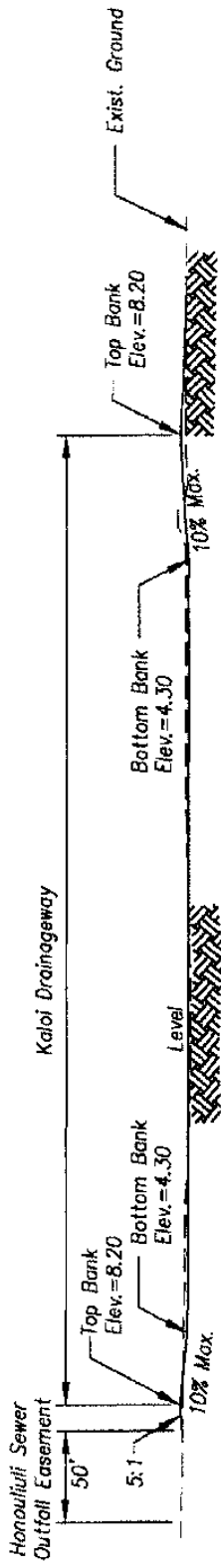
Kaloii Gulch Drainageway Improvements at Oneula Beach Park

TYPICAL SECTION

EXHIBIT 5



E PROFILE - ALONG ONEULA BEACH PARK ACCESS ROAD
SCALE: 1" = 100'



F TYPICAL SECTION - KALOI DRAINAGEWAY
SCALE: 1" = 100'

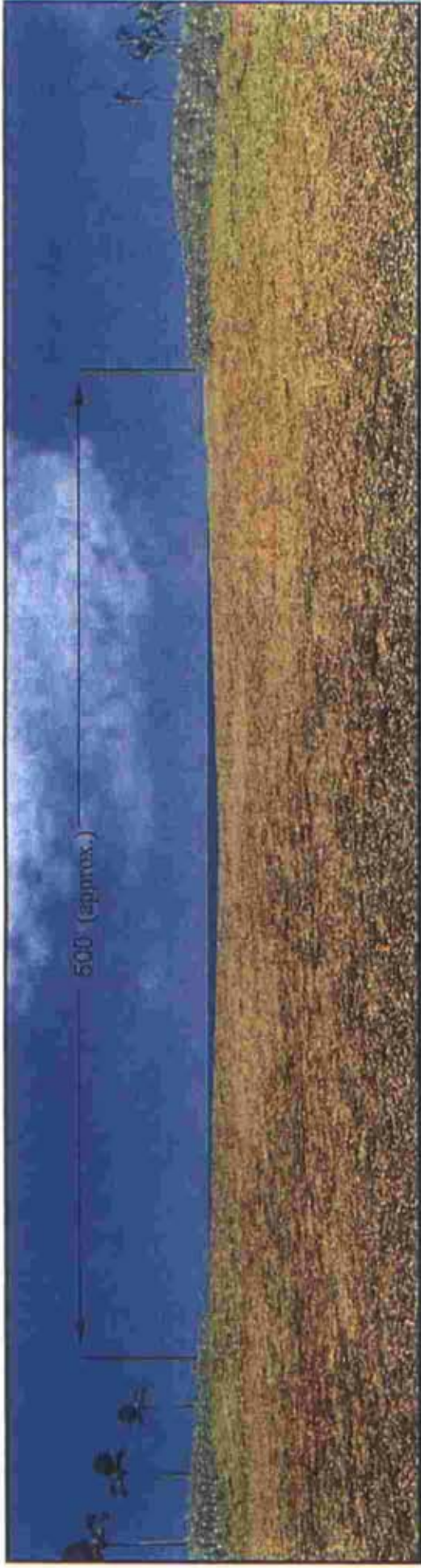
Kaloi Gulch Drainageway Improvements at Oneula Beach Park

Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management
R. M. TOWILL CORPORATION
 808 842 1133 420 Waiakamilo Road Suite 411 Honolulu Hawaii 96817-4941



TYPICAL SECTION

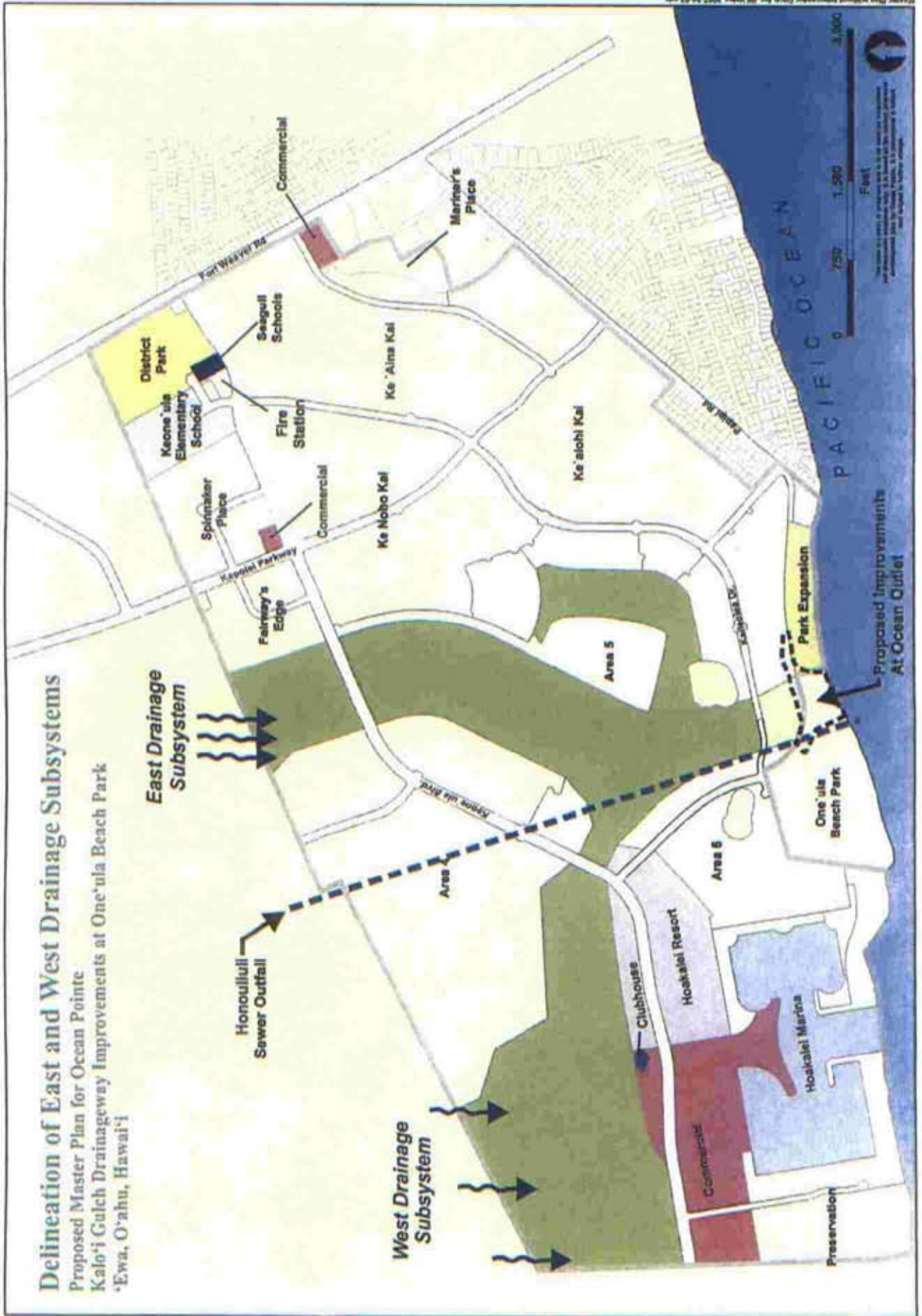
EXHIBIT 6



Kalo`i Gulch Drainageway – Mauka to Makai View

Delineation of East and West Drainage Subsystems

Proposed Master Plan for Ocean Pointe
Kalo'i Gulch Drainageway Improvements at One'ula Beach Park
Ewa, O'ahu, Hawaii





RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR PORTIONS OF THE KALO'I GULCH DRAINAGE IMPROVEMENTS PROJECT

WHEREAS, the Department of Planning and Permitting (DPP) on November 24, 2006, accepted the application of Haseko (Ewa) Inc., herein referred to as the Applicant, for a Special Management Area Use Permit (SMP) and Shoreline Setback Variance (SV) to construct drainage improvements to the existing Kalo'i Gulch drainage channel at One'ula Beach Park. Improvements include lowering a natural berm along the shoreline, raising the channel banks, constructing an emergency park access road and a portion of a planned relocated park access road, filling of low lying areas, and landscaping.

WHEREAS, on March 23, 2007, the DPP held a public hearing which was attended by representatives and an agent for the Applicant and about six (6) members of the public; and

WHEREAS, on April 10, 2007, within ten (10) working days after the close of the public hearing, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Chapter 205-A, Hawaii Revised Statutes (HRS), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of DPP on _____, and at its meeting of _____, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP and SV with conditions enumerated below; now, therefore,

BE IT RESOLVED by the City Council of the City and County of Honolulu that an SMP and SV be issued to the Applicant under the following conditions:

1. The Applicant shall ensure that public access to and within Oneula Beach Park and along the park's shoreline is not restricted during construction of the approved improvements, except as may be necessary to ensure safety. Further, temporary public access routes for vehicular and pedestrian traffic shall be maintained during construction, and restrictions on the use of any portion of the park shall be kept to a minimum.
2. The Applicant shall be responsible for providing and installing appropriate signage at Oneula Beach park that warns park users of potential flood hazards.



RESOLUTION

Prior to construction plan approval for the project, the Applicant shall provide written confirmation to the DPP that coordination of the flood warning signage has been finalized with the City Department of Emergency Management (DEM) and the Department of Parks and Recreation (DPR). Information regarding the content, location(s), and schedule for installation of the signage shall also be provided as part of this confirmation.

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the Applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
4. Approval of this Special Management Area Use Permit and Shoreline Setback Variance does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
5. The Applicant shall obtain a development permit for the proposed development within two (2) years of the date of this permit. Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The Director of Planning and Permitting may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one (1) year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion. If the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or (b) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.
6. Construction shall be in general conformity with the plans on file with the DPP and in accordance with the Land Use Ordinance. Any changes in the size or



RESOLUTION

nature of the project which have significant effect on coastal resources addressed in Chapters 23 and 25, ROH, and Chapter 205A, Hawaii Revised Statutes, shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this Resolution to Henry Eng, Director of Planning and Permitting, Lester Chang, Director of Parks and Recreation, Laverne Higa, Director of Facilities Maintenance, Peter Hirai, Acting Director of Emergency Management, and Mr. Earl Matsukawa, Wilson Okamoto Corporation, 1907 South Beretania Street, Suite 400, Honolulu, Hawaii 96826.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

IN THE MATTER OF THE)
APPLICATION OF) FILE NOS. 2006/SMA-54 and
HASEKO (EWA), INC.) 2006/SV-8

TRANSCRIPT OF PROCEEDINGS

The above-entitled matter came on for hearing at the Ewa Beach School and Public Library, 91-950 North Road, Ewa Beach, Hawaii on Friday, March 23, 2007, commencing at 10:35 a.m., pursuant to Notice.

BEFORE: ROBERT BANNISTER, Hearings Officer
SHARON NISHIURA, Staff Planner

P R O C E E D I N G S

1
2 HEARINGS OFFICER BANNISTER: Good morning,
3 everyone. I'd like to begin the public hearing. My name is
4 Bob Bannister and I'll be the Hearings Officer. Our staff
5 planner is Sharon Nishiura and our hearings reporter is
6 Jeanne Sumida.

7 This hearing is required for applications for a
8 Special Management Area Use Permit and a Shoreline Setback
9 Variance. These are Special Management Area Use Permit No.
10 2006/SMA-54, and the Shoreline Variance is 2006/SV-8.

11 The applicant is Haseko (Ewa), Inc. The location
12 is the Oneula Beach Park at the end of Papipi Road. The
13 proposal is to construct drainage improvements through the
14 beach park which includes a channel, ocean outlet, access
15 roads, utilities, landscaping and signage.

16 This hearing is being conducted in accordance with
17 the Special Management Area Ordinance, Chapter 25, of the
18 Revised Ordinances of Honolulu, and the Shoreline Setback
19 Ordinance, Chapter 23, Revised Ordinances of Honolulu.
20 These ordinances were enacted by the City Council as
21 mandated by state law, Chapter 205-A, Hawaii Revised
22 Statutes.

23 I would like to read into the record our purpose
24 for this hearing and it's done customarily, I understand, as
25 part of these hearings.

1 Pursuant to Chapter 25, ROH, all major development
2 within the SMA is reviewed by the City Council to insure
3 that, number one, adequate access, by dedication or other
4 means, to publicly owned or used beaches, recreation areas
5 and natural reserves is provided to the extent consistent
6 with sound conservation principles; number two, adequate and
7 properly located public recreation areas and wildlife
8 preserves are reserved; and, number three, provisions are
9 made for solid and liquid waste treatment, disposition, and
10 management which will minimize adverse effects upon the
11 Special Management Area resources; and also, finally,
12 alterations to existing land forms and vegetations and
13 construction of structures shall cause minimum adverse
14 effects to water resources, historic resources and scenic
15 and recreational amenities, and also shall cause minimum
16 danger of floods, landslides, erosion, siltation, or failure
17 in the event of earthquake.

18 These guidelines embody the objectives and policies
19 of Chapter 205-A for the protection and preservation of
20 recreational resources, scenic and open spaces, historic
21 resources, coastal hazards and coastal ecosystems.

22 Chapter 23, ROH, the Shoreline Setback Ordinance,
23 generally prohibits any construction or activity within the
24 40-foot shoreline setback which may adversely affect beach
25 processes, public access along the shoreline or shoreline

1 open space. However, a variance may be granted upon a
2 finding that the proposed structure or activity meets one of
3 following standards -- or a standard test set forth in
4 Section 23-1.8, ROH, with respect to shoreline-dependent
5 facilities, public interest or hardship.

6 This public hearing also gives the public an
7 opportunity to express their views and concerns and to
8 provide additional information on any potential impacts to
9 the previously mentioned resources.

10 The department will make a recommendation which
11 will be submitted to the City Council on both applications.
12 Within ten days of the close of this hearing, the DPP will
13 transmit the minutes of today's hearing, copies of all
14 written testimony, a report and recommendation to the City
15 Council. The Council in turn will have 60 days to act on
16 the applications.

17 Our procedures will be as follows: First of all
18 we'll have the staff planner briefly outline the nature of
19 the request and give other related facts. Then we'll ask
20 the applicant or agent to supplement and expand on that.
21 We'll then hear from anyone in the audience wishing to
22 testify. So if you wish to testify, you're welcome to do
23 so. We'd ask that you fill out one of these pink
24 registration forms which you can get at this table. Please
25 be sure to include your mailing address.

1 So we'll begin with our staff planner's
2 presentation. Sharon?

3 MS. NISHIURA: The proposed drainage improvements
4 will be located within Oneula Beach Park which is owned and
5 operated by the City Department of Parks and Recreation. A
6 portion of the project will extend onto land that is
7 currently owned by the applicant but will be dedicated to
8 the city for expansion of the beach park.

9 The purpose of the project is to provide flood
10 control and address regional drainage for all communities
11 within the approximately 7,000-acre Kaloi Gulch watershed
12 which includes the existing developments of Ewa Villages,
13 Ewa by Gentry and Oceanpoint and the proposed developments
14 of East Kapolei, UH West Oahu campus and the Department of
15 Hawaiian Homelands.

16 The proposed improvements will be designed to meet
17 the current city's 100-year storm flow requirements in
18 accordance with its storm drainage standards.

19 The applicant proposes to modify and enlarge the
20 existing temporary emergency drainage channel in order to
21 increase the storm water discharge capacity to the ocean
22 through the Kaloi Gulch drainage channel.

23 The new channel will be about 500 feet wide
24 traversing the length of the park from north to south.
25 Grading of the channel will involve the excavation of

1 approximately 7,110 cubic yards of soil and sandy material.
2 The excavated material will be used to raise the channel
3 banks about four to six feet higher than the bottom. About
4 763 cubic yards of additional fill will be brought to the
5 site to complete the channel banks. Bank slopes inside the
6 channel will be about ten percent or less and the outside
7 slopes of the east and west banks will be about five percent
8 and 20 percent respectively. The west bank slope will be
9 steeper in order to minimize the amount of fill that would
10 have to be placed over the sewer outfall.

11 The existing shoreline berm across the width of
12 the channel will be lowered by about two to four feet to
13 allow storm water flows to reach the ocean.

14 A portion of the existing park access road will be
15 relocated in accordance with the Oneula Beach Park master
16 plan and constructed as a concrete ford structure to allow
17 the passage of storm flows.

18 A second access road will be constructed in the
19 event the main access road is blocked due to flooding or
20 during periods of repair and maintenance.

21 Other improvements include landscaping the project
22 site, installation of appropriate signage and relocation of
23 utilities.

24 The estimated cost of the proposed drainage
25 improvements is \$1.5 million which will be borne by the

1 applicant. The construction of the proposed improvements is
2 scheduled to begin in 2008. That concludes my
3 presentation.

4 HEARINGS OFFICER: Thank you.

5 We'll hear from the agent. And please state your
6 name for the record in the microphone.

7 MR. MATSUKAWA: Thank you. My name is Earl
8 Matsukawa with Wilson Okamoto Corporation and I'm the agent
9 for Haseko on this project.

10 As Sharon mentioned, this is part of a regional
11 drainage plan that the city is implementing. And, basically
12 as this whole Kaloi Gulch develops, these are the areas that
13 will be served by these regional drainage improvements. And
14 as developments have come into this area in the past -- by
15 the typical corps of engineers, you build a concrete channel
16 and flush everything out to the ocean. But the city has
17 been requiring developers to put in retention and detention
18 basins. Detention is to hold the flood waters and retention
19 means you hold it and let it settle down, percolate into the
20 ground.

21 So the city's been doing this as -- part of this
22 whole area -- this kind of natural drainage system. So this
23 is the very bottom, at the very bottom of the ocean. What
24 happens, if all of this fills up, the drainage systems are
25 full, by their calculations -- and, again, the city is very

1 conservative in their calculations so that it doesn't flood.
2 If these detention/retention does fill up and it has to
3 reach the ocean, the idea is that it can go out. Instead of
4 flooding the park, it would just reach the ocean by lowering
5 it a little bit so that it can fill up, too, and finally
6 reach the ocean. Again, very conservative and based on a
7 full development. This is what the city's doing if
8 everything gets developed and all the water has to be caught
9 and channeled.

10 For example, this what the city is requiring
11 Haseko to do. As you can see, this is the golf course and
12 there are these water features. And then the dark outline,
13 if the storm fill comes in and all of the other golf courses
14 and detention/retention does fill up, these will fill up to
15 these dark areas before finally exiting through the ocean
16 here. The idea is to lower this enough so that if that
17 100-year does reach that full potential, then there's an
18 escape here rather than flooding other areas along the
19 shoreline. And there already is an emergency channel.

20 This aerial does show how that -- this is prior to
21 some of the work that was done -- but it is the natural
22 drainage course for the area that does go through Oneula
23 Beach Park.

24 And, finally, we had this rendering done. It is a
25 very gentle slope, five percent as Sharon mentioned. So

1 it's a gentle slope so that you do have this very large
2 shallow bowl which is the final area that will fill up. And
3 then lowering the berm, if that does fill up, to go over.
4 So, again, at the very end of it is part of the regional
5 drainage. It's based on very conservative numbers. During
6 most storms none of this water will reach the ocean. It'll
7 all be caught in detention. It is only to capture the storm
8 -- the so-called 100-year storm. And even by our
9 calculations, it'll probably never -- even the 100-year
10 storm will probably never reach the ocean. And that's
11 basically the proposal. It is a regional drainage plan and
12 most of it is being implemented by the city. Thank you.

13 HEARINGS OFFICER: All right, we have a person
14 registered to speak and that's John McKenna, I believe.

15 MR. MCKENNA: Good morning. My name is John
16 McKenna and I've lived and worked in Ewa Beach for the past
17 four years. My testimony today is in support of Haseko's
18 application. Approval of the application is not necessary
19 simply to meet Haseko's needs for future development.
20 Rather, the approval is necessary to more effectively and
21 efficiently improve the drainage on the Ewa Plain, insuring
22 that all communities within the Kaloi Gulch drainage channel
23 are protected from flooding for years to come.

24 The plan also supports the City and County of
25 Honolulu's current requirement for the 100-year storm. It

1 is for these reasons I'm in support of Haseko's application
2 and respectfully ask for your support as well. Thanks.

3 HEARINGS OFFICER: Thank you.

4 Are the other speakers ready? There are people
5 who seem to be signing up so --

6 Ese Emos.

7 MR. EMOS: Good morning. My name is Ese Emos and
8 I live and work in Ewa Beach. I'm here to show my support
9 for the Kaloi regional drainage improvement project at the
10 beach park. I'm glad the city is looking at using the
11 grassy golf courses to channel the drainage instead of
12 building a big concrete canal like what we see up and down
13 the Waianae coast.

14 Before Ewa was covered with sugar cane fields, but
15 when it rained, the field would flood and no one would get
16 hurt -- I'm sorry, no one would get hurt and no homes would
17 flood. But that's not the case anymore. Instead of sugar,
18 there are many homes, including mine -- and I am thankful
19 that I am able to own my home. But the water has to go
20 somewhere. I don't want to see me and my neighbors flooded
21 out like what happened in Ewa Villages a few years back.

22 This project will help prevent that from happening
23 again. That's why I support it. Thank you for this
24 opportunity to testify in support of the drainage project.
25 Thank you.

1 HEARINGS OFFICER: Thank you very much.

2 Erik Cobbs.

3 MR. COBBS: Aloha. My name is Erik Cobbs and I'd
4 like to express my support for the Kaloi regional drainage
5 project.

6 I'm a Kapolei resident and have seen how the
7 community has been transformed from cane fields to homes.
8 The project will help protect these homes from floods like
9 what happened in Ewa Villages in 1996. Protecting life and
10 property should be the most important thing to consider.
11 That's why I support the approval of the regional drainage
12 solution. Thank you and mahalo.

13 HEARINGS OFFICER: Thank you.

14 Linda Mascaro.

15 MS. MASCARO: Aloha. My name is Linda Mascaro and
16 I work in the Ewa Beach area and live on the Leeward coast.
17 I'm here today to show my support for the Kaloi regional
18 drainage improvement project.

19 Ewa used to be known for two things -- limu and
20 sugar. In fact, that's why Campbell's colors are orange and
21 black representing the burning cane. The cane fields used
22 to take care of the water when it rained and no one really
23 worried too much about being flooded out of their house.
24 But the sugar is gone and although it doesn't rain very
25 often here, when it does it can really pour. And without

1 the cane fields, the water needs to go somewhere. That's
2 why I support this regional drainage project. It follows
3 the natural flow of the land and uses the open fields and
4 golf courses to clean the water before letting it flow into
5 the ocean.

6 This system protects both the homes and the
7 environment so what limu is left will not be harmed by this
8 project. Protecting it from the limu pickers is an issue
9 for another day. Thank you for this opportunity to testify
10 in support of this regional drainage solution and thank you
11 Haseko for agreeing to pay for this improvement project to
12 better protect the community. Mahalo.

13 HEARINGS OFFICER: Thank you.

14 Anyone else wishing to testify?

15 Sharon, I forgot to ask you if you had any
16 questions of the applicant.

17 MS. NISHIURA: No.

18 HEARINGS OFFICER: If there's no further testimony
19 and no further comments, let me close by saying I want to
20 thank everyone for coming and participating in the process.
21 We appreciate that. We will be using this information to
22 assist the director to make a recommendation to City
23 Council.

24 And as I mentioned, the City Council does have a
25 deadline but that can be extended upon request by the

1 applicant. I'm not sure we would anticipate that, though.

2 So if you wish to attend those hearings that the
3 City Council holds, you need to contact the city clerk's
4 office.

5 So, again, if no further comments or testimony, we
6 will close the public hearing on this case.

7 Thank you very much.

8

9

Respectfully submitted by:

10

Jeanne Sunde

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25