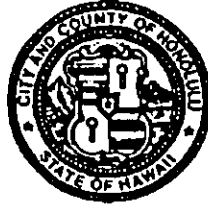


DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 Fax: (808) 523-4567
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JEREMY HARRIS
MAYOR



July 27, 2000

RECEIVED

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OFC. OF ENVIRONMENTAL
QUALITY CONTROL

GARY Q. L. YEE, AIA
DIRECTOR
ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

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

Dear Ms. Salmonson:

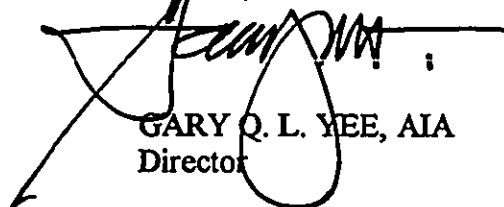
Subject: Finding of No Significant Impact (FONSI) for Pokai Bay Beach Park Master Plan - Waianae, Oahu, Hawaii

The Department of Design and Construction has reviewed the comments received during the 30-day public comment period which began on December 8, 1999. The agency has determined that this project will not have significant effects and has issued a FONSI. Please publish this notice in the August 23, 2000 Environmental Notice. ✓

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

If there are any questions, please call Mr. Terry Hildebrand at 523-4696.

Sincerely,


GARY Q. L. YEE, AIA
Director

GQLY:ei

Enclosures

84

AUG 8 2000

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2000-08-08-0A-*FEA* -

FINAL ENVIRONMENTAL ASSESSMENT

(POKAI BAY BEACH PARK MASTER PLAN)
Waianae, Oahu, Hawaii

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes, Title 11,
Chapter 200, Hawaii Administrative Rules, and
Chapter 25, Revised Ordinances of Honolulu

Prepared For:

Department of Design and Construction
City and County of Honolulu
650 South King Street, 2nd Floor
Honolulu, Hawaii 96813

June 2000

FINAL ENVIRONMENTAL ASSESSMENT

POKAI BAY BEACH PARK MASTER PLAN

Waianae, Oahu, Hawaii

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes, Title 11,
Chapter 200, Hawaii Administrative Rules, and
Chapter 25, Revised Ordinances of Honolulu

Prepared For:

Department of Design and Construction
City and County of Honolulu
650 South King Street, 2nd Floor
Honolulu, Hawaii 96813

Prepared By:

Calvin Kim & Associates, Inc.
1314 South King Street, Suite 325
Honolulu, Hawaii 96814

and

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

June 2000

PREFACE

In January 1989, the Department of Parks and Recreation, City and County of Honolulu, prepared and filed a Negative Declaration for "Acquisition and Development of Pokai Bay Beach Park Expansion, Waianae, Hawaii" pursuant to Chapter 343, Hawaii Revised Statutes.

Expansion of Pokai Bay Beach Park was to be accomplished by acquiring approximately 2.55 acres of private property, closing both improved and unimproved City owned roads and streets, and taking possession of 1.12 acres of City shoreline property licensed to the U.S. Army. Site planning and park improvements were not identified but were to be detailed in a Master Plan to be prepared later.

A Master Plan for Pokai Bay Beach Park has now been completed and approved by the Department of Design and Construction, City and County of Honolulu. The Master Plan also has been reviewed and approved by the Waianae Neighborhood Board. This Environmental Assessment describes potential short and long-term environmental impacts and impacts on special management area resources resulting from implementation of the Master Plan.

SUMMARY INFORMATION

PROJECT: Pokai Bay Beach Park Master Plan

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

LOCATION: Waianae, Oahu, Hawaii

TAX MAP KEY: 8-5-01: 6, por. 8, 62
8-5-08: 31-36, 40, 41, 43, 44
8-5-11: 27

LAND AREA: 15.891 acres

LANDOWNER: City and County of Honolulu

EXISTING USE: Beach Park, Vacant Land, Street

STATE LAND USE DESIGNATION: Urban

DEVELOPMENT PLAN AREA: Waianae
Land Use Map: Park, Residential
Public Facilities Map: Park, Drainage Improvements

EXISTING ZONING: General Preservation P-2
Residential R-5
Community Business B-2

SPECIAL MANAGEMENT AREA: Within SMA

CONTACT: Terry Hildebrand
Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Phone: 523-4698

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DESCRIPTION OF THE PROPOSED ACTION

1

The Department of Design and Construction, City and County of Honolulu, has completed a Master Plan for Pokai Bay Beach Park, Waianae Kai, Waianae, Oahu, Hawaii. The Master Plan encompasses several parcels comprising Pokai Bay Beach Park ("Park") identified as Tax Map Keys: 8-05-01: 6, 8, 62 and 8-5-08: 31-36, 40, 41, 43, and 44. The Park also includes a crushed coral road abutting the Waianae Military Recreation Camp (no TMK) and a paved City street bearing TMK: 8-5-11: 27. The acreage of the Park is estimated at 15.891 acres. A Location Map is shown in Figure 1.

A. Purpose of the Master Plan

The purpose of the Pokai Bay Beach Park Master Plan ("Master Plan") is to guide the orderly expansion of recreation and facility improvements at the Park and to provide shoreline recreation opportunities and facilities for the use and enjoyment of residents and visitors.

The concepts fostered by the Master Plan are to preserve shoreline open space and encourage ocean recreation activities in the protected waters of the bay. This is to be achieved by moving most non-recreation facilities and activities away from the beach and back beach to the flat lands above the vegetation line and to the mauka areas of the Park.

Due to the linear form of the Park, major supporting facilities could not be centralized at one location. The Master Plan thus proposes some duplication to provide convenient and accessible facilities and amenities for all beach users including the handicapped.

B. Technical Characteristics

1. Park Improvements

The Master Plan does not recommend significant alterations to the existing Park layout except to site new recreation and support facilities. Facilities such as the existing outdoor showers and lifeguard stations located in the southern and central portions of the Park respectively will be retained. The existing one-story hollow tile bath house near the center of the Park will remain. The bath house is proposed to be renovated into an open, covered pavilion offering shade and views of the entire beach.

The parking area on the eastern side of the bath house and an adjoining overflow parking area to the north will be relocated to a new parking area to be built north of Pokai Bay Street. The former parking areas will then be removed and improved for picnic and open space uses. The picnic area will include picnic tables, barbecue pits, water faucets, trash receptacles, and charcoal disposal containers.

Land which was licensed to the US Army for recreation use forms the northern most boundary of the Park. This area is fenced and is still being used for US Army functions. The Master Plan proposes demolishing an existing beach rental cottage, relocating the perimeter fence, and developing the area for picnicking and open space. A new outdoor shower and lifeguard station will be sited here for the convenience of beach users and a beach volleyball court built for recreational use.

Two, one-story bath houses of approximately 1,200 square feet are proposed. One bath house will be located to the south of the existing bath house on a grassy traffic island adjacent to an existing parking

lot. The second bath house will be built as part of a planned ocean recreation center to be sited in the middle of the Park. Both bath houses will have restrooms and changing rooms for men and women.

The ocean recreation center will be a one-story building slightly over 5,000 square feet in area. The center will be used as a public place for ocean recreation classes, displays, and community meetings.

Parking for 212 vehicles will be located in two off-street parking locations. One parking area is an existing paved area located on the southern end of the Park. This parking area will provide 52 standard stalls, 5 handicapped stalls, and 24 stalls (9' X 44') for vehicles with canoe trailers. The parking area will be accessed by driveways from Pokai Bay Street and Lualualei Homestead Road. The parking area is bordered by two large grass islands on the east and west and the driveway loops around the island on the west. Two-way traffic is allowed between Pokai Bay Street and the parking area. Two-way traffic is proposed around the loop. The driveway opposite Lualualei Homestead Road is proposed to be widened to 24 feet makai of and between Pokai Bay Street and the parking area. An accessible loading zone is proposed along the loop.

A larger parking area with 125 standard parking and 6 handicapped stalls is proposed at Pokai Bay Street and Bayview Street. The southern half of Bayview Street will be closed and developed as part of the parking area. A cul-de-sac will be constructed on the northern end of the street to maintain access to the 4-story Pokai Bay Beach Cabanas and two residential dwellings. Two driveways would provide ingress and egress to the parking area from Pokai Bay Street. The commitment of park land to parking is a necessity due to heavy beach use, a current shortage of parking stalls, and the need to negate potential safety problems caused by vehicles parking on the road shoulders and contributing to traffic congestion in the area. Both parking areas will be landscaped per requirements of the Land Use Ordinance, City and County of Honolulu.

Trees and grass are the primary plant materials to be used to supplement the existing landscaping. Tall canopy and medium sized flowering trees with hedge plantings will provide shade and color in the parking areas. Medium sized trees will also help to define the "roadside" edge of the park. Picnic areas will be planted with grass and canopy trees and coconuts added to provide shade. The use of native and xerigraphic plant materials will be considered in the design phase. All landscaped areas will be provided with an automatic irrigation system.

A concrete walkway along the central area of the Park will provide access between the southern and northern ends of the Park. Paved walkways branching from the central walkway will link the use areas and facilities throughout the Park. Besides from its functional aspects, the walkway can also be used by joggers, bicyclists, and park maintenance service vehicles.

Two local canoe clubs have permits with the City and practice daily during the canoe season at Pokai Bay. One club has built a canoe storage area secured by a chain link fence near the existing boat ramp in the southern part of the Park. The Master Plan allows this use to continue because it does not conflict with shoreline recreation activities. The off-shore breakwater at Pokai Bay offers safe and smooth water for canoe crews for training and racing. A second club beaches their canoes at an open, lawn area next to the Waianae Military Recreation Camp. When this area is developed, the canoe club will have to seek an alternative location in the Park for their canoes.

2. Infrastructure Improvements

Wastewater from the toilet facilities in the bath houses will be discharged into the existing municipal system. The system connects to the Makaha Interceptor Sewer which conveys wastewater to the Waianae Wastewater Treatment Plant for treatment and ocean disposal.

Water for the bath houses, outdoor showers, and irrigation system will be drawn from existing Board of Water Supply 8" water meters at the corner of Pokai Bay Street and Lualualei Homestead Road and at Bay View and Pokai Bay Streets.

Planned drainage improvements for the park master plan are tied into construction of the Bayview Street Relief Drain. Proposed by the former Department of Public Works, City and County of Honolulu, the relief drain would extend from Farrington Highway adjacent to the Police Station, down to Bayview Street, cross Pokai Bay Beach Park, and discharge through an outlet south of Kaneilio Point. The Drainage Master Plan for the Park proposes constructing several (5) inlets and 24" connector piping to the relief drain to drain the park grounds.

The Bayview Street Relief Drain project does not have funds for the updating of the construction plans or for construction.

There should be no additional flows contributing to the existing drainage system. The drainage improvements proposed for Pokai Bay Beach Park will be designed to handle onsite storm runoff. Any additional runoff created by the proposed parking areas will be contained within the onsite drainage system.

An existing ramp at the southern end of the Park is under jurisdiction of the Division of Boating and Ocean Recreation ("DBOR"), Department of Land and Natural Resources. The current use of the ramp is primarily for launching canoes, and for motorized surfboards used by fishermen. Motorized and non-motorized flat-bottom boats are supposed to be launched from Waianae Boat Harbor, and not Pokai Bay. However, the Pokai Bay ramp may be used to launch emergency boats to help clear the ocean entrance to Waianae Boat Harbor when it is blocked. DBOR has no plans to remove the existing ramp or reactivate the Pokai Bay ramp for regular boat launchings.

C. Economic Characteristics

The cost of improvements proposed in the Pokai Bay Beach Park Master Plan is estimated at \$3.7 million (\$1999) and will be funded by the City and County of Honolulu.

A four phase implementation schedule is proposed. Design and construction priorities for Phase I are summarized below. Design and construction of Phases II through IV will be implemented as funding is made available.

Phase I Construct new bath house in loop driveway. Renovate existing bath house. Construct new parking facilities off Bayview Street and close Bayview Street. Install sewer, water and drainage system improvements, electrical and lighting work in the parking lot. Install irrigation and landscaping as required.

D. Land Tenure

The 15.891 acre Pokai Bay Beach Park is owned by the City and County of Honolulu. In 1990, the City completed acquisition of 2.55 acres of private land generally fronting Bayview Street and secured the return of 1.2 acres of City shoreline property under license to the U.S Army for use as part of the Waianae Military Recreation Camp.

D. Social Characteristics

No residents or business establishment will be displaced by the proposed project.

The proposed bath houses, ocean recreation center, renovated pavilion, walkways, showers, and parking lots will be ADA accessible.

A. Existing Improvements

Pokai Bay Beach Park is regarded by many Waianae residents as the most popular and heavily used beach park on the Waianae Coast. Bounded by a breakwater, its protected waters provide a safe haven for ocean recreation activities such as swimming, snorkeling, boating, and paddling for people of all ages. Its wide, crescent shaped white sand beach is used for sunbathing and for playing in the sand and in the shorebreak.

Man made improvements include a boat ramp at the southern end of the park for launching small craft, a breakwater at the southern end of the Park, a bath house with toilet facilities for men and women, off-street parking for boat trailers and vehicles, outdoor showers, picnic areas, a play apparatus (swing set) for children, and a groin at the military camp. Tree shaded grounds are used for passive activities, picnicking, group gatherings, and play. Two lifeguard towers at the southern and central sections of the Park are manned by City lifeguards daily. Existing conditions are shown in Photographs 1-7.

Recently acquired lands for the Park on both sides of Bayview Street are vacant and covered with brush and weeds. The Waianae Police Station and Pokai Bay Drive In abut the edge of the mauka lots. One of the acquired lots has been turned over to the Honolulu Police Department. The lot, which has been paved, is used for police vehicle parking and for storing evidence vehicles.

Kaneilio Point bounds the park to the southwest. Ku'ililoa Heiau, a registered historic site, is located on the Point and has been maintained by the Waianae Hawaiian Civic Club since 1968. Access to Kaneilio Point is provided via a loop road through the parking area on the south end of the Park.

A survey of park users was conducted to identify user characteristics and to receive suggestions for improving the Park. Partial results of the survey are summarized below. User comments were instrumental in developing the improvements recommended in the Master Plan.

Pokai Bay Beach Park is primarily a 'local' beach park with resident users (98%) significantly greater than visitors. Local users also can be differentiated between residents of the Waianae Coast (67%) and residents of other communities (33%).

Picnicking was named the primary reason for using the park, followed by relaxing (14%), and swimming (12%). Survey respondents indicated the need to add or improve the following: more restrooms (85%), drinking fountains (72%), children's play equipment (72%), picnic facilities (71%), outdoor showers (66%), and more parking (62%). Although parking improvements rated less than other proposed improvements, 81% of the respondents cited the automobile as the dominant transportation mode for getting to the park (81%) with walking (10%) second.

B. Climate

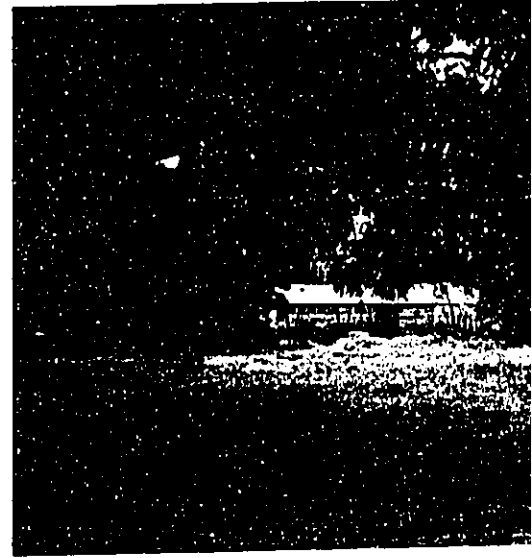
The climate of Waianae can be characterized as hot and dry. Annual rainfall averages less than 25 inches along the coastline to 80-100 inches at the higher elevations of the Waianae Mountains. Daily temperatures range between 72 and 80 degrees Fahrenheit and can reach the low to mid-90s during the summer. Prevailing winds blow from a northeast direction at an average 10-13 mph.



Photograph 1. Site of Proposed Ocean Recreation Center and Open Space.



Photograph 3. Portion of Bayview Street to be Closed to Traffic.



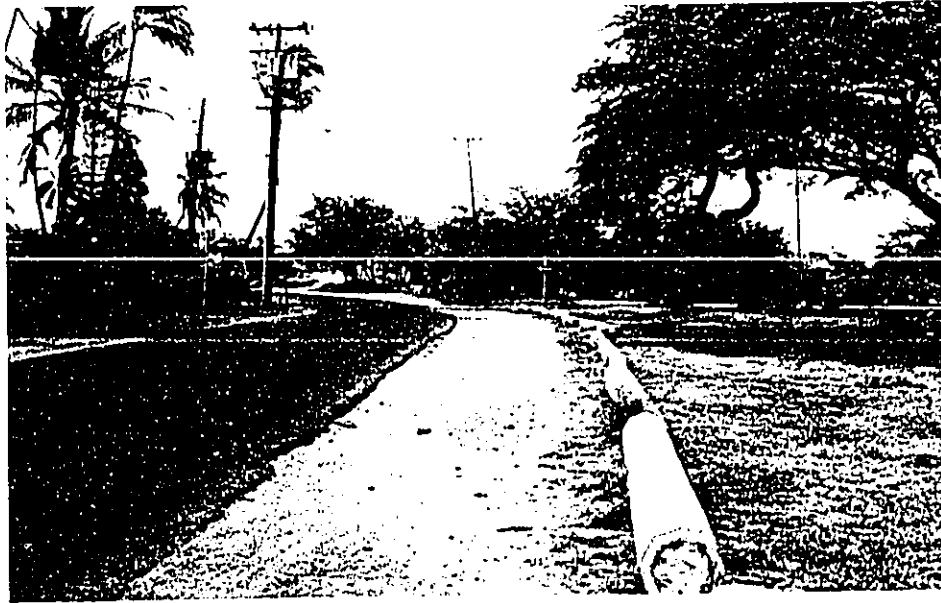
Photograph 4. Site of Proposed Bayvi



Photograph 5. Existing Bath House to be Renovated.



Photograph 6. Parking Area to be Converted to Open



Photograph 2. Portion of Pokai Bay Street Proposed for Widening.



of Proposed Bayview Street Parking Area.



onverted to Open Space.



Photograph 7. Waianae Military Recreation Camp.
Site of Proposed New Recreation Facilities.

C. Topography

The Beach Park and vacant land mauka of the shoreline are relatively level with a high elevation of about 11 feet. Spot elevations range from 6 to 9 feet. In general, the terrain slopes mauka to makai.

D. Soils

Site soils overlie a shelf of raised reef formed during a higher stand of the ocean. Soil Conservation Service (1973) soil maps identify them as Pulehu clay loam, 0-3 percent slopes. This soil type usually occurs as alluvial fans with moderate permeability, slow runoff, and only a slight erosion hazard.

E. Drainage

An existing City storm drainage system extends from Farrington Highway to Bayview Street. After crossing Bayview Street, the storm drain runs through Pokai Bay Beach Park, and discharges from an outlet makai of the existing bathhouse (about 170 lineal feet mauka of the shoreline).

The existing storm drainage system crossing the Park is inadequate to handle runoff from storms with a recurrence interval of one year. During intense storms, runoff entering this drainage system from Farrington Highway overflows from an inlet on the northern corner of the Park and to a lesser extent from catch basins on Bayview Street. At times when storm runoff exceeds the capacity of the drain system, shallow flooding temporarily occurs along a portion of Bayview Street, a residential house lot, and portions of vacant lots along Bayview Street.

A proposal to replace the existing storm drain system with a new one with an outlet south of Kaneillo Point is symbolized on the City Development Plan Public Facilities Map. A drainage design was selected in 1984 and an Environmental Assessment prepared. The proposed Bayview Street Relief Drain, however, has not been funded.

F. Surface Water

No streams, lakes, ponds, or wetlands are found on the premises.

G. Natural Hazards

Pokai Bay Beach Park is subject to tsunami inundation. A 100-year tsunami would flood the Park to an elevation of 13 feet above sea level near the shoreline, with flood heights decreasing gradually to about 10 feet above sea level inland of Bayview Street (A Flood Hazard Map is shown in Figure 3).

Beach retreat is not a problem at the park. There has been a gradual long-term accretion of sand at the Park since construction of the Pokai Bay breakwater.

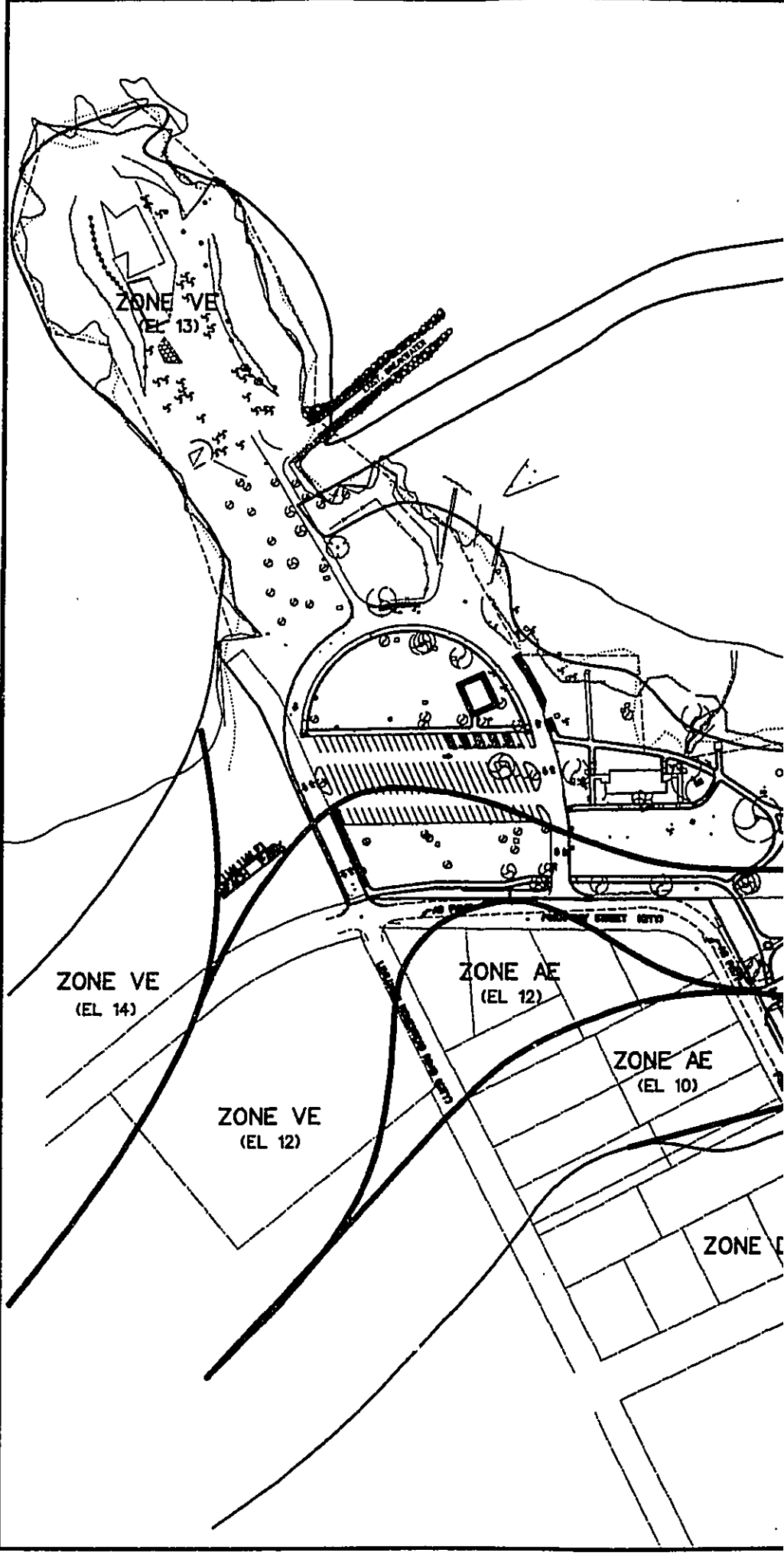
City land returned by the Army is fronted with a groin extending westward along the makai side of the entire Waianae Military Recreation Camp. During the winter, waves wash against this seawall and scour the beach. The seawall was undermined and rebuilt during the last decade.

LEGEND:

Zone AE Special flood hazard areas inundated by 100-year flood. Base flood elevation determined.

Zone VE Special flood hazard areas inundated by 100-year flood. Coastal flood with velocity hazard (wave action); base flood elevations determined.

Zone D Areas in which flood hazards are undetermined.



H. Vegetation and Fauna

No rare or endangered species are planted within the Park. Mature trees in the park include kiawe, monkeypod, seagrape, coconut palms, rubber, mango and Norfolk Island Pine. The Army has also cultivated milo, hau, and kamani on property returned to the City.

Open space areas are covered by a mixture of common Bermuda grass and sand.

No significant wildlife is known to frequent the Park. Dogs and cats were observed in the vicinity of the park and common avifauna such as spotted dove, barred dove, ricebird, mynah, and sparrow were noted flying over the Park or perched in trees. Mongoose probably forage in the vacant lot and various species of rodents may be attracted by food scraps.

I. Historic Sites

Two historic features exist within the boundaries of Pokai Bay Beach Park. Ku'ilioloa Heiau, a registered historic feature (State Site No. 50-80-07-153), is located on Kaneilio Point at the southern end of the beach park. Although the feature is located in a section of Pokai Bay Beach Park, it was excluded from archaeological analysis. The feature is maintained by the Waianae Hawaiian Civic Club.

Background historical research documented plantation, railway, military, and residential use within the project area (Cultural Surveys Hawaii, 1990). Previous archaeological research indicated the presence of a pre-historic cultural layer and human burials within the Waianae Army Recreation Center area of Pokai Bay. This cultural layer is located to the north of the Waianae Army Recreation Center land to be returned to the City and County of Honolulu. This site was previously assigned State Site # 50-80-07-3998.

Two test units within that portion of the Waianae Army Recreation Center to be returned to the City and County of Honolulu were the only units that contained evidence of a probable pre-historic cultural layer. As a result of these findings, and upon consultation with the State Historic Preservation Division, the cultural layer is designated as part (a southern extension) of Site # 50-80-07-3998. The inclusion of this area within Site 3998 extends the site 75 meters to the south and maintains the same width. This spatial extension places the site within Pokai Bay Beach Park. The present study has little to offer to advance knowledge of Site # 50-80-07-3998 and only better defines the areal extent of the site (Cultural Surveys Hawaii, 1999).

No undisturbed pre-historic cultural layer or human burials were observed during an archaeological sub-surface survey of the Park, land on the eastern side of Bayview Street, and cleared house lots on the western side of Bayview Street.

J. Land Use and Controls

State and County land use controls for Pokai Bay Beach Park include:

State Land Use Designation:	Urban
Oahu General Plan:	Rural
Development Plan Area:	Waianae
Land Use Map:	Parks and Recreation Residential (Bayview Street, TMK: 8-5-11: 27)

Public Facilities Map:	No Symbol
Zoning:	P-2 General Preservation (Beach Park) R-5 Residential (Lots along Bayview Street) B-2 Commercial (TMK: 8-5-11: 27)
Special Management Area:	Inside Special Management Area

Park improvements are not "symbolized" on the Waianae Development Plan Public Facilities Map. The Department of Design and Construction will apply for a development plan amendment to have the proposed improvements placed on the Waianae Development Plan Public Facilities Map. The Department of Planning and Permitting (separate correspondence, January 5, 2000) has informed the Department of Design and Construction that the a Public Facilities Map Amendment will be required for the proposed Ocean Recreation Center.

K. Air and Acoustical Quality

Pokai Bay Beach Park is relatively distant from any source of air or noise pollution such as a public highway.

L. Traffic and Roads

From Farrington Highway, the principal roadway along the Waianae Coast, the Park can be gained either from Pokai Bay Street or Lualualei Homestead Road. In the vicinity of the Park, Pokai Bay Street lies within a 40-foot right-of-way with a 20-foot wide paved travel surface for two-way traffic. The street lacks curbs, gutters, and sidewalks and there is no paved shoulder. The shoulder is comprised of sand and crushed coral and used for on-street parking. Remnants of concrete piles placed alongside the shoulder are used to separate park uses from on-street parking.

The Department of Transportation Services has proposed widening Pokai Bay Street to 56 feet between Farrington Highway and Lualualei Homestead Road. Land for the widening will be obtained from both sides of the street. A timetable for the widening has not been established.

Weekday traffic is generally light on Pokai Bay Street. The Park is used heavily on weekends and parked cars overflow onto the street creating hazardous conditions for motorists and pedestrians.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

Public Facilities Map:	No Symbol
Zoning:	P-2 General Preservation (Beach Park) R-5 Residential (Lots along Bayview Street) B-2 Commercial (TMK: 8-5-11: 27)
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SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

3

A. Description of the Assessment Process

The scope of the project was discussed with staff of the Department of Design and Construction and Parks and Recreation Services, the consulting engineers, and others comprising the design team. 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 areas adjoining the beach park. The discussions, reference materials, and field investigations allowed us to identify conditions and environmental features that could affect or be affected by the project. These conditions are:

- The Master Plan proposes a relatively low intensity development with most of the park area retained in open space;
- The proposed improvements will be constructed entirely within the park grounds (to include land acquired for park expansion);
- The areas proposed for improvements have already been generally modified by grading, building construction, paving, landscaping, or public use;
- No significant change in existing uses is contemplated by the Master Plan;
- There are no rare or endangered flora on the premises;
- The park is subject to flooding and coastal high hazards;
- Ku'iiloa Heiau is located within the boundaries of Pokai Bay Beach Park but it is not in an area proposed for improvements);
- A cultural layer found in the Waianae Army Recreation Center has been determined to be part of an existing cultural layer in the same general location and has been designated as part of existing State Site # 50- 80-07-3998; and
- Water and sewer are available and adequate to service the park.

B. Short-term Impacts

Because of improvement phasing, temporary and recurring construction-related impacts such as fugitive dust, noise, and construction vehicle traffic can be expected. Measures to effectively mitigate these recurring impacts are described below and will be implemented each time an improvement is built.

In addition, the magnitude of construction impacts vary with respect to the scale of each project or improvement, duration of construction, location with respect to park use areas, and whether improvements are treated as separate projects or if several projects are grouped to form one project.

Fugitive dust can and will be controlled by sprinkling water over exposed areas during site clearing or by the application of other dust suppression measures stipulated in Chapter 60.1 Air Pollution Control Regulations, Administrative Rules, State Department of Health. Dust can be a nuisance especially during windy days and it may be best for site work to cease during these periods.

Noise will vary by construction activity but typically would be most pronounced during site work and the activities needed to set the various structures at design elevation. Allowable day and nighttime noise levels for preservation zoning districts set by the State Department of Health is 55 dBA measured at the

property line. Construction work shall temporarily exceed this standard and, per Chapter 46, Community Noise Control, Administrative Rules, State Department of Health, the Contractor shall obtain a noise permit prior to construction. Construction will be limited to normal working hours of between 7:00 AM and 3:30 PM, Mondays through Fridays.

Prior to renovating the existing bath house and demolishing existing structures on recently returned military lands, structures will be tested for potentially hazardous building materials such as lead containing paint and asbestos containing materials. Said materials (or any other hazardous materials) if detected will be properly removed and disposed in accordance with applicable rules and regulations.

Grubbing, grading, and excavation increases the potential for erosion. Temporary and permanent erosion control measures will be identified in an erosion control plan or Best Management Practice (BMP) plan to be submitted with grading plans to the Department of Planning and Permitting for review and approval.

A construction fence will be erected around each work area for security and safety purposes. The fence will be removed after construction is completed.

Vegetation will be grubbed to make way for the planned improvements. Most of the areas are grass covered and trees to be removed may be replanted elsewhere in the park or used in a city project elsewhere. Exposed areas will be planted immediately after grading is completed to minimize erosion. Materials to be used for landscaping will be primarily grass and native plants.

Based on the present testing no further archaeological work, in the form of data recovery appears warranted. However, because of the possibility of inadvertently unearthing isolated human burials from sand deposits within the project area, archaeological monitoring is recommended as a contingency plan. Monitoring would be appropriate for all major sub-surface excavations such as water lines, sewer lines, and footing trenches associated with park construction.

The movement of men and materials to the site should not adversely affect traffic on Farrington Highway and secondary streets leading to the park. Construction equipment and material deliveries can be scheduled for non-peak traffic hours. On-site work areas will be clearly delineated and traffic diverted around work areas. Warning signs shall be posted to alert motorists of road work and flagmen posted to marshal traffic around work sites. Construction work can be scheduled for non-peak park use hours and vehicle access will be kept open at all times. Excavated areas will be covered with traffic plates at the end of each working day and restored to near pre-construction conditions or better when work is completed.

C. Long-Term Impacts

Long-term impacts are discussed in the context of the Special Management Area Objectives and policies and guidelines.

1. Special Management Area Objectives and Policies

a. Recreational Resources

Coastal lands between Kahe Point and Kaena Point perhaps are the most prominent resource in the Waianae region. The City and County of Honolulu has established and maintains many beach

parks in the region and Pokai Bay Beach Park is one of the most frequented. Heavy use of the beach and the need to provide support facilities for beach users prompted the City to purchase adjoining lands for park expansion. The Pokai Bay Beach Park Master Plan proposes recreation support facilities within the park environment. It is essentially a facilities plan that significantly controls access to the park, creates additional open space and areas for active and passive recreation, and provides new facilities for the comfort and convenience of park users.

The proposed improvements will not cause the loss of any existing outdoor recreation activity or activity area within the park that is not being replaced or relocated elsewhere on the premises. Picnicking and unstructured play will continue to be accommodated in areas with appropriate facilities to enhance public use and enjoyment of the park. New support facilities will be located on level ground overlooking the beach and nearshore waters and within easy walking distance from the parking areas.

Improvements to the existing parking area and construction of a new parking area off Bayview Street should mitigate existing traffic congestion resulting from parked cars overflowing onto the street and allow more people to enjoy this recreational resource. Although not proposed by the Master Plan, the future widening of Pokai Bay Street should help to minimize traffic congestion and improve traffic circulation to the benefit of park users and residences along Pokai Bay Street.

The sum total of the improvements will enhance recreational use and promote special management area recreation objectives and policies.

b. Historic Resources

A subsurface archaeological investigation was conducted in conjunction with the Master Plan. The survey examined acquired lots on both sides of Bayview Street, the northern end of the existing beach park, and the southern portion of the Waianae Army Recreation Center. In general, testing (excavations) documented widespread historic and modern disturbances and no intact cultural layers in three of the four areas. A prehistoric cultural layer was encountered in one test area but it too had been impacted by historic and modern activities. As a result of these findings, and upon consultation with the State Historic Preservation Division, the cultural layer is designated as part (a southern extension) of Site # 50-80-07-3998. The inclusion of this area within Site 3998 extends the site 75 meters to the south and maintains the same width. The present study has little to offer to advance knowledge of Site # 50-80-07-3998 and only better defines the areal extent of the site (Cultural Surveys Hawaii, 1999).

The consulting archaeologists recommend no further archaeological work in the form of a data recovery program. They do, however, recommend on-site monitoring during major excavation work (waterlines, sewer lines, building footings). Burials were unearthed during construction of Waianae Army Recreation Center facilities and the possibility of unearthing isolated human burials in the sand deposits should not be disregarded. On-site monitoring during construction will be performed per recommendations of the State Historic Preservation Division and the archaeological report.

Ku'ilioloa Heiau is located within the southern portion of Pokai Bay Beach Park on Kaneilio Point. The feature is maintained by the Waianae Hawaiian Civic Club. The Master Plan does not propose improvements at Kaneilio Point that affects this historic feature.

c. Scenic and Open Space Resources

The planned facilities are located away from the beach and water's edge, thus ensuring permanent views along the shoreline and creating more shoreline open space. The two planned bath houses (and ocean recreation center) are sited away from the beach and should not significantly interfere with views to and along the shoreline. The structures will not exceed the height limit for the zoning district thus protecting views of prominent landmarks (the Waianae Mountains) from public places.

The Waianae Development Plan Special Provisions indicate that "views of major landmarks from public places shall be protected whenever possible". The low-rise facilities proposed for the park will not interfere with shoreline and ocean views and views of the Waianae Mountains and the descending mountain ridges adjoining Farrington Highway.

Additionally, the Special Provisions state "the preservation, enhancement, and accessibility of open space areas shall be given high priority in the design of developments in Waianae." Two open space areas affected by this provision are the shoreline and Pokai Bay. As discussed in this assessment, the preservation and provision of open space and recreational use of the shoreline are principal planning and recreation concepts embodied in the Master Plan.

The importance of preserving views of the coastal land forms and landmarks, the Waianae Mountains, and shoreline areas also are prescribed in the Coastal View Study (Chu, 1987).

The project is also consistent with another Special Provision to limit urban development makai of Farrington Highway to park and single-family residences.

d. Coastal Hazards

Pokai Bay Beach Park, like most coastal lands on Oahu, is subject to flooding by tsunami and overland flow. The proposed improvements will not alter this condition. A 100-year tsunami would flood the park to an elevation of 13 feet above sea level at the shoreline with flood heights decreasing (perhaps insignificantly) to about 12 feet above sea level at Bayview Street.

The improvements and structures proposed by the Pokai Bay Beach Park Master Plan are exempt from the flood hazard district requirements of the Land Use Ordinance. Off-street parking lots and walkways are exempt under Section 21-9.10-13(a)(11); the two bath houses, the open park pavilion (ocean recreation center), playground equipment, recreational open play courts, picnic table and benches, outdoor lighting, and landscaping are exempt under Section 21-9.10-13 (b)(11) of the Land Use Ordinance.

The Bayview Street Relief Drain project does not have funds for the updating of the constructions plans or for construction.

There should be no additional flows contributing to the existing drainage system. The drainage improvements proposed for Pokai Bay Beach Park will be designed to handle onsite storm runoff. Any additional runoff created by the proposed parking areas will be contained within the onsite drainage system.

e. Managing Development

The Department of Parks and Recreation prepared an Environmental Assessment in 1988 describing the acquisition of private properties for park expansion. The Assessment was circulated to government agencies and community groups for review and comment. Subsequently, the Assessment was filed as a Negative Declaration with the Office of Environmental Quality Control in January, 1989.

The Special Management Area permit process provides for a public hearing. The public will be notified of the hearing date, location, and time and allowed to offer testimony on the application. The City Council can also hold public hearings as part of the special management area permit approval process.

2. Special Management Area Guidelines

Construction of recreation support facilities will not alter the size of Pokai Bay or reduce the size of the existing beach park, restrict public access to the beach, interfere with views along the shoreline or line of sight to the sea from the State highway nearest the coastline, or adversely affect potential fisheries or fishing grounds and wildlife areas.

Wastewater will be discharged into the existing municipal system and will be conveyed to the Waianae Wastewater Treatment Plant for treatment and ocean disposal. Solid waste will be collected by City collection crews and hauled to the nearest municipal disposal site.

City acquisition of adjoining private properties for park expansion has also had the beneficial effect of opening up public access to the beach particularly along the makai side of Bayview Street. Provision of additional parking will alleviate overcrowded parking conditions and negate potential safety problems caused by haphazard on-street parking on the roadway shoulders. Minor alterations to existing landforms are anticipated. New parking areas and park facilities are planned along the mauka side of the park where the ground is relatively flat and not subject to wave action. These areas also are devoid of valuable coastal ecosystems. Siting these facilities away from the ocean creates more usable shoreline recreation space and negates structural intrusions into view corridors to and along the sandy beach.

Park development is consistent with City land use plans and policies for the area in general and the existing Park specifically. The Waianae Development Plan Land Use Map designates most of the Park as Parks and Recreation. A portion of an existing City street (8-5-11: 27) adjacent to the Pokai Bay Beach Cabanas is designated Commercial. Most of the existing beach park is zoned P-2 general preservation and public uses and facilities such as a municipal park are a permitted use of the zoning district. Park land on both sides of Bayview Street are zoned Residential. The Land Use Ordinance allows public uses and facilities on residential zoned land. Public uses and structures are allowed as a principal use in all zoning districts where the City has jurisdiction over land uses (DPP Comment, 2000).

A no action alternative would preclude the occurrence of all impacts, short and long-term, beneficial and adverse, described in this Assessment. A no action alternative would maintain the status quo of the existing park and recently acquired lands. A no action alternative would not help to correct the lack of adequate parking, bathroom facilities, or improve accessibility in accordance with the Americans with Disability Act requirements. This alternative is not consistent with the goal of the project to provide shoreline recreation opportunities and facilities for the use and enjoyment of residents and visitors.

Alternative park schemes incorporating facilities recommended in the Master Plan were prepared by the consultant and evaluated by staff of the Department of Design and Construction and Department of Parks and Recreation. While agreeing to the design concept of locating most non-recreation facilities and activities away from the beach and back beach, staff recommended alternative locations for the planned facilities. The proposed Master Plan for Pokai Bay Beach Park is the preferred park layout in terms of design concept, facility location, and improvement costs arrived at through the community based master plan process used for this project.

**AGENCIES AND ORGANIZATIONS CONSULTED IN THE
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

5

The Draft Environmental Assessment for the Pokai Bay Beach Park Master Plan was published in the Office of Environmental Quality Control Environmental Notice of December 8, 1999 and December 23, 1999. Publication in the Environmental Notice initiated a 30-day public review period which ended on January 7, 2000. The Draft Environmental Assessment was mailed to agencies and organizations listed 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.

Federal

U.S. Army Waianae Recreation Camp
U.S. Army Corps of Engineers
Engineering Division

State of Hawaii

Department of Land and Natural Resources
*Division of State Parks
*State Historic Preservation Division
Department of Transportation
*Harbors Division
*Department of Health
*Office of Environmental Quality Control

City and County of Honolulu

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

Others

*Hawaiian Electric Company
*GTE Hawaiian Tel
*Waianae Neighborhood Board No. 24
Waianae Hawaiian Civic Club

LIST OF PERMITS AND APPROVALS

6

City and County of Honolulu

Authority

Development Plan Public Facilities Map Amendment	City Council
Special Management Area Use Permit	City Council
Shoreline Setback Variance (To Be Determined)	Department of Planning and Permitting
Grubbing, Grading, and Stockpiling Permit	Department of Planning and Permitting
Building Permit for Building, Electrical, Plumbing Sidewalk/Driveway and Demolition Work	Department of Planning and Permitting
Permit to Excavate Public Right-of-Way (Trenching)	Department of Planning and Permitting

State of Hawaii

Variance From Pollution Controls	Department of Health
NPDES General Permits	Department of Health
Discharge of Hydrotesting Water	
Discharges Associated with Construction Activities	

DETERMINATION OF SIGNIFICANCE

7

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;

Archaeological monitoring will be performed in areas where major excavation is proposed such as the building footings, waterlines, and sewer lines.

Improvements are located away from the shoreline and beach areas to preserve shoreline open space and the natural resource that is Pokai Bay.

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

The objective of the Master Plan is to expand rather than curtail the beneficial uses of the environment and the range of shoreline recreation opportunities and facilities for residents and visitors.

- 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.

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

The project will not adversely affect the economic or social welfare of the State.

- 5) Substantially affects public health;

The proposed project will not adversely affect public health.

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

It is anticipated that more people will recreate at Pokai Bay Beach Park when the improvements are completed. The provision of off-street parking, recreation facilities, picnic areas and amenities, and open space for unstructured play, and lifeguards coupled with the protected waters of the Bay and a white sand beach should increase recreational use of the Park.

- 7) Involves a substantial degradation of environmental quality;

The environmental quality of the park and surrounding neighborhood will not be substantially degraded.

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

The project is not the precursor for a larger action. It is, however, part of on-going program to improve and upgrade existing city parks and park facilities.

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

There are no rare, threatened or endangered flora or fauna on the premises.

- 10) Detrimentally 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. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

- 11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

Pokai Bay Beach Park is located in a coastal high hazard area and areas inland of the shoreline are subject to tsunami inundation.

- 12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,

The two bath houses and ocean recreation center will not exceed the height limit for the zoning district and will not interfere with views along the shoreline and views of the Waianae Mountains from within the Park.

- 13) Requires substantial energy consumption.

The project will not require substantial energy consumption.

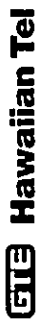
Based on the above criteria, the Pokai Bay Beach Park Master Plan will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.

REFERENCES

- Chu, Michael S. and Robert B. Jones. 1987. *Coastal View Study*. Prepared for Department of Land Utilization, City and County of Honolulu.
- Cultural Surveys Hawaii. 1990. *Subsurface Archaeological Survey for the Proposed Pokai Bay Beach Park, Pokai Bay, Waianae, Oahu, Hawaii*. Prepared for Calvin Kim & Associates.
- _____. 1999. *Subsurface Archaeological Survey for the Proposed Pokai Bay Beach Park, Pokai Bay, Waianae, Oahu, Hawaii. Revised*. Prepared for Calvin Kim & Associates.
- Department of Parks and Recreation, City and County of Honolulu. 1989. *Negative Declaration for Acquisition and Development of Pokai Bay Beach Park Expansion, Waianae, Hawaii*.
- Federal Emergency Management Agency. 1990. *Flood Insurance Rate Map*. Community Panel No. 150001 100C.
- Planning Department, City and County of Honolulu. 1983. *Waianae Development Plan Land Use Map and Public Facilities Map*. Ordinance No.83-9.
- U.S. Department of Agriculture, Soil Conservation Service. 1972. *Soil Survey Report for Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. In Cooperation with the University of Hawaii Agricultural Experiment Station.

APPENDIX A

COMMENTS AND RESPONSES



Beyond the call

GTE Hawaiian Telephone Company Incorporated
P.O. Box 2200 • Honolulu, HI 96841 • (808) 546-4511



December 1, 1999

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

Dear Mr. Park:

Subject: POKAI BAY BEACH PARK MASTER PLAN

Thank you for the opportunity to review and comment on the preliminary environmental assessment for the Pokai Bay Beach Park Master Plan project.

GTE Hawaiian Telephone Company has aerial facilities along Pokai Bay Street and Bayview Street that will be affected with the proposed road widening and road closure. Further review is required by GTE Hawaiian Telephone Company during the design stages of the project to determine the scope of work and the associated relocation costs.

If you have any questions or require assistance in the future on this project, please call Les Ioo at 840-5861.

Sincerely,

Jill Z. Lee
Acting Section Manager
Access Design & Construction

A part of GTE Corporation

Form 90006055



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Telephone:
(808) 942-7484
Facsimile:
(808) 942-7485
e-mail:
geraldpark@aol.com

June 16, 2000

Jill Z. Lee
Access Design and Construction
GTE Hawaiian Tel
PO Box 2200
Honolulu, Hawaii 96841

Dear Ms. Lee:

Subject: Pokai Bay Beach Park Master Plan
Waianae, Oahu, Hawaii

Thank you for reviewing and offering comments to the Draft Environmental Assessment prepared for the subject project. We offer the following response to your comments.

A contract has not yet been awarded for designing the improvements proposed in the Pokai Bay Beach Park Master Plan. The consultant selected for designing the proposed improvements will consult with GTE Hawaiian Tel staff if any telephone facility requires adjustment or relocation.

Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: T. Hildebrand, DDC

WILLIAM J. CANTLAND
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF STATE PARKS
P.O. BOX 621
HONOLULU, HAWAII 96808

December 6, 1999

THEODORE JONES
BOARD OF LAND AND NATURAL RESOURCES

JAMIE E. MURPHY
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOTANY AND OCEAN RESTORATION
CONSTRUCTION AND RESTORATION
ENVIRONMENTAL
COMMITMENT
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
STATE PARKS

RECEIVED
12-7-99

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft St, Ste 876
Honolulu, HI 96814-3021

Dear Mr. Park:

Subject: Pokai Bay Beach Park Master Plan

Thank you for providing us with an opportunity to comment on our sister recreation agency's proposal to enhance this important beach park for the Waianae Community. We have no substantive comments but to express our support of the master plan that has evolved through the cooperative efforts of the City's DPR, the Community Neighborhood Board and the professional consultants involved.

Sincerely yours,

RALSTON H. NAGATA
State Parks Administrator

RHN:fb

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111
<http://www.honolulu.gov>



JEREMY HARRIS
MAYOR

RECEIVED
1-3-00

LEE D. DONOHUE
CHIEF
MICHAEL CARVALHO
DEPUTY CHIEF

OUR REFERENCE CS-DL

January 3, 2000

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 the Environmental Assessment for the Pokai Bay Beach Park Master Plan.

During the construction phases of the project, there may be some adverse impact on calls for service to this area. However, we do not anticipate any significant problems after the project is completed.

If there are any questions, please call me at 529-3255 or Captain George Yamamoto of District 8 at 674-8802.

Sincerely,

LEE D. DONOHUE
Chief of Police

By EUGENE UEMURA
Assistant Chief
Support Services Bureau

CITY AND COUNTY OF HONOLULU

FIRE DEPARTMENT
3375 KAPAPA STREET, SUITE 4412
HONOLULU, HAWAII 96819-1800

RECEIVED
12/11/99

ATTILIO E. LEONARDI
FIRE CHIEF
JOHN CLARK
DEPUTY FIRE CHIEF



JEREMY HARRIS
MAYOR

Mr. Gerald Park, Principal
Page 2
December 8, 1999

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

December 8, 1999

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

Dear Mr. Park

Subject: Pokai Bay Beach Park Master Plan
Waianae, Oahu, Hawaii

We received your letter dated November 26, 1999, regarding the environmental assessment for the subject property.

The Honolulu Fire Department requests that the following be complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation (DTS) standards, capable of supporting the minimum 60,000 pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length, shall be provided with an approved turnaround having a radius complying with DTS standards.
3. Submit construction plans to the Honolulu Fire Department and the Department of Planning and Permitting.

JOHN CLARK
Acting Fire Chief

JC/LR:jo



June 16, 2000

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Poyoh Street
Suite 876
Honolulu, Hawaii
96814-3021

Telephone:
(808) 942-7484
Facsimile:
(808) 942-7485
email:
geraldpark@aol.com

Amitio K. Leonard, Fire Chief
Fire Department
3375 Koaupaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Dear Chief Leonard:

Subject: Pokai Bay Beach Park Master Plan
Waianae, Oahu, Hawaii

Thank you for reviewing and offering comments to the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

1. Fire flow requirements and spacing of fire hydrants will comply with Board of Water Supply standards.
2. A fire department access road will be considered during the design stage. The proposed Ocean Recreation Center, the two new bathhouses, and the renovated pavilion are within 150 feet from existing the parking areas and driveways or from the new parking areas and driveways.
3. A contract has not yet been awarded for the design of the proposed improvements. Construction plans, when completed, will be submitted to the Fire Department and Department of Planning and Permitting.

Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: T. Heldebrand, DDC

BOJUMBI J. CAVETANO
DIRECTOR



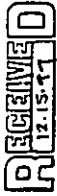
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HARBORS DIVISION
750 HARTEHART • HONOLULU, HAWAII 96813-2000

MAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
SERAH K. IRIYAMA
GLENN H. OZUMOTO

IN REPLY REFER TO:

HAR-EP
8291.00

December 9, 1999



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

Dear Mr. Park:

Subject: Pokai Bay Beach Park Master Plan

Thank you for offering The Department of Transportation, Harbors Division the opportunity to review the Draft Environmental Assessment for the above referenced project. Inasmuch as we have no harbors in the immediate area, we have no comments. As a suggestion, if you have not already done so, you may want the Department of Land and Natural Resources, Division of Boating and Ocean Recreation to also review your document.

If you have any questions, please call Mr. Dean Wataze at 587-1885.

Very truly yours,

Thomas T. Fujikawa
Harbors Administrator



WAI'ANAE COAST NEIGHBORHOOD BOARD NO. 24

110 NEIGHBORHOOD COMMISSION • CITY HALL, ROOM 403 • HONOLULU, HAWAII 96813

December 23, 1999

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, HI 96814

Dear Mr. Park:

Re: Request for Comments from the Wai'anae Coast Neighborhood Board No. 24 for the Pokai Bay Beach Park Master Plan

Due to the late receipt date of your notification, the Wai'anae Coast Neighborhood Board No. 24 (WCNB#24) could not place this item on a Parks and Recreation Committee agenda or WCNB#24 agenda for December, 1999. Also, the WCNB#24 elected to recess for the month of January and will therefore not be able to make your deadline of January 7, 2000 for comments to be compiled and submitted.

At this time, the WCNB#24 will be placing the item on the Parks and Recreation Committee agenda for January 10th at 6:00 p.m. Subsequent to recommendations from the committee, the item will be placed on the February full board agenda for action to be taken. At that time, the WCNB#24 will be submitting its' comments regarding this plan.

Please contact me at 696-0131 if you have any questions regarding this item.

Sincerely,

Cynthia K.L. Rezendes, Chair
Wai'anae Coast Neighborhood Board No. 24

cc: Neighborhood Commission
Senator Colleen Hanabusa
Representative Emily Auwae
Representative Mike Kahikina
Councilmember John DeSoto
Calvin Kim & Associates, Inc.
C&C of Honolulu, Department of Design and Construction

WCNB#24/9914





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

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

BY MAIL, PERMIT NO. 12
P.H.C.

December 20, 1999

99-247/epo

RECEIVED
DEC 23 1999

Mr. Gerald Park
December 20, 1999
Page 2

Vector Control

The property may be harboring rodents which will be dispersed to the surrounding areas when any buildings are demolished or the site is cleared. The applicant is required by Hawaii Administrative Rules, Chapter 11-26, "Vector Control" to eradicate any rodents prior to demolition or site clearing activities and to notify the Department of Health by submitting Form VC-12 to the local Vector Control Branch when such action is taken. Rodent traps and/or rodenticides should be set out on the project site for at least a week or until the rodent activity ceases.

The Vector Control Branch phone numbers are as follows:

- Oahu: 831-6767
- Kauai: 241-3106
- Hawaii--Hilo: 974-4238, Kona: 322-7011
- Mau (includes Molokai and Lanai): 373-3560

Sincerely,

GARY GILL
Deputy Director for
Environmental Health

c: NR&IAQB
VCB

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

Dear Mr. Park:

Subject: Draft Environmental Assessment
Pokai Bay Beach Park Master Plan
Waianae, Oahu
TMK: 8-5-01: 6, por. of 8, 62

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

Asbestos

Prior to any demolition activities, federal rules (40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revision, Final Rule, November 20, 1990), require an inspection of all affected areas to determine whether asbestos is present.

Under the NESHAP regulation, the project would be required to file with the Noise, Radiation and Indoor Air Quality Branch of the Department of Health an Asbestos Demolition Renovation notification ten working days prior to demolition of each building or the disturbance of regulated asbestos-containing materials. All regulated quantities and types of asbestos-containing materials would be subject to emission control, proper collection, containerizing, and disposal at a permitted landfill.

Questions concerning asbestos requirements should be directed to Mr. Robert H. Lopes at 586-5800. Should there be additional concerns, please contact Mr. Jerry Haruno, Environmental Health Program Manager of the Noise, Radiation and Indoor Air Quality Branch at 586-4701.



June 16, 2000

GERALD PARK
Urban Planner

Gary Gill, Deputy Director
Department of Health
State of Hawaii
PO Box 3378
Honolulu, Hawaii 96801

Dear Mr. Gill:

Subject: Pokai Bay Beach Park Master Plan
Waiānae, Oahu, Hawaii

Thank you for reviewing and offering comments to the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

1. **Asbestos.** Buildings to be demolished at the Waiānae Army Recreation Center will be inspected and tested for asbestos containing materials and lead-based paint. As required by law, all hazardous materials will be properly removed and disposed of by a licensed hazardous waste contractor.
2. **Vectors.** Prior to grubbing and grading the site or demolishing any of the buildings, the City and County of Honolulu will implement a vector control program as stipulated in Administrative Rules, Chapter 11-76 "Vector Control."

Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

c. T. Hildebrand, DDC

BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

238 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE: 832-2411
FACSIMILE: 832-1119

GENEVEVE SALMONSON
DIRECTOR

RECEIVED
17-10-99

December 28, 1999

Mr. Randall K. Fujiki, Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, Second Floor
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment for Pokai Bay Beach Park
Master Plan, Waianae, Oahu

Thank you for the opportunity to review the subject document. We have the following comments.

1. One canoe club currently using the park will be required to move within the park to accommodate some proposed improvements. Please consult with the affected canoe club regarding this issue and document the consultation in the final environmental assessment.
2. Drainage improvements proposed in this master plan are dependent on the construction of the Bayview Street Relief Drain Project. However, the relief drain project has not been funded. What is the status of the relief drain project? What contingency has been considered in case the drain project is not built?
3. The project will remove certain trees from its existing locations. For the affected trees, please describe the type and location. Are any of the trees considered exceptional or rare?
4. Please include the consultation letter from the State Historic Preservation Division in the final environmental assessment.

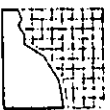
Mr. Fujiki
Page 2

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

Genevieve Salmonson
Genevieve Salmonson
Director

c: Gerald Park



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Byron Street
Suite 876
Honolulu, Hawaii
96814-3021

Telephone:
(808) 942-7484
Facsimile:
(808) 942-7485
e-mail:
gpk@parkur.com

May 31, 2000

Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson:

Subject: Pokai Bay Beach Park Master Plan
Waianae, Oahu, Hawaii

Thank you for reviewing and offering comments to the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

1. The affected canoe club, Hui o Ikaika, currently uses the north end of Pokai Bay Beach Park. The club has an annual lease with the City and County of Honolulu to use the area to launch their canoes. During the off-season, the recommended procedure would be for the canoe clubs to store their canoes in the secure halau area. The area affecting the canoe club is master planned as the sand volleyball court. The sand volleyball court will be relocated closer to the planned ocean recreation center.

2. The Bysview Street Relief Drain project does not have funds for the updating of the constructions plans or for construction.

There should be no additional flows contributing to the existing drainage system. The drainage improvements proposed for Pokai Bay Beach Park will be designed to handle onsite storm runoff. Any additional runoff created by the proposed parking areas will be contained within the onsite drainage system.

3. It is difficult to identify all affected trees to be removed. In general, coconut palms, kawe, mango, Christmas berry, and one monkeypod tree will be removed. Some of the trees may be planted at locations in the park.

None of the trees are in Pokai Bay Beach Park are considered exceptional or rare.


4. The consultation letter from the State Historic Preservation Division will be included in the Final Environmental Assessment.

Genevieve Salmonson
May 31, 2000
Page 2

Your comments and our responses will be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: T. Hildebrand, DDC

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 525-4114 • FAX: (808) 527-8725



SECRETARIES
MAIL ROOM

EMANUEL K. BULUKU
ACTING DIRECTOR

LORETTA K. C. CHEE
DEPUTY DIRECTOR

1999/CLOG-7704 (DT)

RECEIVED
1-9-00

January 4, 2000

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

Dear Mr. Park:

Draft Environmental Assessment (EA)
Pokai Bay Beach Park Master Plan

Thank you for the opportunity to review the above Draft EA. We have the following comments:

Zoning Regulations and Permits Branch

1. A current certified shoreline survey will be required to determine whether any of the proposed improvements will be constructed within the 40-foot shoreline setback. A Shoreline Setback Variance (SV) will be required if any of the proposed improvements will be located less than 40 feet from the shoreline.
2. Certain improvements and/or structures are allowed within the 40-foot shoreline setback with a Minor (Shoreline) Structure (MSS) Approval. Guidelines for the MSS are in Chapter 15 of our department's "Rules Relating To Shoreline Setbacks and The Special Management Area." A copy of Chapter 15 is enclosed for your information.
3. Portions of the project site are located within the flood hazard areas as identified on the Federal Flood Insurance Rate Maps. The flood hazard district boundaries and flood elevations should be shown on the Site Plan that shows the existing and proposed structures. The EA should mention how the new proposals will comply with the requirements of Section 21-9.10 of the Land Use Ordinance.
4. Tax Map Key 8-5-11: 27 is zoned B-2 Community Business District. The "Summary Information" of the EA should add B-2 to the "Existing Zoning" section.

Mr. Gerald Park
Page 2
January 4, 2000

5. Page 14 of the EA mentions that a subsurface archaeological investigation was conducted for certain portions of the project area. The subsurface archaeological investigation report should be included in the Final EA.

6. Page 15 of the EA states, "The Bayview Street Relief Drain Project is proposed by the Department of Public Works to handle runoff and alleviate flooding in the vicinity of Pokai Bay Beach Park." What is the estimated start and end date of this project?

7. Floor plans and elevation drawings for the two bath houses and ocean recreation center should be included in the Final EA.

8. Page 13 of the EA mentions that an Erosion Control plan or Best Management Practice (BMP) plan will be submitted with grading plans to our department. The types of BMPs to be utilized should be included in the EA.

9. Page 16 of the EA incorrectly states that a Conditional Use Permit (CUP) will be required prior to constructing the proposed improvements. A CUP is not required for the project as the proposed facilities at Pokai Bay Beach Park meet the definition of "public uses and structures" under the Land Use Ordinance. Public uses and structures are allowed as a principal use in all zoning districts where the City has jurisdiction over land uses.

Traffic Review Branch

10. As stated in the narrative, there is an 8-foot road widening setback along Pokai Bay Street. Frontage improvements should be provided as part of the development of the park with respect to the new road right-of-way. This would provide a better definition of how and where motorists can park along Pokai Bay Street.

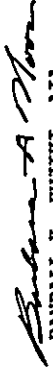
11. Driveways to the park must be constructed as standard City dropped driveways. The driveway grade should not exceed 5 percent for a minimum distance of 25 feet from the proposed property line on Pokai Bay Street. Adequate vehicular sight to pedestrians and other vehicles must be provided and maintained at all driveway locations. The width of the driveways must accommodate the anticipated types of vehicles expected to use the parking areas.

Mr. Gerald Park
Page 3
January 4, 2000

12. Construction plans for work within the City's road right-of-way should be submitted for review. Traffic control plans during construction for work on City streets should be submitted for review and approval, as required.

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

Very truly yours,


RANDALL K. FUJIKI, AIA
Acting Director of Planning
and Permitting

RKF:am
Encl.

cc: Department of Design and Construction
Office of Environmental Quality Control

poisibay.dlt
poisibay.dlt
poisibay.dlt



GERALD PARK
Urban Planner

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96814-3071

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Facsimile:
(808) 942-7485
e-mail:
geraldpark@aol.com

May 31, 2000

Randall K. Fujiki, AIA, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Pokai Bay Beach Park
Waianae, Oahu

Thank you for reviewing and offering comments to the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

Zoning Regulation and Permits Branch

1. A certified shoreline survey will be prepared and submitted to the Department of Planning and Permitting as requested.
2. Thank you for providing a copy of the guidelines for Minor Shoreline Structures. We will consult with your staff to confirm what improvements constitute minor structures.
3. Flood hazard district boundaries have been shown on the Site Plan.

Parking lots, bathhouses, interior renovations and improvements, open park pavilions, picnic tables and benches, playground equipment, recreational play courts, and outdoor lighting and landscaping generally are exempt from the flood district regulations except when located in the coastal high hazard district. The Land Use Ordinance requires a registered professional engineer to develop or review the design, specifications, and plans and certify that the design and methods of construction are in accordance with accepted standards of practice and would not affect the regulatory flood height.

4. The B-2 Community Business District zoning designation has been added to the Summary Information "Existing Zoning" section.
5. The subsurface archaeological survey investigation report has been submitted to the Office of Environmental Quality Control as a separate document. The report is also on file at the State Historic Preservation Division.
6. The Bayview Street Relief Drain project has not been funded. Although the drainage system has been designed, there are no plans to construct the relief drain at this time.
7. Floor plans and elevation drawings for the bath houses and ocean recreation center are not available. A design contract for the proposed structures has not been awarded.

Randall K. Fujiki, AIA
May 31, 2000
Page 2

8. The types of Best Management Practices (BMP) plans are unknown at this time. BMPs will be prepared as part of the design plans and documents for the proposed improvements.
9. Thank you for apprising us of this erroneous statement. We will revise the statement as indicated.

Traffic Review Branch

10. Park improvements will observe the 8-foot road widening setback along Pokai Bay Street. Improvements within the setback, however, are not proposed as part of the Pokai Bay Beach Park Development Plan.
11. Driveways to the parking lots will be constructed as City standard driveways.
12. Response not required.

Your comments and our responses will be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: T. Hildebrand, DDC

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



January 6, 2000

SPICAT HANDEL, Mayor
DOE FLORES, JR., Chairman
CHARLES A. STED, Vice Chairman
JAN MULLY, ALM
HERBERT S.K. KAIKUA, SR.
BARBARA EM STANTON
LAJU HAYASHIDA, Ex-Officio
ROSS S. SASAMURA, Ex-Officio
CLIFFORD S. JAMES
Manager and Chief Engineer



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

Dear Mr. Park:

Subject: Your Transmittal of November 26, 1999 of the Draft Environmental Assessment for the Pokai Bay Beach Park Master Plan, Waianae, Oahu, TMK: 8-5-01:06, Portion 08, 62; 8-5-08: 31-36, 40, 41, 43, 44; 8-5-11: 27

Thank you for the opportunity to review the document for the park's master plan. We have the following comments to offer:

1. The eight-inch main in Bayview Street shall be dead-ended at the proposed cul-de-sac with the opposite end connection on Pokai Bay Street to be cut and plugged. The portion of the main within the proposed parking lot may be abandoned in place. All work associated with dead ending the main within the cul-de-sac and possible fire hydrant relocation shall be done in accordance with the Board of Water Supply (BWS) standards for dead end streets. The construction plans shall be submitted for our review and approval.
2. The existing off-site water system is presently adequate to accommodate the proposed park improvements.
3. 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 the applicable Water System Facilities Charges for resource development, transmission and daily storage.
4. There are five (5) existing water services to the project site. Two (2) are active and serve TMK: 8-5-01: Portion 8 and 8-5-08: 34. The other three (3) which serve TMK: 8-5-08: 31, 35 and 36 are inactive and have been ordered off for over 10 years.

Mr. Gerald Park
January 6, 2000
Page 2

5. If a three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
7. The proposed project is subject to BWS cross-connection control requirements prior to the issuance of the building permit application.

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

Very truly yours,


CLIFFORD S. JAMES
Manager and Chief Engineer

cc: Terry Hildebrand, Department of Design and Construction
Office of Environmental Quality Control



May 31, 2000

GERALD PARK
Urban Planner

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

Dear Mr. Jamile:

1400 Byron Street
Suite 876
Honolulu, Hawaii
96814-3021

Subject: Pokai Bay Beach Park Master Plan
Waimanalo, Oahu, Hawaii

Telephone:
808 942-7484
Facsimile:
808 942-7485
e-mail:
gerald@gsurp.com

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We have forwarded the information regarding the existing water system and water services to the consulting engineers.

The 8-inch main in Bayview Street will be dead-ended at the proposed cul-de-sac. All work associated with dead-ending the line will conform to BWS standards for dead end streets and construction plans will be submitted for BWS review and approval prior to construction.

We appreciate the participation of the Board of Water Supply in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

c: T. Hildebrand, DDC



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Lathrop Building, Room 515
Honolulu, Hawaii 96813

THOMAS E. JENNA, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF LAND AND NATURAL RESOURCES

DEPUTY
JAMES E. JAMES
LARRY L. JAMES

AGRICULTURE
CONSERVATION AND RECREATION
DIVISION

CONSERVATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
STATE PARKS
WATER RESOURCE MANAGEMENT

December 27, 1999

Gerald Park
Urban Planner
1400 Rycroft Street, Suite 875
Honolulu, HI 96814-3021

LOG NO: 24622 ✓
DOC NO: 9912EJ16



Dear Mr. Park

SUBJECT: Chapter 6E-8 Historic Preservation Review -- Draft
Environmental Assessment for the Department of Design
and Construction, City and County of Honolulu Poka'i
Bay Beach Park Master Plan
Poka'i Bay, Wai'anae, O'ahu
TMK: 8-5-01:6, 8 por., 62; 8-5-08: 31-36, 40-41, 43-
44; 8-5-11: 27

Thank you for the opportunity to review the DEA for the Poka'i Bay Beach Park Master Plan. The City and County of Honolulu has prepared the master plan to guide the expansion of recreation and facility improvements at the Poka'i Beach Park. We received the DEA on November 29, 1999 the via U. S. Postal Service and provide the following comments.

The DEA does not adequately address the archaeological and other cultural sites for this project in "Section I of the Summary Description of the Affected Environment". For example, Kulioloa Heiau, a significant historic site located within the beach park, is not identified within the DEA. The archaeological sub-surface survey report by Cultural Surveys Hawaii, 1990 which is cited in the DEA, was a draft version that was not accepted by the SHPD in 1990 (Subsurface Archaeological Survey for the Proposed Poka'i Beach Park, Poka'i Bay, Wai'anae, O'ahu, Cultural Surveys Hawaii, 1990). Recently, Cultural Surveys Hawaii addressed SHPD's earlier concerns on the archaeological report and a revised report was submitted to SHPD in December 1999 and has undergone review and acceptance.

The revised report (Subsurface Archaeological Survey for the Proposed Poka'i Beach Park, Poka'i Bay, Wai'anae, O'ahu, Cultural Surveys Hawaii, revised December 1999) documents that subsurface testing within the expansion area of the proposed Poka'i Bay

Beach Park identified subsurface archaeological deposits. This site was identified as an extension of State Site 50-80-07-3998, a pre-contact cultural layer and human burial deposit within the Wai'anae Army Recreation Center which continues into the proposed park expansion.

The "Summary of Potential Environmental Impacts and Measures to Mitigate Adverse Effects", needs to correctly identify that archaeological features and deposits are found on the park property. The proposed beach park expansion has the potential to have an "adverse effect" on significant historic sites especially in the planned expansions within Sub-area 3 and Subarea 4. However, we believe that these adverse effects can be mitigated through a program of archaeological monitoring for all subsurface ground disturbance within these areas.

An acceptable archaeological monitoring plan should be prepared and submitted to this office for review and acceptance prior to beginning any ground disturbance.

We believe that if an acceptable archaeological monitoring plan is prepared which addresses these concerns, and if the plan is implemented, then the adverse effect this project would have on significant historic sites would be mitigated. In addition, provisions must be made for the appropriate treatment of human burial remains (in accordance with Chapter 6E-43.6, Hawaii Revised Statutes) discovered inadvertently during routine construction activities.

Also, in the future, it would be desirable to formally process a preservation plan for Ku'ililoa Heiau -- to ensure it is adequately protected for future generations.

If you have any questions please call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,

BON HIBBARD, Administrator
State Historic Preservation Division

E:lm



GERALD PARK
Urban Planner

May 31, 2000

Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
555 Kakuhihewa Building
601 Kamehaha Boulevard
Kapolei, Hawaii 96707

1400 Konoa Street
Suite 876
Honolulu, Hawaii
96814-3021
Telephone:
(808) 942-7484
Facsimile:
(808) 942-7485
e-mail:
gerald@hawaii.net

Dear Mr. Hibbard:
Subject: Pokai Bay Beach Park Master Plan
Waianae, Oahu
(DOC NO: 9912EL16)

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We have included materials from the revised Subsurface Archaeological Survey for the Proposed Pokai Bay Beach Park, Pokai Bay, Waianae, Oahu (Cultural Surveys Hawaii, 1999) to expand the discussion of historic resources described in the environmental assessment. Text to be added (underscored) to the Draft Environmental Assessment are presented below.

Section 2, Description of the Affected Environment, i. Historic Sites, pg. 10:

Two historic features exist within the boundaries of Pokai Bay Beach Park. Kuiliio-koa Heiau, a registered historic feature (State Site No. 50-80-07-153), is located on Kaneohe Point at the southern end of the beach park. Although the feature is located in a section of Pokai Bay Beach Park, it was excluded from archaeological analysis. The feature is maintained by the Waianae Hawaiian Civic Club.

Background historical research documented plantation, railway, military, and residential use within the project area (Cultural Surveys Hawaii, 1990). Previous archaeological research indicated the presence of a pre-historic cultural layer and human burials within the Waianae Army Recreation Center area of Pokai Bay. This cultural layer is located to the north of the Waianae Army Recreation Center land to be returned to the City and County of Honolulu. This site was previously assigned State Site # 50-80-07-3998.

Two test units within that portion of the Waianae Army Recreation Center to be returned to the City and County of Honolulu were the only units that contained evidence of a probable pre-historic cultural layer. As a result of these findings, and upon consultation with the State Historic Preservation Division, the cultural layer is designated as part (a southern extension) of Site # 50-80-07-3998. The inclusion of this area within Site 3998 extends the site 75 meters to the south and maintains the same width. This special extension places the site within Pokai Bay Beach Park. The present study has little to offer to advance knowledge of Site # 50-80-07-3998 and only better defines the areal extent of the site (Cultural Surveys Hawaii, 1999).

Don Hibbard
May 31, 2000
Page 2

Section 3, Summary of Potential Environmental Impacts, A. Description of the Assessment Process, pg. 12

- Kuiliio-koa Heiau is located within the boundaries of Pokai Bay Beach Park but it is not in an area proposed for improvements.
- A cultural layer found in the Waianae Army Recreation Center has been determined to be part of an existing cultural layer in the same general location and has been designated as part of existing State Site # 50- 80-07-3998.

C. Long-Term Impacts, b. Historical Sites, pg. 14

A subsurface archaeological investigation was conducted in conjunction with the Master Plan. The survey examined acquired lots on both sides of Bayview Street, the northern end of the existing beach park, and the southern portion of the Waianae Army Recreation Center. In general, testing (excavations) documented widespread historic and modern disturbances and no intact cultural layers in three of the four areas. A prehistoric cultural layer was encountered in one test area but it too had been impacted by historic and modern activities. As a result of these findings, and upon consultation with the State Historic Preservation Division, the cultural layer is designated as part (a southern extension) of Site # 50-80-07-3998. The inclusion of this area within Site 3998 extends the site 75 meters to the south and maintains the same width. The present study has little to offer to advance knowledge of Site # 50-80-07-3998 and only better defines the areal extent of the site (Cultural Surveys Hawaii, 1999).

The consulting archaeologists recommend no further archaeological work in the form of a data recovery program. They do, however, recommend on-site monitoring during major excavation work (waterlines, sewer lines, building footings). Burials were unearthed during construction of Waianae Army Recreation Center facilities and the possibility of unearthing isolated human burials in the sand deposits should not be disregarded.

Kuiliio-koa Heiau is located within the southern portion of Pokai Bay Beach Park on Kaneohe Point and maintained by the Waianae Hawaiian Civic Club. The Master Plan does not propose improvements at Kaneohe Point that affects this recorded historic feature.

Your comments and our responses will be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: T. Hildebrand, DDC

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
NOTICE: P.O. BOX 1111 KAPOLAHUA BOULEVARD, SUITE 1100 - HONOLULU, HAWAII 96813
TELEPHONE: (808) 533-4478 • FAX: (808) 533-4790



CHERYL D. SOON
DIRECTOR

CHERYL D. SOON
DIRECTOR
JANISSE M. HARRIS, JR.
DEPUTY DIRECTOR

January 7, 2000

TPD00-00017

MEMORANDUM

TO: GARY Q. L. YEE, ACTING DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: TERRY HILDEBRAND

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: POKAI BAY BEACH PARK MASTER PLAN

We have reviewed the draft environmental assessment for the subject project. The following comments are the result of this review:

1. Sidewalk and gutter improvements along the street frontage of the park are recommended.
2. Driveways to the park should be constructed as standard city dropped driveways and wide enough to accommodate the types of vehicles anticipated to use the parking area, such as vehicles towing boats. Adequate vehicular sight distance should be available at all driveways.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at Local 6976.

CHERYL D. SOON



June 16, 2000

GERALD PARK
Urban Planner

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96814-3021

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(808) 942-7195
e-mail:
geraldpark@aol.com

Cheryl D. Soon, Director
Department of Transportation Services
City and County of Honolulu
Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: Pokai Bay Beach Park Master Plan
Waianae, Oahu, Hawaii

Thank you for reviewing and offering comments to the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

Your recommendation for sidewalks and gutter improvements along the street frontage of Pokai Bay Beach Park shall be considered.

Driveways to the parking areas will be constructed as City standard dropped driveways. The existing driveway to the parking area for vehicle and canoe trailers is of sufficient width to accommodate vehicles and canoe trailers. The Final Environmental Assessment will be revised to indicate that 24 stalls are for parking canoe trailers rather than boat trailers and that the existing boat ramp is used primarily for launching canoes, not boats. Lawfully, boat owners have to launch their boats from Waianae Boat Harbor and not Pokai Bay.

Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: T. Hildebrand, DDC

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Hawaiian Electric Company, Inc., PO Box 2750 • Honolulu, HI 96840-0001

DC 2000-00124

RECEIVED

TO FEB 11 A9 24

FEBRUARY 11 1999
PLANNING & PROGRAMS
DIVISION



Scott W.H. See, P.E.
Manager
Environmental Department

Mr. Terry Heidebrand
Department of Design and Construction
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Heidebrand

Subject: Pokai Bay Beach Park Master Plan

Thank you for the opportunity to comment on your October 1999 Draft EA for the Pokai Bay Beach Park Master Plan. We have reviewed the subject document and have the following comments:

Presently, the current overhead lines on Bayview and Pokai Bay Streets are located in the right of way. Based on that information, HECO does not presently need or have an easement for those lines.

For Bayview Street, because a portion of the street will be closed and possibly abandoned as a public right of way, HECO's existing lines would need to be relocated and/or removed. Based on the information in the draft, HECO cannot determine whether the road will be abandoned as a public right of way. If the lines will continue on the present location and the closed portion of Bayview Street is abandoned as a public right of way, HECO will need an easement for the lines on the closed portion.

For Pokai Bay Street, the proposed road widening will occur from both sides of the street. Therefore, it is likely that the current poles and overhead lines will need to be relocated and/or removed. HECO will not need an easement of the poles and lines remain in the right of way.

Because the poles and lines on Bayview and Pokai Bay Streets are currently located in the right of way and because Bayview and Pokai Bay Streets appear to be under the City's jurisdiction, the cost of the relocation and/or removal of the poles would likely follow HECO's typical agreement with the City for relocation/removal of poles.

Our point of contact for this project, and the originators of these comments, are Francis Hirakami (543-7556) Principal Engineer or Marilyn Ushijima (543-4737) Land Agent. I suggest your staff and consultants deal directly with Francis and Marilyn to coordinate HECO's continuing input on this project.

We apologize for the tardiness of our comment but hope that they can be included in the final draft.

Sincerely,

cc: F. Hirakami
M. Ushijima



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May 31, 2000

Scott W.H. Seo, P.E.
Manager, Environmental Department
Hawaiian Electric Company, Inc.
PO Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Seo:

Subject: Pokai Bay Beach Park Master Plan
Waiānana, Oahu, Hawaii

Thank you for reviewing and offering comments to the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments in the order presented.

A portion of Bayview Street will be closed as a public right-of-way and the existing overhead lines in the closed portion should be removed. Input from Hawaiian Electric Company will be sought during the design phase for improvements to Bayview Street.

We appreciate the participation of Hawaiian Electric Company in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: T. Hildebrand, DDC