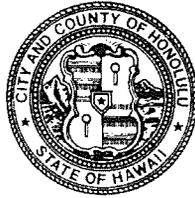


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR DESIGNATE

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

April 8, 2013

The Honorable Ernest Y. Martin, Chair
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

RECEIVED
CITY CLERK
C & C OF HONOLULU
2013 APR - 8 PM 12: 59

Dear Chair Martin and Councilmembers:

SUBJECT: Application for Special Management Area Use Permit No. 2013/SMA-1
Applicant: Department of Design and Construction, City and County of Honolulu
Agent: PBR Hawaii & Associates, Inc.
Location: 41-43 Aloiloi Street - Waimanalo
Tax Map Key: 4-1-15: 15
Acceptance Date: January 31, 2013

We recommend that this application for Special Management Area Use Permit No. 2013/SMA-1 for the Waimanalo Bay Beach Park Master Plan project, including improvements to sports fields, comfort stations, and picnic areas; and, to increase camp sites and walking trails be APPROVED. This approval is subject to standard conditions relating to archaeological monitoring and resources, approvals of other government agencies, and project modifications to ensure the protection of endangered and threatened species.

Attached for your consideration are: (1) The project report and draft resolution; and (2) the record of the public hearing held on March 1, 2013. Approximately 15 members of the community and two representatives of the Applicant were in attendance.

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

The Honorable Ernest Y. Martin, Chair
and Members
April 8, 2013
Page 2

Should you have any questions, please contact me at 768-8000.

Very truly yours,



George I. Atta, FAICP
Director Designate
Department of Planning and Permitting

GIA:nw

Attachments

cc: Kirk Caldwell, Mayor
Ember Lee Shinn, Managing Director
Corporation Counsel
Hearings Reporter
Toni P. Robinson, DPR, City and County of Honolulu
DLNR, SHPD
Catie Cullison, PBR Hawaii & Associates

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 CITY AND COUNTY OF HONOLULU)
 DEPARTMENT OF DESIGN AND CONSTRUCTION) FILE NO. 2013/SMA-1 (WA)
)
 FOR A)
)
 SPECIAL MANAGEMENT AREA USE PERMIT)
 _____)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

APPLICANT/LANDOWNER:	City and County of Honolulu, Department of Design and Construction
AGENT:	PBR Hawaii & Associates, Inc.
LOCATION:	41-43 Aloiloi Street - Waimanalo (Exhibit A)
TAX MAP KEY:	4-1-15: 15
LAND AREA:	74.76 Acres
ZONING:	P-2 General Preservation District (Exhibit B)
STATE LAND USE:	Urban District (Exhibit C)
EXISTING USE:	City Beach Park
SURROUNDING LAND USE:	Residential, polo grounds, waste water treatment plant, and Bellows Air Force Station

B. Proposal: The Applicant, the Department of Design and Construction (DDC), proposes Master Plan improvements to the existing park, including sports fields, comfort stations, and picnic areas, and increasing camp sites and walking trails. See Exhibit E.

1. Park Entry: The park entry road will be widened to add an outbound left-turn lane to better facilitate egress from the park. The park fence will be similar to the fence across the highway at the polo grounds.
2. Sports and Fitness Area: Two baseball fields and two football fields are proposed near the north and south entry. A combination walking, jogging, and fitness trail is proposed in the forest area. A trail for pedestrians and bicycles is proposed as a connection to Aloiloi Street.

3. Group Camping/Gathering Areas: Two large multi-functional areas are proposed for group camping and gathering areas. The camping area will be used for overnight camping and will include a large multi-purpose pavilion with a cooking area. The other camping area will not have any structures.
4. Family Camping Area: Expansion of the existing camping area from 10 to 22 family camping sites. City standards allows two tents and 10 people per 900-square-foot campsite. A children's play area is proposed near the family camping area.
5. Beach Recreation Area: Activities such as volleyball, horseshoes, and picnicking will be allowed in the open spaces along the beach.
6. Comfort Stations: Three new comfort stations are proposed, one is proposed with the large pavilion in the multi-purpose camping area and two additional comfort stations are proposed in the sports field area. Three existing comfort stations are proposed to be rehabilitated. Comfort Station No. 2 is currently being rehabbed.
7. Infrastructure Improvements: Improvements to the water, wastewater, drainage, irrigation, and electrical systems are proposed. The improvements will provide irrigation to the sports fields. A gravel surfaced emergency exit route is proposed to connect to Tinker Road on the adjacent Bellows Air Force Station facility.
8. Parking: Parking on the site is proposed to be increased from 182 to 470 parking stalls.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director Designate (Director) of the Department of Planning and Permitting (DPP) has found:

A. Location:

1. Description of Site: The project site is the existing 74.76-acre Waimanalo Bay Beach Park located on windward Oahu adjacent to the Bellows Air Force Reserve. See Exhibit D.
2. Compliance with Special Management Area (SMA) Ordinance: The project site and the entire Waimanalo Bay Beach Park parcel (Tax Map Key 4-1-15: 15) is located within the SMA; therefore, the proposed improvements require an SMA Use Permit (SMP). See Exhibit A.
3. Surrounding Uses: The surrounding areas consist of single-family residential properties, a polo ground, a wastewater treatment plant, and Bellows Air Force Station. See Exhibit F.
4. Site Soils: Soils at the project site consist primarily of Jaucas Sand, with a band of Mokuleia loam that follows the site frontage along Kalaniana'ole Highway. The majority of soil, Jaucas Sand is described as consisting of very deep, excessively

drained, very rapidly permeable soils on beaches and along the sea coast. The Mokuleia loam that can be found near Kalanianaʻole Highway is described as consisting of well drained soils that formed in recent alluvium deposited over coral sand. The loam can be found on coastal plains.

5. Hydrology: The site does not contain any freshwater wetlands or stream. The National Wetlands Inventory maps, prepared by the U.S. Fish and Wildlife Service (USFWS), show a band of estuarine and marine wetlands, classified as M2USP, along the site's coastal frontage. This wetland classification is the intertidal area of marine open ocean and high energy coast lines with an unconsolidated shore (beaches).
6. Potable Water: The site water system consists of various sized polyvinyl chloride (PVC) pipe metered off a service line at Aloiloi Street. The oldest water lines in the system are 34-35 years old. A second water line owned by the Federal government crosses the site from Aloiloi Street to Bellows Air Force Station. The second line serves a single fire hydrant within the site. The site currently has one fire hydrant, located near the caretaker's dwelling. It is inadequate to serve the existing site facilities.
7. Wastewater: The existing wastewater system consists of a combination of force mains and gravity sewers. The beachside comfort stations (Nos. 1, 2, and 3) were once serviced by a two-inch force main that discharged to a sewer manhole. In 1990, this system was replaced with pump stations at comfort station Nos. 1 and 2. Sewage is pumped to a sewer manhole where gravity flows into the City's wastewater system in Kalanianaʻole Highway. Currently, the force main system is not working and wastewater is collected for disposal by pumper truck. Repairs to this system are currently in the design phase and are not part of the master planning process. The existing comfort stations include shower facilities where the water is allowed to infiltrate on site. New wastewater mains serving the group camping/gathering area, maintenance yard, and sports fields are proposed to gravity flow from these facilities to a series of manholes and eventually to the public system in Kalanianaʻole Highway.
8. Fauna and Avifaunal: The site does not contain any known significant wildlife habitats for rare or endangered flora and fauna. A botanical survey of the project area identified mostly alien faunal communities. Avian species commonly encountered are introduced species common to low land areas across Hawaii. These include common myna (*Acridotheres tristis*), red-crested cardinal (*Paroaria coronata*), and house sparrow (*Passer domesticus*). According to the USFWS's, the federally endangered Hawaiian coot (*Fulica alai*), Hawaiian duck (*Anas wyvilliana*), Hawaiian moorhen (*Gallinula chloropus sandvicensis*), Hawaiian stilt (*Himantopus mexicanus knudseni*), Hawaiian hoary bat (*Lasiurus cinereus semotus*), endangered Hawksbill turtle (*Eretmochelys imbricata*) and the federally listed threatened Newell shearwater (*Puffinus auricularis newelli*) and Migratory Bird Treaty Act-protected wedge-tailed shearwater (*P. pacificus*), are known to fly through the area.
9. Coastal Views: The Waimanalo Bay Beach Park is identified in the Koolaupoko Sustainable Community Plan (SCP) Open Space Map as having significant and intermittent views. The proposed improvements will help to enhance these views

by clearing the thick growth of invasive trees and shrubs along Kalanianaʻole Highway.

10. Wetland: The site does not contain any freshwater wetlands or streams. A review of the National Wetlands Inventory maps, prepared by the USFWS, show a band of estuarine and marine wetlands, classified as MSUSP, along the coastal frontage of the site. This wetland classification is the intertidal area of marine open ocean and high energy coast lines with unconsolidated shore (beaches).
- B. Environmental Compliance: The impacts of the proposed improvements were assessed in an environmental assessment (EA) for which the Applicant was issued a Finding of No Significant Impact (FONSI) on June 25, 2012, pursuant to Environmental Impact Statement regulations, Chapter 343, Hawaii Revised Statutes (HRS). The FONSI was published by the Office of Environmental Quality Control in "The Environmental Notice" on July 8, 2012.
- C. Flood District: Most of the site is designated in Zone X on the Federal Flood Insurance Rate Map Panel (dated January 19, 2011), which includes areas outside the 500-year flood plain. The portions of the site along the shoreline and Kalanianaʻole Highway are in Zone AE, base flood elevation (BFE) determined, Zone VE, Coastal Flood Zone with velocity hazard (wave action); BFE determined and Zone XS (X shaded) Areas of 0.2 percent annual chance flood; areas of one percent annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from one percent annual chance of flooding. See Exhibit D.
- D. Historic Sites, Burials, Cultural Resources, and Practices:
 1. Historic Sites: The site is not on the National Register of Historic Places.
 2. Cultural Practices: There are known burials located on the site. Archaeological studies have located burials in the sand dune portion of park. A community advisory group was made aware of the location of known burials within the park and the potential for additional discoveries in the future. A request to the community for input with regard to cultural practices was also voiced at a Waimanalo Neighborhood Board presentation in September of 2011. Letters requesting input relative to cultural practices were mailed to the Waimanalo Hawaiian Civic Club and Waimanalo Hawaiian Homes Association. Furthermore, the general community was solicited for input about the project. There was no specific additional information received from the community regarding current cultural practices within the park. Impacts to resources in the dunes area will be avoided by ensuring that no earth moving takes place in that area.
- E. Compliance with City Land Use Policy: The following land use plans, policies, objectives, and regulations of the City are relevant to the request.
 1. General Plan: Culture and Recreation.
Objective B: To protect Oahu's cultural, historic, architectural, and archaeological resources.

Policy 1: Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.

Policy 2: Identify and to extent possible, preserve and restore buildings, sites and areas of social, cultural, historic, architectural, and archaeological significance.

Objective D: To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.

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

Provide recreation programs which serve a broad spectrum of the population.

Policy 7: Encourage ocean and water-oriented recreation activities that do not adversely impact the natural environment.

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

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

2. Koolaupoko Sustainable Communities Plan: The Koolaupoko SCP identifies the Park as a Major Park. The following land use policies and guidelines are relevant to the request.

Policy 3.3.3: Expand active recreational facilities by incorporating facilities such as playfields and playcourts in regional and beach parks.

Have master plans for development of new parks or redevelopment of existing parks provide for facilities and accessible pathways from surrounding streets to facilitate pedestrian and bicycle access to parks.

Policy 3.4.4: Determine the appropriate preservation methods on a site-by-site basis in consultation with the State Historic Preservation Officer and the owner of the land on which the site is located.

Policy 4.1.6: Expand the bikeway network by implementing the proposals in the State of Hawaii Bikeway Master Plan and adding bike facilities along residential streets in conjunction with traffic calming initiatives for neighborhoods.

Policy 4.2.4: Use recycled (R-1 or R-2) water for the irrigation of golf courses, as well as for landscaping and agricultural areas where this would not adversely affect potable groundwater supply or other aspects relating to public health.

Policy 4.4.1: Design system elements and incrementally replace facilities such as substations, transmission lines, and towers to avoid or mitigate any potential adverse impacts on scenic and natural resource values, and to enhance system reliability.

A new utility distribution line should be placed underground and a long-range program for systematical relocating existing overhead lines underground should be developed and implemented.

Policy 4.5.1: Promote waste reduction, re-use, and recycling.

Policy 4.6.1: Promote drainage system design that emphasizes control and minimization of non-point source pollution and the retention of stormwater on site and in wetlands.

Policy 4.9.2.1: Supply litter containers for the street-outlet end of public beach right-of-ways (ROW).

3. Land Use Ordinance (LUO): The site is in the P-2 General Preservation District. The park is considered a public use, which is permitted in the P-2 General Preservation District.
- F. Other Permits and Approvals: The project will require building permits for the comfort stations, pavilion, and fences, as well as a grading permit from the DPP Civil Engineering Branch.
- G. Public Agency Comments: During the EA process, the following agencies provided comments concerning the proposal.
1. City and County: The Board of Water Supply, DPP, Department of Transportation Services, and Honolulu Fire Department.
 2. State: The Department of Accounting and General Services, Department of Land and Natural Resources, Department of Education, Department of Transportation, and the Department of Hawaiian Home Lands.
 3. Other: U.S. Air Force, Bellows Station; U.S. Department of Commerce; U.S. Department of the Interior, USFWS.

These agencies' written comments and the Applicant's corresponding response letters were included in the Final EA and are on file at the DPP. The comments relevant to SMA concerns and issues are discussed in the ANALYSIS section of this report and/or made a condition of the DPP recommendation.

- H. Community Comments: Upon acceptance for processing, the DPP sent informational notices to various community organizations, public officials, the Waimanalo Neighborhood Board No. 32, and property owners within 300 feet of the property.
1. Agency Comments: There were no agency objections to the proposal, but the U.S. Air Force, Bellows Station, stated that it intends to remove the single fire hydrant that is connected to Water System "B".
 2. Community Comments: A letter of support for the project was received on February 22, 2013 from the American Youth Soccer Organization.

3. Public Hearing: Pursuant to the Revised Ordinances of Honolulu (ROH) Chapter 25, the DPP held a public hearing on March 1, 2013, at Waimanalo District Park, 41-415 Hihimanu Street, Waimanalo. The hearing was attended by two representatives for the Applicant and approximately 15 members of the community. Project presentations were made by the Applicant's agent. Three community members offered testimony in favor of the proposal and two community members were neither for or against it. A suggestion was made that the planned rail transit project go to Waimanalo; and, concerns were expressed about the traffic safety. Other concerns expressed were about beach exemptions for native Hawaiians and the possibility of gardening at the site.

A copy of the public hearing transcript is attached.

III. ANALYSIS

The proposed project was reviewed in accordance with the SMA objectives, policies, and guidelines established in Sections 25-3.1 and 25-3.2 ROH, as well as Section 205A-2 and 205A-26, HRS.

- A. Coastal Hazards: Since the proposed project is within AE, XS Floodway District, and the VE Coastal High Hazard District, all construction there will be required to comply with LUO Flood Hazard District regulations. Thus, the Applicant must certify that the work will not result in any increase to the regulatory flood elevations. The park is within the Civil Defense Tsunami Evacuation Zone, subject to established evacuation procedures.
- B. Alteration of Natural Landforms: Selective clearing is proposed for the forested area of the park to provide new opportunities for recreation and to highlight a stand of mature trees that are obscured by haole koa. Existing stands of mature trees will be maintained in the jogging/walking path areas and vegetation will not be cleared along Aloiloi Street. The sandy soils at the site are expected to be advantageous for drainage, particularly at the proposed sports fields. During construction and landscaping of the site, topsoil and vegetation will be disturbed on a localized basis. Best Management Practices will be employed to minimize erosion during construction and planting. Long-term landscaping and field turf grass will mitigate the potential of soil erosion from wind and storm runoff. The Project should have no long-term adverse impacts on the area soils. Potential for impacts involving soil stability or erosion will be addressed by use of applicable Federal, State, and City regulations and guidelines governing construction activities.
- C. Drainage: There are no improved storm drain facilities within the site. Water is allowed to sheet flow off of the parking lots and infiltrate into the surrounding landscape. Water that falls onto Kalaniana'ole Highway sheet flows into the grass adjacent to the highway. During heavy rain events, standing water has been observed on the highway and ponding on the site frontage. The addition of impervious surfaces can result in increased stormwater runoff on the site. The proposed improvements minimize impervious surface wherever possible. The proposed parking area will be constructed with pervious asphalt and pavers. Runoff from pavilion roofs will be infiltrated on the site and cisterns will be added to the caretaker's home to capture rainfall for re-use. Development along the Kalaniana'ole Highway frontage will be limited and the open space will remain to store and infiltrate the stormwater. No mitigation measures are required.

- D. Solid and Liquid Waste Disposal: Garbage receptacles and hot coal bins will be located throughout the park and will be disposed of in accordance with State and City rules and regulations governing waste disposal. No hazardous wastes are anticipated to be generated. A receptacle will be placed near the Aloiloi Street entrance for bottle and can recycling. The garbage and recycling receptacles are proposed to have animal proof lids to discourage foraging by birds, rats, and feral cats.

- E. Water Resources: An irrigation system is proposed for the sports field areas and large group camping areas in the park. The proposal includes reuse of water from the Waimanalo Wastewater Treatment Plant (WWTP) for this purpose. A study was conducted to address improvements required to bring the WWTP to full R-1 compliance as defined by the State of Hawaii. R-1 water is water that has a significant reduction in viral and bacterial pathogens at all times oxidized, then filtered, and then exposed after the filtration process. The capacity of the WWTP is 1.1 million gallons per day. The Applicant states that based on the assumption that approximately 31.5 acres of the park will require irrigation, utilizing 5,000 gallons per acre per day, a demand of approximately 157,000 gallons per day will be generated by the park.

The use of R-1 water from the WWTP will require installation of infrastructure to pipe the water to the site via lines running within the Kalaniana'ole Highway ROW. The most efficient route for water conveyance will be across a driveway area on State-owned land. An easement for utility purposes is required before a waterline can be installed. The router will require approximately 1,900 linear feet of waterline. The other potential route which will not require an easement, is along the Hihimanu Street ROW to Kalaniana'ole Highway, to the park; an estimated length of 4,000 feet. No easements for existing Water System "B," owned by the Federal Government, have been located as part of the Master Plan. No recommendations are being made as to whether the City should grant a utility easement for Water System "B." This easement will provide a means of accurately locating the waterline in the future.

The proposed waterline will be located within paved areas whenever possible. For pipe lengths that are located outside of paved areas, the pipes should be located away from areas of dense tree cover and proposed fields when possible. Electronic markers will be installed along the proposed waterlines to help located the waterlines in the future.

There are eight fire hydrants proposed throughout the park for fire protection. No related mitigation is required as a condition of approval.

- F. Near-shore Water Quality: A review of the National Wetlands Inventory maps, show a band of estuarine and marine wetlands, classified as M2USP, along the site's coastal frontage. This wetland classification is the intertidal area of marine open ocean and high energy coast lines with unconsolidated shore (beaches). The proposal does not include any work in or changes to the beach or dune areas. Therefore, no mitigation measures will be required as a condition of approval.

- G. Coastal Ecosystems:
 - 1. Flora: The park is dominated by Ironwood trees which have aged and suffered damage by park-users, including burned trunks from charcoal disposal and fires. The most used activity areas within the park have been landscaped with grass which is kept mowed. The remaining forest areas are thickly vegetated with a

combination of trees, shrubs, and grasses. None of the flora in the park are listed as threatened or endangered species

2. Fauna: There have been several federally-listed endangered species observed near the park, including the Hawaiian coot, Hawaiian duck, Hawaiian moorhen, Hawaiian stilt, Hawaiian hoary bat, the endangered Hawksbill turtle, and threatened green turtle. Also, the federally-listed threatened Newell's shearwater and wedge-tailed shearwater fly through the area. The Hawaiian monk seal may be found near the shoreline area. The continued protection of these endangered and threatened species is clearly an SMA issue; therefore, SMP conditions are appropriate to ensure that the public's use of the site as a park does not adversely affect these species.
- H. Recreational Resources/Shoreline Access: There are five City-owned parks in the vicinity of the Waimanalo Bay Beach Park. Each park is unique and offers various activities such as camping, sporting activities, a gymnasium, and meeting rooms. The proposed Project is intended to increase recreational activities within the park and shoreline area, while maintaining its unique character. The proposed improvements are expected to enhance coastal recreational facilities in Waimanalo.
- I. Historic Sites, Burials, and Cultural Resources and Practices: Sixteen documents were reviewed for information concerning sub-surface testing and archaeological remains at the site. Two sites (State Sites 512 and 513) were identified in 1971. A re-internment site, located in the original Bellows Dune, was procured for the reburial of more than 60 human remains in 1991. Two other burials were left in place and their approximate location is known. More testing has taken place throughout the park with no other burials being located.
- Because there is a possibility of human burials along the previously disturbed portions of the site, the three comfort stations on the makai side of the site are proposed to be reconstructed in the same location. Furthermore, there are remnants of the former military use of the site. Concrete slabs and building foundations which are over 50 years old will be treated with historical significance. As a condition for excavation and grading work associated with the project, the Applicant should be required to work with the State Historic Preservation Division (SHPD) to determine whether an archeological monitoring plan is necessary.
- J. Scenic and Open Space Resources: The Applicant's Final EA for the project discusses preservation of the park's existing resources and enhancing scenic resources that have lost their integrity. New camping sites near the beach will be designed around the existing Ironwood trees, and no trees are planned for removal to accommodate camp sites. The site's frontage along the Kalaniana'ole Highway is proposed to be improved with a bike path separated from the highway by a landscaped strip. A fence similar to the adjacent fence across the highway is proposed to enhance the park visually from the highway. The sports fields will be turf grass and associated parking areas will be landscaped with high canopy trees. Non-native shrubs are proposed to be thinned in order to make the park's larger trees more visible.
- K. Consistency with County Plans: The proposal is consistent with the various applicable land use plans, policies, goals and objectives, and regulations of the City. The site is zoned P-2 General Preservation District where the public park is permitted as a "public use and structures."

IV. CONCLUSIONS OF LAW

The proposed improvement were reviewed under the provisions of Section 25-3.1 and 25-3.2, ROH, and Sections 205A-2 and 205A-26, HRS, and found to be consistent with established SMA objectives, policies, and guidelines. Based on the Analysis, the proposed improvements at Waimanalo Bay Beach Park will not adversely impact SMA resources, provided that appropriate mitigative conditions are observed.

V. RECOMMENDATION

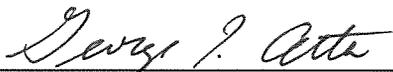
Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a Special Management Area Use Permit (SMP) be APPROVED, subject to the following conditions:

- A. Construction shall be in general conformity with the project as described by the Report and Recommendation of the Director Designate (Director) of the Department of Planning and Permitting (DPP) referenced herein, and the plans attached hereto as Exhibits A through F. Any changes in the size or nature of the project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu, and Chapter 205-A, Hawaii Revised Statutes, shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.
- B. Approval of this SMP does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
- C. The Applicant shall consult with the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) as to whether it will require an archaeological monitoring plan for all future ground disturbance and anticipatory procedures, including established protocols and consultation with appropriate parties, for use in the event that an inadvertent discovery of human remains is made. Written evidence shall be provided to the DPP that these procedures have been reviewed and approved by the SHPD prior to the start of any ground disturbance activity, if such a monitoring plan is required.
- D. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

- E. To minimize threats to federally protected species, the Applicant shall implement the following measures:
1. To avoid impacts to young Hawaiian hoary bats, tree and shrub clearing of woody plants over 15 feet tall shall not occur during the bat breeding and pupping season of June 1st through September 15th of each year.
 2. To maintain dark beaches that allow turtle nesting, no structures or beach-oriented lighting shall be used on the site.
 3. To protect seabirds, outdoor lighting, if installed at the softball/little league diamond, shall be of a type that is shielded such that light bulbs can only be seen from below; and, shall use the lowest wattage bulb feasible for such use.
 4. To discourage the attraction and foraging of feral predators such as cats, rats, and mongoose, trash and recycling bins shall be of an animal-proof design.
 5. To educate the public about how individuals can contribute to the protection of ocean resources, including marine resources such as corals, critically endangered monk seals, threatened and endangered seabirds and turtles, interpretive kiosks and signage shall be installed by the Applicant as part of its park improvement project to inform and educate park users concerning these issues.

Dated at Honolulu, Hawaii, this 8th day of April, 2013.

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

By 
George I. Atta, FAICP
Director Designate

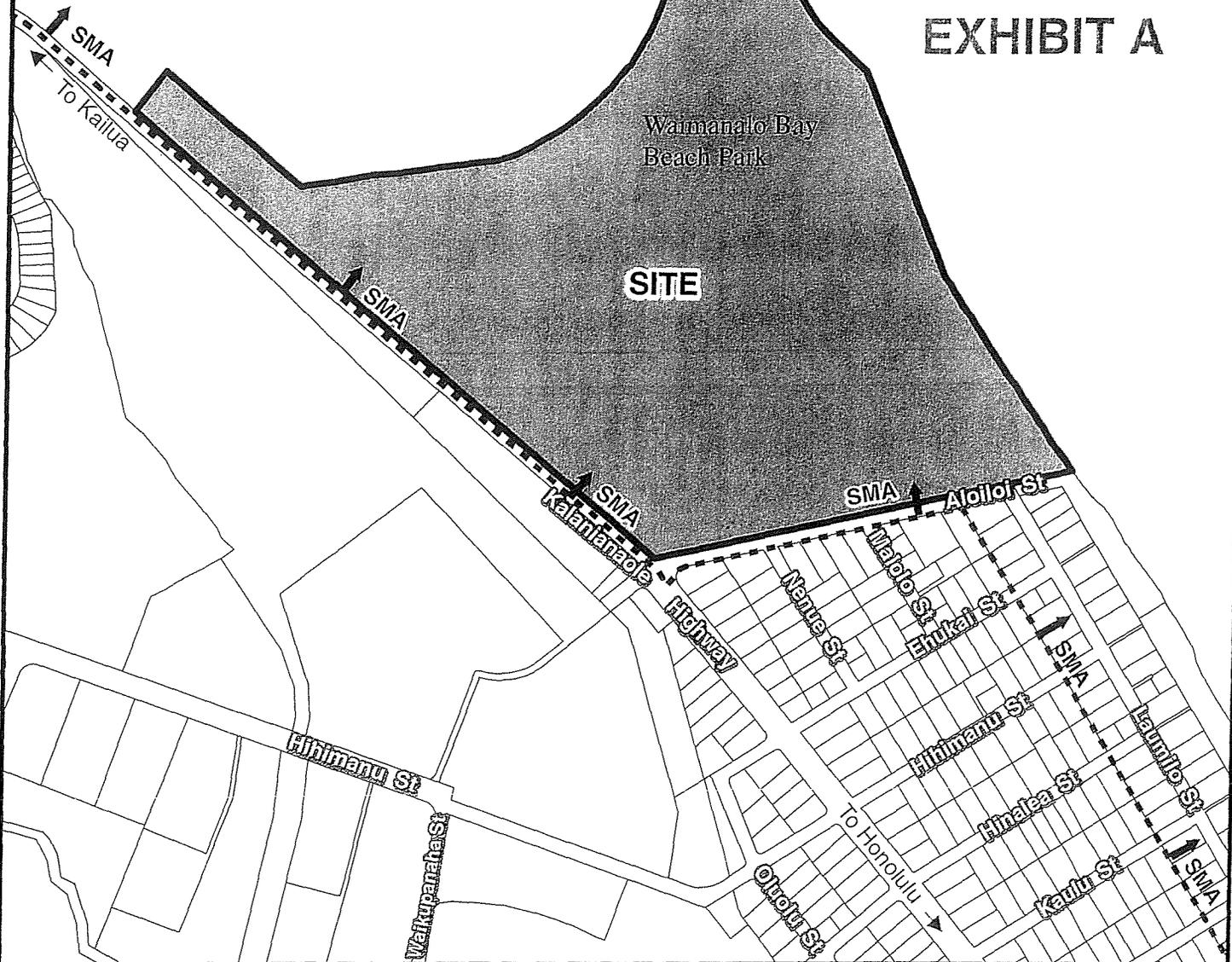
GIA:nw

Attachments

Bellows Air Force Base

Waimanalo Bay

2013/SMA-1 EXHIBIT A



SITE

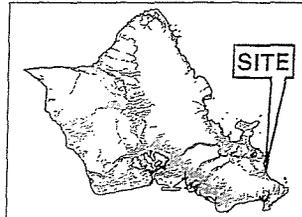
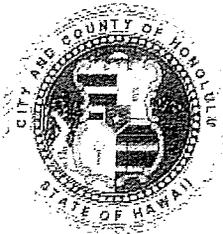
LOCATION MAP

WAIMANALO BAY BEACH PARK

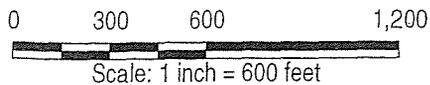
--- IN SPECIAL MANAGEMENT AREA (SMA)

TAX MAP KEY(S): 4-1-015:015

FOLDER NO.: 2013/SMA-1



VICINITY MAP



Waimanalo Bay

Bellows Air Force Base

2013/SMA-1 EXHIBIT B

F-1

Waimanalo Bay
Beach Park

SITE

P-2

AG-1

Kalanianaʻole Hwy

Aloiloi St

B-1
Highway

Nene St

Malolo St

Shuraf St

R-10

Hihimanu St

Hinalea St

Kaula St

AG-2

Hihimanu St

Waikupanaha St

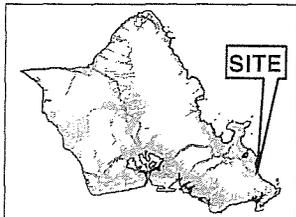
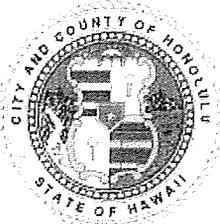
AG-1

John St

To Honolulu

Kaula St

P-2
Kaula St



VICINITY MAP

0 300 600 1,200

Scale: 1 inch = 600 feet

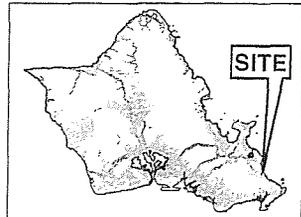
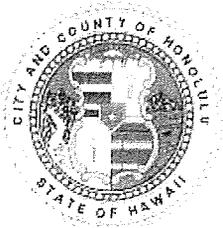
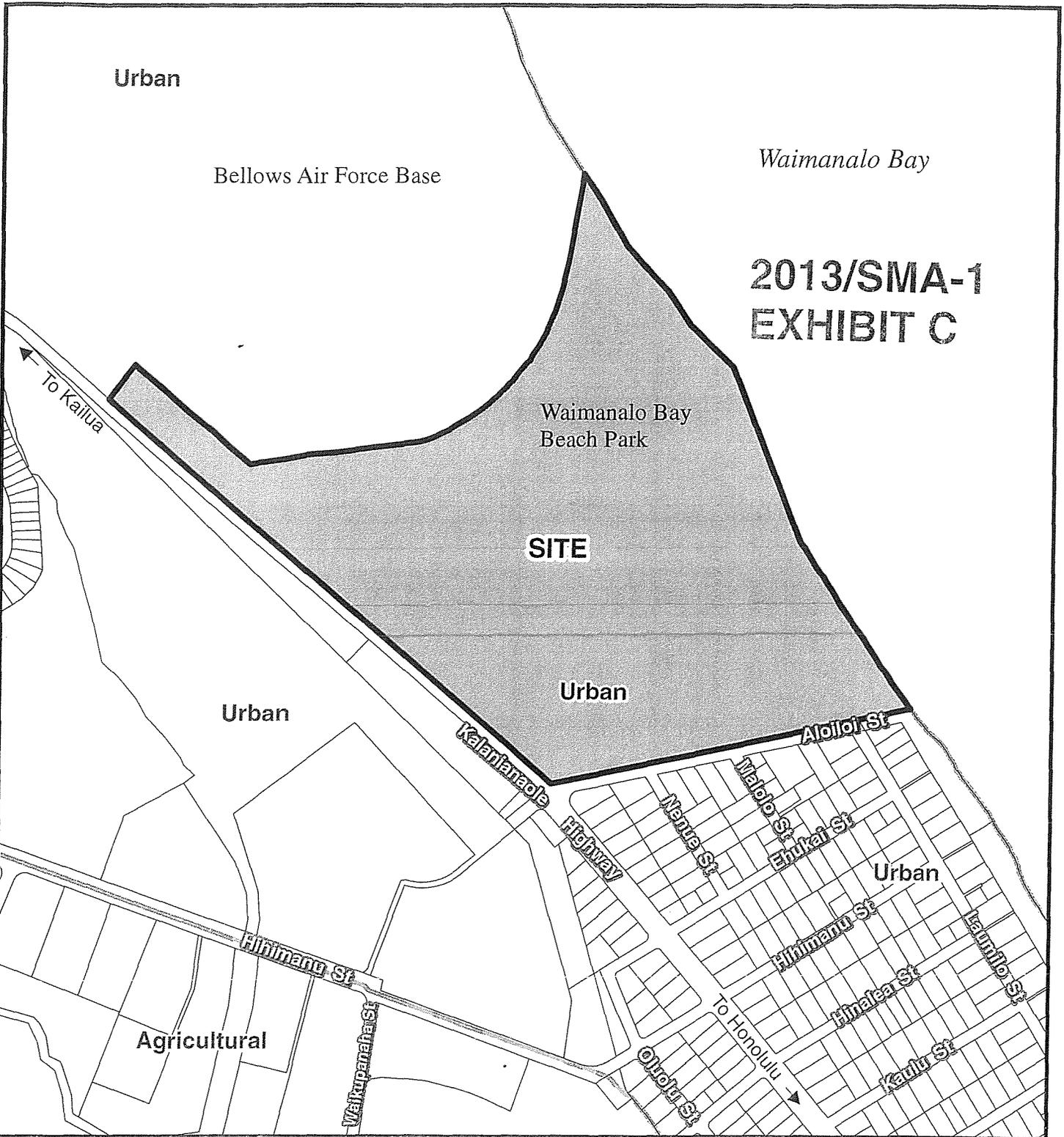


PORTION OF EXISTING ZONING MAP #24 (WAIMANALO)

WAIMANALO BAY BEACH PARK

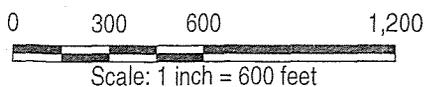
TAX MAP KEY(S): 4-1-015:015

FOLDER NO.: 2013/SMA-1



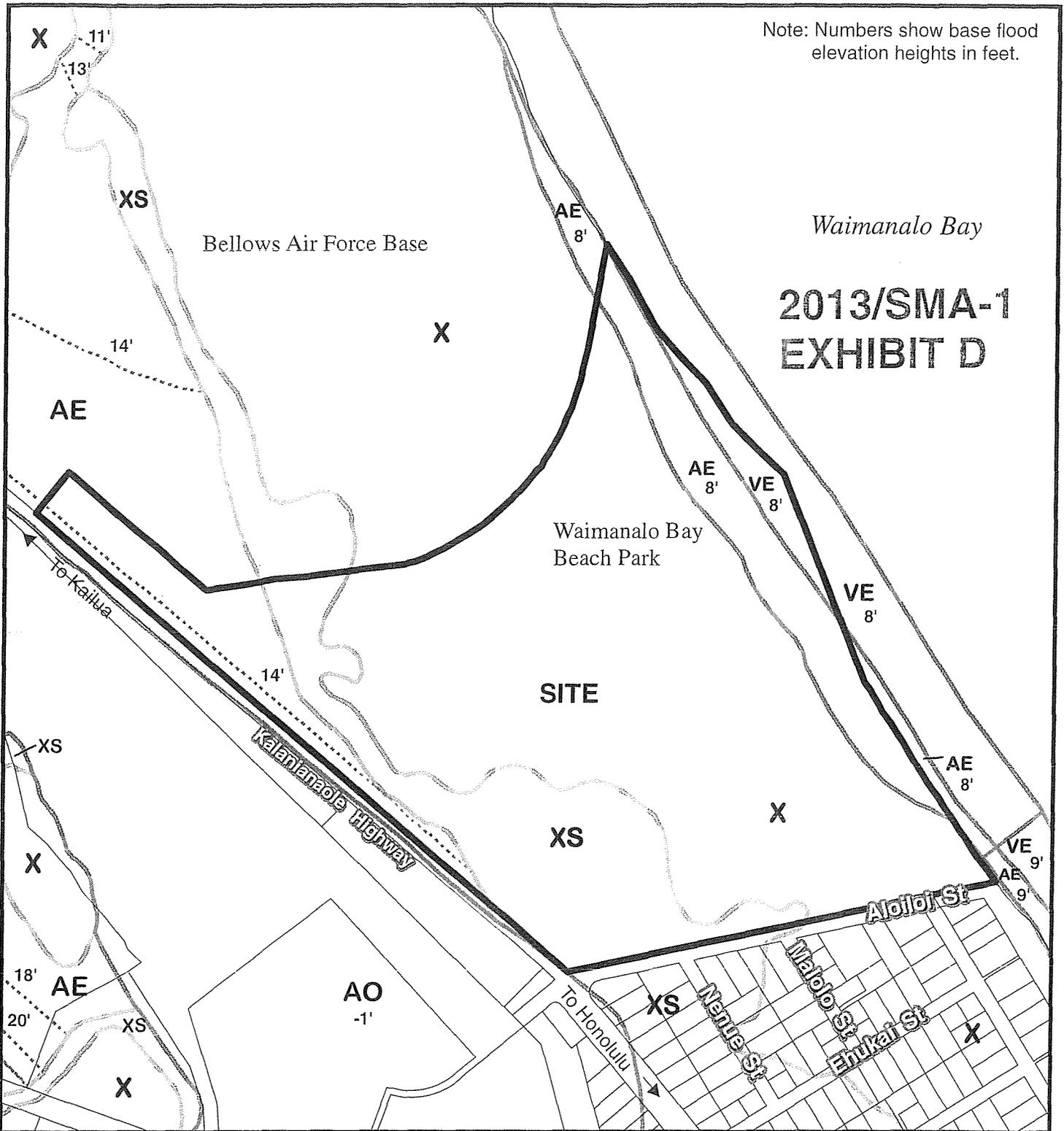
VICINITY MAP

STATE LAND USE MAP
WAIMANALO BAY BEACH PARK



TAX MAP KEY(S): 4-1-015:015
FOLDER NO.: 2013/SMA-1

Note: Numbers show base flood elevation heights in feet.



Waimanalo Bay

2013/SMA-1 EXHIBIT D

SITE

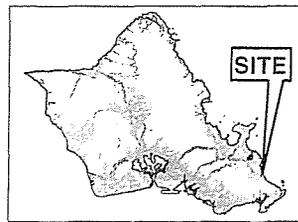
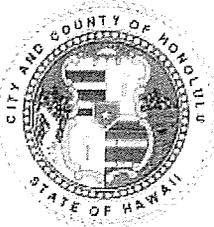
FLOOD HAZARD MAP

WAIMANALO BAY BEACH PARK

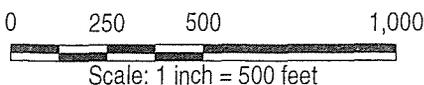
Legend

- AE = 100 Year Flood, Base Flood Elevation Determined
- AO = 100 Year Flood, 1 to 3 Ft, with Sheet Flows
- VE = 100 Year Flood, Coastal, Wave Action, Base Elevation determined
- X = Beyond 500 Year Flood Plain
- XS = 500 Year Flood Plain

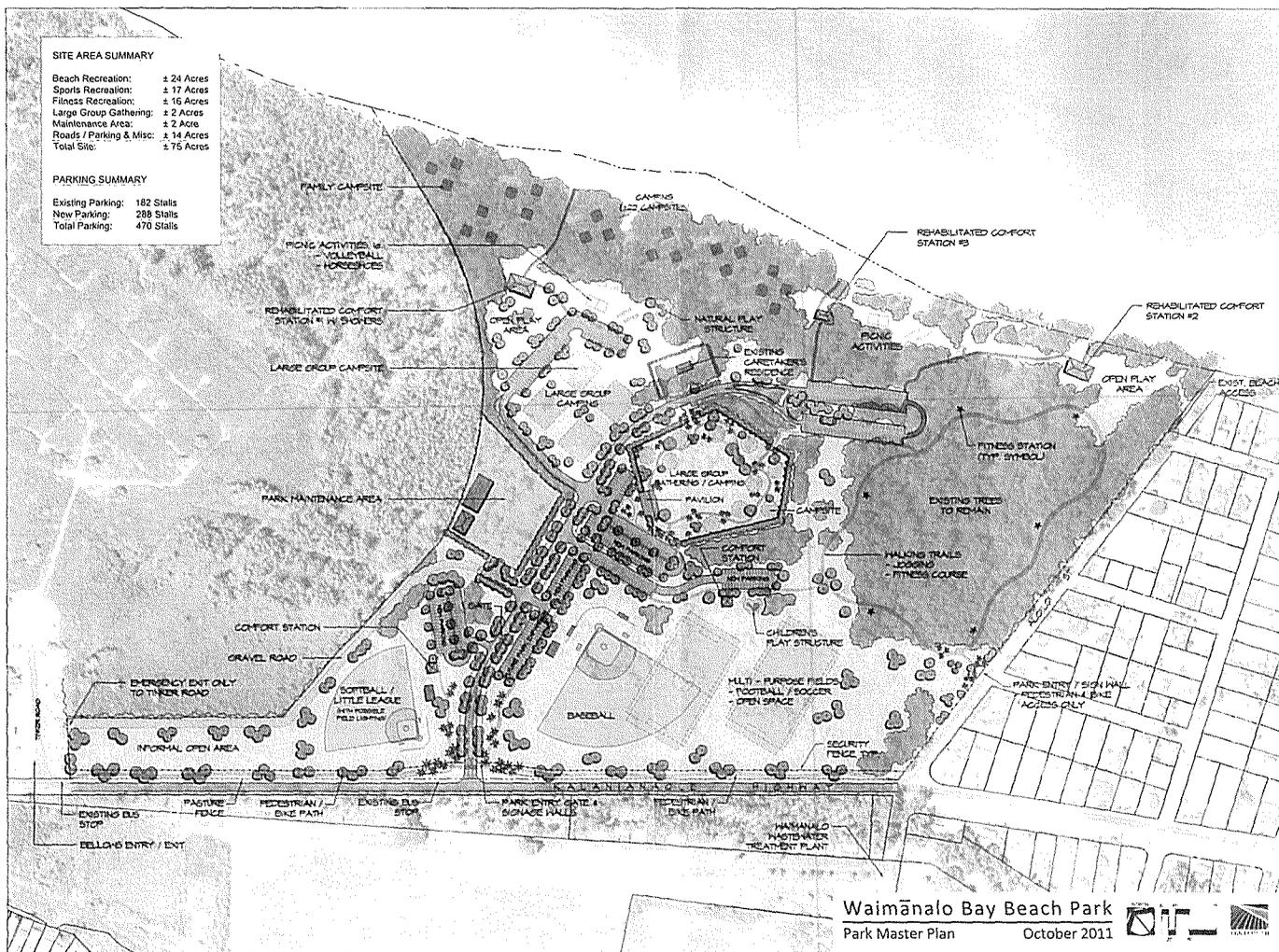
TAX MAP KEY(S): 4-1-015:015
FOLDER NO.: 2013/SMA-1



VICINITY MAP



WAIMĀNALO BAY BEACH PARK MASTER PLAN
 JULY 2011 DEVELOPMENT AREA USE PERMIT
 Figure 5, Master Plan



2013/SMA-1
 EXHIBIT E

Figure 4, Existing Park Elements



Source: ESRI Aerial Imagery, City and County of Honolulu, Site Observations.
Disclaimer: This Graphic has been prepared for general planning purposes only.

Existing Park Elements and
Surrounding Land Uses

Master Plan

Waimanalo Bay Beach Park

City and County of Honolulu ISLAND OF OAHU



2013/SMA-1
EXHIBIT F

DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HAWAII

STATE OF HAWAII

IN THE MATTER OF THE)
)
APPLICATION OF)
)
DEPARTMENT OF PARKS)
)
AND RECREATION, CITY)
)
AND COUNTY OF HONOLULU)
_____)

FILE NO. 2013/SMA-1

TRANSCRIPT OF PROCEEDINGS

The above-entitled matter came on for hearing at the Waimanalo District Park, 41-415 Hihimanu Street, Waimanalo, Hawai'i, on Friday, March 1, 2013, commencing at 10:35 a.m., pursuant to Notice.

BEFORE: ARDIS SHAW-KIM, Hearings Officer
WILLIAM AMMONS, Staff Planner

PROCEEDINGS

HEARINGS OFFICER SHAW-KIM: Good morning everyone. My name is Ardis Shaw-Kim, and I will be conducting today's public hearing in accordance with Revised Ordinances of Honolulu, Chapter 25, which is a Special Management Area Ordinance. And the purpose of today's public hearing is to receive testimony on an application for a Special Management Area Use Major Permit for the Waimanalo District Park master plan and which is within the Special Management Area. All development within the Special Management Area shall be subject to reasonable terms and conditions set forth by the City Council to ensure that 1) adequate access to publicly owned or used beaches, recreation areas and natural reserves, 2) adequate and properly located public recreational areas and wildlife reserves, 3) that provisions are made for solid and liquid waste disposition and management in order to minimize adverse affects to the Special Management Area resources, and 4) that alterations to existing landforms and vegetation and construction of structures shall minimize adverse effects to water resources and scenic and recreational amenities and shall cause minimum dangers of flooding, landslides, erosions, floatation or failure in the event of earthquakes.

Our procedures for the hearing will be as follows. I will ask William Ammons, the Planner for the permit to give a brief description of the project as the application described and then offer the applicant an opportunity to add to that. And the applicant is the Department of Design and Construction, and then I will be taking testimony in the order for sign-up, and then we will close the public hearings. Once I close the public hearings, Department of Planning and Permitting will be submitting a report and recommendation to the City Council for decision-making.

So, at this time I would like to ask William to provide us with a description of the project as the application described.

STAFF PLANNER AMMONS: William Ammons, Planner with the City and County of Honolulu.

MALE FROM THE AUDIENCE: May I ask a question?

STAFF PLANNER AMMONS: Sir, we'll open up for questions after the introduction. We have plenty of time, much time as you need for that, sir. William Ammons, City Planner with the City and County of Honolulu. The City and County of Honolulu, Department of Parks and Recreation and their agent, PBR Hawai'i & Associates, has requested approval of a Special Management Area Permit 2013/SMA-1 for improvements to a sports field comfort station and picnic areas and to increase camp sites and walking trails within the Special Management Area on a 74.768 acre parcel located at 41-43 Aloiloi Street, Waimanalo, Tax Map Key 4-1-15: 15. The application was accepted on January 31st, 2013. Thank you.

HEARINGS OFFICER SHAW-KIM: We'll now have comments or additions from the applicant and the agent.

MS. CULLISON: My name is Catie Cullison. I'm a Planner with PBR Hawaii. We are consultants for the Department of Design and Construction. So, just for the record, point of clarification, that the applicant is City and County, Department of Design and Construction, and Department of Parks and Recreation is the landowner. Also, point of clarification, the record, this application is for the master plan for the Waimanalo Bay Beach Park is the former name for the park, commonly known as Shorewoods, immediately adjacent to Bellows.

I guess I can briefly walk through the plan real quick and then if it's all right with the hearings officer just allow opportunity for questions. The plan itself brings new recreational opportunities to Waimanalo Bay Beach Park. As we initiated this project, the thought from the City and County, Department of Parks and Recreation was that there was a need for additional recreational **wild** fields as well as a need for additional camping areas in Waimanalo. We went through several renditions of the plan looking at different levels of intensity of use, more fields, less fields, more camping, community center, different structures. And working with both departments, Department of Parks and Recreation and the community, we came to a preferred conceptual plan and that is the plan that's in this application to date. Draft and final environmental assessment were submitted and a finding of no significant impact was declared.

The plan itself is in front of you on the board. It includes two new baseball type fields. One is Little League softball league size. The other is a full baseball field. There's two multi-purpose additional sports fields that can be used for soccer, rugby football, that kinda thing. The access road is located at the same point along Kalaniana'ole Highway. There would be some improvements to the access driveway in terms of widening to allow for safe movement especially out of the park. A traffic study was conducted by Department of Design and Construction and they determined an additional egress lane is necessary in order to just deal with folks coming and going from the park.

As you move in along the main access road, to the left there's base yard and maintenance facility area for the park. This was expressed, a strong desire by the Department of Parks and Recreation. Further along as we advance towards the ocean, there are two group camping/gathering areas. These were highlighted as particularly important by the community members that we spoke to, a need for a place for people to gather and come together, picnic and so forth.

Moving closer to the ocean, there's additional camp spaces that have been proposed. In the ironwood forest where there's camping currently, the City expressed its desire for individual camp sites in that location. Part of the drivers for—the layout of the park really was the natural resources and its proximity and location with respect to the shoreline. There was strong emphasis to minimize

development in the coastal zone area and close to the shoreline; therefore, restroom facilities are proposed to remain in place. Those three beachside comfort stations are proposed to be rehab in place and as the community knows, one has already been rehabbed and the second one, I believe was supposed to begin rehab work today, the Bellows side comfort station. So, some of these ongoing maintenance issues are actually being addressed outside of this master plan project.

The other important resource that play consideration in the layout of the plan was no burials in the park near Aloiloi Street. They're not shown on the plan out of respect but we try to minimize development in the area of those known resources. And without further belaboring me talking at you all, I guess I will turn it back over to the Hearings Officer.

HEARINGS OFFICER MS. SHAW-KIM: Thank you for that summary and explanation. Now, we'll go on to the testimony, accepting part of the portion of the public hearing. We are the Department of Planning and Permitting has received a letter February 22nd from the American Youth Soccer Association in support of the proposal and permit and this is from Roy Takekawa, Regional Commissioner of the American Youth Soccer Association, and that is part of our record.

And at this time I'd to invite anyone who wishes to offer testimony to do so at this time.

FEMALE FROM THE AUDIENCE: Can we ask questions?

HEARINGS OFFICER SHAW-KIM: You would have to fill out a sheet. I would suggest we stay and just have a discussion after the meeting. I think that's—

FEMALE FROM THE AUDIENCE: A bunch of this needs to be recorded.

HEARINGS OFFICER SHAW-KIM: Yes. You may fill out a card. I'm not adverse to that. I welcome that. It's just the hearing process has a certain process. It's semi-judicial, so I believe the applicant will be available for discussion after the meeting. And, yes, if you want to provide testimony that's fine, and that's what we were here for is really to accept testimony.

If anyone else wishes to speak and offer testimony, please fill out a pink sheet. The first person I have signed up—You're Mike's mom [referring to female in the audience] and—Oh, okay. The first person I have is Ted Ralston. He is to speak.

MR. RALSTON: Thanks for letting us come here and talk about this. I just came across this a couple of days ago through Hololopoko, and so I haven't had much chance to look at it other than the chart. But other than the beach walks, I actually was born and raised in plantation where Shima's is now was where our house was. So, it's nice to see these kinda opportunities being developed. I totally support

what's going on here. I don't have details but in general this is the right way to go, I think.

I will say that there's--what I'd like to see is some other way that the remembrance of plantation days in Waimanalo. Maybe the train or something like that can be incorporated because we don't have anything that reminds us of the plantation days here in Waimanalo that I'm aware of. And the train is Olomana. The thing is somewhere, right? It won't be possible to get that thing over here. Put some tracks in, that would be kinda interesting.

Second thing, would be nice to have kinda like a community imu location like they have down Kailua High School, where like for Thanksgiving we can have everybody bring their stuff down and cook 'em all one time for Thanksgiving. That's just a couple thoughts that would really give a local feeling to this. Baseball is nice but having a local feeling, an imu, would be even better.

The last thing to think about, if I could suggest it—We've been doing all the activities down in Kailua with our kayaks last year or two. It won't be long before the commercial activity guys wanna join up here and climb on. So, somebody needs to do some preparatory, really good legal research on the—even the possibility of having commercial activity embed itself in this program. And if—So, what happened in Kailua was that nobody remembered how Kailua Park was formed. It was formed by convent condemning people private property. Once that happens, you can't ever use it for commercial activity again because that's the nature of the law. The same is true actually here. This was private property at one time. This was (inaudible) plantation, and it was confiscated some how by the federal government in 1917. So, if it was condemned then it falls in the same category as Kailua Beach. I just simply don't know, but somebody—and I guarantee you Corp Counsel will research that. So, it's gonna take citizens to do that research and figure out what the actual nature of the conversion of that land from private to public property was because that won't influence anything do with the commercial activity. You may want to join in sooner or later. So, I just say that the thing in Kailua is a complete mess because nobody pay attention to the history. And here we have a chance, I think, to pay attention to this properly and to make sure whatever allowances are possible, we all understand. Other than that, I think it will be a great project for some young kids at UH law school or something to spend six months digging up all the transactions that created this public property. So, I just throw those three things; community imu, sort of a plantation field to some form of country feel; and the issue of the legal basis that will either allow or prevent the eventual parachuting in by all, all kinda guys. Okay, thank you.

HEARINGS OFFICER SHAW-KIM: Thank you. The next person I have signed up to speak is Mary Ciaci.

MS. CIACI [from the audience]: Okay, I don't need a microphone. I'm sure. I know we live on this side. We live on the beach side. I would like to see that this plan, whatever they—I was here 56 years, 57 years. But there be no opening at all coming into our area because just—enhance--even it's a walk trail that would enhance people coming into our area, our public property, our private property. And look at one—there's one near Aloiloi Street that was supposed to be an access. Now, is this plan vital or is it a plan that can be altered? What is the whole thing on this? Because this is the first we've seen of it, and I live right there by Aloiloi. I'm looking that we need to have an 8-foot fence this way and all access would be on where it is now which is fine. Has anybody thought about the traffic we're gonna have? Anybody been on this road at 2 o'clock and 3 o'clock in the afternoon any day of the week? You can't go from Mel's Market to the golf course without taking you at least 10, 15 minutes, which is what couple miles? I mean this traffic is terrible. And we have only two lanes. We'll never have more than two lanes because Makapu'u will also be Makapu'u. You can have four lanes any place, this place is all gonna end up in two lanes. So, we did this when we had Mel's Market—I mean, when they put in McDonald's. So, they told us that they wouldn't have anymore, anything going on the main—I mean, on the main highway you can have—anything pass that was going to be stripped lane, private land. But I'm looking at you to have an opening. So, is this—or does anybody know? Is it set and can never be changed?

HEARINGS OFFICER SHAW-KIM: Okay. Thank you for that testimony. We'll have the questions addressed at the finish of all the testimony. Okay, thanks for that. The last person I have signed up is Kekoa Ho. I think—

MR. HO: Aloha everyone. My name is Kekoa Ho. I'm a community resident. At this point I'm terribly confused. We have been working on this plan for two years with DPR to do it, to change it, to alter it, to improve it. And we've worked with Catie and Stan and their group for a period of two years. At this point I'm confused that we're having a hearing to approve it when in our meetings we've had Parks people, we've had City people, we've had community residents. The point of confusion is we're here to get the communities input, but we're here on a Friday at 10 o'clock in the morning, on a work day when most everyone is not here, you know. If you want the community, you come for the community. You don't come for the convenience of when the Parks can meet. Now, aunty we've talked about traffic. We talked about that area. You have enough people already going to Bellows when that area is jammed. And we've looked at it quite extensively. The plan is not solid. In other words, in my opinion this is a hearing, there can be changes. And traffic wise, we're always gonna have traffic. I live on the beach. We have traffic coming from Hawaii Kai to Kailua, Kailua to Hawaii Kai. 40% of the traffic is not Waimanalo, it's people passing through taking the shortcut. We all live with traffic. What we have to look at is what's convenient for the children. Now, in our parks here in Waimanalo, Waimanalo seems to take now third preference. First preference Kailua sports teams, second preference Kaneohe, Kaneohe sports teams. Where does that leave Waimanalo? We are in

the community of Waimanalo. What are we doing for our kids? Now, our kids they have to be kept busy, to be kept in sports. I'm not bias against any other community, but I'm bias because I wanna help our kids. I'm on the Neighborhood Board. I've been on the Neighborhood Board for 22 years, and I've been there to see if I can make a difference and make changes. And this is why we're here. So, I'm confused for the hearing. I'm confused for the time of the hearing, and I'm confused as to why we haven't been that far ahead.

Now, to take up your time, let me just give you an example. At Olomana this is widely getting hit by the bus stop. We decided to plan a safe highway along median strips coming down Kalaniana'ole Highway from Olomana. We had seven community at large meetings. We had nine smaller meetings, Neighborhood Board meetings and small interest group meetings. That was 14 years ago. We just barely finished the curve. We don't have the median strips. We don't have the sidewalks. How long does it take for Waimanalo to see improvements? Two years now. How long more before we have a park for our kids? We have Bellows that has all the beach front. They stay close for training. If you drive through there, there is not one training incident there all along until the second base opening. Why is the beaches exempt from native Hawaiian or not even native Hawaiian, all Hawaii residents? Why is the beach exempt? We have questions, we want answers. Thank you.

HEARINGS OFFICER SHAW-KIM: Thank you for that testimony. The next person I have signed up to speak is Leimomi Dierks.

MS. DIERKS: Aloha and mahalo for coming here to speak with us. I guess a lot of my concerns have been voiced previously. The only thing I would like to add to that is perhaps some thought—you know, if there's modification to the plan so things could be added or changed. I like the imu idea, it brings in the culture. I know to this community Hawaiian culture is very important to us. I am a resident of Waimanalo by Shima's where, I guess one of the aunties and uncles used to live. So—but anyway culture is very important to this community and to the keiki of this community, the children. There's a lot of collaborations of partnerships at work in the community where they are trying to work together to benefit the community both from the keiki all the way to the kupuna. I really like the idea of all the extra fields to increase the physical activity in this community because too often I see all the resources going to the more affluent community such as Kailua and Hawaii Kai. So, it's about time that is happening in our community where there's a high need for it. A lot of people here in this community are afflicted with chronic diseases such as obesity and diabetes and heart conditions and things like that. And something like this could really benefit their health. Other things I would like to see related to commercial activity is I would be highly against your typical kayaking type of business, where they're just out to make a profit. So, I would like to suggest non-profit organizations in the Waimanalo community will have an opportunity to develop something in this park. Perhaps maybe even set-up something like a food hub or some kinda, something that reaches out to the

community. Things that are already happening in the community but it would give them a facility and a place to do it more effectively and efficiently. It could also be sort of like a job development as they help their community and they also do activities as a non-profit community group develop some kinda way to serve their community. It can sort of train them like a job training. It would be really nice to see a community garden in there, although I do understand there are some sustainability issues, who's gonna take care of it, who's gonna pay for the water and so on and so forth. There's a lot of other community gardens out there in our City and County facilities. There's a lot of different models. We could look at what model would work best for Waimanalo. So, there's still a lot of good ideas out there, and I hope that DPR is open to that, to making some of the modifications that meets the needs of the community. Also, like aunty Mary Ciaci mentioned earlier, the access. I'm sensitive to the residents in the beach lot area, and I don't want their community to be impacted too heavily because they deserve their privacy too. So, just trying to figure out a way we can co-exist and make this happen to the benefit of everybody. Mahalo.

HEARINGS OFFICER SHAW-KIM: Thank you for your testimony. The next person I have signed up to speak is Ilima Ho Lastimos.

MS. HO-LASTIMOS: Aloha. I'm sorry I was late. My name is Ilima Ho-Lastimos. I'm from God's country, Waimanalo. I'd like to dido everything that Kekoa Ho and Leimomi Dierks had to say especially about, you know, the impact on Waimanalo; and yeah, we do need a garden. One thing that I'd like to see changed in the plan, too, or added, I should say, is a canoe halau 'cause we do have one in Waimanalo but it's very tiny and it always serves the Waimanalo canoe club. A bigger one where we can actually gather and kalaiwaa, you know, do culture practice, something that can be used for the whole community not just specific groups. Maybe we could practice lua, hula. You know, we do have this venue here but we do need more. And Kekoa did say a lot of the other communities come into our community and get first dibs and everything. So, for us to have find a place but yet this is our place, is wrong. I believe that the kids in Waimanalo should get first crack at all of the fields because we have our kids going to Kailua to practice and Kailua kids coming to Waimanalo, which is backwards, totally. I believe our kids need to be able to bike to their destination, promoting healthy living, riding on their bikes, walking, whatever. But if you have to catch the bus or find a ride and it may deter your parents from letting you participate because you cannot get there is crazy. So, we gotta do something about that, and I did understand about the imu, love it. Anything that we can promote and have a meeting where lots of people can fill this room and give them manao, is what we gotta do. Mahalo.

HEARINGS OFFICER SHAW-KIM: Thank you for that testimony. And I'm going to—those are all great testimonies and the City appreciates that input. I'm gonna allow the applicant to speak to some of the things that were raised during the testimony so it can be shared with everyone. But I would address the purpose of

this meeting is really to provide testimony on a Special Management Area Use Permit, which is specifically to—the Special Management Area is intended to protect coastal resources as defined in our ordinance.

MS. CULLISON: Thank you for allowing me to speak once more and try to address some of the communities questions and concerns. Thank you also hearings officer for clarifying for everyone's benefit. The purpose of the hearing is Special Management Area. So, the Department of Planning of Permitting for this permit they're in charge with making sure that the plan that is being put forward is being responsible in terms of relationship to our coastal resources, providing access for recreation, preserving the culture resources, ensuring that the coast line is not being developed with something that's gonna cause erosion, sedimentation, pollution types of problems. And so that's the types of things that they're looking at with this application. And that's why we're having this hearing today. I would try to respond to the questions and concerns as they were raised.

Mr. Ralston wanted to see more recognition of Waimanalo's history, plantation history but also the culture history in terms of imu in the plan. And actually our earlier renditions when we sat down with a group from the community, and we had a long wish list, actually imu and kulapa were actually in the plan. And working with the City, PBR didn't feel quite comfortable with those articular elements so we pulled them off the plan, but I don't think that by not having them in there you're restricted from eventually of the community group came together and wanted a smaller detail type elements. The plan wouldn't preclude those types of details from occurring in the park. It would just be something that a community group would really need to work closely with PBR, I believe, to make it happen and come to light.

In the master plan document, the Environmental Assessment, we actually allowed provisions for interpretive signage either along the coast or as part of the pavilion structure at the larger group gathering area that has more structural elements. In throughout the early planning process that Kekoa Ho referred to, there was no real consensus on what that interpretative signage should be. Got some comments from of the federal agencies that deal with marine mammals; maybe a signage relate to protection of monk seals and educating it that way. So, an interpretative signage is totally accounted for and allowed in the plan. So, it's really up to the message that the community want to convey together with the landowner, DPR, and in bringing any interpretative devices to life in the plan. There are no real facilities drawn in the plan to accommodate commercial activities; and I'll leave it at that.

Ms. Mary, your comments related to fencing and the access that's drawn to Aloiloi Street. Our thought process on that was to allow four pedestrian and bicycle access to make it more convenient to the neighbors, but we also heard a desire to make maintain security at the park. So, the master plan actually preserves and calls for replacement of the parameter fencing around the park and

the gates as they are now so that it's really at the parks department discretion to lock it up every night or, you know, all the time. So, it's management decision that DPR can make. We have planned for that access way in the master plan, and it's really at the discretion of the parks department how it's managed. The other purpose for the parameter fencing besides security, I wanna point out, it's kinda the traffic issue. We want to make sure that those ball fields that are close to the highway are access from the inside of the park and that people are not parking along the highway. So, part of the reason to maintain that security fencing is to force visitors to the park, to go into the park and park there and not be backing in and out of the highway like we see at Waimanalo Beach Park. So, that's some of the fact story on the fencing and parameter fencing, security and other purposes that it serves.

And, I guess, one more point on Kekoa Ho's questions. The master plan process; he was very helpful in providing comment and helping community members come forward and provide their ideas. We went through the Environmental Assessment process. This is the next step, the Special Management Area hearing and then from there monies need to be appropriated by the appropriate departments for doing the detailed design, and then the City will have to make some decisions about how it would be phased and paid for over time.

Leilomi Dierks voiced the need to support the culture and the imu. I also wanted to comment on non-profits and community groups. In Waimanalo there's been a strong history of planning coming together. It was though Waimanalo youth and family collaborative that came together with some help from UH also several years ago. And actually in the early renditions of this plan we had community center buildings in there. We looked at it, took a step back and kinda thought about the rural character of the park and also its proximity to the ocean and those more intensive constructed elements out of the park because it just didn't seem like the right fit for this kinda rural environment. The proximity to the beach lot neighbors, the weathering that would take place from the ocean and finally there's an element of the funding that this park—when it was transferred from the federal government to the City and County or to the State—excuse me before it was the City and County project, it was funded by something called the Land and Water Conservation Fund, which is federal funds that restricts how park lands are used and one of those restrictions was, is that you cannot limit who can go to the park. In that you couldn't have an office say that was dedicated to a certain non-profit and only allowed certain group of people in there. It needs to remain open for the public for outdoor recreational uses. So, that was in their factor that played into not having a dedicated community center that supported specific non-profits in the park. So, it's something to know.

And then finally I wanted to make the community that's present aware that there is a pavilion structure associated with the large group camping area and the master plan has just kinda left it open that it's available at some cooking areas. The reference point that we use is the large pavilion that's kinda at the end of the

road Hoomaluhia. There's an open space there, a large group camping area with a large covered pavilion. But the details of the pavilion--and how it's used is really up to the community and in terms of how it's used, you know, for whatever kinda gathering that's there. It's not programmed. So, I just wanted the community to be aware of that pavilion. That's at least in the master plan.

And, I think that covers all of the comments that were brought up. Thank you.

HEARINGS OFFICER SHAW-KIM: Thank you, Catie. Does DCC have anything more to offer?

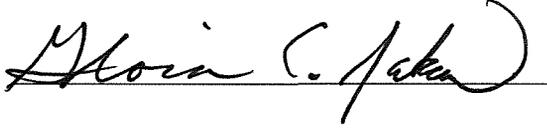
MR. HILDEBRAND: My name is Terry Hildebrand with Department of Design and Construction, and the project manager who oversaw the master plan and whom we hired, Catie's firm to work on. And I just wanted to add a few brief comments. Most beach parks are not developed as this one is with all fields but this is an exception because it does have a great deal of depth, great deal of distance between the road and the shore. And the parks department felt that all fields were acceptable in this particular location and alternatively this particular park, the district park will be the more appropriate place because of the conditions. My department and parks department were in agreement that Waimanalo Beach Park would in this case be more a logical place for some of these ball fields. So, that's another reason to the community input why we included this ball fields in the plan. And some of the other recreational type facilities which some community members were advocating for in this park were actually more appropriate in this district park. So, this may be considered if we make improvements to this district park in the future. That's all I have to say. Thank you very much.

HEARINGS OFFICER SHAW-KIM: Thank you, Terry. This will conclude the public hearing testimony portion of the public hearing. And, so I'm closing the public hearing. The Department of Planning and Permitting has a maximum of 10 working days to transmit a report and recommendation on Special Management Area Use Permit application to the City Council for its decision making. So, no decision is made here today. All the testimony that you've submitted will be part of the record and will be transmitted to the Council. If you have further comments following today's hearing, you can make them directly to your council member and you're encouraged to contact the City Clerk if you wish to be in attendance at the hearings that they will, City Council will be having concerning this matter. Once the Department of Planning and Permitting submits its report and recommendation, the scheduling is completely up to the City Council. And that ends today's public hearing. Thank you everybody.

(Whereupon, on Friday, March 1, 2013, at 11:30 a.m., the hearing was adjourned.)

-00-

Respectfully submitted by:





RESOLUTION

GRANTING SPECIAL MANAGEMENT AREA USE PERMITS FOR WAIMANALO BAY BEACH PARK MASTER PLAN IMPROVEMENTS TO THE EXISTING PARK, INCLUDING SPORTS FIELDS, COMFORT STATIONS, AND PICNIC AREAS; AND, TO INCREASE CAMP SITES AND WALKING TRAILS AT WAIMANALO, OAHU

WHEREAS, the Department of Planning and Permitting (DPP) on January 31, 2013 accepted the application from the Department of Design and Construction, City and County of Honolulu (herein referred to as the "Applicant"), for a Special Management Area Use Permits (SMP) to allow improvements to sports fields, comfort stations, and picnic areas, to increase camp sites and walking trails in the Waimanalo District, on land zoned P-2 General Preservation District, located at 41-43 Aloiloi Street in Waimanalo, Oahu, Tax Map Key 4-1-15: 15 (Reference No. 2013/SMA-1); and

WHEREAS, on March 1, 2013, the DPP held a public hearing, which was attended by approximately 15 members of the community and two representatives of the Applicant. Oral testimony was presented at the hearing, written testimony was submitted by one member of the public for the project; and

WHEREAS, on April 8, 2013, within twenty-four (24) working days after the close of the public hearing (the Applicant having agreed to an extension of the administrative processing deadline), the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes (HRS), completed its report and transmitted its findings and recommendation of approval to the Council; and

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

BE IT RESOLVED BY THE Council of the City and County of Honolulu that SMP for the Waimanalo Bay Beach Park Master Plan project, consisting of improvements to sports fields, comfort stations, and picnic areas, to increase camp sites and walking trails, shall be APPROVED, subject to the following conditions:

- A. Construction shall be in general conformity with the project as described by the Report and Recommendation of the Director Designate (Director) of the DPP referenced herein, and the plans attached hereto as Exhibits A through F. Any changes in the size or nature of the project which have a significant effect on coastal resources addressed in Chapter 25, ROH, and Chapter 205-A, HRS,



RESOLUTION

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

- B. Approval of this SMP does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
- C. The Applicant shall consult with the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) as to whether it will require an archaeological monitoring plan for all future ground disturbance and anticipatory procedures, including established protocols and consultation with appropriate parties, for use in the event that an inadvertent discovery of human remains is made. Written evidence shall be provided to the DPP that these procedures have been reviewed and approved by SHPD prior to the start of any ground disturbance activity, if such a monitoring plan is required.
- D. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
- E. To minimize threats to federally protected species, the Applicant shall implement the following measures:
 - 1. To avoid impacts to young Hawaiian hoary bats, tree and shrub clearing of woody plants over 15 feet tall shall not occur during the bat breeding and pupping season of June 1st through September 15th of each year.
 - 2. To maintain dark beaches that allow turtle nesting, no structures or beach-oriented lighting shall be used on the site.
 - 3. To protect seabirds, outdoor lighting, if installed at the softball/little league diamond, shall be of a type that is shielded such that light bulbs can only be seen from below; and, shall use the lowest wattage bulb feasible for such use.



RESOLUTION

4. To discourage the attraction and foraging of feral predators such as cats, rats, and mongoose, trash and recycling bins shall be of an animal-proof design.
5. To educate the public about how individuals can contribute to the protection of ocean resources, including marine resources such as corals, critically endangered monk seals, threatened and endangered seabirds and turtles, interpretive kiosks and signage shall be installed by the Applicant as part of its park improvement project to inform and educate park users concerning these issues.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this Resolution to George I. Atta, FAICP, Director Designate of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Chris T. Takashige, P.E., CCM, Director of the Department of Design and Construction, 650 South King Street, 9th Floor, Honolulu, Hawaii 96813; Catie Cullison, PBR Hawaii and Associates, Inc., 1001 Bishop Street, Suite 650, Honolulu, Hawaii 96813; Jesse K. Souki, Director of the Office of Planning, Coastal Zone Management Branch, 235 South Beretania Street, Suite 600, Honolulu, Hawaii 96813; and Pua Aiu, Administrator, State Historic Preservation Division, Department of Land and Natural Resources, Kakuhihewa Building, Room 555, 601 Kamokila Boulevard, Kapolei, Hawaii 96707.

INTRODUCED BY:

DATE OF INTRODUCTION:

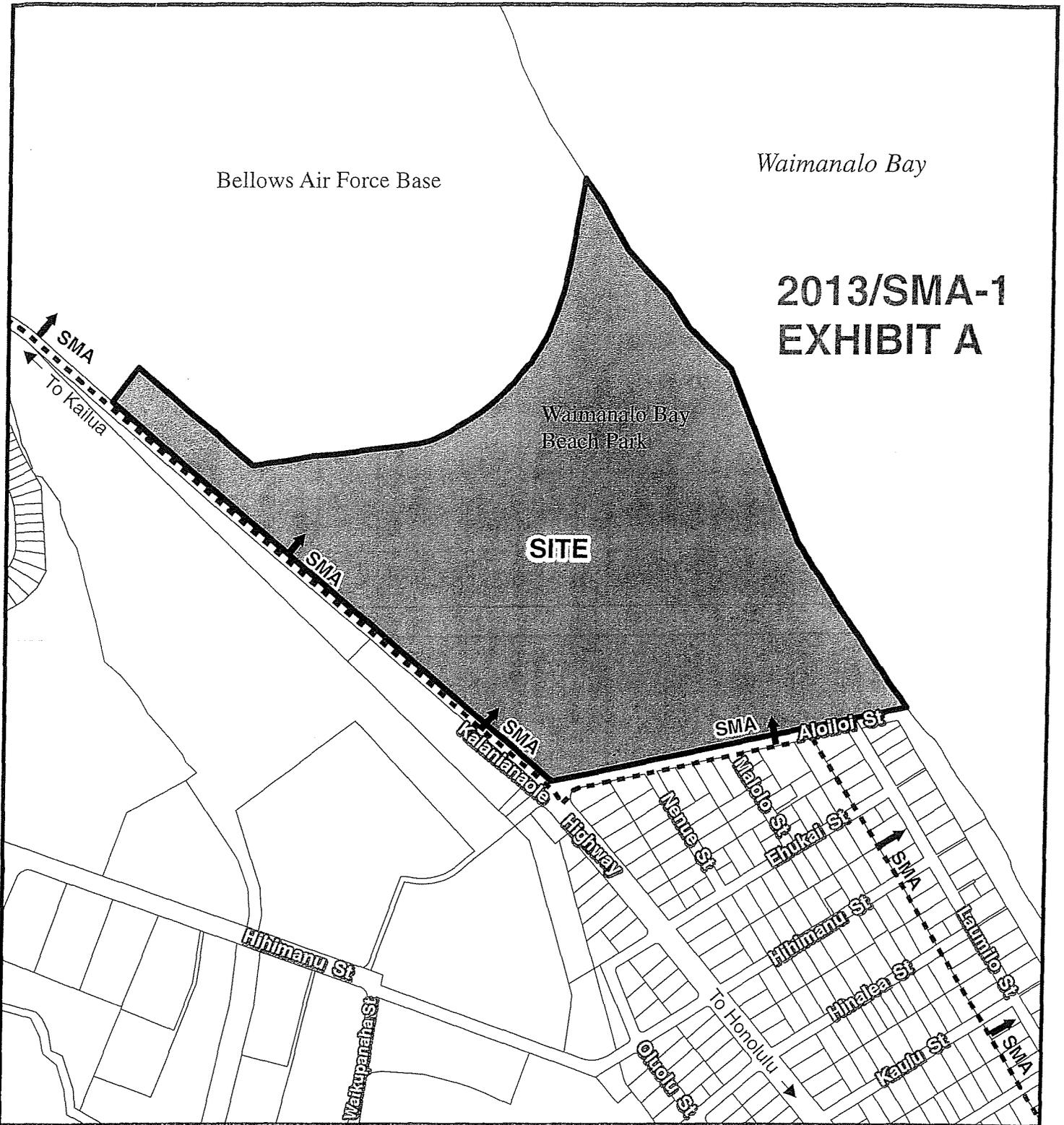
Honolulu, Hawaii

Councilmembers

Waimanalo Bay

Bellows Air Force Base

2013/SMA-1 EXHIBIT A



SITE

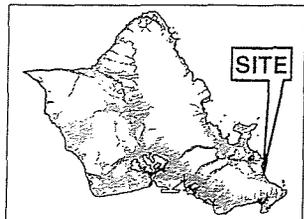
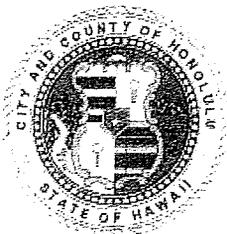
LOCATION MAP

WAIMANALO BAY BEACH PARK

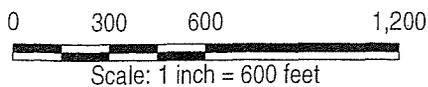
--- IN SPECIAL MANAGEMENT AREA (SMA)
↓

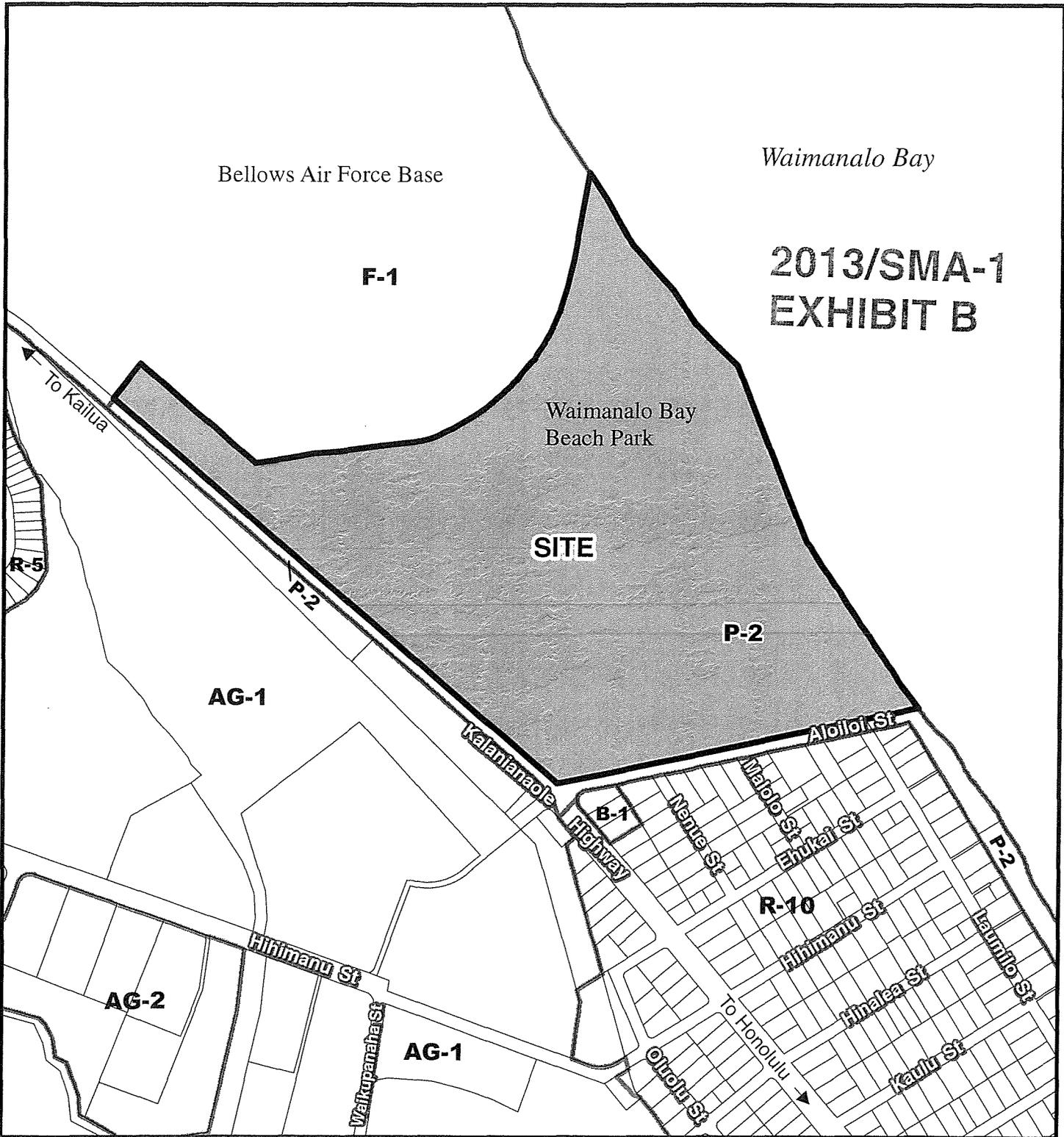
TAX MAP KEY(S): 4-1-015:015

FOLDER NO.: 2013/SMA-1



VICINITY MAP





Waimanalo Bay

**2013/SMA-1
EXHIBIT B**

Bellows Air Force Base

F-1

Waimanalo Bay
Beach Park

SITE

P-2

AG-1

Kalanianaʻaʻole
Highway

Aloloi St

B-1

Maipo St

Ehukai St

R-10

Hihimanu St

Hinalea St

Kaulu St

Kaunaloa St

Hihimanu St

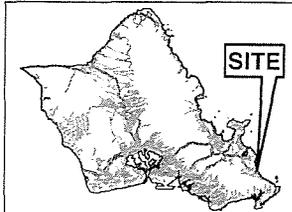
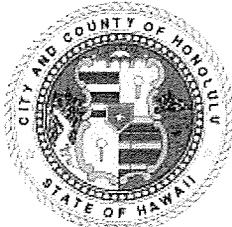
AG-2

Waikupanaha St

AG-1

Orchard St

To Honolulu



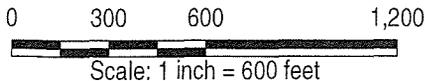
VICINITY MAP

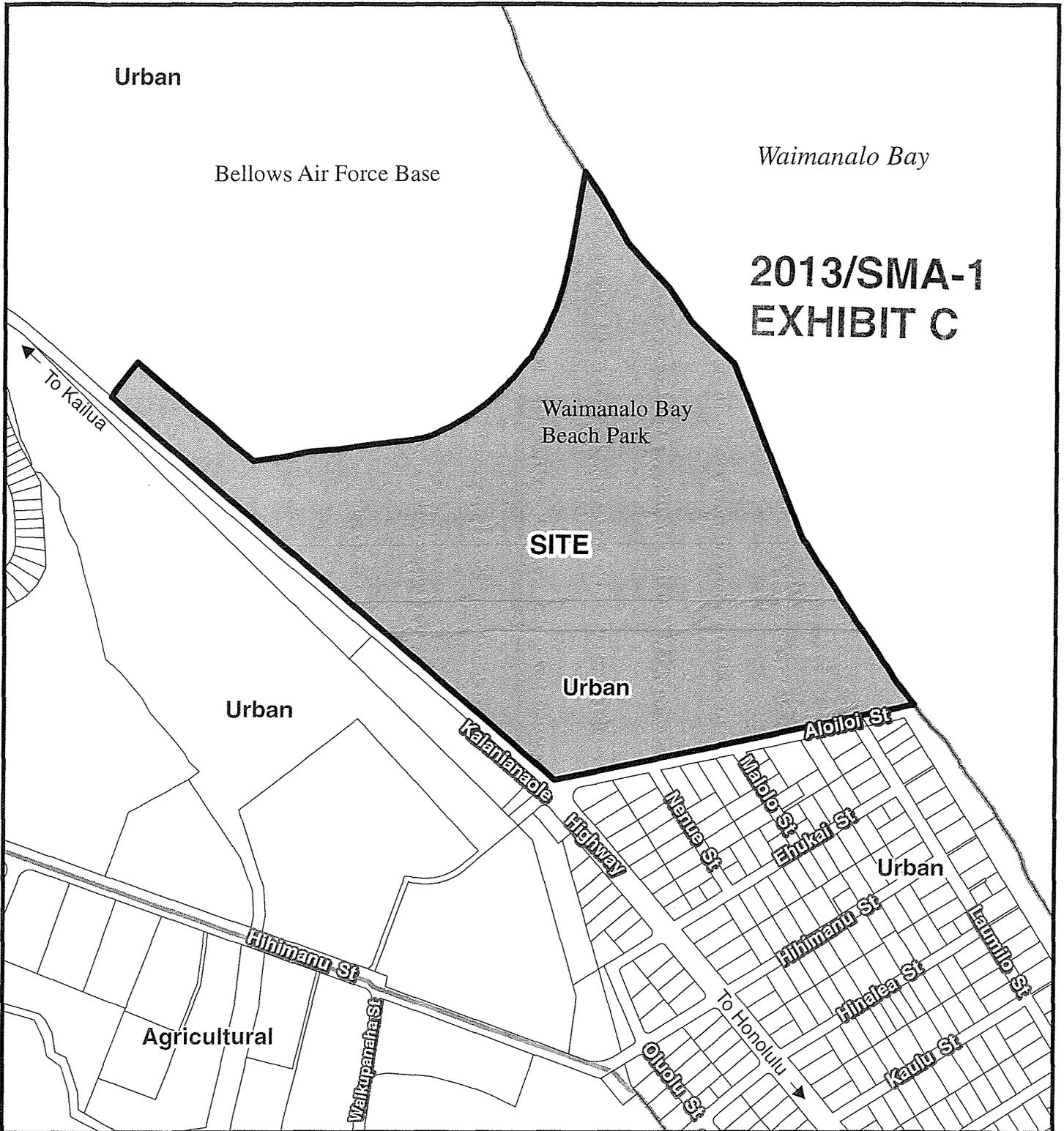
**PORTION OF
EXISTING ZONING MAP #24
(WAIMANALO)**

WAIMANALO BAY BEACH PARK

TAX MAP KEY(S): 4-1-015:015

FOLDER NO.: 2013/SMA-1

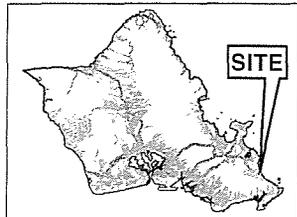
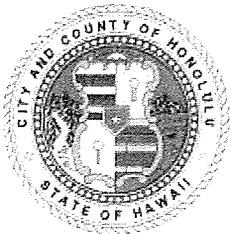




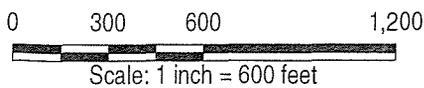
**2013/SMA-1
EXHIBIT C**

SITE

**STATE LAND USE MAP
WAIMANALO BAY BEACH PARK**

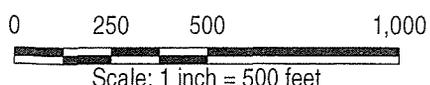
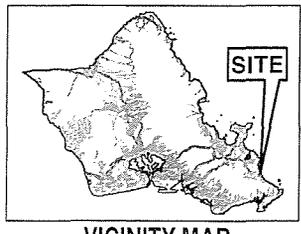
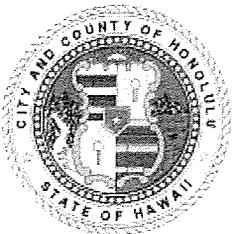
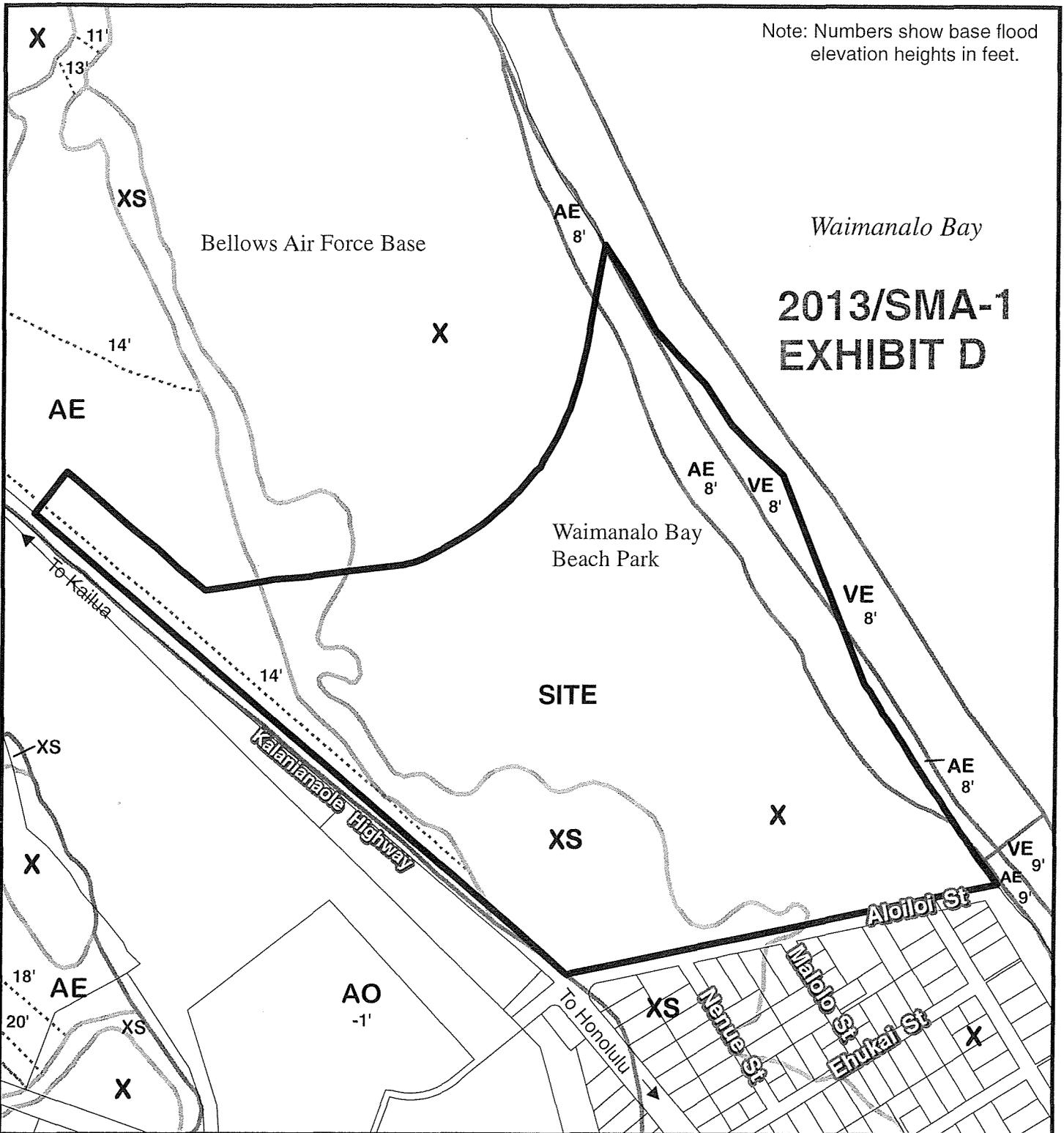


VICINITY MAP



**TAX MAP KEY(S): 4-1-015:015
FOLDER NO.: 2013/SMA-1**

Note: Numbers show base flood elevation heights in feet.



FLOOD HAZARD MAP WAIMANALO BAY BEACH PARK

- Legend**
- AE = 100 Year Flood, Base Flood Elevation Determined
 - AO = 100 Year Flood, 1 to 3 Ft, with Sheet Flows
 - VE = 100 Year Flood, Coastal, Wave Action, Base Elevation determined
 - X = Beyond 500 Year Flood Plain
 - XS = 500 Year Flood Plain

TAX MAP KEY(S): 4-1-015:015
FOLDER NO.: 2013/SMA-1

WAIMĀNALO BAY BEACH PARK MASTER PLAN
 SPECIAL MANAGEMENT AREA USE PERMIT
 Figure 5, Master Plan



2013/SMA-1
 EXHIBIT E

WAIMANALO BAY BEACH PARK MASTER PLAN
SPECIAL MANAGEMENT AREA USE PERMIT

Figure 4, Existing Park Elements



Source: ESRI Aerial Imagery, City and County of Honolulu, Site Observations.
Disclaimer: This Graphic has been prepared for general planning purposes only.

Existing Park Elements and
Surrounding Land Uses

Master Plan

Waimānalo Bay Beach Park

City and County of Honolulu
North

ISLAND OF O'AHU

LINEAR SCALE (FEET)

0 300 600 1,200

2013/SMA-1
EXHIBIT F