

Final Environmental Assessment

Wailua Municipal Golf Course Golf Maintenance Facility

Wailua, Kauai

November 2007

Prepared for:

County of Kauai
Department of Public Works

Prepared By:

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EXECUTIVE SUMMARY

Project Name: Wailua Golf Course Golf Maintenance Facility

Proposing Agency: County of Kauai, Department of Public Works
4444 Rice Street, Suite 275
Lihue, Kauai 96766

Consultant: Project Design Inc.
680 Iwilei Road, Suite 532
Honolulu, Hawaii 96817

Landowner: County of Kauai

Location: 13-5350 Kuhio Highway, Wailua, Kauai

Tax Map Key: 3-9-02:06,04

Existing Use: Public 18-hole golf course, clubhouse, golf shop, restaurant, parking, and other related facilities.

Proposed Action: Construction of new 9,000± square foot building for a golf maintenance facility, realignment of appurtenant cart paths, and re-landscaping.

Project Area: Building site, 12,000 square feet (approximately .3 acres)

Land Use Designations: State Land Use District: Conservation (limited)
County Zoning District: Open
County General Plan: Public Facilities (recreation)

Action Triggered: Use of County funds and lands, use of land in Conservation District, compliance with Chapter 343, Hawaii Revised Statutes (HRS)

Approving Agency: County of Kauai, Department of Public Works

Required Permits –
County of Kauai: Building Permit, Zoning Permit
State of Hawaii: Conservation Use Permit

Anticipated Determination: Finding of No Significant Impact (FONSI)

Estimated
Cost of Project:

\$2,000,000

Time Frame:

Approximately 10 -12 months from commencement of
project construction

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 1

Overview and Technical Description

CHAPTER 1 OVERVIEW AND TECHNICAL DESCRIPTION

OVERVIEW

The Wailua Municipal Golf Course (WMGC), located in the Lihue District, is publicly owned and operated by the County of Kauai (Figure 1). In 1962, the WMGC went from a 9-hole course to an 18-hole course to expand outdoor recreation for residents and visitors. The golf course now features 18 regulation holes, or 6,981 yards of golf, and a 15-tee driving range. The public facility contains a clubhouse with a restaurant, pro shop, cart rental, and maintenance facilities. The restaurant, pro shop, and cart rental are operated as separate private concessions. Average daily use at WMGC is 300± players. The golf course generates annual revenues in excess of one-million dollars.

WMGC has hosted 3 USGA Amateur Public Links Championships. It has been voted by Golf Digest as one of Hawaii's best 15 golf courses. Maintaining the golf course to its highest standards requires an intensive year-round maintenance operation. Golf course maintenance is performed by County personnel and requires 16± full-time staff for turf management, mowing and turf repair, irrigation, fertilization, chemical treatment, equipment maintenance, material storage, and emergency repairs. Maintaining a golf course effectively requires having a maintenance building of adequate size in close proximity to the playing course.

In 2005, the WMGC maintenance building was completely destroyed by an electrical fire. In the wake of this loss, a temporary maintenance structure was erected on another location to help sustain maintenance operations.

The proposed action subject to this environmental review involves construction of a new golf maintenance facility that can facilitate operation and maintenance of WMGC.

The proposed improvement includes construction of a new golf maintenance facility at WMGC over the footprint of the former maintenance building. Proposed plans for the new golf maintenance facility consist of the following improvements:

1. Construction a new 9,000 ± square foot building including warehouse space, separate enclosed storage rooms for pesticide, fertilizer, and sand materials, storage areas for irrigation and part supplies, work area for small engine repair, maintenance office, men's locker room, and break room.
2. Appurtenant work to remove existing concrete slabs, transformer and electric meter relocation, install gas tanks for storage of propane gas, realignment of cart paths, re-landscaping and repair of work area.
3. Approximate maximum height of the new building is 14 feet. Primary building materials will consist of cmu block, metal gable roof, motor operated roll-up doors, fiberglass framed metal windows, metal doors, and fiberglass doors.

Estimated cost to construct the new Golf Maintenance Facility is \$2 million. All proposed improvements are expected to be implemented in one phase. Project plans are for construction to commence after design, bidding and permitting. The construction period is estimated to be approximately 10 to 12 months.

The Office of Environmental Quality Control has issued "Guidelines for Sustainable Building Design in Hawaii". The OEQC Guidelines state that "a sustainable building is built to minimize energy use, expense, waste and impact on the environment. In support of sustainable design concept, the following will be considered in planning the proposed Golf Maintenance Facility:

- 1) Planning for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life of the building;

- 2) Maximize efficiencies for lighting, ventilation, air conditioning systems and other equipment;
- 3) Use of durable building materials to reduce maintenance requirements; and
- 4) Water conserving low flow plumbing fixtures.

ENVIRONMENTAL REQUIREMENTS

This final environmental assessment has been prepared in accordance with the environmental requirements of “The State of Hawaii Environmental Impact Statement Law, Chapter 343, HRS. Per Chapter 343, HRS, the environmental assessment is prepared to identify whether “significant environmental effects” will result from the proposed activity. If significant environmental effects are not identified through the environmental assessment, preparation of a full environmental impact statement is not required, and a “finding of no significant impact” may be issued by the approving authority.

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 2

Affected Environment: Physical

PROJECT SETTING

WMGC is located approximately three miles north of Lihue which is considered part of the Lihue Planning District extending north to the Wailua River. The parcel is identified as Tax Map Key 3-9-02:06,04 (Figure 2). The Lihue Planning District is the center of business, government and transportation for the island of Kauai. In the general vicinity of the golf course is the Kauai Hilton hotel south of the project site and located on the coast. Lydgate Park and Wailua River State Park are both located to the north. Kuhio Highway (Highway 56) runs parallel to WMGC.

WMGC is recognized as a community asset along the eastern corridor of the island. The Kauai General Plan identifies Wailua Golf Course as one of the special places in the Lihue District. The General Plan recognizes the facility as an important part of Kauai's public recreation system. WMGC also provides an outlet for reuse of treated effluent for the Wailua Wastewater Treatment Plant located to the north. The golf course site is relatively flat and, in places, rises between 10-15 feet above sea level. The grounds are manicured and professionally groomed for golf enthusiasts. The golf course is visually recognized by the community for abundant Norfolk pine and coconut trees that are visible throughout the course.

A. TOPOGRAPHY AND SOILS

A Soil Survey prepared by the U.S. Department of Agriculture, Soil Conservation Service Publication dated August 1972 categorized the predominant underlying soil type as consisting of Mokuleia Series soils that have a surface layer that is 16 inches thick. The surface layer is characterized by very dark-brown fine sandy loam and is neutral in reaction. The permeability of the surface layer is moderately rapid and rapid in the subsoil.

Impacts and Mitigation Measures

No negative impacts to these elements to the natural environment are expected to result from the proposed action. Necessary grading activities will be completed in compliance with County Department of Public Works requirements.

B. FLORA AND FAUNA

There are several endangered, or threatened species of plant or animal life or significant habitats within the project corridor. Those species include:

1. Hawaiian goose (*Nesochen sandvicensis*)
2. Hawaiian coot (*Fulica alai*)
3. Hawaiian gallinule (*Gallinula chloropus*)
4. Hawaiian duck (*Anas wyvilliana*)
5. Hawaiian petrel (*Pterodroma phaeopygia*)
6. Newell's shearwater (*Puffinus newelli*)

Within the project area, no endemic flora or fauna was observed. Introduced tree species adjacent to the north and south ends of WMGC include douglas fir, ironwoods, norfolk pine, milo, koa haole, and coconut. Vegetation in the vicinity of the building site area primarily consists of common and hybrid Bermuda grass, ornamental trees and shrubs.

Impacts and Mitigation Measures

No impacts to flora or fauna are anticipated to result from the proposed action. The site has been completely cleared with prior uses. The lands are highly disturbed and the existence of endangered species is unlikely. According to the Hawaii Natural Diversity Database, there have been no recordings of rare species or ecosystems in the vicinity of the proposed action. Considering the current use and the proximity to urban areas, threatened or endangered birds would not be expected.

C. AIR AND NOISE QUALITY

WMGC is located in a rural area, absent of large developments and air source contaminants. The area is consistently exposed to trade winds that contribute to the excellent air quality in the vicinity of the proposed action. Noise levels near the vicinity of the project area are very low. The only identifiable ambient air emission is from vehicle traffic use along Kuhio Highway that yields ambient air quality levels typical of the islands rural setting.

Impacts and Mitigation Measures

There are no adverse long-term impacts to air and noise anticipated beyond short-term impacts attributable to construction related activities. Appropriate Best Management Practices will be employed to ensure that short-term construction-related noise and temporary fugitive dust are mitigated. Should noise levels exceed permissible sound levels, a noise permit will be obtained from the Department of Health, as stated in Title 11, HAR, Chapter 11-46, entitled "Community Noise Control."

D. FLOOD AND COASTAL HAZARDS

The Federal Insurance and Mitigation Administration make flood insurance available through the National Flood Insurance Program. The County voluntarily participates in the NFIP and has adopted flood plain management programs which delineate the 100-year and 500-year flood plain boundaries. These boundaries, which are determined by the Federal Emergency Management Agency (FEMA), estimate for a 1-percent annual chance of flooding in the 100-year zone, and a 0.2-percent annual chance of flooding in the 500-year zone.

According to Community Panel Number 0140D of the Federal Flood Insurance Rate Map, WMCG course includes areas that are designated Zones A and AE (Figure 3). Zone A has been determined to be outside the 100-year flood plain. Zone AE, and during major flooding, would experience flooding averaging 10 feet above baseline elevations.

The proposed action is not anticipated to increase storm water runoff by significantly altering current ground drainage characteristics or changing existing drainage patterns.

Impacts and Mitigation Measures

No adverse effects from flood and tsunami hazards are anticipated to result from the proposed action. A portion of the golf maintenance facility is not located in Zone A . The project will not increase storm water runoff by significantly altering ground drainage characteristics or change drainage patterns. If applicable, construction will comply with applicable flood hazard area development standards established by the County and FEMA.

E. HISTORIC, ARCHEOLOGICAL AND CULTURAL RESOURCES

WMGC, and in particular, the site planned for a new golf maintenance facility, has been extensively cleared and degraded from prior use. The new golf maintenance building occupies the footprint of the previous facility. No historic or archeological resources have been identified at or near the project site.

Impacts and Mitigation Measures

Based on location of proposed facility improvements, no adverse impact to historic or archeological resources is anticipated. However, in the event that cultural material, including inadvertent human burials, are uncovered during construction of the new facility, all work in the construction area shall be suspended and the State of Hawaii, Historic Preservation Division contacted for further action, as per the attached *Archeological Monitoring Plan* (see Exhibits).

F. SCENIC AND OPEN SPACE RESOURCES

The golf course abuts the shoreline, with Kalepa Forest Reserve serving as a backdrop. Landscaping and golf course topography block any significant shoreline views that might be visible from Kuhio Highway.

Impacts and Mitigation Measures

The proposed golf maintenance facility is not located in a scenic view corridor.

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GOLF MAINTENANCE FACILITY***

Chapter 3

Affected Environment: Socio-Economic

A. POPULATION AND ECONOMY

In 2000, Kauai County had a population of about 58,500, up 14.2 percent since the 1990 U. S. census. The total county population amounted to only 4.8 percent of the state population – the smallest of the four counties. Most Kauai residents live in towns near the perimeter of the island, primarily along east and south shores. Lihue is the County seat of government and consists largely of commercial-residential. The Wailua-Kapaa region has one of the largest concentrations of population for the island. Kauai's economy is based primarily on visitor industry services, government services, businesses, and agriculture.

Impacts and Mitigation Measures

The project will not have any impact upon population or change to demographic characteristics. During the construction phase, benefits will accrue to the local economy as a direct result of construction expenditures. Some beneficial impact will accrue from contributions made in the form of wages, salaries, and sales taxes, as well as goods and services purchased from local vendors.

B. TRADITIONAL BEACH AND MOUNTAIN ACCESS

The section of coastline fronting WMGC is used for many recreational activities including fishing, sun bathing, swimming, diving, and walking along the shore. In recent years, southern vehicle access to coastal frontage along the golf course has been limited due to coastal erosion and beach instability.

Impacts and Mitigation Measures

The proposed action will not adversely impact traditional beach or mountain access, or other recreation activities along coastline frontage.

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 4

Affected Environment: Infrastructure

A. ROADWAYS

Kuhio Highway, under jurisdiction of the State, is classified as a major thoroughfare and main arterial road connecting Wailua with Lihue. Public access to the WMGC parking lot area is off Kuhio Highway. Leho Drive and Nehe Road are found along the northern boundary near Lydgate Park. Interior service roads at WMGC are restricted to golf course employees.

Potential Impacts and Mitigation Measures

Vehicular access is adequate to support the proposed activity with no appreciable impact of vehicles or roadway traffic near the project corridor. During the construction phase, contractors will work during normal business hours of the day, 7:30 AM to 5:30 PM.

B. WATER AND INFRASTRUCTURE

The County's Department of Water provides municipal water service for the island. Water lines are generally located in streets and distribute potable water for domestic, industrial and commercial consumption. While portions of the WMGC are serviced by the County Wastewater System or serviced by the Corrections Facility, the proposed area falls outside of the service area. A septic tank system will be necessary. The Wailua Golf Course currently takes R-2 effluent from the County Wastewater Treatment Plant to irrigate the golf course.

Potential Impacts and Mitigation Measures

The proposed action is not expected to generate a significant demand for water. The Department of Water will be consulted during project design and prior to building permit approval. The proposed action includes restroom and hand washing facilities, as did the original building, but should not adversely impact the wastewater system. It will use the existing system.

C. DRAINAGE

The proposed improvements will not appreciably increase the impervious area of the site. The site is relatively flat. The existing soil provides good permeability, thus making for slow storm run offs.

D. COMMUNICATIONS AND POWER

The Kauai Island Utility Cooperative (KIUC) is the local utility providing electrical power to service residential and commercial customers on the island. KIUC customers in the project area are served by the Lydgate Substation. A major overhead pole line system runs along Kuhio Highway. Hawaiian Telcom is the company that currently provides land line telephone service to customers on the island. Several carriers provide wireless telephone services.

Potential Impacts and Mitigation Measures

The proposed action will have no impact on communication or power service. Electric capacity for the project site is adequate to support maintenance operations.

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 5

**Relationship to Governmental
Plans, Policies, and Controls**

CHAPTER 5 RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

STATE LAND USE DISTRICT

The State Land Use Commission (LUC), established by Chapter 205-18, HRS, gives the Office of State Planning authority to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. The State Department of Land and Natural Resources (DLNR) has jurisdiction over the Conservation District. WMCG is situated in a Conservation District under the State Land Use classification .

The landward portion of the golf course is within a limited subzone. The limited subzone encompasses lands that restrict uses due to their susceptibility to floods, soil erosion, tsunamis, landslides, volcanic activity, or those that are characterized by slopes equivalent to forty percent or more.

Golf courses are permitted by discretionary permit in certain subzones within the Conservation District. The construction or placement of structures accessory to an existing facility under an existing conservation use permit may be allowed and will require submitting a permit application and site plan to DLNR. Inasmuch as the proposed action is compatible with the locality and surrounding areas appropriate to the physical conditions and capabilities of the subject parcel, as established by decades of prior use, it is anticipated that the placement of a new maintenance structure in the limited subzone will be allowed. In a meeting with Sam Lemmo, Administrator of the Office of Conservation and Coastal Lands, the proposed activity is considered as routine maintenance and therefore a CDUA is not required.

COUNTY ZONING DISTRICT

County zoning provides a detailed set of regulations affecting land development, prior to actual construction. Zoning is typically limited to land classified as Urban within the

State land use system. The project site is zoned open (Figure 4). The proposed action will not require zoning change. However, the proposed action will require a Class I zoning permit from the County Planning Department, as determined at a non-public hearing.

GENERAL PLAN

The County of Kauai General Plan was revised and adopted in November 2000. The General Plan is a community-driven plan that establishes policy for long-range development, conservation, use and allocation of land, water, and other resources in the County. The Kauai General Plan includes numerous vision statements and policies for the Lihue District to achieve specific implementing actions. The following General Plan policy statements are applicable to the proposed action:

Policy

“Following general guidelines for coastal development, site buildings to preserve view corridors from roads or public places to the ocean and from the ocean mauka.”

Response

The proposed action is in accord with this policy in that sighting of the subject building inland of the coastal buffer is a location that will not interfere with or obstruct view corridors from Kuhio Highway to the ocean or from the ocean mauka.

Policy

“Develop and maintain Kauai’s parks to meet the needs of the island’s various communities and of both residents and visitors. Provide for the safe and secure use of public parks and recreation facilities.”

Response

The proposed action will serve to maintain a public facility used for recreation by residents and visitors. The proposed action will provide a safe and secure use of

recreation facilities by insuring that public facilities are well-maintained and safe for public use.

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 6

Agency Comments and Proposed Mitigation Measures

CHAPTER 6

Agency Comments and Proposed Mitigation Measures

In the short term, construction activity related to demolition of concrete slabs and new construction of proposed improvements is likely to create temporary impacts on the surrounding environment mostly to noise and dust. In addition, there may be air quality impacts associated with dust generated by construction work and exhaust emissions discharged by construction equipment. These effects are temporary in nature and cannot be avoided, but will be mitigated to the greatest extent practicable and constrained to the immediate work area.

After the golf maintenance facility is operational, maintenance work will generate noise at levels normally associated with equipment operation and repair. Most repair work is limited to daylight hours. Given proximity of the golf maintenance facility to surrounding properties, no adverse affect on noise quality should occur.

The proposed activity is not anticipated to create any significant long-term adverse environmental effects.

STATE DEPARTMENT OF HEALTH

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

1. Affected Environment – Discussion of Ground (if any) and Surface Water Resources: Figure 4 (Kauai Zoning District map) indicates topography of the general region that the project is situated within. The project location indicated on this map is a very large parcel. Map suggested that a marsh or surface water body is in the region. Please discuss these water resources and please pinpoint the proposed location of the proposed maintenance facility in relation to these surface water bodies.

Final Site Plan Map attached shows proposed maintenance facility location.

2. Fauna: The regional map identified as Figure 4 indicates the presence of marsh or wetlands in the region. Please consult with the U.S. Fish and Wildlife Service as to native and/or indigenous fauna (ducks, etc.) that might frequent these areas.

Consulted. See reply.

3. Native and Indigenous Vegetation for Post Construction Landscaping: Please consider planting the graded and disturbed areas of the project site with native and indigenous vegetation after the construction has been completed.

Will be considered.

CLEAN WATER BRANCH

1. Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the “Clean Water Act’ (CWA), Paragraph 401 (a) (1), a Section 401 Water Quality Certification (WQC) is required for “any applicant for Federal

license or permit to conduct any activity including but not limited to, the construction or operation of facilities, which may result in any discharge into navigable waters.” (emphasis added). The term discharge is defined in CWA, Subsections 502(16), 502(12) and 502(6); Title 40, code of Federal Regulations (CFR), Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.

Acknowledged.

2. In accordance with HAAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the national Pollutant Discharge Elimination System (NPDES).
 - a. An application for a NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities.
 - b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit.
 - i. Storm water associated with industrial activities, as defined in title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(xi).
 - ii. Storm water associated with construction activities, including clearing, grading and excavation, that result in the disturbance of equal to or greater than one (10 acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before commencement of the construction activities.

- iii. Discharges of treated effluent from leaking underground storage tank remedial activities.
- iv. Discharges of once through cooling water less than one (1) million gallons per day.
- v. Discharges of Hydrotesting water;
- vi. Discharges of construction dewatering effluent.
- vii. Discharges of treated effluent from petroleum bulk stations and terminals.
- viii. Discharges of treated effluent from well drilling activities.
- ix. Discharges of treated effluent from recycled water distribution systems.
- x. Discharges of storm water from a small municipal separate storm water system.
- xi. Discharges of circulation water from decorative ponds or tanks.

Acknowledged.

- 3. In accordance with HAR. Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD.

Acknowledged. Application has been sent to SHPD.

- 4. Any discharges related to the project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 112-54.

Acknowledged.

STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS

1. The applicant shall comply with all applicable statues, ordinances, rules and regulations of the federal, state and county governments, and applicable parts of this chapter;

Acknowledged.

2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury or death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this authorization or relating to or connected with the granting of this authorization;

Acknowledged.

3. The applicant shall comply with all applicable Department of Health administrative rules;

Acknowledged.

4. In issuing this authorization, the Department and Board have relied on the information and data the applicant has provided in connection with this application. If, subsequent to the issuance of this authorization, such information and data prove to be false, incomplete, or inaccurate, this authorization may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;

Acknowledged.

5. Where any polluted run-off, interference, nuisance or harm may be caused, or hazard established by the use, the applicant shall be required to take measures to minimize or eliminate the polluted run-off, interference, nuisance, harm, or hazard;

Acknowledged.

6. Should historic remains such as artifacts, burials or concentration of charcoal be encountered during the construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact HPD (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary:

Acknowledged.

7. Before proceeding with any work, the applicant shall submit four (4) copies of the construction and grading plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and declarations set forth in the permit application. Three (3) copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;

Acknowledged.

STATE HISTORIC PRESERVATION DIVISION

1. An Archaeological monitoring plan shall be submitted in accordance with HAR 13-279;

Submitted and accepted on April 23, 2007.

2. Archaeological monitoring shall take place during all subsurface construction work due to the high probability of finding human burials. A draft monitoring report shall be submitted 90 days after the completion of

fieldwork for review and approval to the State Historic Preservation Division.

Acknowledged.

3. If burials are discovered during the survey, a burial treatment plan shall be prepared following the procedures outlined in Chapter 6E-43 and its rules. Coordination with the Kauai Island Burial Council is required as part of the approval of burial treatment.

Acknowledged.

DIVISION OF FORESTRY AND WILDLIFE

1. All outdoor lighting will be fully shielded and/or full cut-off luminaries;

Acknowledged.

2. No uplighting on building or landscaping; and

There will be no uplighting or landscape lighting.

3. During construction, any night lighting will be fully shielded if work is conducted between the months of September, October, November and/or December;

Acknowledged.

This is a maintenance facility and lighting will be limited to ambient light over the door.

STATE OF HAWAII OFFICE OF HAWAIIAN AFFAIRS

1. OHA urges the State Historic Preservation Division to require an archaeological monitor be present for all ground altering activities.

Acknowledged.

2. In accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300 Hawaii Administrative Rules, if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division shall be contacted.

Acknowledged.

COUNTY OF KAUAI

DEPARTMENT OF WATER

1. Water service will be limited to the existing water meter to the parcels on which the project site is located. Any request for additional or larger sized water meters will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time.

Acknowledged.

DEPARTMENT OF PUBLIC WORKS

1. A report with archaeological assessment, cultural assessment, and recommendations should be included as part of the draft EA. Section 2.E and Chapter 6 should be modified as appropriate to be consistent with the report.

Submitted April 2007. Archaeological Monitoring Plan attached as an exhibit.

2. Please confirm with the Planning Department if a zoning permit is required. They may not require a zoning permit since it is in conservation district.

Acknowledged.

3. The correct FIRM Panel is 214 E and the building is half in the "A" flood zone. Zone "A" is a flood area of special flood hazards for which no base elevation has been determined. Either a flood study determining the base flood elevation or relocation of the building to outside the zone is required.

Flood Study was submitted and accepted on July 12, 2007.

4. Consider adding the Department of Hawaiian Home Lands as a State of Hawaii party to be consulted since they are a major land owner of surrounding lands.

Notified in writing on August 27, 2007.

**WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY**

Chapter 7

Alternatives to the Proposed Action

CHAPTER 7

ALTERNATIVES TO THE PROPOSED ACTION

PREFERRED ALTERNATIVE

The proposed action represents the preferred alternative. The proposed building improvements will provide WMGC a permanent golf maintenance facility needed to effectively maintain the golf course for residents and visitors. In considering the existing layout of golf course improvements, replacement cost, infrastructure, site topography, surrounding uses, and economic benefits, the site chosen for the proposed action is a preferred location for the golf facility improvements.

NO ACTION ALTERNATIVE

Without completion of the proposed action, County maintenance of the WMGC will be restricted to a temporary structure that does not provide adequate workspace for the maintenance staff and fails to not provide for adequate material storage. The County's objective to provide maintenance for this public facility will be severely curtailed under the "no action alternative". This alternative fails to provide a responsible alternative.

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 8

**Anticipated Determination –
Findings and Reasons**

CHAPTER 8
ANTICIPATED DETERMINATION –
FINDINGS AND REASONS

The “Significance Criteria” as set forth in Section 12, Chapter 200, Title 11 of the Hawaii Administrative Rules regarding Environmental Impact Statement Rules, were reviewed and analyzed to determine whether the project would have significant impacts on the environment. The following analysis is provided:

1. *No irrevocable commitment to loss or destruction of any natural or cultural resource.*

The proposed action will not adversely impact natural or cultural resources. There will be no destruction or loss of threatened or endangered plant or animal species. There will be no impact to sites of historic or cultural significance. The golf maintenance facility is not anticipated to result in any significant adverse environmental impacts.

2. *The proposed action will not curtail the range of beneficial uses of the environment.*

The proposed action is intended to replace the maintenance building that was completely destroyed by fire. The new golf maintenance facility will essentially preserve opportunities for recreation and offer access to outdoor spaces for residents and visitors.

3. *Does not conflict with the State’s long-term environmental policies or goals or guidelines as expressed in Chapter 344, HRS.*

The proposed action is consistent with the State Environmental Policy and Guidelines set forth in Chapter 344, HRS by improving the region’s recreation facilities, preserving open space, and sustaining community life.

4. Does not substantially affect the economic or social welfare of the community or State.

The proposed action will have a direct beneficial effect on the local economy during the construction phase. The economic welfare of the golf course will be enhanced by the golf maintenance facility, which may encourage greater demand among Kauai's golfing community, and sustained revenues for operations. The proposed action will serve to maintain a community resource that continues to provide social benefit.

5. Does not substantially affect public health.

The proposed action is anticipated to have a beneficial effect on public health. The new golf course facility will provide for even safer and secure storage of fertilizers and chemicals. No adverse impacts to the public's health and welfare are anticipated as a result of the proposed action.

6. Does not involve substantial secondary impacts, such as population changes or effects on public facilities.

The proposed action is not anticipated to adversely impact population changes or island demographics. No adverse impact is anticipated to existing water, sewer, drainage, and transportation systems. Design of the project will be coordinated with the appropriate government agencies to ensure compatibility with the public facility. Further, the project is not expected to significantly impact public services and infrastructure.

7. Does not involve a substantial degradation of environmental quality.

The golf maintenance facility should not degrade environmental quality. By design, the proposed action is intended to support environmental quality. During the construction phase, there may be temporary air quality and noise impacts. In the long term, there should be no adverse effects upon air quality or noise levels. The project is not anticipated to affect scenic and open space resources.

8. *The proposed action does not involve a commitment to larger actions.*

The proposed golf maintenance facility is an ancillary building needed to maintain an existing 18-hole municipal golf course. This facility supports a stand-alone project. The proposed action as a whole is viewed as an integral component of the golf course and does not involve a commitment to larger actions.

9. *Does not substantially affect rare, threatened, or endangered species or their habitats.*

All of the project area has been significantly modified for a golf course. The proposed action will not have a significant adverse effect on rare, endangered, or threatened species of flora or fauna, or their habitats.

10. *Does not detrimentally affect air quality, water quality, or ambient noise levels.*

There may be short-term impacts on air quality and noise. Mitigation measures will be implemented for dust, such as regular watering and sprinkling and, as necessary, for minimizing wind-blown emissions. Appropriate Best Management Practices will be used. In the long term, the proposed activity is not anticipated to have significant impacts on air, water, or ambient noise quality.

11. *Would not affect environmentally sensitive area such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters, or coastal waters.*

The proposed action is located in a Conservation District Limited Subzone which is recognized as an environmentally sensitive area that requires a discretionary permit from DLNR. However, potential uses of Conservation District lands are numerous and, with respect to the proposed action, consist of merely replacing the destroyed maintenance building with a new structure using essentially the same building footprint.

12. *Would not substantially affect scenic vistas and view planes identified in county or state plans or studies.*

The proposed action is not located in a view corridor or scenic vista and will not adversely impact on scenic roadway corridors or open space resources.

13. *Does not require substantial energy consumption.*

The proposed action will require a short-term commitment of fuel for equipment, vehicles, and machinery for construction. Once the golf maintenance facility is complete, electric demand and propane gas will be required at levels comparable to other similarly sized maintenance buildings.

Based on the foregoing findings, the proposed activity is not anticipated to result in any significant impacts on the environment, as defined by Section 11-200-12, Hawaii Administrative Rules, Department of Health.

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 9

List of Permits and Approvals

CHAPTER 9

LIST OF PERMITS AND APPROVALS

The following permits and approvals will be required prior to the implementation of the project.

State of Hawaii

- 1) Community Noise Permit, Department of Health

County of Kauai

- 1) Building Permit
- 2) Class I Zoning Permit

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Chapter 10

**Parties to be Consulted during the
Review of the Environmental Assessment**

CHAPTER 10
PARTIES TO BE CONSULTED DURING
THE REVIEW OF THE ENVIRONMENTAL ASSESSMENT

United States Government

United States Department of Interior

Fish and Wildlife Service, Pacific Fish and Wildlife Office

State of Hawaii

Department of Business, Economic Development, and Tourism

Land Use Commission

Office of Planning

Department of Health

Clean Water Branch

Environmental Health

Environmental Planning

Department of Land and Natural Resources

Land Management Division

State Historic Preservation Office

Office of Conservation and Coastal Lands

Division of Forestry and Wildlife

Office of Hawaiian Affairs

Department of Hawaiian Homelands

County of Kauai

Department of Planning

Department of Public Works

Department of Water

Fire Department

Police Department

County of Kauai, Lihue Public Library

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

**Chapter 11
Certification**

11.0 CERTIFICATION

 X

Finding of No Significant Impact (FONSI)

The project will not result in a significant negative impact on the quality of the human environment.

Finding of Significant Impact.

The project may significantly affect the quality of the human environment.

Preparer Signature:

Roland D. Sagum, III, Vice-President
Kikiaola Development Group

Date

Responsible Entity Approving Official Signature:

Donald Fujimoto, Chief Engineer
County of Kauai

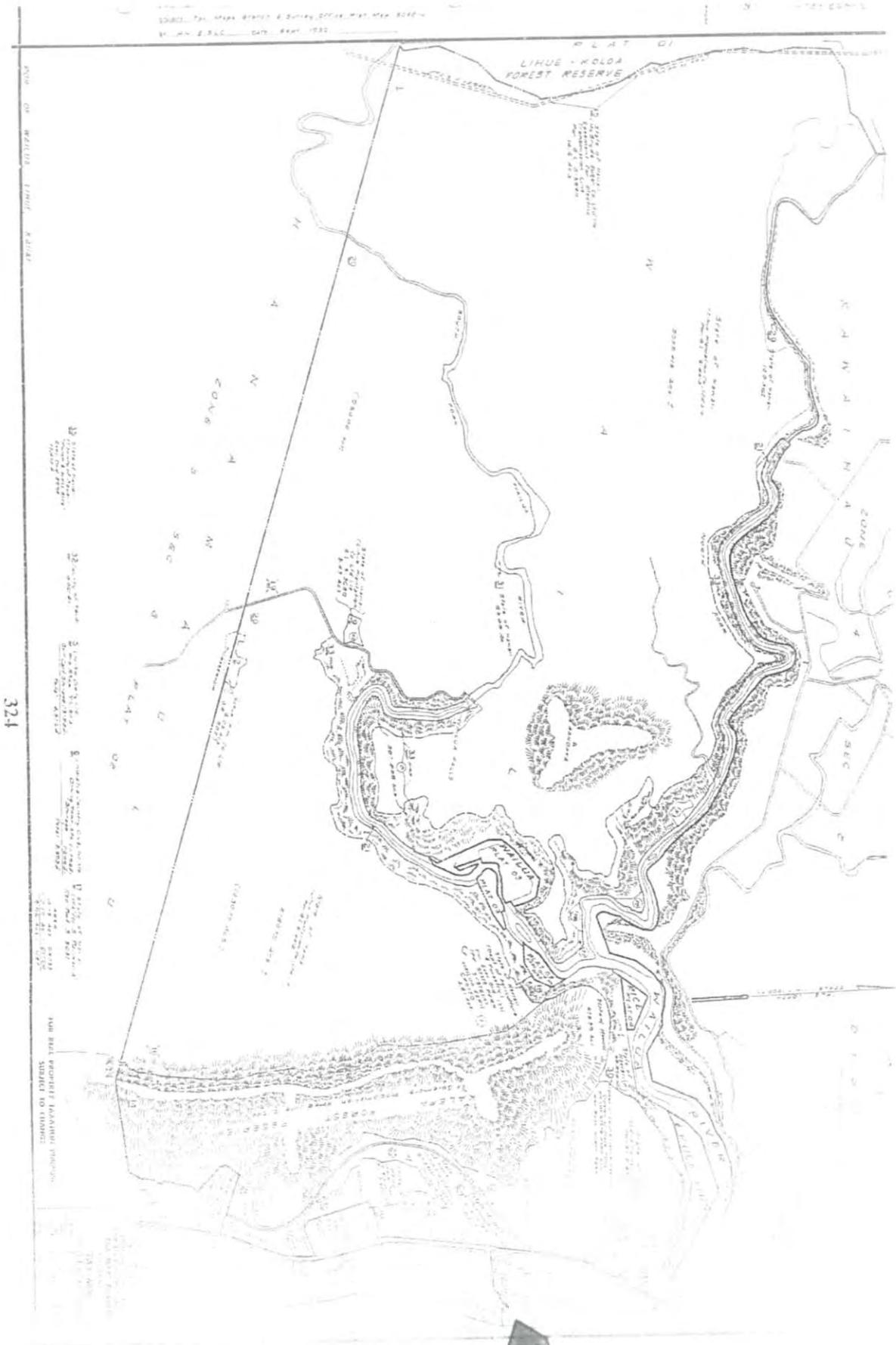
Date

***WAILUA MUNICIPAL GOLF COURSE
GOLF MAINTENANCE FACILITY***

Addenda

FIGURE 1





324

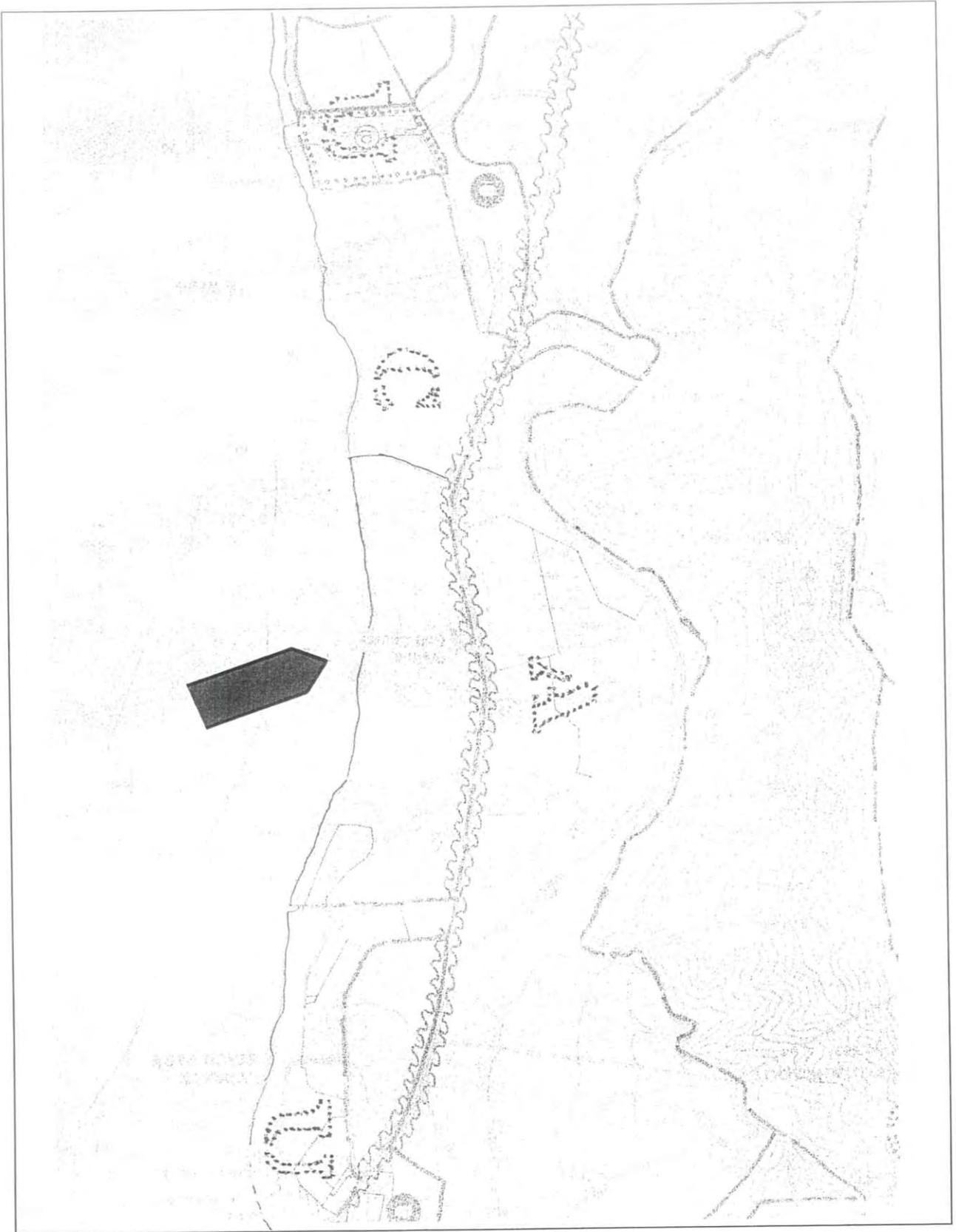
FIGURE 3

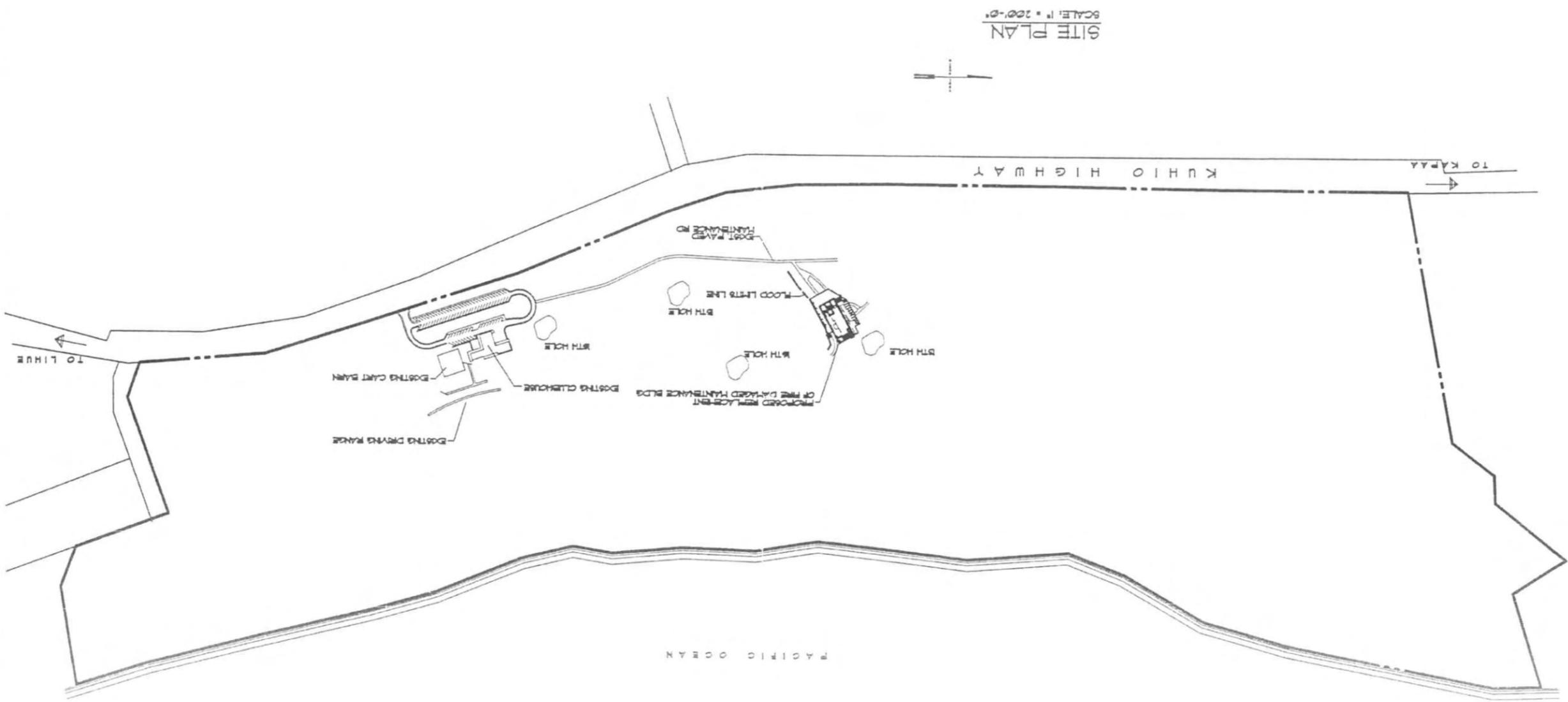
PACIFIC OCEAN

KAUAI CHANNEL



FIGURE 4





SITE PLAN
SCALE: 1" = 200'-0"

FIGURES

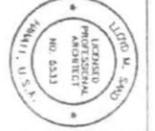
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SHEETS	

REVISIONS	

WAILUA GOLF COURSE
GOLF MAINTENANCE FACILITY
WAILUA KAUAI, HAWAII
OVERALL SITE PLAN
TKS 3-3-001, 004

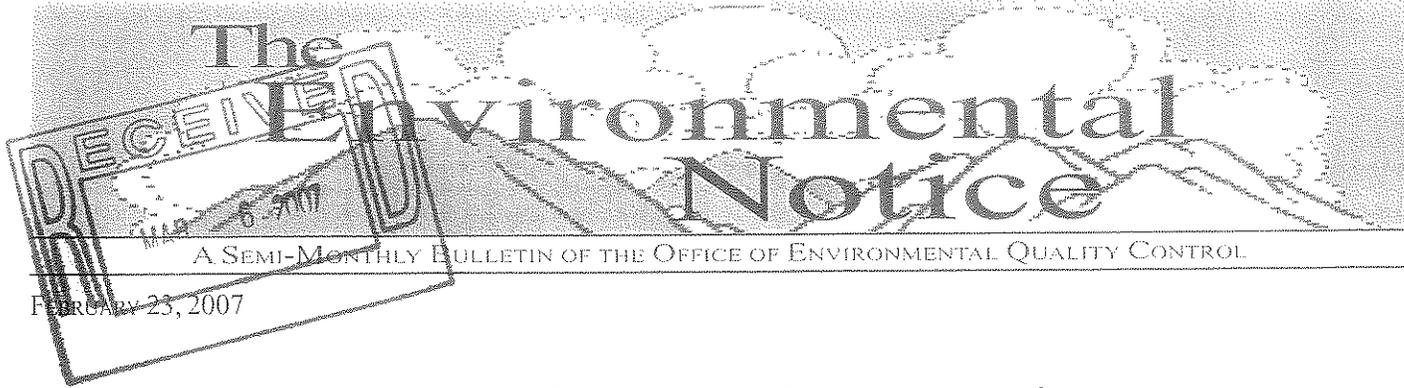
JOB NO.:
DRAWN BY: L5
CHECKED BY: L5
SCALE: AS NOTED
DATE: JULY 2001

SIGNATURE: _____
LICENSE EXPIRATION: 4-30-2008
THIS WORK WAS PROVIDED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK OR THE STATE OF HAWAII.



Project DESIGN
601 PULU HUKU DRIVE
HONOLULU, HAWAII 96813
TEL: 808-943-8888
WWW.PROJECTDESIGN.COM

W



Wai'anae Supportive Housing Project

Housing Solutions, Inc. is a no-profit organization whose mission is to acquire, develop, and operate transitional housing and low income housing for homeless families and single persons. The organization presently operates several transitional and low-income rental facilities on O'ahu. The organization determined that there was significant need for both transitional housing and low income housing in the Leeward O'ahu area. The project site, owned by the State of Hawai'i is suitably zoned and represents an infill parcel that had been targeted for residential use. The proposed project will provide 20 studio units, intended to serve as transitional housing, and 30 low-income rental units along with common facilities and parking. The project has been named Seawinds Apartments. For more information, see page 4.

Wailua Golf Course Maintenance Facility

The Kaua'i Department of Public Works wants to building a new 9,000 square foot building for a golf maintenance facility, as well as realign appurtenant cart paths and conduct relandscaping activities on about 0.3 acres situated in Lihu'e. For more information, see page 10.

Geiger Park Improvements

The Department of Design and Construction proposes to construct master plan improvements at Geiger Community Park located at Geiger Road and Kapolei Parkway in Ewa. Proposed improvements for field sports include two softball fields and a multi-purpose field to be located on the eastern half of the site. Court sport improvements include two outdoor basketball courts, a tennis court, and a volleyball court to be located in the western corner of the park. A recreation building of about 5,780 square feet is also planned. See page 5.

The University of Hawai'i - West O'ahu final EIS was accepted by the Governor on February 7, 2007. For project details see the January 8th, 2007 edition of *The Environmental Notice*.



Linda Lingle
Governor
Genevieve Salmonson
Director



Office of Environmental Quality Control
Leiopapa A Kamehameha
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813
Telephone (808) 586-4185 Facsimile (808) 586-4186
email address: oeqc@doh.hawaii.gov

~The Environmental Notice~
Reviews the environmental impacts of projects
proposed in Hawai'i

Moloka'i/Lana'i: 1-800-468-4644 ext. 64185 Kaua'i: 274-3141 ext. 64185 Maui: 984-2400 ext. 64185 Hawai'i: 974-4000 ext. 64185

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We provide access to our activities without regard to race, color, national origin (including language), age, sex, religion, or disability. Write or call OEQC or our departmental Affirmative Action Officer at Box 3378, Honolulu, HI 96801-3378 or at (808) 586-4616 (voice/tty) within 180 days of a problem. OEQC intends to make the information in this bulletin accessible to everyone. Individuals that require this material in a different format (such as large type or braille), should contact our office for assistance.

Definitions

Your guide to the Environmental Review Process

Draft Environmental Assessment

A project or action that may affect the environment cannot be implemented until an Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai'i Revised Statutes (HRS). If the lead State or county agency (the *proposing agency* for agency actions, or the *approving agency* for applicant actions) anticipates that the project will have no significant environmental impact, then affected agencies, individuals, and organizations must be consulted and a Draft EA (DEA) is written and public notice is published in this periodic bulletin (see, section 343-3, HRS) known as the *Environmental Notice*. The public has 30 days to comment on the Draft EA from the date of the first notice.

Final Environmental Assessment and Finding of No Significant Impact

After the lead agency reviews the public comments, if it determines that the project will have no significant effect on the environment, and then it will prepare a Final EA (FEA) and issue a Finding of No Significant Impact (FONSI) formerly called a *Negative Declaration*. The Final EA must respond to all public comments. An Environmental Impact Statement will not be required and the project may now be implemented. The public has 30 days from the first notice of a FONSI in this periodic bulletin to ask a court to require the preparation of an EIS.

Final Environmental Assessment and Environmental Impact Statement Preparation Notice

When a lead agency decides that a project may have a significant environmental impact, an Environmental Impact Statement (EIS) must be prepared prior to implementing the project. Like the DEA (see *above*), affected agencies, individuals and organizations must be consulted prior to preparation of the final EA (FEA) and issuance of a determination called an EIS preparation notice (EISPN). (The EA is called *final*, to distinguish it from the draft, above). After the FEA is written by the lead agency, and notice of the FEA and EISPN is published in the this periodic bulletin, any agency, group, or individual has 30 days from the first publication of the EISPN to request to become a consulted party and to make written comments regarding the environmental effects of the proposed action. The public (including an applicant) has 60 days from the first notice of an EISPN in this periodic bulletin to ask a court to not require the preparation of an EIS.

Draft Environmental Impact Statement

After receiving the comments on the FEA and EISPN (see *above*), the lead agency or private applicant must prepare a Draft Environmental Impact Statement (DEIS) prior to project implementation. This document must completely disclose the likely impacts of a project. Direct, indirect and cumulative impacts must be discussed along with measures proposed to mitigate them. The public has 45 days from the first publication date in this periodic bulletin to comment on a DEIS. The DEIS must respond to comments received during the FEA-EISPN comment period in a *point-by-point* manner.

Final Environmental Impact Statement

After considering all public comments filed during the DEIS stage, the agency or applicant must prepare a Final EIS (FEIS). The FEIS must respond in a *point-by-point* manner to all comments from the draft stage. Requisite deeper analyses must be included in the FEIS. For applicant projects, the approving agency is authorized to accept the FEIS. For agency project the Governor or the county mayor is the accepting authority. Only after the EIS is accepted may the project be implemented.

Acceptability

If the FEIS is accepted, the law requires that notice of this be published in this periodic bulletin. The public has 60 days from the date of first notice of acceptance to ask a court to vacate the acceptance of an EIS. In the case of applicant actions, the law requires that an approving agency must make a determination on acceptance within thirty-days of receipt of the FEIS or the FEIS is deemed accepted. Also, for applicant actions, the law provides for an administrative appeal of a non-acceptance to the Environmental Council.

National Environmental Policy Act

The National Environmental Policy Act (NEPA) requires federal projects to prepare an EA or EIS. In many ways it is similar to Hawai'i's law. Some projects require both a state (and county) and federal EIS and the public comment procedure should be coordinated. Although not required by law, the OEQC publishes NEPA notices in this periodic bulletin to help keep the public informed of important federal actions.

Conservation District

Any use of land in the State Conservation District requires a Conservation District Use Application (CDUA). These applications are reviewed and approved by the Board of Land and Natural Resources (BLNR). Members of the public may intervene in the permit process. Notice of these permit applications is published in this periodic bulletin.

Special Management Area

The Special Management Area (SMA) is along the coastlines of all our islands and development in this area is generally regulated by Chapter 205A, HRS and county ordinance. A special subset of the SMA that is regulated by Chapter 343, HRS is the Shoreline Setback Area. Most development in this area requires a Special Management Permit (SMP). This periodic bulletin posts notice of these SMP applications to encourage public input.

Shoreline Certifications

State law requires that Hawai'i shorelines be surveyed and certified when necessary to clearly establish the shoreline setback (an area contained between the certified shoreline and a prescribe distance inland (usually 40 feet) from the certified shoreline). The public may participate in the process to help assure accurate regulatory boundaries. Private land owners often petition to have their shoreline certified by the State surveyor prior to construction. This periodic bulletin publishes notice from the Department of Land and Natural Resources of both shoreline certification applicants and of final certifications or rejections.

Environmental Council

The Environmental Council is a fifteen-member citizen board appointed by the Governor to advise the State on environmental concerns. The council makes the rules that govern the Environmental Impact Statement process. The agendas of their regular meetings are published on the Internet at <http://www.ehawaii.gov.org/calendar> and the public is invited to attend.

Exemption Lists

Government agencies must keep a list describing the minor activities they regularly perform that are declared exempt from the environmental review process. These lists are reviewed and approved by the Environmental Council. This periodic bulletin will publish an agency's draft exemption list for public comment prior to Council decision making, as well as notice of the Council's decision on the list.

Endangered Species

This periodic bulletin is required by Section 343-3(c), HRS, to publish notice of public comment periods or public hearings for habitat conservation plans (HCP), safe harbor agreements (SHA), or incidental take licenses (ITL) under the federal Endangered Species Act, as well as availability for public inspection of a proposed HCP or SHA, or a proposed ITL (as a part of an HCP or SHA).

Kaua'i Notices

FEBRUARY 23, 2007

Wailua Municipal Golf Course - Golf Maintenance Facility (HRS 343 DEA)

District: Lihue
TMK: (4)3-9-02:06,04
Proposing Agency: Department of Public Works
County of Kaua'i, 4444 Rice Street, Lihue,
Hawaii 96766. Contact: Donald Fujimoto.
Telephone: 536-9100

Determination Agency: Same as above.

Consultant: Kikiaola Development Group, LLC, P. O. Box 367, Waimea, Hawaii 96796. Contact: Helaine Perel. Telephone: 338-1900.

Public Comment

Deadline: March 27, 2007

Status: Draft environmental assessment (DEA) notice pending 30-day public comment. Address comments to the proposing agency with copies to the consultant and OEQC.

Permits

Required: Conservation District Use Permit (CDUA); Building Permit; Zoning Permit

The Wailua Municipal Golf Course (WMGC), located in the Lihue District, is publicly owned and operated by the County of Kaua'i (Figure 1). In 1962, the WMGC went from a 9-hole course to an 18-hole course to expand outdoor recreation for residents and visitors. The golf course now features 18 regulation holes, or 6,981 yards of golf, and a 15-tee driving range. The public facility contains a clubhouse with a restaurant, pro shop, cart rental, and maintenance facilities. The restaurant, pro shop, and cart rental are operated as separate private concessions. Average daily use at WMGC is about 300 players. The golf course generates annual revenues in excess of one-million dollars. WMGC has hosted 3 USGA Amateur Public Links Championships. It has been voted by Golf Digest as one of Hawaii's best 15 golf courses. Maintaining the golf course to its highest standards requires an intensive year-round maintenance operation. Golf course maintenance is performed by County personnel and requires about 16 full-time staff for turf management, mowing and turf repair, irrigation, fertilization, chemical treatment, equipment maintenance, material storage, and emergency repairs. Maintaining a golf course effectively requires having a maintenance building of adequate size in close proximity to the playing course. In 2005, the WMGC maintenance building was completely destroyed by an electrical fire. In the wake of this loss, a temporary maintenance structure was erected on another location to help sustain maintenance operations. The proposed action subject to this environmental review involves construction of a new golf maintenance facility that can facilitate operation

and maintenance of WMGC. The proposed improvement includes construction of a new golf maintenance facility at WMGC over the footprint of the former maintenance building. Proposed plans for the new golf maintenance facility consist of the following improvements:

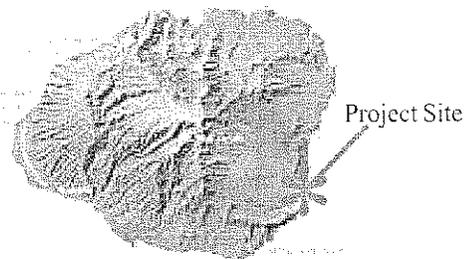
1. Construction of a new approximately 9,000 square foot building including warehouse space, separate enclosed storage rooms for pesticide, fertilizer, and sand materials, storage areas for irrigation and part supplies, work area for small engine repair, maintenance office, men's locker room, and break room.

2. Appurtenant work to remove existing concrete slabs, transformer and electric meter relocation, install gas tanks for storage of propane gas, realignment of cart paths, re-landscaping and repair of work area.

3. Approximate maximum height of the new building is 14 feet. Primary building materials will consist of cmu block, metal gable roof, motor operated roll-up doors, fiberglass framed metal windows, metal doors, and fiberglass doors.

Estimated cost to construct the new Golf Maintenance Facility is \$2 million. All proposed improvements are expected to be implemented in one phase. Project plans are for construction to commence after design, bidding and permitting. The construction period is estimated to be approximately 10 to 12 months. The Office of Environmental Quality Control (OEQC) has issued "Guidelines for Sustainable Building Design in Hawaii". The OEQC Guidelines state that "a sustainable building is built to minimize energy use, expense, waste and impact on the environment. In support of sustainable design concept, the following will be considered in planning the proposed Golf Maintenance Facility:

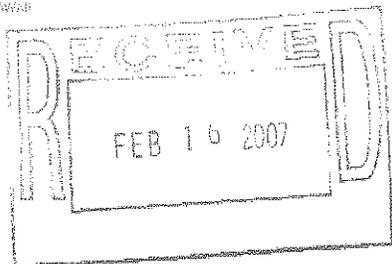
- 1) Planning for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life of the building;
- 2) Maximize efficiencies for lighting, ventilation, air conditioning systems and other equipment;
- 3) Use of durable building materials to reduce maintenance requirements; and
- 4) Water conserving low flow plumbing fixtures.



LINDA LINGLE
GOVERNOR OF HAWAII



CHRYSTLE L. FURUKO, M.D.
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3376
HONOLULU, HAWAII 96831-3376

In reply, please refer to:
EPO-07-022

February 9, 2007

Mr. Helaine Perel
Kikiaola Development Group, LLC
P. O. Box 367
Waimea, Kauai, Hawaii 96796

Dear Mr. Perel:

SUBJECT: Draft Environmental Assessment for Wailua Municipal Golf Course-Golf
Maintenance Facility at 13-5350 Kuhio Highway, Kauai, Hawaii
TMK: (4) 3-9-002: 004 and 006

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have no comments at this time. We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/envy-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jjacai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

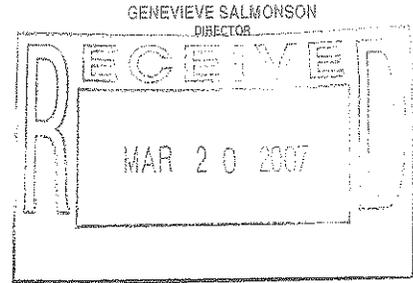
KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
EH-Kauai, Clyde Takekuma

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
LEIOPAPA A KAMEHAMEHA, SUITE 702
HONOLULU, HAWAII 96813
Telephone (808) 586-4185
Facsimile (808) 586-4186
Electronic Mail: OEQC@doh.hawaii.gov



March 19, 2007

Mr. Donald Fujimoto
Department of Public Works, County of Kaua'i
4444 Rice Street
Lihu'e, Hawaii'i 96766

Ms. Helaine Perel
Kikiaola Development Group, LLC
P. O. Box 367
Waimea, Hawaii'i 96796

Dear Mr. Fujimoto and Ms. Perel:

The Office of Environmental Quality Control has reviewed the draft environmental assessment for the Wailua Municipal Golf Course – Golf Maintenance Facility, Tax Map Key Number (4) 3-9-02: 06, 04, in the judicial district of Lihu'e. The Office of Environmental Quality Control offers the following comments for your consideration and response.

1. **Affected Environment – Discussion of Ground(if any) and Surface Water Resources:** Figure 7 (Kauai Zoning District Map) indicates topography of the general region that the project is situated within. The project location indicated on this map is a very large parcel. Map suggested that a marsh or surface water body is in the region. Please discuss these surface water resources and please pinpoint the proposed location of the proposed maintenance facility in relation to these surface water bodies.
2. **Fauna:** The regional map identified as Figure 7 indicates the presence of marsh or wetlands in the region. Please consult with the U.S. Fish and Wildlife Service as to native and/or indigenous fauna (ducks, etc.) that might frequent these areas.
3. **Native and Indigenous Vegetation for Post Construction Landscaping:** Please consider planting the graded and disturbed areas of the project site with native and indigenous vegetation after construction has been completed. Please see <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm>.

Thank you for the opportunity to comment. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,

GENEVIEVE SALMONSON
Director of Environmental Quality Control

Kikiaola Development Group, LLC

October 29, 2007

State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Attention: Genevieve Salmonson, Director

Re: Draft Environmental Assessment; Wailua Municipal Golf
Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06, 04

Dear Ms. Salmonson,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

1. *Affected Environment – Discussion of Ground (if any) and Surface Water Resources:* Figure 7 (Kauai Zoning District map) indicates topography of the general region that the project is situated within. The project location indicated on this map is a very large parcel. Map suggested that a marsh or surface water body is in the region. Please discuss these water resources and please pinpoint the proposed location of the proposed maintenance facility in relation to these surface water bodies.

Final Site Plan Map attached shows proposed maintenance facility location.

2. *Fauna:* The regional map identified as Figure 7 indicates the presence of marsh or wetlands in the region. Please consult with the U.S. Fish and Wildlife Service as to native and/or indigenous fauna (ducks, etc.) that might frequent these areas.

Consulted.

3. *Native and Indigenous Vegetation for Post Construction Landscaping:*

Please consider planting the graded and disturbed areas of the project site with native and indigenous vegetation after the construction has been completed.

Will be considered.

Thank you for your comments. Please accept our apologies for the belated responses. If there are any questions, please contact Kikiaola Development Group, LLC, Post Office Box 367, Waimea, Kauai, Hawaii 96796 or call Roland D. Sagum, III at (808) 338-1900

Sincerely,



Helaine Perel

Ms. Helaine Perel
February 15, 2007
Page 2

- b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit. The NOI forms may be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.
- i. Storm water associated with industrial activities, as defined in Title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]
 - ii. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the commencement of the construction activities.** [HAR, Chapter 11-55, Appendix C]
 - iii. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]
 - iv. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]
 - v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]
 - vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]
 - vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]
 - viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]
 - ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]

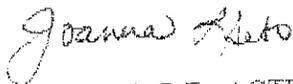
Ms. Helaine Perel
February 15, 2007
Page 3

- x. Discharges of storm water from a small municipal separate storm sewer system.
[HAR, Chapter 11-55, Appendix K]
 - xi. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]
3. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.
4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

The Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

If you have any questions, please contact me at (808) 586-4309.

Sincerely,



for ALEC WONG, P.E., ACTING CHIEF
Clean Water Branch

KP:np

Kikiaola Development Group, LLC

October 29, 2007

State of Hawaii
Department of Health
Clean Water Branch
Post Office Box 3378
Honolulu, Hawaii 96801-3378

Attention: Alex Wong, P.E., Acting Chief

Subject: Draft Environmental Assessment; Wailua Municipal
Golf Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06

Dear Mr. Wong,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

1. Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the "Clean Water Act" (CWA), Paragraph 401 (a) (1), a Section 401 Water Quality Certification (WQC) is required for "any applicant for Federal license or permit to conduct any activity including but not limited to, the construction or operation of facilities, which may result in any discharge into navigable waters." (emphasis added). The term discharge is defined in CWA, Subsections 502(16), 502(12) and 502(6); Title 40, code of Federal Regulations (CFR), Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.

Acknowledged.

2. In accordance with HAAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).
 - a. An application for a NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities.

Kikiaola Development Group, LLC

- b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit.
 - i. Storm water associated with industrial activities, as defined in title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(xi).
 - ii. Storm water associated with construction activities, including clearing, grading and excavation, that result in the disturbance of equal to or greater than one (10 acre of total land area.) The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before commencement of the construction activities.
 - iii. Discharges of treated effluent from leaking underground storage tank remedial activities.
 - iv. Discharges of once through cooling water less than one (1) million gallons per day.
 - v. Discharges of Hydrotesting water;
 - vi. Discharges of construction dewatering effluent.
 - vii. Discharges of treated effluent from petroleum bulk stations and terminals.
 - viii. Discharges of treated effluent from well drilling activities.
 - ix. Discharges of treated effluent from recycled water distribution systems.
 - x. Discharges of storm water from a small municipal separate storm water system.
 - xi. Discharges of circulation water from decorative ponds or tanks.

Acknowledged.

3. In accordance with HAR. Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project,

Kikiaola Development Group, LLC

activity, or site covered by the NOI or application has been or is being reviewed by SHPD.

Acknowledged. Application has been sent to SHPD.

4. Any discharges related to the project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 112-54.

Acknowledged.

Thank you for your comments. Please accept our apologies for the belated responses. If you have any questions, please contact Kikiaola Development Group, LLC, Post Office Box 367, Waimea, Kauai, Hawaii 96796 or call Roland D. Sagum, III at (808) 338-1900.

Sincerely,



Helaine Perel

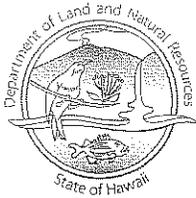
LINDA LINGLE
GOVERNOR OF HAWAII



PETER J. YOUNG
DIRECTOR
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

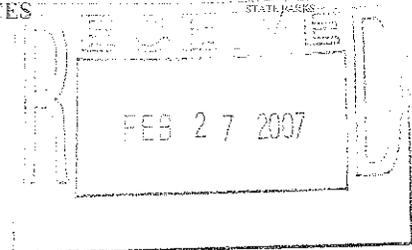
ROBERT K. MASUDA
DEPUTY DIRECTOR

LAND AND NATURAL RESOURCES
SOIL AND WATER CONSERVATION SERVICE
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOIOLAWE ISLAND RESERVATION COMMISSION
LAND
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809



February 26, 2007

Kikiaola Development Group, LLC
Box 367
Waimea, Hawaii 96796

Attention: Helaine Perel

Gentlemen:

Subject: Draft Environmental Assessment for Wailua Municipal Golf Course-Golf Maintenance Facility. Wailua, Kauai, Tax Map Key: (4) 3-9-2:6, 4

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to Land Division-Kauai District for their review and comment.

The Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Administrator

Cc: Central Files

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:MC

Corr KA-07-174

MAR 30 2007

Helaine Perel
Kīkīaola Development Group, LLC
PO Box 367
Waimea, Kaua`i 96796

Dear Ms. Perel,

SUBJECT: Golf Maintenance Facility, Wailua Municipal Golf Course
Līhu`e, Kaua`i
TMK (4) 3-9-02:4, 6

The Office of Conservation and Coastal Lands (OCCL) has reviewed the plans for the Maintenance Facility at the Wailua Municipal Golf Course. The project area lies within the Limited Subzone of the State Land Use Conservation District.

OCCL has no permits or site plans on file for either the golf course or any of it's associated structures.

According to the information you provided, the county-owned Wailua Municipal Golf Course expanded from a 9-hole to a 18-hole course in 1962. The previous maintenance building was built in 1972, and was destroyed by a fire in 2005.

You propose to build a new 9000 square foot facility on the footprint of the former facility. The facility will include warehouse space, storage rooms, an engine repair shop, a maintenance office, a men's locker room, and a break room. Appurtenant work will include removing existing concrete slabs, relocating transformers and electric meters, installing propane tanks, and repair and re-landscaping of the work area.

The Waialua Golf Course and it's appurtenant facilities qualify as *non-conforming uses* pursuant to Hawai'i Administrative Rules (HAR) §13-5-37 NONCONFORMING USES, since the facility was established prior to October 1, 1964, which was the effective date of the Conservation Districts rules and regulations. The Department considers the replacement of the subject facility as routine maintenance, and therefore has no objections to the construction of a new facility to replace the old facility under the following terms and conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, state and county governments, and applicable parts of this chapter;
2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury or death arising out of any act or omission of the applicant, its successors, assigns, officers,

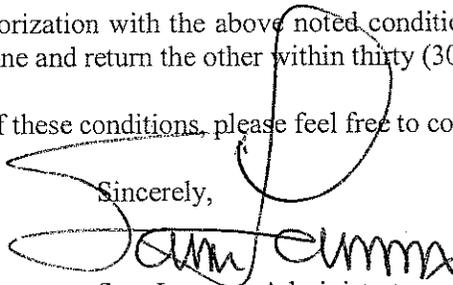
employees, contractors and agents under this authorization or relating to or connected with the granting of this authorization;

3. The applicant shall comply with all applicable Department of Health administrative rules;
4. In issuing this authorization, the Department and Board have relied on the information and data that the applicant has provided in connection with this application. If, subsequent to the issuance of this authorization, such information and data prove to be false, incomplete or inaccurate, this authorization may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;
5. Where any polluted run-off, interference, nuisance, or harm may be caused, or hazard established by the use, the applicant shall be required to take measures to minimize or eliminate the polluted run-off, interference, nuisance, harm, or hazard;
6. Should historic remains such as artifacts, burials or concentration of charcoal be encountered during construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact HPD (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary;
7. Before proceeding with any work, the applicant shall submit four (4) copies of the construction and grading plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three (3) of the copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;

Please acknowledge receipt of this authorization with the above noted conditions, in the space provided below. Please sign two copies. Retain one and return the other within thirty (30) days.

Should you have any questions on any of these conditions, please feel free to contact me at 587-0391.

Sincerely,



Sam Lemmo, Administrator
Office of Conservation and Coastal Lands

Receipt acknowledged:

Applicant's Signature

C: County of Kauai Planning Department
Chairperson

Kikiaola Development Group, LLC

October 29, 2007

State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
Post Office Box 621
Honolulu, Hawaii 96809

Attention: Samuel J. Lemmo, Administrator

Subject: Draft Environmental Assessment; Wailua Municipal
Golf Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06

Dear Mr. Lemmo,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

1. The applicant shall comply with all applicable statutes, ordinances, rules and regulations of the federal, state and county governments, and applicable parts of this chapter;

Acknowledged.

2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury or death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this authorization or relating to or connected with the granting of this authorization;

Acknowledged.

Kikiaola Development Group, LLC

3. The applicant shall comply with all applicable Department of Health administrative rules;

Acknowledged.

4. In issuing this authorization, the Department and Board have relied on the information and data the applicant has provided in connection with this application. If, subsequent to the issuance of this authorization, such information and data prove to be false, incomplete, or inaccurate, this authorization may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;

Acknowledged.

5. Where any polluted run-off, interference, nuisance or harm may be caused, or hazard established by the use, the applicant shall be required to take measures to minimize or eliminate the polluted run-off, interference, nuisance, harm, or hazard;

Acknowledged.

6. Should historic remains such as artifacts, burials or concentration of charcoal be encountered during the construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact HPD (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary:

Acknowledged.

7. Before proceeding with any work, the applicant shall submit four (4) copies of the construction and grading plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions

Kikiaola Development Group, LLC

of the permit and declarations set forth in the permit application. Three (3) copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;

Acknowledged.

Thank you for your additional comments. Please accept our apologies for the belated responses. If you have any questions, please contact Kikiaola Development Group, LLC, Post Office box 367, Waimea, Kauai, Waimea 96796 or call Roland D. Sagum, III at (808) 338-1900.

Sincerely,

A handwritten signature in cursive script that reads "Helaine Perel". The signature is written in black ink and is positioned below the word "Sincerely,".

Helaine Perel

LINDA LORIE
OFFER OF LAND



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

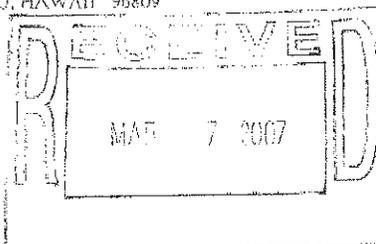
PETER J. YOUNG
DIRECTOR
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

STATE SECRETARIES
DEPARTMENT OF LAND AND NATURAL RESOURCES
BUREAU OF CONSERVATION
COMMISSION ON WATER RESOURCES MANAGEMENT
CONSERVATION AND CHANNEL LANDS
CONSERVATION AND RESOURCES MANAGEMENT
REGISTRATION
CONSERVATION AND RESOURCES
HAWAIIAN ISLANDS
KAWAHAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:MC

Helaine Perel
Kikīaola Development Group, LLC
PO Box 367
Waimā, Kauaʻi 96796



Corr KA-07-174

MAR - 6 2007

Dear Ms. Perel,

SUBJECT: Draft Environmental Assessment
Golf Maintenance Facility, Wailua Municipal Golf Course
Lihū'e, Kauaʻi
TMK (4) 3-9-02:4, 6

The Office of Conservation and Coastal Lands (OCCL) received your letter requesting comments on the Draft Environmental Assessment for the Maintenance Facility at the Wailua Municipal Golf Course on February 1, 2007. The project area lies within the Limited Subzone of the State Land Use Conservation District. OCCL has no permits or site plans on file for either the golf course or any of its associated structures.

According to the information you provided, the county-owned Wailua Municipal Golf Course expanded from a 9-hole to a 18-hole course in 1962. In 2005 a fire destroyed the maintenance building. You propose to build a new 9000 square foot facility on the footprint of the former facility. The facility will include warehouse space, storage rooms, an engine repair shop, a maintenance office, a men's locker room, and a break room. Appurtenant work will include removing existing concrete slabs, relocating transformers and electric meters, installing propane tanks, and repair and re-landscaping of the work area.

The assessment states on Page 30, Item 11 that *The proposed action is located in a Conservation District Limited Subzone which is recognized as an environmentally sensitive area that requires a discretionary permit from DLNR.* This part is accurate, and we urge you to contact our office to determine what type of permit would be needed. OCCL is unable to confirm that the rest of the paragraph is accurate: *potential uses of Conservation District lands are numerous and, with respect to the proposed action, consist of merely replacing the destroyed maintenance building with a new structure using essentially the same building footprint.*

The Draft Environmental Assessment we have does not contain a building plan or description of the old building, nor site plans of existing or proposed conditions. The building plan for the

REF:OCCL/MC

p 2

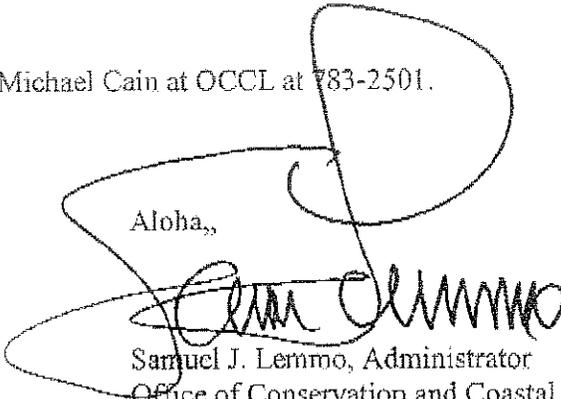
Corr KA-07-174

proposed building contains limited information. It also makes it appear that you propose to build the facility over an existing road. It is impossible for OCCL to determine the level of permitting needed, or the accuracy of the above statement, without more information. We also question whether a FONSI can be granted on a project that supplies such limited information in the assessment.

OCCL urges the applicant to consult with our office on what type of permit will be needed for the project. Information that will help us make this determination include the year the original maintenance facility was built, building and site plans for the original facility, and building and site plans for the proposed facility.

If you have further questions please call Michael Cain at OCCL at 783-2501.

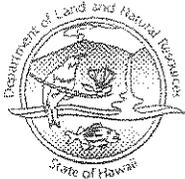
Aloha,,



Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

cc: DLNR Chair
County of Kauai Public Works
OEQC

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

PETER T. STONE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

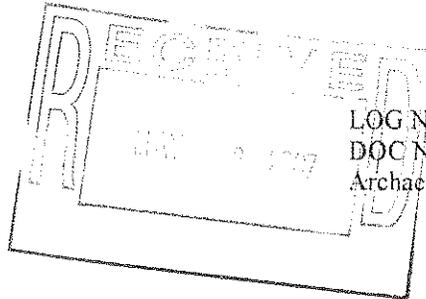
ROBERT K. MASHUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
COMMISSIONER DEPARTMENT WATER

AQUATIC RESOURCES
BOATING AND BEACH REGULATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOLOAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

April 23, 2007

Dr. Mike Dega
Scientific Consultant Service
711 Kapiolani Boulevard, Suite 975
Honolulu, Hawai'i 96813



Dear Dr. Dega:

**SUBJECT: Chapter 6E-42- Historic Preservation Review – (SCS, Powell and Dega, 2007)
Wailua Golf Course Re-Assessment of Archaeological Mitigation Work
Wailua Ahupua'a, Lihue District, Kauai Island, Hawaii
TMK: (4) 3-9-002: por, 4**

We are in receipt of the aforementioned letter report which we received on April 11, 2007 for our review. The construction plans call for a new facility which is located on the old maintenance building grounds which currently has a concrete pad. We concur with your re-assessment that we mitigate this project with archaeological monitoring. Due to the high potential to discovery human remains and cultural deposits, archaeological monitoring shall be required for all ground disturbing activities for the construction of the new facility. We recommend the following:

1. An archaeological monitoring plan shall be submitted in accordance with HAR 13-279.
2. Archaeological monitoring shall take place during all subsurface construction work due to the high probability of finding human burials. A draft monitoring report shall be submitted 90 days after the completion of fieldwork for review and approval to the State Historic Preservation Division.
3. If burials are discovered during the survey, a burial treatment plan shall be prepared following the procedures outlined in Chapter 6E-43 and its rules. Coordination with the Kauai Island Burial Council is required as part of the approval of burial treatment.

If you have any questions please call Nancy McMahon at 808-742-7033.

Aloha,

Melanie A. Chinen, Administrator
State Historic Preservation Division

NM:jen

c: Ian Costa, Planning Department, Kauai County

Kikiaola Development Group, LLC

October 29, 2007

State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamiokila Boulevard, Room 555
Kapolei, Hawaii 96707

Attention: Melanie A. Chinen, Administrator

Subject: Draft Environmental Assessment; Wailua Municipal
Golf Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06

Dear Ms. Chinen,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

1. An Archaeological monitoring plan shall be submitted in accordance with HAR 13-279;

Submitted and accepted on April 23, 2007.

2. Archaeological monitoring shall take place during all subsurface construction work due to the high probability of finding human burials. A draft monitoring report shall be submitted 90 days after the completion of fieldwork for review and approval to the State Historic Preservation Division.

Acknowledged.

3. If burials are discovered during the survey, a burial treatment plan shall be prepared following the procedures outlined in Chapter 6E-43 and its rules. Coordination with the Kauai Island Burial Council is required as part of the approval of burial treatment.

Acknowledged.

Kikiaola Development Group, LLC

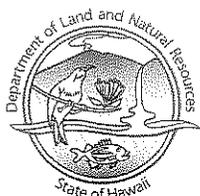
Thank you for your comments. Please accept our apologies for the belated responses. If you have any questions, please contact Kikiaola Development Group, LLC, Post Office box 367, Waimea, Kauai, Waimea 96796 or call Roland D. Sagum, III at (808) 338-1900.

Sincerely,

A handwritten signature in cursive script that reads "Helaine Perel". The signature is written in black ink and is positioned above the printed name.

Helaine Perel

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE
KAUAI DISTRICT
3060 EIWA STREET, ROOM 306
LIHUE, KAUAI, HAWAII 96766

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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BUREAU OF CONVEYANCES
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Helaine Perel
Kikiaola Development Group LLC
P.O. Box 367
Waimea, Hawaii 96796

Subject: Wailua Municipal Golf Course – Golf Maintenance Facility (HRS 343 DEA)

Dear Ms. Perel,

The Division of Forestry and Wildlife on Kaua'i submits the following comments on the proposed actions at the Kaua'i County Wailua Golf Course.

The conclusion stated on page 10 of the Flora and Fauna section is inaccurate. There are numerous native and federally and state protected birds that could be significantly affected by the proposed action. The draft Environmental Assessment needs to analyze correctly the species that may be found in the project area and vicinity and address potentially significant adverse effects that may occur during construction and operation of the proposed facility and its associate actions.

Endangered and Threatened species that specifically will need to be analyzed in the EA include:

1. Hawaiian goose (*Nesochen sandvicensis*)
2. Hawaiian coot (*Fulica alai*)
3. Hawaiian gallinule (*Gallinula chloropus*)
4. Hawaiian duck (*Anas wyvilliana*)
5. Hawaiian petrel (*Pterodroma phaeopygia*)
6. Newell's shearwater (*Puffinus newelli*)

The aforementioned species are protected by one or more state and federal laws including the federal Migratory Bird Treaty Act (16 USC 703 et seq.), the federal Endangered Species Act (16 USC 1531 et seq.), and State Revised Statutes (HRS) 195D. Each of these laws defines the killing, harassment, and/or injury of protected species as forms of "take". The proposed project may include activities during construction and operation of the facility that may cause adverse affects to and "take" of listed species occupying the habitat provided on-site.

Listed waterfowl species are known to use the water areas including the ponds, ditches and drains for feeding. Recently, a pair of Nene nested about 200 meters from the proposed construction site. Extra care should be taken to avoid unnecessary disturbance during the construction period.

In order to prevent incidental take of listed seabirds the proposed action it is recommended that the County requires and implements the following at proposed action:

1. All outdoor lighting will be fully shielded and/or full cut-off luminaries;
2. No uplighting on building or landscaping; and
3. During construction, any night lighting will be fully shielded if work is conducted between the months of September, October, November and/or December.

Please contact us with any questions.

Mahalo,

Andrea Erichsen
Kauai Seabird Habitat Conservation Plan Coordinator
Department of Land and Natural Resources
Division of Forestry and Wildlife
P.O. Box 458
Waimea, HI 96796
(808) 346-3489 mobile
Andrea.L.Erichsen@hawaii.gov

Thomas K. Kaiakapu
Wildlife Manager –Kaua’i District
Department of Land and Natural Resources
Division of Forestry and Wildlife
State Office Building
3060 Eiwa Street
Lihue, Kaua’i, HI 96766-1875
(808) 274-3440

Kikiaola Development Group

October 29, 2007

State of Hawaii
Department of Land and Natural Resources
Division of Forestry and Wildlife
Kauai District
3060 Eiwa Street, Room 306
Lihue, Hawaii 96766

Attention: Thomas K. Kaiakapu, Wild Life Manager, Kauai District

Subject: Draft Environmental Assessment; Wailua Municipal
Golf Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06

Dear Mr. Kaiakapu,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

The conclusion stated on page 10 of the Flora and Fauna section is inaccurate. There are numerous native and federally and state protected birds that could be significantly affected by the proposed action. The draft Environmental Assessment needs to analyze correctly the species that may be found in the project area and vicinity and address potentially significant adverse effects that may occur during construction and operation of the proposed facility and its associate actions.

Endangered and Threatened species that specifically will need to be analyzed in the EA include:

1. Hawaiian goose (*Nesochen sandvicensis*)
2. Hawaiian coot (*Fulica alai*)
3. Hawaiian gallinule (*Gallinula chloropus*)
4. Hawaiian duck (*Anas wyvilliana*)
5. Hawaiian petrel (*Pterodroma phaeopygia*)
6. Newell's shearwater (*Puffinus newelli*)

***Section 10 will be changed to reflect the above referenced
Endangered and Threatened species.
The proposed facility will be within the existing footprint and extra
care will be taken during the construction phase to avoid
disturbance of nesting Nene and all other above-reference species.***

Kikiaola Development Group, LLC

1. All outdoor lighting will be fully shielded and/or full cut-off luminaries;
Acknowledged.
2. No uplighting on building or landscaping; and
There will be no uplighting or landscape lighting.
3. During construction, any night lighting will be fully shielded if work is conducted between the months of September, October, November and/or December;
Acknowledged.

This is a maintenance facility and lighting will be limited to ambient light over the door.

Thank you for your comments. Please accept our apologies for the belated responses. If you have any questions, please contact Kikiaola Development Group, LLC, Post Office Box 367, Waimea, Kauai, Hawaii 96796 or call Roland D. Sagum, III at (808) 338-1900.

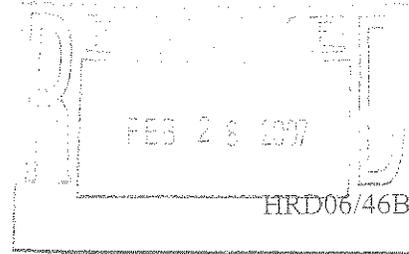
Sincerely,



Helaine Perel



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPĪOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813



February 12, 2007

Helaine Perel
Kikiaola Development Group, LLC
P.O. Box 367
Waimea, HI 96796

RE: Draft Environmental Assessment for the Wailua Municipal Golf Course Maintenance Facility, Kaua'i, TMK (4) 3-9-02: 06 and 04.

Dear Helaine Perel,

The Office of Hawaiian Affairs (OHA) is in receipt of your January 31, 2007 submission and offers the following comments:

Although the above-mentioned proposed maintenance facility has been sited on land that "has been extensively cleared and degraded from prior use," OHA urges the State Historic Preservation Division to require that an archaeological monitor be present for all ground altering activities on the subject property for the duration of the project. This recommendation is made in light of the fact that the Wailua Municipal Golf Course is situated on lands which are largely comprised of sand dune and coastal sand deposits, both known to commonly contain pre-contact human remains.

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck, Native Rights Policy Advocate, at (808) 594-0239 or jessey@oha.org.

Aloha,

Clyde W. Nāmu'o
Administrator

C: Kanani Kagawa
OHA Community Affairs Coordinator (Kaua'i)
3-3100 Kuhio Hwy., Suite C4
Lihue, HI 96766-1153

Melanie Chinen
State Historic Preservation Division
601 Kamokila Blvd., Suite 555 (Kakuhihewa Bldg.)
Kapolei, HI 96707

Kikiaola Development Group, LLC

October 29, 2007

State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Attention: Clyde W. Namu'o, Administrator

Subject: Draft Environmental Assessment; Wailua Municipal
Golf Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06

Dear Mr. Namu'o,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

1. OHA urges the State Historic Preservation Division to require an archaeological monitor be present for all ground altering activities.
Acknowledged. Submitted on April 23, 2007.
2. In accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300 Hawaii Administrative Rules, if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division shall be contacted.

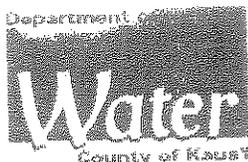
Acknowledged.

Thank you for your comments. Please accept our apologies for the belated responses. If you have any questions, please contact Kikiaola Development Group, LLC, Post Office Box 367, Waimea, Kauai, Hawaii 96796 or call Roland D. Sagum, III at (808) 338-1900.

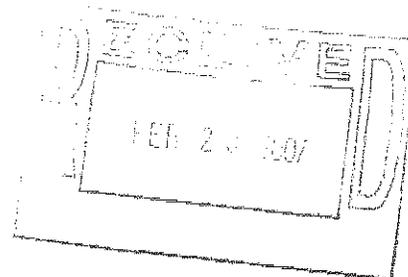
Sincerely,



Helaine Perel



Water has no substitute.....Conserve it



February 16, 2007

Ms. Helaine Perel
Kikiaola Development Group, LLC
P.O. Box 367
Waimea, HI 96796

Dear Ms. Perel:

Subject: Draft Environmental Assessment: Wailua Municipal Golf Course – Golf Maintenance Facility, 13-5350 Kuhio Highway, Wailua, Kauai, TMK: (4) 3-9-02:004; 006

We understand that the proposed action includes construction of a new 9,000 square foot golf maintenance facility over the footprint of the former maintenance building. The site totals approximately 12,000 square feet.

Water service will be limited to the existing water meter to the parcels on which the project site is located. Any request for additional or larger sized water meters will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time.

If you have any questions please contact Mr. Edward Doi at (808) 245-5417.

Sincerely,

Gregg Fujikawa
Chief of Water Resources and Planning

or call
www.water.kauai.gov for additional information 1-808-245-5400

c: Donald Fujimoto, Department of Public Works

Kikiaola Development Group, LLC

October 29, 2007

County of Kauai
Department of Water
Post Office Box 1706
Lihue, Hawaii 96766

Attention: Gregg Fujikawa, Chief of Water Resources and Planning

Subject: Draft Environmental Assessment; Wailua Municipal
Golf Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06

Dear Mr. Fujikawa,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

1. Water service will be limited to the existing water meter to the parcels on which the project site is located. Any request for additional or larger sized water meters will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time.

Acknowledged.

Thank you for your comments. Please accept our apologies for the belated responses. If you have any questions, please contact Kikiaola Development Group, LLC, Post Office Box 367, Waimea, Kauai, Hawaii 96796 or call Roland D. Saguñ, III at (808) 338-1900.

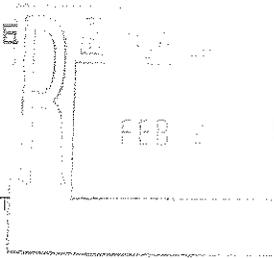
Sincerely,



Helaine Perel

BRYAN J. BAPTISTE
MAYOR

GARY K. HEU
ADMINISTRATIVE ASSISTANT



DONALD M. FUJIMOTO
COUNTY ENGINEER
TELEPHONE 241-6600

KYLAN K. DELA CRUZ
DEPUTY COUNTY ENGINEER
TELEPHONE 241-6600

AN EQUAL OPPORTUNITY EMPLOYER
COUNTY OF KAUA'I

DEPARTMENT OF PUBLIC WORKS
4444 RICE STREET
MO'IKEHA BUILDING, SUITE 275
LIHU'E, KAUA'I, HAWAII 96766-1340

February 14, 2007

Helaine Percel
Kikiaola Development Group, LLC
P.O. Box 367
Waimea, HI 96796

SUBJECT: Draft EA Pre-Assessment Consultation, Wailua Golf Course Maintenance
Building, Environmental Planning and Design Consultant Services, Contract No.
7366

Dear Helaine Percel:

We have reviewed the January 27, 2007 Draft Environmental Assessment for pre-assessment consultations with interested parties and have the following comments:

1. A report with archeological assessment, cultural assessment, and recommendations should be included as part of the Draft EA. Section 2.E and Chapter 6 should be modified as appropriate to be consistent with the report.
2. Please confirm with the Planning Department if a zoning permit is required. They may not require a zoning permit since it is in the conservation district (my previous comment stating a zoning permit is required may be incorrect).
3. The correct FIRM Panel is 214 E and the building is half in the "A" flood zone (see attached map). Zone A is a flood area of special flood hazards for which no base flood elevation has been determined. Either a flood study determining the base flood elevation or relocation of the building to outside of the zone is required.
4. Consider adding the Department of Hawaiian Home Lands as a State of Hawai'i party to be consulted since they are a major land owner of surrounding lands.

Should you have any questions please call me at 241-6650.

Very truly yours,



DOUGLAS HAIGH
Building Division Chief

cc: CE
DCE, Lloyd M. Sako, Golf Course

Kikiaola Development Group, LLC

County of Kauai
Department of Public Works
4444 Rice Street
Mo'ikeha Building, Suite 275
Lihue, Hawaii 96766

Attention: Doug Haigh

Subject: Draft Environmental Assessment; Wailua Municipal
Golf Course-Golf Maintenance Facility
13-5350 Kuhio Highway, Hawaii TMK (4)3-9-02:06

Dear Mr. Haigh,

We have reviewed your comments on the above-referenced proposal. Following please find our responses to your concerns.

1. A report with archaeological assessment, cultural assessment, and recommendations should be included as part of the draft EA. Section 2.E and Chapter 6 should be modified as appropriate to be consistent with the report.

Submitted April 2007.

2. Please confirm with the Planning Department if a zoning permit is required. They may not require a zoning permit since it is in conservation district.

Acknowledged.

3. The correct FIRM Panel is 214 E and the building is half in the "A" flood zone. Zone "A" is a flood area of special flood hazards for which no base elevation has been determined. Either a flood study determining the base flood elevation or relocation of the building to outside the zone is required.

Flood Study was submitted and accepted on July 12, 2007.

Kikiaola Development Group, LLC

4. Consider adding the Department of Hawaiian Home Lands as a State of Hawaii party to be consulted since they are a major land owner of surrounding lands.

Acknowledged. Notified in writing on August 27, 2007.

Thank you for your comments. Please accept our apologies for the belated responses. If you have any questions, please contact Kikiaola Development Group, LLC, Post Office Box 367, Waimea, Kauai, Hawaii 96796 or call Roland D. Sagum, III at (808) 338-1900.

Sincerely,



Helaine Perel

BRYAN J. BAPTISTE
MAYOR



DONALD M. FUJIMOTO
COUNTY ENGINEER
TELEPHONE 241-6600

GARY K. HEU
ADMINISTRATIVE ASSISTANT

DEPUTY COUNTY ENGINEER
TELEPHONE 241-6600

AN EQUAL OPPORTUNITY EMPLOYER

COUNTY OF KAUAI
DEPARTMENT OF PUBLIC WORKS
4444 RICE STREET
MO'IKEHA BUILDING, SUITE 275
LIHU'E, KAUAI, HAWAII 96766-1340

July 12, 2007

received
12/12/07

Esaki Surveying and Mapping, Inc.
1610 Haleukana Street
Lihu'e HI 96766
ATTENTION: Mr. BRANDON FUJISHIGE

SUBJECT: FLOOD STUDY AREA NEAR MAINTENANCE BUILDING
WAILUA GOLF COURSE TMK: 3-9-002:004

Dear Mr. Fujishige:

We reviewed the subject Flood Study and we find that our comments have been addressed. The Flood Study is acceptable. Please provide 2 additional copies of the Flood Study for our use.

Should you have any questions, please contact Mario T. Antonio of my staff at (808)241-6859.

Very truly yours,

Concur:


DOUGLAS HAIGH, P.E.
Chief of Building Division


DONALD M. FUJIMOTO, P.E.
County Engineer

MTA

Attachment

Copy to: Engineering Division



SCS Project Number 678-AMP-1

**AN ARCHAEOLOGICAL MONITORING PLAN
FOR APPROXIMATELY 1 ACRE
WAILUA GOLF COURSE
WAILUA AHUPUA`A, LIHUE DISTRICT,
ISLAND OF KAUA`I, HAWAII
[TMK: 3-9-02: Por. 4]**

Prepared by:
Shayna Cordle
and
Michael F. Dega, Ph.D.
April 2007

Prepared for:
Loyd Sako
Project Design, Inc.
680 Iwilei Rd., Ste #532
Honolulu, HI 96817

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INTRODUCTION

At the request of Mr. Loyd Sako of Project Design, Inc., Scientific Consultant Services, Inc. (SCS) has been contracted to produce an archaeological Monitoring Plan associated with the construction of a single story building at the Wailua Golf Course, Wailua Ahupua`a, Lihue District, Kaua`i Island, Hawai`i [TMK 3-9-02: Por 4] (Figures 1, 2, and 3). The construction plans for the new facility show a single story building of 8,100 ft² (752.5 m²) to be constructed on the site of the old maintenance building. The latter site is presently covered with approximately 5,500 ft² (511 m²) concrete pad (floor of the old building), with existing infrastructure increasing previously disturbed ground surface (Figures 4 and 5). Including Monitoring the pad demo work, SCS Archaeologists will Monitor site preparation, subsurface foundation excavations, septic system installation, utility installations, and road grading. Due to the potential for the inadvertent discovery of cultural materials and/or human remains in the area, full-time monitoring has been recommended by the State Historic Preservation Division (SHPD) for this project.

SCS has produced the following Archaeological Monitoring Plan as outlined by Title 13 DLNR, Subtitle 13 by the State Historic Preservation Division (SHPD) Rules, Chapter 279 Rules Governing Standards for Archaeological Monitoring Studies and Reports (DLNR/SHPD 2003). Archaeological monitoring typically occurs as a mitigation measure when an undertaking is highly likely to uncover significant historical remains (see also Athens 1994:4-13). This monitoring plan itemizes expectations for the type of cultural resources that could be encountered in the area, depicts how archaeological sites, features, or burials, if identified, will be documented, and outlines consultation procedures to be followed in the event that any significant archaeological deposits or burials are identified. This plan further identifies the measures to be taken to ensure that an adequate amount of time is allotted to properly record and treat any deposits/burials which may be encountered during the project.

GENERAL GEOGRAPHY

Kaua`i is the oldest of the major Hawaiian Islands. At its highest point it rises to 1,723 meters and stretches for a length of 52 kilometers. Submarine volcanic eruptions leading to the formation of Kaua`i are estimated by geologists to have occurred between 2 to 4 million years ago (Stearns 1966:190). A volcanic fissure on the ocean floor where Kaua`i now exists developed into a southeasterly chain of activity that is currently forming the youngest island, Hawai`i.

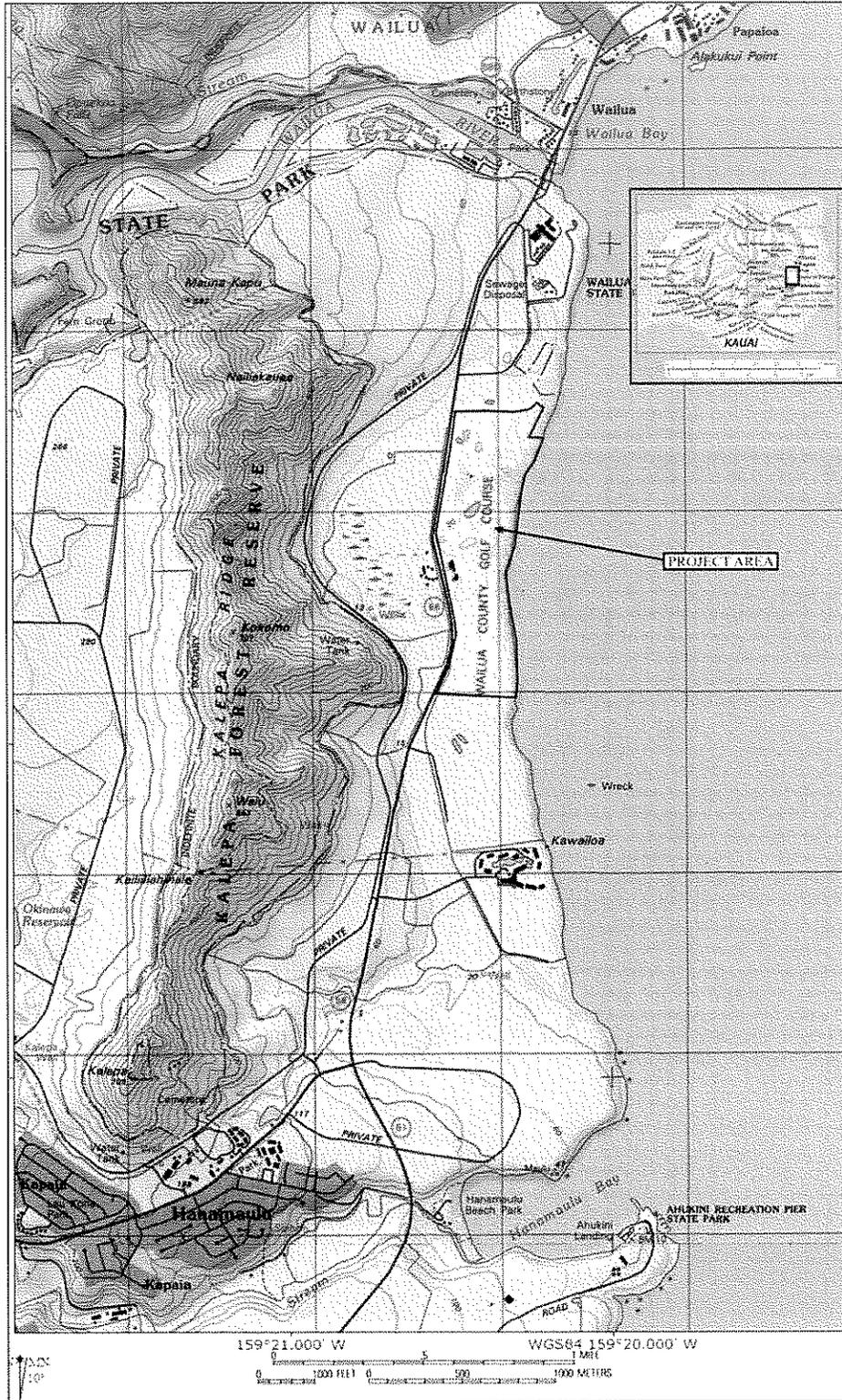


Figure 1: USGS Quadrangle (Wailua) Map Showing Project Area Location.

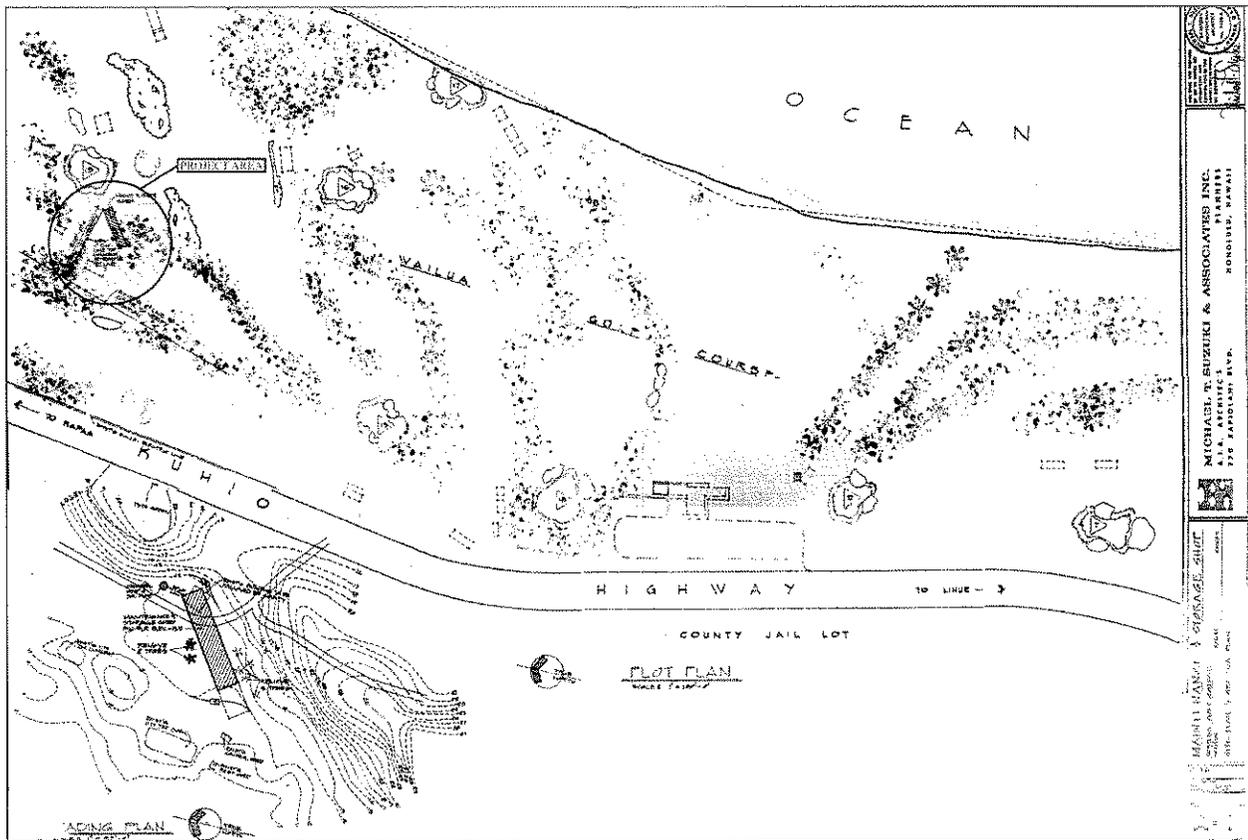


Figure 3: Topographical Map of Wailua Golf Course Showing Project Area.

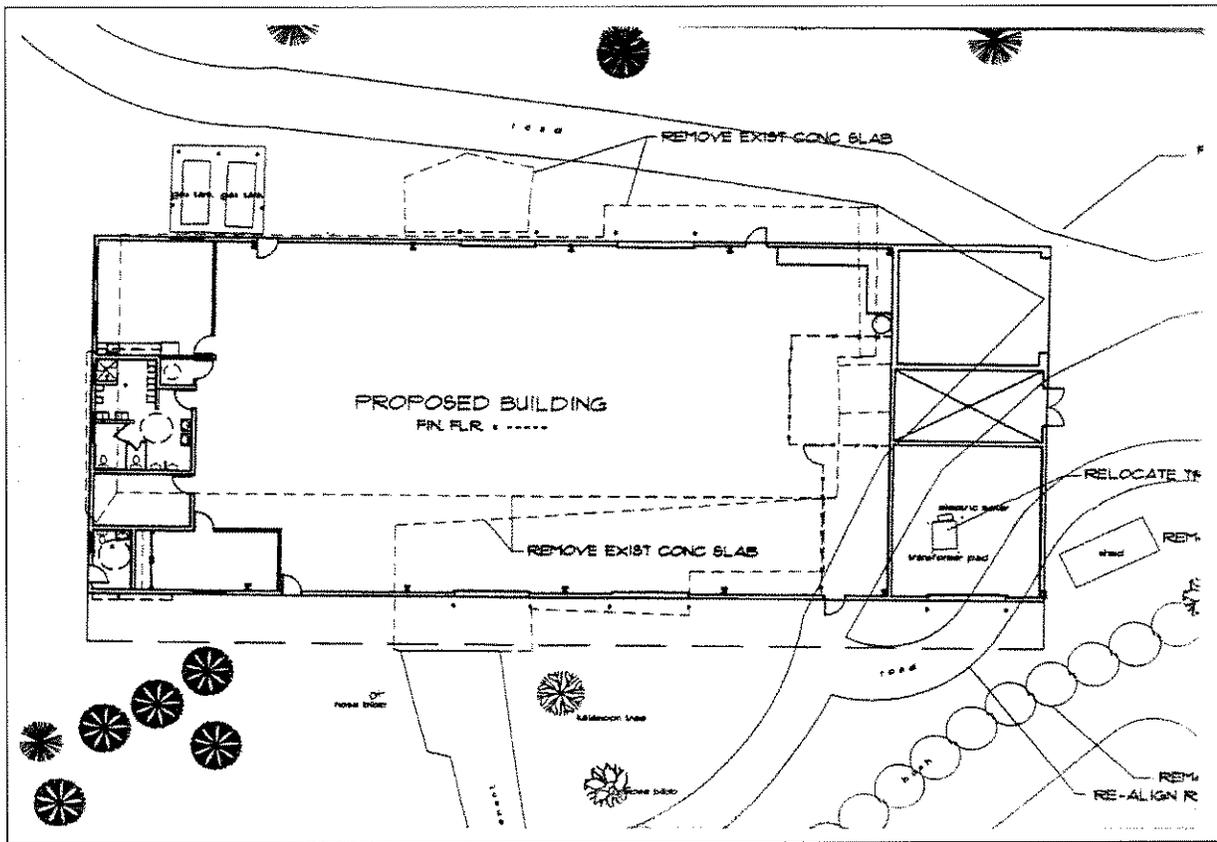


Figure 4: Map of Proposed Plans for Project Area



Figure 5: Photograph Depicting the Existing Concrete Pad in Project Area. View to West.

Approximately 1.4 million years ago during the late Pliocene Era, eruptions from the volcanic vents in Kōloa began to modify the landscape of Kauaʻi, covering canyon walls and displacing streams. Surface lava flows from Kōloa encompassed over half of the eastern portion of the island, including the project parcel. The Kōloa flows occurred on top of the older Waimea lava flows (Stearns 1966:190).

The project area is situated on the east side of the island along the coastal plain, where annual rainfall averages between 3 and 10 inches (7.6 and 25.4 cm) (Price 1983). The current area of study is entirely within Wailua Golf Course and is bounded by Kuhio Highway on the west and the coastline to the east.

SOILS

Natural soils within the boundaries of the Wailua Golf Course primarily consist of Mokuleia fine sandy loam and Dune Land as well as Beaches (BS) along the coast. Mokuleia fine sandy loam (Mr) is found within the eastern and northern coastal plains of Kauai. Nearly level, this soil has moderately rapid permeability in the surface layer and rapid in the subsoil. Runoff in this soil complex is very slow, and the erosion hazard is slight (Foote *et al.* 1972, 95). Dune Lands (DL) are windblown piles of hills and ridges made up of sand-sized particles. These sands are dominantly made of coral and seashells (*ibid*, 29). Beaches (BS) are washed and rewashed by ocean waves and consist of light-colored sands derived from coral and seashells (*ibid*, 28).

While sandy coastal areas are ill-suited for agricultural cultivation and farming, these beaches were used during pre- and post-Contact periods in Hawai'i as sites for temporary and permanent fishing settlements, thus providing direct access to marine resources. Sandy beaches were also used as a location for human burials throughout all of the Hawaiian Islands (Kirch 1985).

PREVIOUS ARCHAEOLOGY

During Thrum's statewide inventory of *heiau* in 1907, he recorded Hikinaakala Heiau on the southern bank of the Wailua River. This *heiau*, part of the Wailua Heiau Complex (State Site 50-30-08-502) and is listed in the Hawai'i and National Register of Historic Places, located in the southern portion of the current project area. Additional archaeological sites associated with this complex and located very near the current project area include Hauola, a *pu`uhonua* outside of Hikinaakala Heiau, and Paemahuowailua, a petroglyph site on the boulder strewn beach adjacent to Hikinaakala *heiau*. Overall, the aggregation of mythology, history, Land Commission Awards, and documented significant archaeological sites within the Wailua area makes it one of the best known and most important on the island of Kaua'i. The Wailua area contains strong remnants of a traditional social, political, religious, and economic center flourishing along the eastern portion of the island (see also Grimes 2001). Wailua is noted as having been one of the two major ruling centers of Kaua'i during traditional times (the other being Waimea on the western side).

Archaeological studies conducted in the area of the Wailua Golf Course have led to the identification and documentation of many pre-Contact and post-Contact burials. Known archaeological sites in the project area include Bennett's Site 103, about which he states: "In the sand dunes that run along the shore half way between Hanama'ulu and Wailua River are many burials" (Bennett 1931:125). Close to, and within, the current project area, several archaeological studies have been conducted. Cox documented thirteen burials and scattered human remains on the Wailua Golf Course (Cox 1977: vii). Erkelens and Welch (1993) documented local historical knowledge from long time residents of the Wailua area who stated that "hundreds" of *iwi* (bones) were uncovered when the central driving range was constructed in the mid-1960s. Studies conducted by Folk *et al.* (1991), Folk and Hammett (1991, 1995), and Beardsley (1994) led to the identification of nine more burials within and near the Wailua Golf Course. More recently, Fager and Spear (2000) documented 44 burials and 42 isolated bone fragment "findspots" during renovation of the golf course irrigation system. Fager and Spear (2002) also documented a traditional cultural layer and three fire pit features. Charcoal from one

of the fire pit features was sampled and submitted for dating. The sample returned a two-Sigma date range of A.D. 1440-1670, firmly within traditional times.

In addition, Morawski and Dega (2003) found two incomplete burial sites and two isolated findspots from previously disturbed burials at Lydgate Park slightly south of the current area of study. Dega (2001) encountered mostly negative results in a study of bridge footings at the Kamalani Kai Community Built Bridge. During trenching activities near the current project area, Powell and Dega (2006) identified intact sand layers along Kuhio Highway. These sand layers, excavated to more than 1.60 meters below the graded surface, were sterile.

REASON FOR MONITORING

Due to previous excavation results at this location there is a high likelihood that human skeletal remains, cultural deposits, and artifacts could be identified within the project area. Sandy substrata common along the southern coastline has the highest potential of containing such cultural resources. Burial finds are anticipated, particularly within intact portions of the southern sand dunes. These sand dunes are the location of many known burials in the area, including Bennett's (1931) Site 103, immediately south of the project area. Subsequent archaeological projects conducted in the area have also indicated a high probability for encountering burials in the area (Cox 1977; Beardsley 1994; Folk *et al.* 1991; Fager and Spear 2000). This coastal portion of Wailua is located within a zone of known pre-Contact settlements and has a very high potential for containing habitation sites and burial features (see Fager and Spear 2000).

The primary reason for monitoring is to ensure the proper treatment and documentation of any cultural deposits and/or burials identified in the project area. As many locations in the work area are sensitive in terms of significant archaeological resources, Archaeological Monitoring is to ensure that these resources are appropriately mitigated.

MONITORING CONVENTIONS AND METHODOLOGY

This Archaeological Monitoring Plan has been devised in accordance with DLNR rules governing standards for Archaeological Monitoring (DLNR 2003). SCS monitors will adhere to the following guidelines during monitoring:

1. A qualified archaeologist from SCS intimately familiar with the project area and the results of previous archaeological work conducted in the Wailua Golf Course area will conduct on-site monitoring of subsurface construction activities on the parcel. If

significant deposits or features are identified and additional field personnel are required, SCS will notify the contractor or representatives thereof before additional personnel are brought to the site.

2. If features or cultural deposits are identified during Monitoring, the on-site archaeologist will have the authority to temporarily suspend construction activities at the significant location so that the cultural feature(s) or deposit(s) may be fully evaluated and appropriate treatment of the cultural deposit(s) is conducted. SHPD (Ms. Nancy McMahon) will be contacted to establish feature significance and potential mitigation procedures. Treatment activities primarily include documenting the feature/deposit through plotting its location on an overall site map, illustrating a plan view map of the feature/deposit, profiling the deposit in two dimensions, photographing the finds (with the exception of human burials), collecting artifact and soil samples, and triangulating the finds on a map. Construction work and/or back-filling of excavation pits or trenches will only continue in the sample location when all documentation has been completed.

3. Soil stratigraphy associated with subsurface cultural deposits will be noted and photographed, particularly those containing significant quantities or qualities of cultural materials. If deemed significant by SHPD and SCS, these deposits will be sampled, as determined by the same.

4. In the event that human remains are encountered, all work in the immediate area of the find will cease and the area will be secured from further activity until burial protocol has been completed. The SHPD island archaeologist (Ms. Nancy McMahon) and SHPD-Burial Sites Program (located in Kapolei, O'ahu) will both be immediately identified about the discovery of human remains on the property. Notification of the discovery will also be made to the Kaua'i Islands Burial Council by either SHPD (Nancy McMahon) or SCS (Michael Dega). As this is a Monitoring project, SHPD retains jurisdiction on the discovery of any human remains. A determination of the minimum number of individuals (MNI), age(s), and ethnicity of the burial(s) will be ascertained in the field by SCS. Rules outlined in Chapter 6e, Section 43 shall be followed. Profiles, plan view maps, and illustrative documentation of skeletal parts will be recorded to document the burial(s). The burial location will be identified and marked. If a burial is disturbed during trench excavations, materials excavated from the vicinity of the burial(s) will be manually screened through 1/8-inch wire mesh screens to recover any displaced skeletal material. If the remains are to be removed, the work will be in compliance with HRS 6.E-43.6, Procedures Relating to Inadvertent Discoveries after approval from SHPD.

5. To ensure that contractors and the construction crew are aware of this Archaeological Monitoring Plan and possible site types to be encountered on the parcel, a brief coordination meeting will be held between the construction team and monitoring archaeologist prior to initiation of the project. The construction crew will also be informed about the possibility that human burials could be encountered and how they should proceed if they observe such remains.

6. SCS will provide all coordination with the contractor, SHPD, and any other

group involved in the project. SCS will coordinate all Monitoring and sampling activities with the contractor's safety officers to ensure that proper safety regulations and protective measures meet compliance. Close coordination will also be maintained with construction representatives in order to adequately inform personnel of the possibility that open archaeological units or trenches may occur in the project area.

7. As necessary, verbal reports will be made to SHPD and any other agencies as requested.

LABORATORY ANALYSIS

All samples collected during the project, except human remains, will undergo analysis at the SCS laboratory in Honolulu. In the event that human remains are identified and the SHPD and Kaua'i/Ni'ihau Islands Burial Council authorize their removal, they will be curated on Kaua'i. Photographs, illustrations, and all notes accumulated during the project will be curated at the Honolulu laboratory. All retrieved artifact and midden samples will thoroughly cleaned, sorted, and analyzed. Significant artifacts will be photographed, sketched, and classified (qualitative analysis). All metric measurements and weights will be recorded (quantitative analysis). These data will be presented in tabular form within the final monitoring report. Midden samples will be minimally identified to major 'class' (e.g., bivalve, gastropod mollusk, echinoderm, fish, bird, mammal). All data will be clearly recorded on standard laboratory forms that also include number and weight (as appropriate) of each constituent category. These counts will also be included in the final report.

Should any samples amenable to dating be collected from a significant cultural deposit, they will be prepared in the SCS laboratory and submitted for specialized radiocarbon analysis. While primary emphasis for dating is placed on charcoal samples, we do not preclude the use of other material such as marine shell or nonhuman bone materials. SCS will consult with SHPD and the client if radiocarbon dates are deemed necessary.

All stratigraphic profiles will be drafted for presentation in the final report. Representative plan view sketches showing the location and morphology of identified sites/features/deposits will be compiled and illustrated.

CURATION

If requested by the land owner (Wailua Golf Course), SCS will curate all recovered materials in Honolulu (except human remains, which would remain on-island) until a permanent,

more suitable curation center is identified. The land owner may request to curate all recovered cultural materials once analysis has been completed.

REPORTING

An Archaeological Monitoring report documenting the project findings and interpretation, following SHPD guidelines for Archaeological Monitoring reports, will be prepared and submitted 45 days after the completion of fieldwork. This time line is requested to account for any radiocarbon age determinations (typically 30-45 days), if necessary.

If cultural features or deposits are identified during fieldwork, the sites will be evaluated for historical significance and assessed under State and Federal Significance Criteria. The Archaeological Monitoring report will be drafted until accepted by SHPD and will then be submitted to both SHPD and the client.

If human remains are identified during the course of this project, a Burial Treatment Plan will be prepared for review by SHPD and the Kaua`i/ Ni`ihau Islands Burial Council. It is expected that any remains identified during this project will be permanently curated at an on-site re-burial shrine.

REFERENCES

- Athens, J.S.
1994 Archaeological Monitoring and Historic Preservation. In *Hawaiian Archaeology*, Volume 3, ed. by T.L. Hunt, pp. 4-13. Society for Hawaiian Archaeology, Honolulu, Hawai'i.
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1994 *Dune Burials and Landscape Change: Archaeological Subsurface Testing Inventory Survey, Kaua'i Community Center and Wailua Golf Course Sewage Force Main Project, Wailua, Kaua'i*. IARII, Honolulu.
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1931 *Archaeology of Kaua'i*. B.P. Bishop Museum Bulletin No. 80. Honolulu.
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1977 *Report on the Burials Recovered During the Effluent Reclamation Project at Wailua, Puna, Kaua'i Island*. ARCH 14-71, Lawa'i.
- Dega, M. F.
2001 *Letter Report Re: Archaeological Monitoring Results, Kamalani Kai Community-Built Bridge*. On File SHPD.
- Dega, Michael F., and Powell, James
2003 *Archaeological Monitoring During Phase I Of The Kaua'i Rural Fiber Optics Duct Lines Project, Kaua'i Island, Hawai'i*, Scientific Consultant Services, Honolulu.
- DLNR/SHPD
2003 Title 13, Sub-Title 13, Chapter 279 *Rules Governing Standards for Archaeological Monitoring Studies and Reports* (Draft). SHPD, Kapolei.
- Erkelens, C., and D.J. Welch
1993 *Literature Review, Archaeological Assessment, and Recommendations for the Kaua'i Community Correctional Center Sewage Force-Main Project Wailua, Kaua'i*. For Division of Public Works Department of Accounting and General Services, Honolulu. IARII, Honolulu.
- Fager, M.W., and R.L. Spear
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