

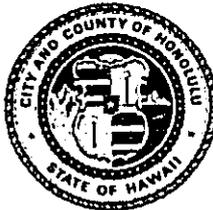
DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

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QUALITY CONTROL



JEREMY HARRIS
MAYOR

PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/SMA-083 (JT)

March 23, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owner: Kamehameha Schools Bishop Estate
Applicant : Waialae Country Club
Agent : Kauahikaua & Chun/Architects
Location : 4997 Kahala Avenue - Kahala, Oahu
Tax Map Key : 3-5-23: 01
Request : Special Management Area Use Permit
Proposal : To replace the existing golf maintenance
facility with two new buildings and other
improvements
Determination : A Negative Declaration Is Issued ✓

Attached and incorporated by reference is the Final Environmental Assessment (FEA) prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the FEA. If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patrick T. Onishi".

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Attachments
g:waiandoe.jht

33

APR - 8 1995
1995-04-08-0A-FA- Waialae Country Club Improvements
Special Management Area Use Permit

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DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

ENVIRONMENTAL ASSESSMENT

Prepared For The

**WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY IMPROVEMENTS**

For The

**WAIALAE COUNTRY CLUB
4997 Kahala Avenue
Honolulu, Hawaii 96816**

By

**KAUAHIKAUA & CHUN/ARCHITECTS
Kawaiahao Plaza, Hale Mauka
567 S. King Street, Suite 108
Honolulu, Hawaii 96813**

NOVEMBER 1994

**WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY
ENVIRONMENTAL ASSESSMENT**

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I. GENERAL INFORMATION

A. Applicant

Name: Waialae Country Club
Mailing Address: 4997 Kahala Avenue
Honolulu, HI 96816
Phone Number: 734-2151

B. Recorded Fee Owner

Name: Kamehameha Schools Bishop Estate
Mailing Address: Kawaiahao Plaza, Hale Mauka
567 S. King Street, Suite 200
Honolulu, HI 96813
Phone Number: 523-6200

C. Agent

Name: Kauahikaua & Chun/Architects
Mailing Address: Kawaiahao Plaza, Hale Mauka
567 S. King Street, Suite 108
Honolulu, HI 96813
Phone Number: 526-2283

D. Tax Map Key

03-05-023:001

E. Lot Area

144.721 Acres

F. Site Area

42,000 S.F.

G. City and County Land Use Zoning:

P-2

H. State Land Use:

Urban

I. Agencies Consulted

1. United States Federal Government
 - a. U.S. Army Corps of Engineers

2. State of Hawaii
 - a. Department of Transportation
 - b. Commission on Persons with Disabilities
 - c. Occupational Safety and Health Administration
 - d. Department of Health
 1. Wastewater Branch, Planning & Design Section
 2. Solid & Hazardous Waste Branch, Hazardous Waste Section
 - e. Department of Agriculture, Pesticide Branch
3. City and County of Honolulu
 - a. Department of Land Utilization
 - 1) Environmental Review Branch
 - a) Special Management Area
 - b) Flood Hazard Districts
 - 2) Plan Review Branch
 - a) Building Permits
 - b) Fire Department
 - c) Engineering
 - d) Wastewater Management
4. Board of Water Supply

II. DESCRIPTION OF PROPOSED ACTION

A. Description of Proposed Project and Objectives

As the nineties approached, the Waialae Country Club had launched a plan to renovate its prestigious golf course. Consistent with the program to renovate the course, the Club has also decided to renovate the Golf Course Maintenance Facility.

The proposed Golf Course Maintenance Facility improvements are a design of a single new structure that replaces all of the existing structures. The total area of the building will be approximately 10,000 square feet with a large portion of the building being a covered garage with drive through capabilities. It will also include a separate chemical storage structure of approximately 1,600 square feet. The site is an expansion of the existing golf maintenance compound with adjustments to the existing boundary.

The existing 42,000 S.F. compound will be expanded to include approximately 20,000 S.F. of the golf course land surrounding the

facility. The expansion will provide needed space for maintenance vehicle circulation, storage and repair.

The existing structures to be demolished include an open storage shed, chemical storage shed, maintenance building, and shop building. The new structure will include the administration, shop bays, and the maintenance vehicle covered storage bays. The chemical storage will be housed in a separate structure. The proposed improvements will also include 16 parking stalls to replace the existing 10 stalls.

The dumpster pit, fuel island/rinse apron, soil/sand/gravel storage will be relocated within the maintenance compound boundaries. Fencing and landscaping will be located at the perimeter of the maintenance compound. Baffle nets will also be installed along the south fence to protect the maintenance staff and equipment from errant golf balls.

B. Existing Golf Maintenance Facility

The Waialae Country Club is magnificent with its renown 18 hole golf course impressively sited along the Maunaloa Bay at the foot of the Koolau Mountains. The course and its condition have been praised by many with credit given to the Club's golf maintenance staff. Although the current golf course maintenance facility is able to maintain the condition of the course, it does not function without its problems.

Located between the 10th and 17th greens, the golf maintenance facility has grown in several stages within the confines of an enclosed compound. The growth of the maintenance facility has been directly related to the need and acquisition of new and modern course care equipment. The maintenance facility development has fallen behind the current trends, technology, and the gap will increase in the years to come. Inefficiencies of the compound will become more acute, as the existing staff of 23 attempts to maintain the course to the expectations of members and their guests. The day to day operation of the golf maintenance staff include maintenance and repair of golf course equipment including lawn tractors, mowers, utility trucks, golf carts, irrigation equipment, etc. It also includes storage and handling of golf course fertilizers and pesticides.

The facility was initially built around World War II and opened in the late 1940's. The condition of the buildings are representative of their age. Over time several buildings have been removed and new ones added. The new facilities by their footprint confirm that site selection,

circulation and functionality were not given consideration. The semi-enclosed equipment parking is a prime example of this piecemeal development. It is a triangular structure at a dead end of the compound. The shape of the enclosure was determined by the existing fence and shop building rather than a consideration for an efficient circulation and parking pattern for mowers and carts.

Some of the existing problems are evidenced by the arrangement, accessibility and circulation of vehicles. Major pieces of equipment must sit open to the elements; fans are used to make the vehicle repair and maintenance area comfortable for work. The structures themselves by their very nature of shape, variety of materials and siting give the complex a sense of disorganization.

C. Special Management Area

The proposed project is located within the Special Management Area and is therefore subject to the SMA Rules and Regulations of the City and County of Honolulu. The proposed project is located approximately 1700 feet from the nearest shoreline. This environmental assessment has been prepared to meet the requirements of SMA Use Permit Petition.

D. Development Schedule and Construction Cost

The preliminary construction cost for the proposed golf maintenance facility improvements is estimated to be over \$1.5 million. This would include the cost of sitework, infrastructure, landscaping, and perimeter fencing. The proposed construction will begin approximately early 1995 and be completed in late 1996.

III. ENVIRONMENTAL CHARACTERISTICS AND ANTICIPATED IMPACTS

A. Technical Characteristics

1. Access

Existing access to the golf maintenance facility is from Kahala Avenue via the employee parking lot, from the Golf Course Pro Shop area, and from the 10th green. The point of access to the Golf Maintenance Facility will not change from the existing cart path access points.

2. Sewage Disposal System

The existing sewage disposal system for the golf maintenance facility consists of a cesspool system. The proposed sewage disposal

system will be a septic tank system designed in accordance with the State of Hawaii Department of Health regulations. The improvements are expected to increase the average daily flow from approximately 5,100 gallons/day to 6,200 gallons/day.

The proposed improvements will improve a washdown area for golf course maintenance equipment such as lawn mowers, small tractors, backhoes, utility trucks, golf carts, etc. Washdown will occur usually once a day and normally involve tap water with no detergents. An existing equipment washdown area is a paved, well drained area located within the golf maintenance facility compound. The proposed washdown area will be relocated within the compound. The impact from residual oil, fertilizer, pesticides and organic debris washed from the equipment is negligible. In installing a washdown area for the maintenance equipment, a concrete pad and piped drain system will be provided. The rinsate from the washdown would be collected in the piped drain system and discharged in to a septic system in accordance with Department of Health regulations.

3. Solid Waste Disposal

The existing Golf Maintenance Facility has an on-site dumpster pit which is regularly emptied and hauled by a private company. The existing dumpster capacity is 35 cubic yards (C.Y.) and the proposed dumpsters will be two 35 C.Y. dumpsters. The dumpster pit will be relocated within the confines of the golf maintenance facility and will be regularly emptied and hauled by a private company to a municipal landfill. The waste material consists largely of organic plant material from the golf course.

4. Electricity and Telephone

Hawaiian Electric Company is the supplier of electrical power to the Golf Maintenance Facility. The existing power lines for the Golf Maintenance Facility are located above ground. The proposed power lines for the improvements to the Golf Maintenance Facility will be located overhead from the existing service and continue underground within the confines of the golf maintenance facility. It will meet the approved design and installation standards of the utility company. The proposed improvements are not anticipated to change the current amount of electrical usage.

Hawaiian Telephone Company provides telephone and other telecommunication services to the existing golf maintenance facility

and will continue to provide services to the proposed golf maintenance facility. Telephone lines for the proposed improvements will be installed underground from the existing source.

5. Water

The Board of Water Supply provides water service to the existing golf maintenance facility. The existing water meter no. 90032422 for the site is located along Kealaolu Avenue. The proposed golf maintenance facility will continue to use the existing water meter through existing underground supply lines. The proposed improvements are expected to increase the existing water usage of 6,300 gallons/day to 7,800 gallons/day per day. The Board of Water Supply has indicated that there is an adequate water supply for the proposed improvements.

6. Chemical Storage and Handling

The Waialae Country Club Golf Maintenance Facility staff uses a variety of herbicides and pesticides on the golf course. The maintenance staff uses the existing facilities to mix and handle the chemicals. The staff currently disposes of excess chemical by spraying the diluted chemical rinsate back on to the golf course. The proposed improvements to the golf maintenance facility includes a separate structure for chemical storage and handling. The chemical storage and handling will be in conformance with the State of Hawaii Department of Health Department of Agriculture and the Environmental Protection Agency's regulations and recommendations. The following is a list of chemicals used by the maintenance staff and the type and frequency of application.

HERBICIDE

Rodeo	Liquid spray applied approximately 3 times/year
Roundup	Liquid spray applied continuous spot application
Sencor/Lexone	Liquid spray applied approximately 2 times/year
Surflan	Liquid spray applied approximately 2 times/year
MSMA	Liquid spray applied approximately 3 times/year
Pre M	Liquid spray applied 1 time a year
Image	Liquid spray applied spot application 2-4 times a year
Fusilade	Liquid spray applied 1 time every three years
Calar	Liquid spray applied 1 time/year

8. Police and Fire Protection

The police station that services the Waialae area is the main station located at 801 S. Beretania Street. The District Seven department of the main station provides service to the east Honolulu area. There is also a substation located in Waikiki on Kalakaua Avenue to serve the Waialae area. Police service response is within two minutes of a life threatening distress call.

The fire station that services the Waialae area is the Kaimuki station located at 971 Koko Head Avenue. The Kaimuki station provides conventional fire fighting services. This facility should adequately accommodate the needs of the Golf Maintenance Facility. There is also the Wailupe station located at 5046 Kalaniana'ole Hwy. to provide supplemental services. The estimated response time to a distress call is approximately three to five minutes.

B. Environmental Characteristics**1. Existing Land Use**

The project site is currently being used as the existing Waialae Country Club Golf Maintenance Facility. It is bounded on all sides by the Waialae Country Club golf course. The proposed improvements to the golf maintenance facility will not change the existing land use.

2. Physiography, Geology and Soils

The prevailing topographical condition at the Waialae Country Club area is characterized by a predominantly flat terrain, interspersed by newly installed earthen mounds. The terrain is generally even with no distinct geologic or physiographic features.

The soils are characterized by the Keeau Clay Series with moderate non-stony texture. The average depth is 30 inches and the texture is considered fine with expanding clay properties.

3. Hydrology and Drainage

The project site is well drained and the median rainfall is 15-35 inches annually. The additional pavement of the proposed Golf Maintenance Facility improvements will cause a slight increase in the net runoff from the site. There is no existing on-site flooding on the golf course and all existing drainage patterns drain to existing streams adjacent or within the golf course namely the Kapakahi and

Waianani Streams. There will be no change in the impact of runoff from the proposed improvements to the adjacent drainage.

The project site is located within flood zone AE according to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (See Appendix B). Steps will be taken to insure that the proposed golf maintenance facility is above or outside the designated 100-year flood limits. The regulatory base flood elevation is 10 feet. The finish floor of the proposed golf maintenance facility is 10 feet. The storage bays will be designed to conform with flood regulations per section 7.10-6 of the Land Use Ordinance.

The ambient climate is extremely mild with prevailing tradewinds from the east-northeast at 10-20 miles per hour. The mean temperature throughout the year is 67 to 83 degrees.

4. Flora and Fauna

The existing landscape materials on the golf course consist of mature trees, i.e. Coconut, Kiawe, Monkey Pod, Banyan, African Tulip, Yellow and Red Shower trees, Royal Palm and shrubbery i.e. Bougainvillea, Tahitian Gardenia, Silver Buttonwood, Hibiscus, Crown Flowers and Oleander.

None of these species are classified as rare or endangered. The large trees will be preserved wherever it is determined to be feasible. Overall, a negligible impact on the existing flora is expected. Landscaping will be used to screen views of the building and compound from the course and adjoining residential areas.

Fauna on the golf course include migratory birds, i.e. Golden Plover and the Ulili'i or Hawaiian Tatter, as well as the Indian Mynah, Red Vented Bulbul, Brazilian Cardinal and White beaked Finches and mongoose. Fauna studies have shown that there are no resident endemic or indigenous land birds. Disturbance to potential bird habitats is negligible.

There would not be a change in a large majority of the golf course habitat. Therefore, overall negligible impact on the fauna is expected.

5. Archaeological

The existing site has already been altered and is completely occupied by improvements comprising the maintenance facility and adjacent golf course. Consequently no surface archaeological features now exist. Additionally, no excavation is planned and thus subsurface cultural remains are not expected to be affected. If however, during construction, earthwork is undertaken and archaeological features are uncovered, work in the immediate area will cease and will not be resumed until archaeological clearance is first obtained from the State Historical Preservation Division of the Department of Land and Natural Resources.

6. Visual

The proposed golf maintenance facility will not obscure existing view corridors through the existing golf course or from the surrounding residential areas to either the mountains or ocean.

The existing and proposed golf course maintenance facility is located approximately 160 feet from the nearest residential area and approximately 250 feet from the nearest public road. The proposed Golf Maintenance facility is currently situated in an obscure area where vegetation screens the maintenance facility from view. (See Appendix C for a series of photos depicting the existing views from adjoining residential areas.)

7. Air Quality

The air quality of the Waialae Country Club is comparable to other residential resort areas on the island. The absence of large quantity air pollutants, normally generated by industrial manufacturing, and agricultural burning yields a very high level of air quality. The proposed golf maintenance facility is not a generator of significant airborne pollutants. Negligible amounts of pollution are generated from gasoline and diesel equipment exhaust.

Short term adverse impacts can be expected during the construction of the proposed golf maintenance facility. Specifically, heavy earth moving machinery powered by gasoline or diesel fuel are anticipated to emit airborne particulate.

An increase in dust can also be anticipated from the minor site work that is being proposed and infrastructure construction. Proper mitigating measures will be employed to minimize these impacts on air quality.

8. Sonic Quality

The actual long term golf maintenance use of the project site is not anticipated to significantly affect the sonic quality of the area. Noise from traffic and maintenance equipment generated from the golf maintenance facility is expected to increase but not much more than the existing noise level which is currently at insignificant levels.

Construction work at the project site will be a source of noise, but the anticipated activities will be short term. Proper mitigating measures will be employed to minimize the impact on sonic quality.

IV. AFFECTED ENVIRONMENT**A. Relationship to the Surrounding Area**

The surrounding area includes public roads, residential neighborhoods and the existing golf course and club house.

The relationship of the proposed golf maintenance facility to the surrounding land uses should not change from the existing conditions. The relationship of land use for this site will not change. The maintenance facility improvements will not significantly affect the surrounding area because its functions and relationship to the land use will not change. The primary benefit of the proposed project is to provide a safe and efficient working environment for the employees of the Golf Maintenance Facility.

B. Social and Economic Impacts

Social impacts such as employment will be affected by the construction work associated with the proposed golf maintenance facility by the provision of short term direct employment in the construction industry.

The employees of the existing golf maintenance facility will remain in their current positions during and after the improvements are made. Job creation from the improvements is limited.

The proposed improvements to the golf maintenance facility will not affect the population in the Waialae area.

C. Traffic

The Waialae Country Club Golf Maintenance Facility is accessible from the employee parking lot on Kahala Avenue by an existing roadway. The traffic on Kahala Avenue will not be affected by the proposed improvements of the Golf Maintenance Facility. The number of automobiles that access the site is controlled. The golf maintenance employees use golf carts or golf maintenance vehicles within the golf course premises.

The majority of the projected traffic from the golf maintenance facility will be limited to the boundaries of the existing golf course and the golf maintenance facility. The proposed improvements area are not expected to increase traffic in the Waialae area.

V. ALTERNATIVES TO PROPOSED ACTION

The "no action" alternative will not allow the objectives of the proposed golf maintenance facility to be achieved. The working conditions of the golf maintenance facility will remain inefficient and in a dilapidated state.

The "no action" alternative will result in no increased government revenues from higher property taxes.

An "alternative location" is not feasible since the basic infrastructure is already in place at the proposed site. There are no other locations within the Waialae Country Club that would be appropriate for the golf maintenance facility. Alternative locations were discussed, but they did not provide the access that was necessary for deliveries or a centralized location within the golf course. The existing golf maintenance facility has a good locational relationship with the golf course and club house in its present location. Existing infrastructure and utilities are currently in place to serve the proposed golf maintenance facility.

VII. IMPACTS OF PROPOSED PROJECT IN RELATION TO THE COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES (SECTIONS 205-A-2, HRS) AND THE SMA GUIDELINES (SECTION 33-3.2, ROH)

The Hawaii Coastal Zone Management Act (Chapter 205A-2, Hawaii Revised Statutes) established State policies for any action affecting the coastal zone. The act established specific objectives and policies in seven broad categories. The relationship of the proposed improvements to these categories of concern is discussed below.

Recreational Resources*Objectives:*

"Provide coastal recreational opportunities accessible to the public."

Policies:

"Improve coordination and funding of coastal recreational planning and management; and"

"Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area"

The golf maintenance facility is approximately 1,700 feet from the nearest shoreline and is not directly tied to the recreational resources of the coastal area.

Historic Resources

Objectives:

"Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture."

Policies:

"Identify and analyze significant archaeological resources;"

"Maximize information retention through preservation of remains and artifacts or salvage operations; and "

"Support state goals for protection, restoration, interpretation, and display of historic resources."

The existing site has already been altered and is completely occupied by improvements comprising of the maintenance facility and the adjacent golf course. Consequently no surface archaeological features now exist. However in the event that archaeological features are uncovered during construction, proper mitigation measures, such as in situ preservation, mapping and recording of sites and, excavation and data recovery will be undertaken with the approval of the State Historic Preservation and the Hawaii Island Burial Council.

Scenic and Open Space Resources

Objectives:

"Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources."

Policies:

"Identify valued scenic resources in the coastal zone management area;"

"Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;"

"Preserve, maintain, and, where desirable, improve and restore shoreline openspace and scenic resources; and"

"Encourage those developments which are not coastal dependent to locate in inland areas."

The proposed golf maintenance facility improvements will not impact coastal scenic and open space resources. The project site is located approximately 1,700 feet from the shoreline and will have minimal impact on public views to and along the shoreline.

Coastal Ecosystems*Objectives:*

"Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems."

Policies:

"Improve the technical basis for natural resource management;"

"Preserve valuable coastal ecosystems of significant biological or economic importance;"

"Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs;"

"Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards."

The proposed golf maintenance facility is located approximately 1,700 feet from the coastal ecosystems of the shoreline. The proposed improvements are not anticipated to have any direct effect on marine coastal waters.

Economic Uses

Objectives:

"Provide public or private facilities and improvements important to the State's economy in suitable locations."

Policies:

"Concentrate in appropriate areas the location of coastal dependent development necessary to the State's economy;"

"Ensure that coastal dependent development such as harbors and ports, visitor industry facilities, and energy generating facilities are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area."

The proposed improvements to the golf maintenance facility is not expected to significantly impact the economic use objectives and policies of the coastal zone management program.

Coastal Hazards

Objectives:

"Reduce hazard to life and property from tsunami, storm waves, stream-flooding, erosion, and subsidence."

Policies:

"Develop and communicate adequate information on storm wave, tsunami, flood, erosion, and subsidence hazard;"

"Ensure that developments comply with requirements of the Federal Flood Insurance Program; and"

"Prevent coastal flooding from inland projects."

The Flood Insurance Rate Maps (FIRM) indicate that the project site is located within the AE flood zone. Steps will be taken to insure that the proposed golf maintenance facility is above or outside the designated 100-year flood limits and will not cause coastal flooding.

Proposed Development in Relation to the Special Management Area Guidelines:

The proposed improvement is an accessory use in an existing development that has provided employment in the local community for a number of years. Although the cost of the proposed improvement will be more than \$1.5 million, the size of the overall project is still considered small, and direct, indirect and induced impacts on the local economy are anticipated to be limited. As part of an existing coastal project, adverse social, visual and environmental impacts are expected to be negligible.

SMA Guidelines A.1-5

A. The Authority and/or Director, in reviewing any proposed development, shall seek to minimize where reasonable:

- 1. Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough, or lagoon.*
- 2. Any development which would reduce the size of any beach or other area usable for public recreation.*
- 3. Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the Special Management Area and the mean high tide where there is no beach.*
- 4. Any development which would substantially interfere with or detract from the line of sight toward the sea from the State highway nearest the coast or from other scenic areas identified in the General Plan.*
- 5. Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, estuarine sanctuaries, potential or existing agricultural uses of land.*

The proposed golf maintenance facility project site is located approximately 1,700 feet from the nearest shoreline. It is not expected to have any noticeable adverse effect on ground water, surface water and coastal waters.

The proposed project site is located within the existing Waialae Country Club Golf Course and the line of sight from Kealaolu Avenue

and Kahala Avenue is not expected to be obstructed by the proposed golf maintenance facility improvements.

SMA Guideline B.1-3

B. No development shall be approved by the Authority or the Director unless it is first found that:

- 1. Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practical and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;*
- 2. The development is consistent with the objectives and policies as provided by Chapter 205A, HRS, and the Special Management Area guideline as contained herein; and*
- 3. The development is consistent with the General Plan, zoning and subdivision codes and other applicable ordinances.*

The proposed project will not have any significant adverse effect on the environment, and mitigating measures will be employed, wherever possible, to reduce or lessen any major negative environmental effects as described earlier in this environmental assessment.

The proposed improvements is consistent with the objectives and policies of Chapter 205A, HRS and the SMA Guidelines. As stated in the State and County Land Use Policies section of this environmental assessment, the proposed golf maintenance facility improvements is consistent with the Special Management Area guidelines.

SMA Guideline C.1-6

C. All development permitted in the Special Management Area shall be subject to reasonable terms and conditions as necessary in order to ensure that:

- 1. Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;*

2. *Adequate and properly located public recreation areas and wildlife preserves are reserved;*
3. *Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon Special Management Area resources;*
4. *Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, or failure in the event of earthquake;*
5. *Adverse environmental or ecological impacts are minimized to the extent practicable; and*
6. *The proposed development is consistent with the goals, policies, and standards of the Special Management Area guidelines.*

The proposed golf maintenance facility improvements will not affect public accesses to publicly owned or used beaches, recreation areas and natural reserves.

The proposed improvements will not have any significant adverse impact on water, scenic and recreational resources. Erosion and siltation will be dealt with by erosion control and other mitigating measures approved by the Chief Engineer of the City and County of Honolulu.

As stated in the previous section, no significant adverse impacts on the environment are anticipated, and the mitigative measures will be employed, wherever possible, to reduce or lessen any negative impacts.

The proposed golf maintenance facility improvements is consistent with goals, policies and standards of the Special Management Area Guidelines.

VIII. MITIGATING MEASURES

Construction of the proposed improvements to the golf maintenance facility will create noticeable short-term impacts on the environment; such as noise, dust and traffic impacts. These impacts, which will occur only during the period of construction, will be temporary in nature.

Mitigating measures, will be provided wherever major adverse impacts are expected to occur.

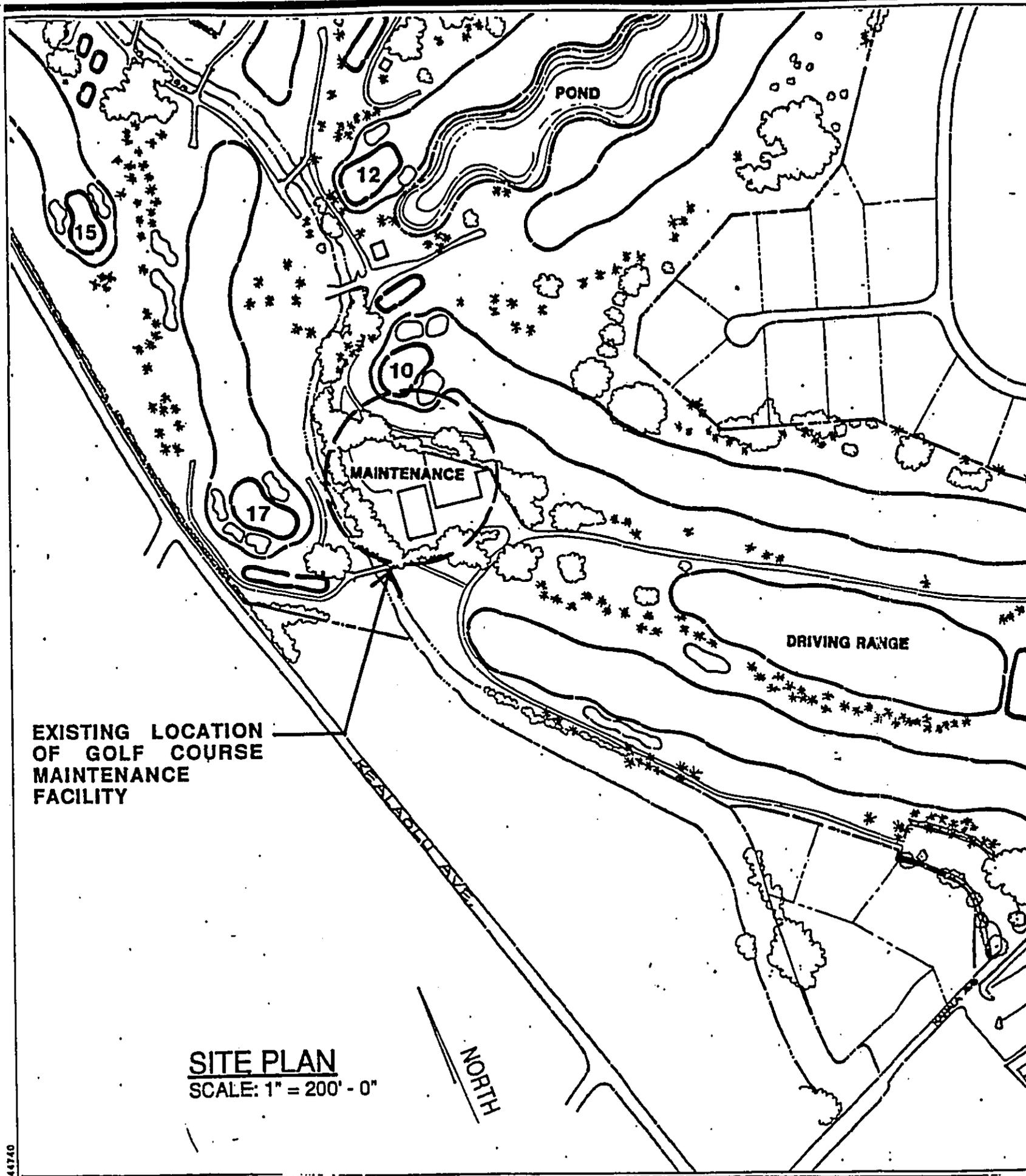
Noise generated by construction equipment will be mitigated by limiting the use of heavy machinery to normal daylight working hours and employing muffler devices or noise suppressants on all gasoline and diesel-powered equipment.

Construction-generated dust could be controlled by water sprinkling, screen fences or other measures prescribed by the Chief Engineer of the City and County of Honolulu. Equipment used for on site construction will emit some air pollutants via engine exhaust. Construction equipment will be properly maintained by the contractor to maximize the efficiency of fuel combustion and minimize excessive emissions from equipment.

**WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY**

APPENDIX A

**SITE PLANS
FLOOR PLAN**



EXISTING LOCATION
OF GOLF COURSE
MAINTENANCE
FACILITY

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

NORTH

544740



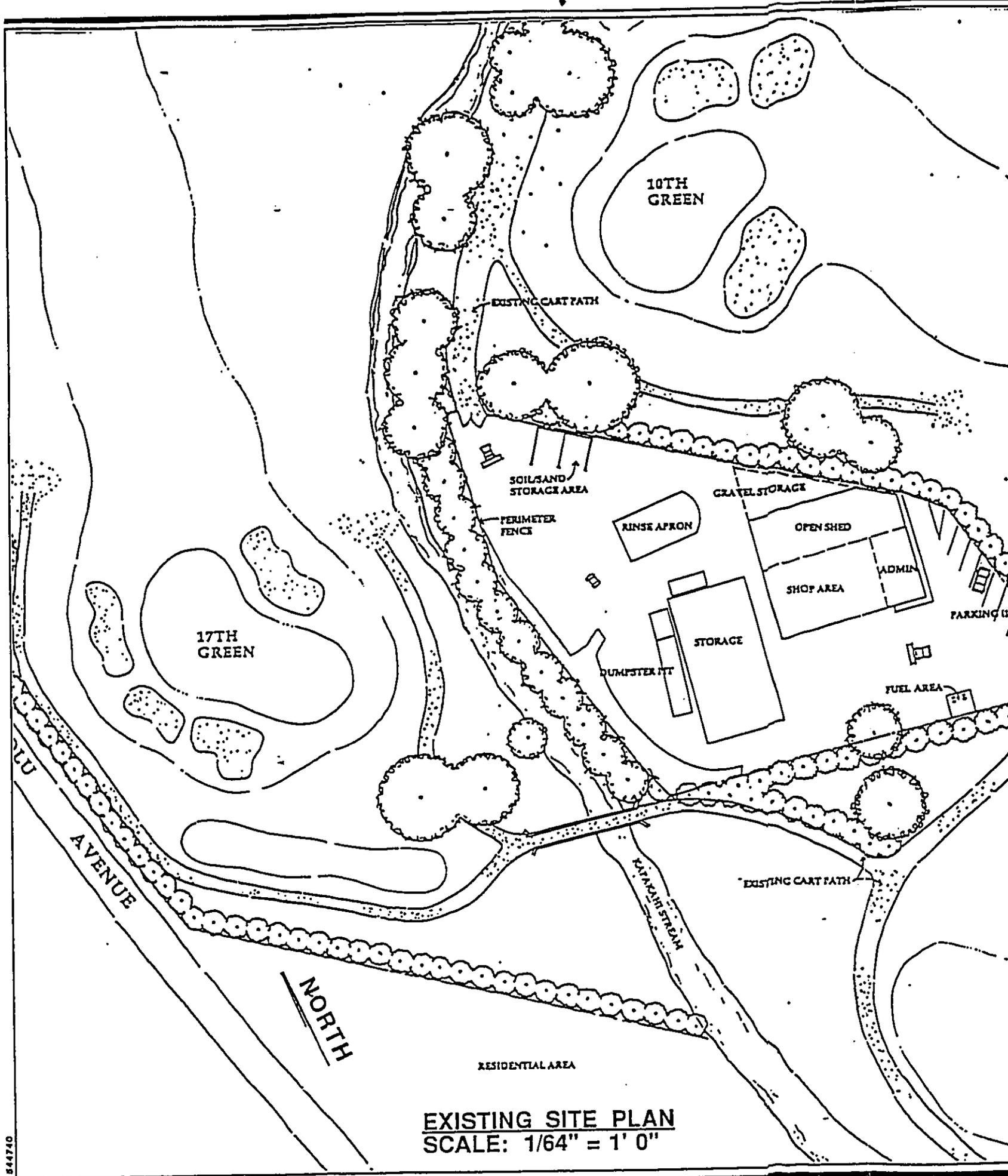
**KAUAIKAUA
& CHUN /
ARCHITECTS**
Kawaiahao Plaza,
Hale Mauka
567 South King St.,
Suite 108
Honolulu, HI 96813
Ph: (808) 526-2283
Fax: (808) 599-4723

WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY

Date: 10-94
Job No.: 91-23
Sheet:

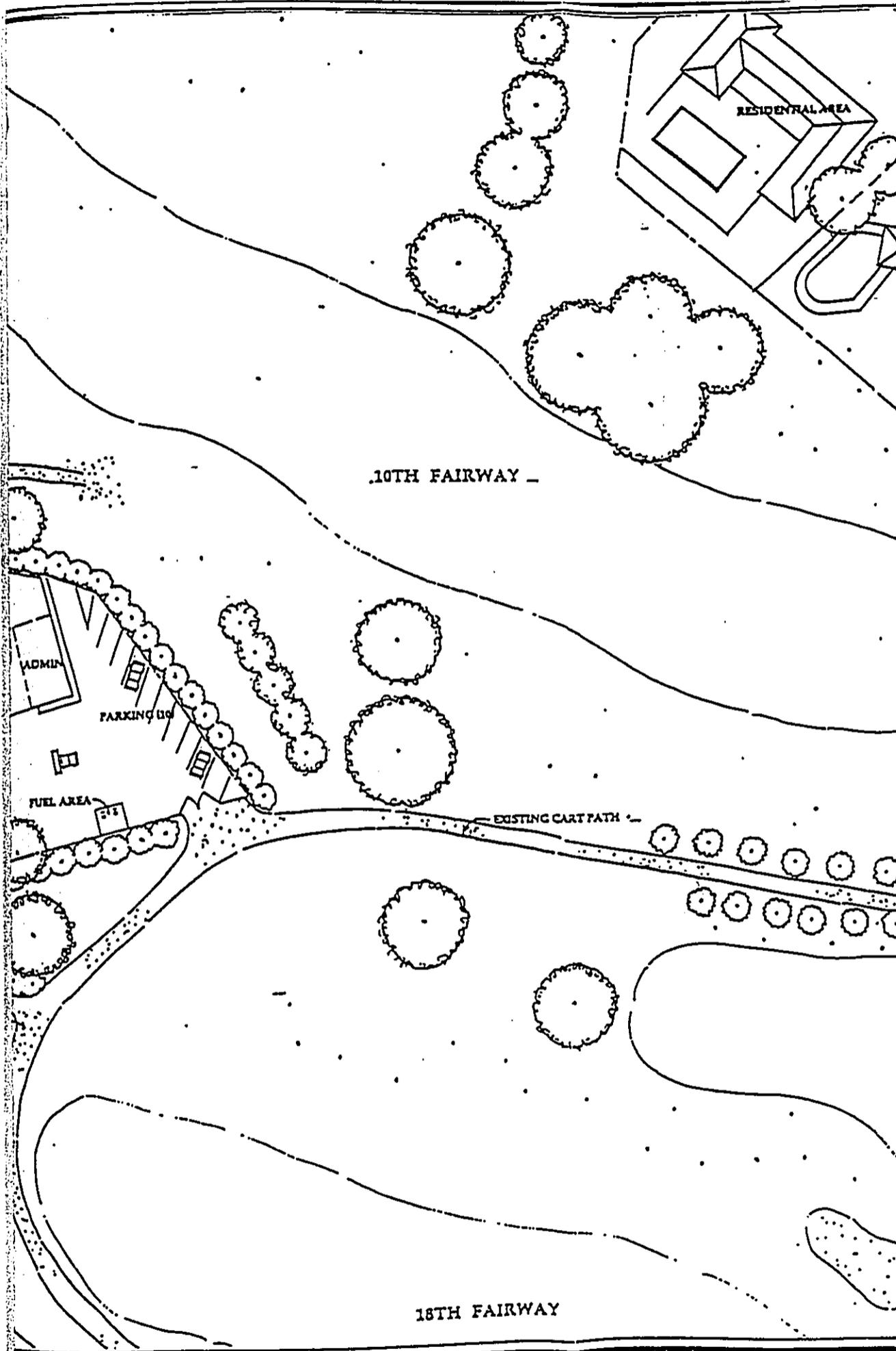
A-1

Of



EXISTING SITE PLAN
SCALE: 1/64" = 1' 0"

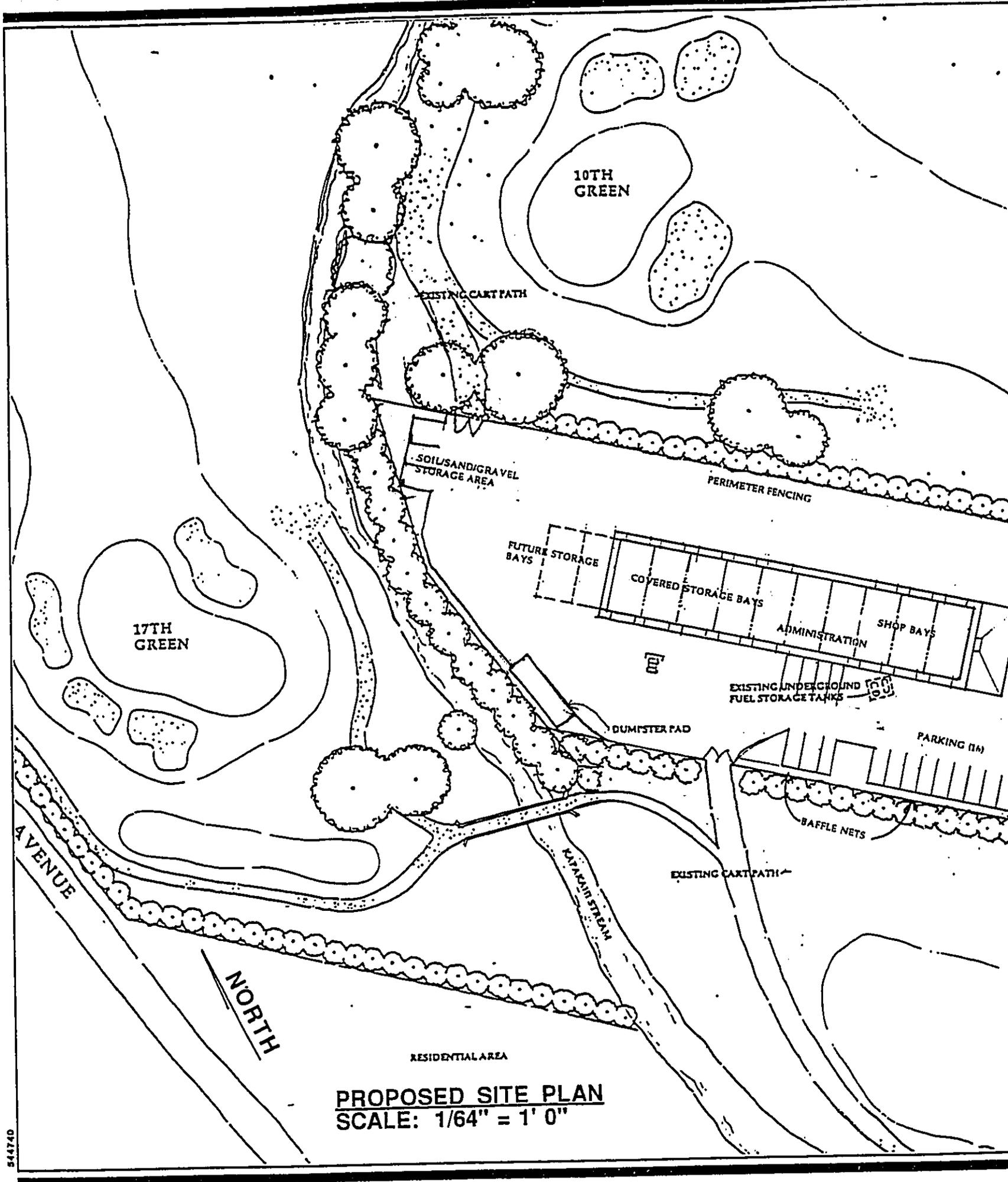
544740



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ARCHITECTS**
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Suite 108
Honolulu, HI 96813
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Fax: (808) 599-4723

WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY

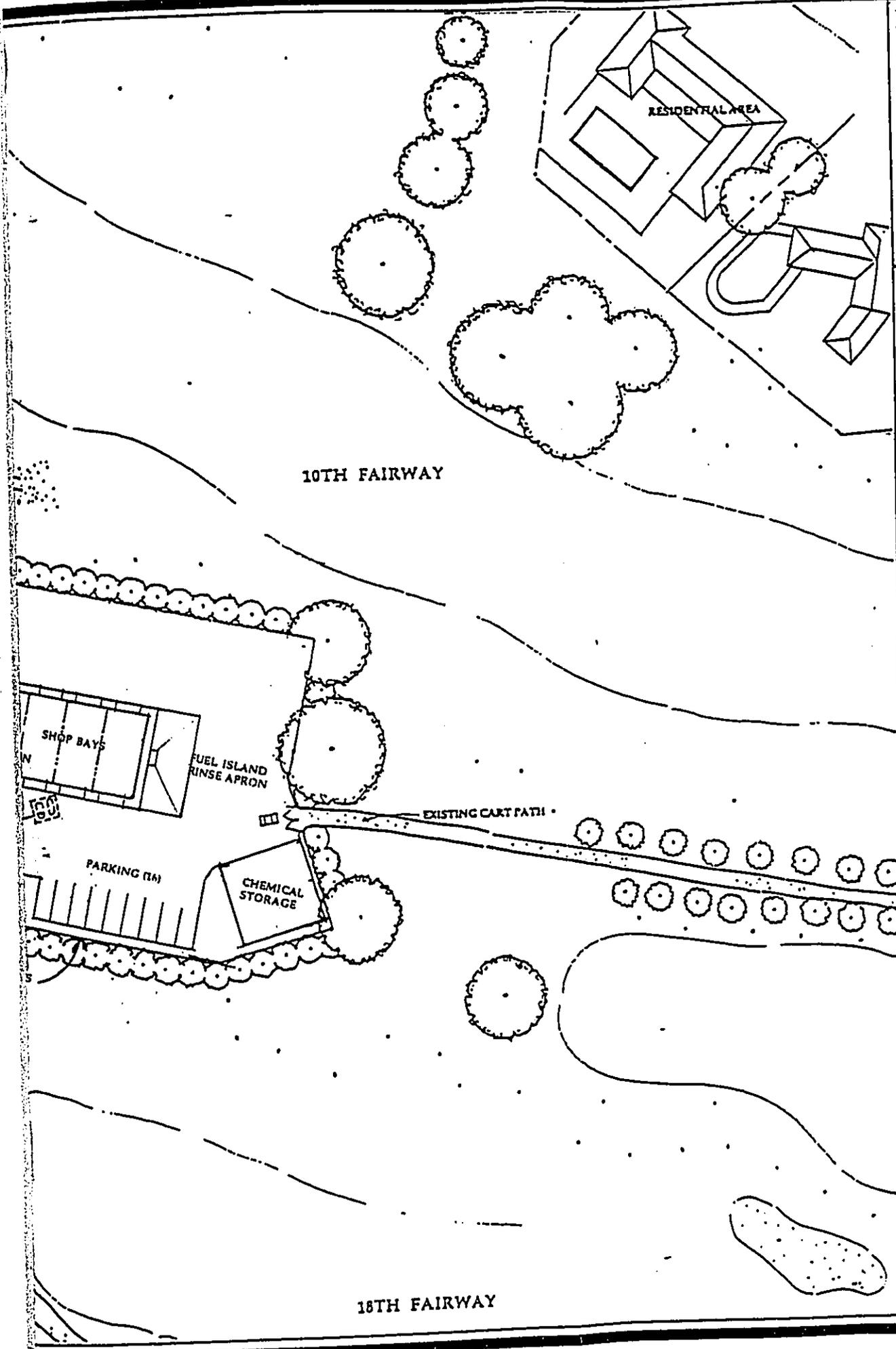
Date: 10-94
Job No.: 91-23
Sheet:
A-2
Of



PROPOSED SITE PLAN
SCALE: 1/64" = 1' 0"

544740

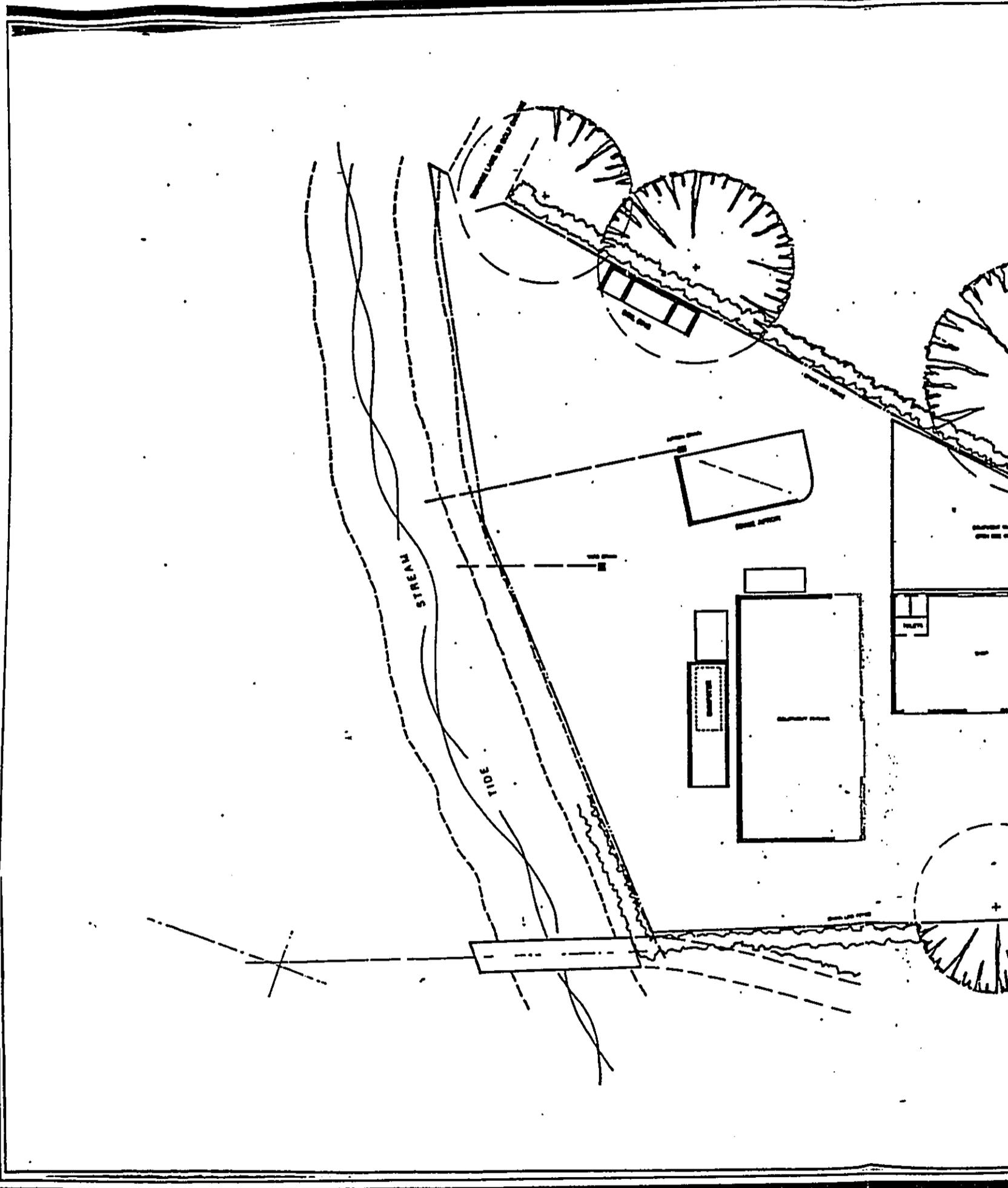
**KAUAHIKAUA
& CHUN /
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WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY

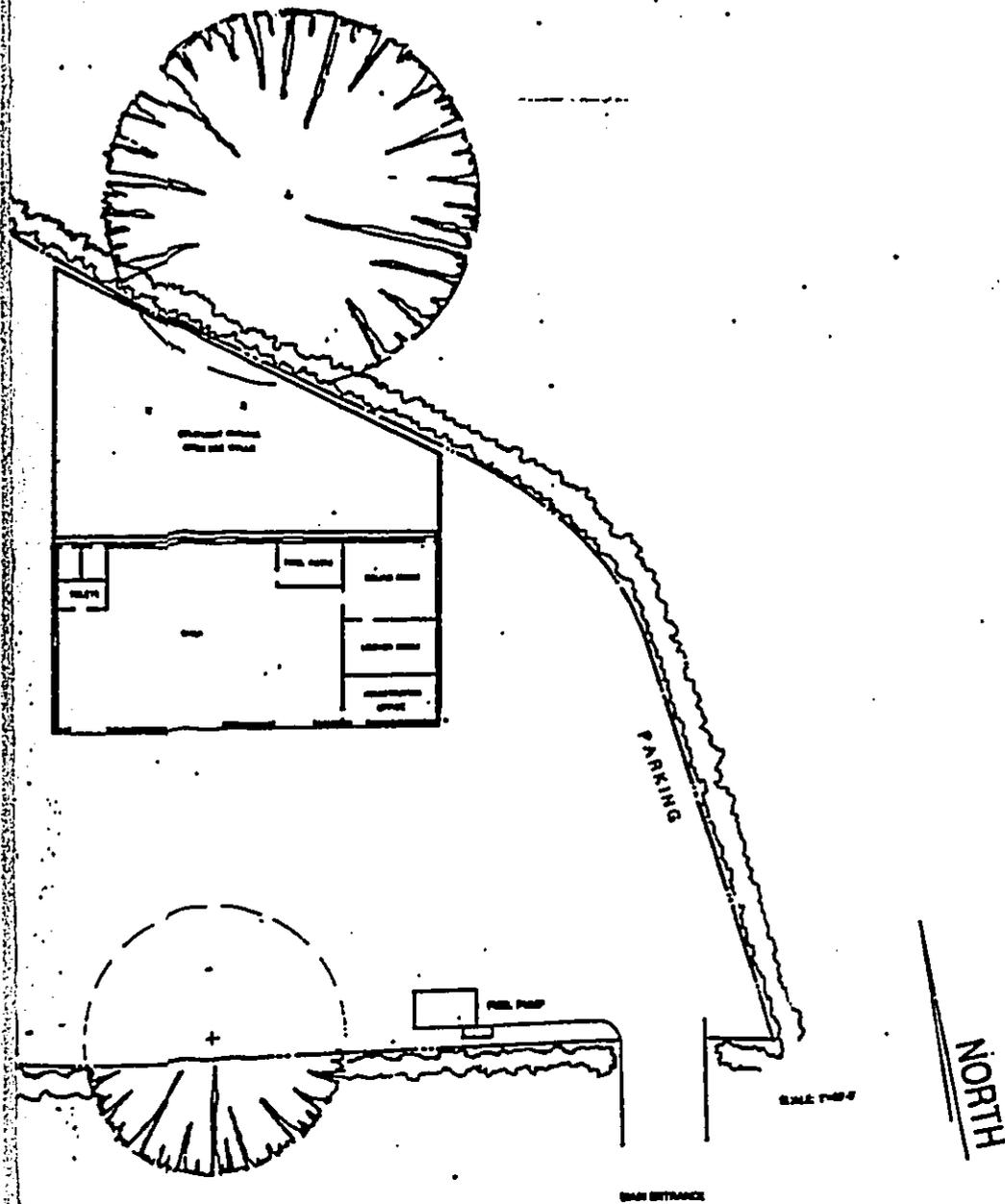
Date: 10-94
Job No.: 91-23
Sheet: A-3

Of



844740

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ARCHITECTS**
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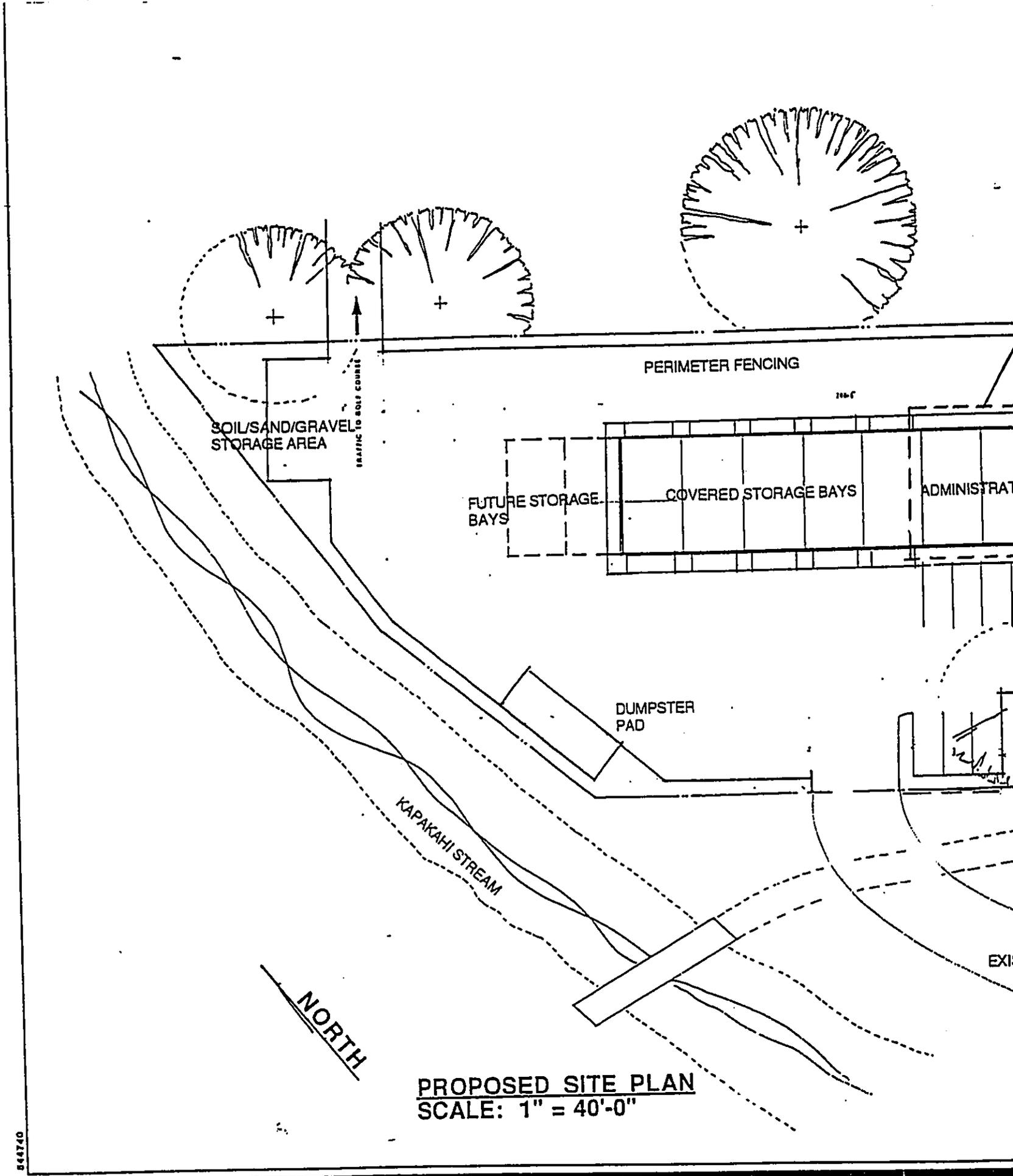
EXISTING SITE PLAN
SCALE: 1" = 40' - 0"

WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY

Date: 10-94
Job No.: 91-23
Sheet:

A-4

Of



SOILS/SAND/GRAVEL STORAGE AREA

TRAFFIC TO SOIL COUNT

PERIMETER FENCING

FUTURE STORAGE BAYS

COVERED STORAGE BAYS

ADMINISTRATIVE

DUMPSTER PAD

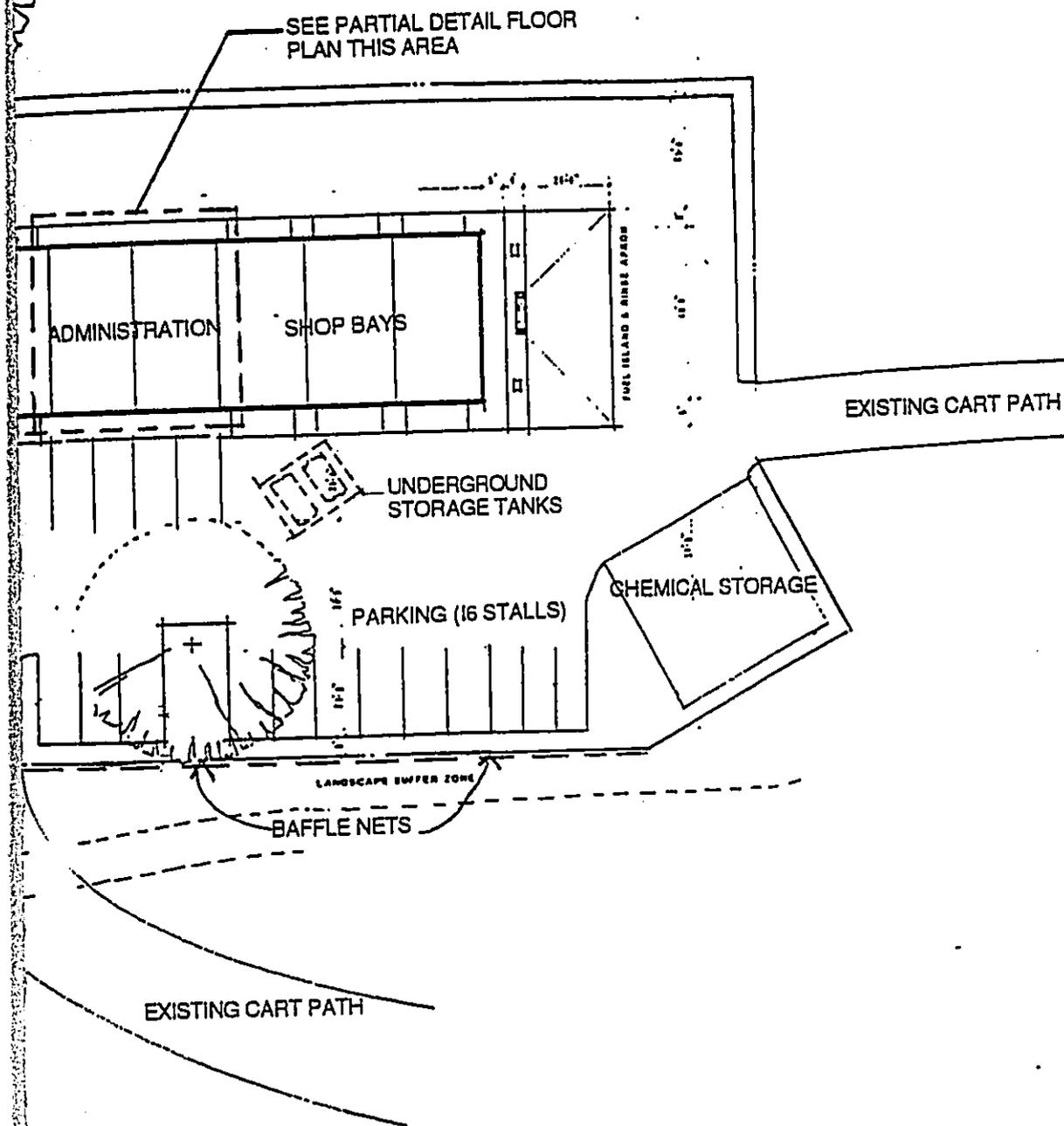
KAPAKAHI STREAM

NORTH

PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

844740

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 & CHUN /
 ARCHITECTS**
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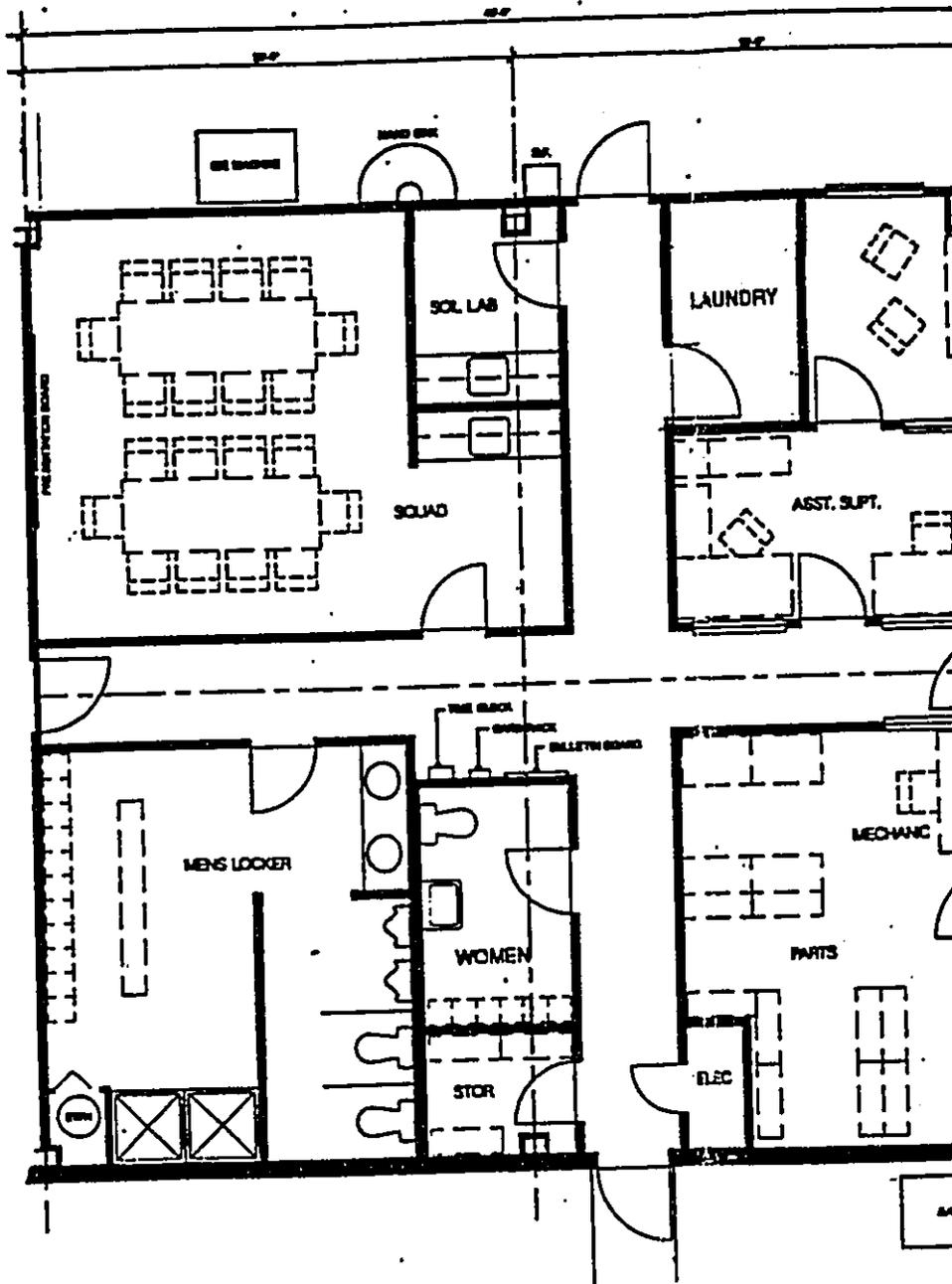
WAIALAE COUNTRY CLUB
 GOLF MAINTENANCE FACILITY

Date: 10-94
 Job No.: 91-23
 Sheet:

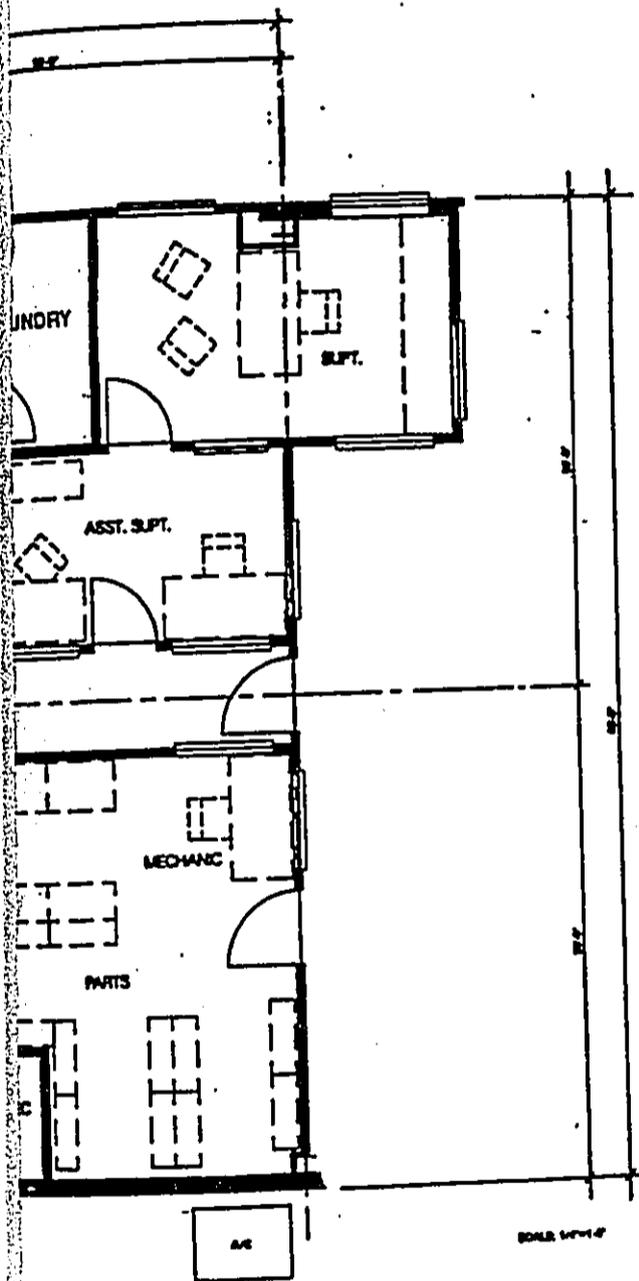
A-5

Of

844740



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WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY

Date: 10-94
Job No.: 91-23
Sheet:

A-6

Of

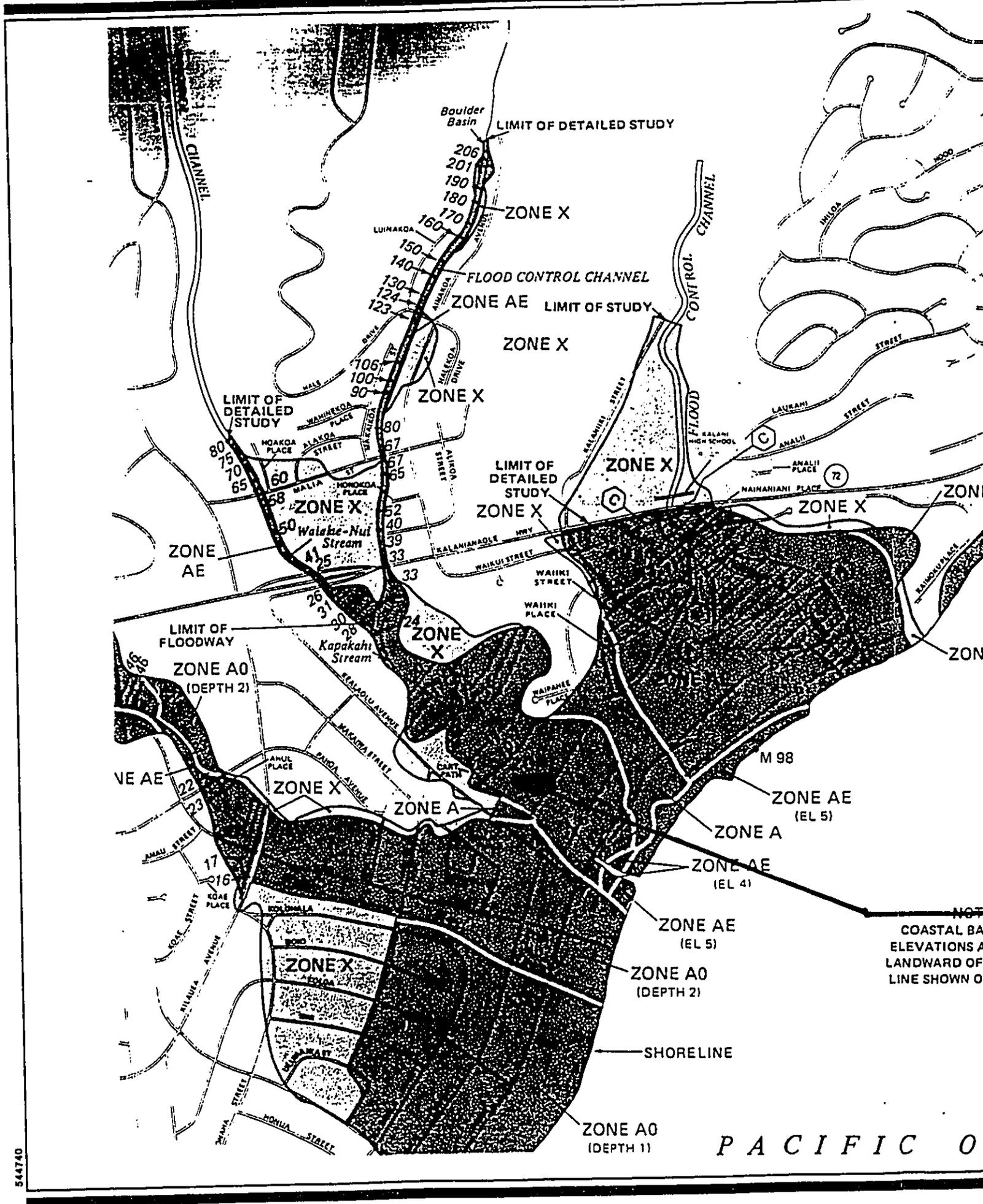
NORTH

PARTIAL DETAIL FLOOR PLAN
SCALE 1/8" = 1'-0"

**WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY**

APPENDIX B

FIRM MAP



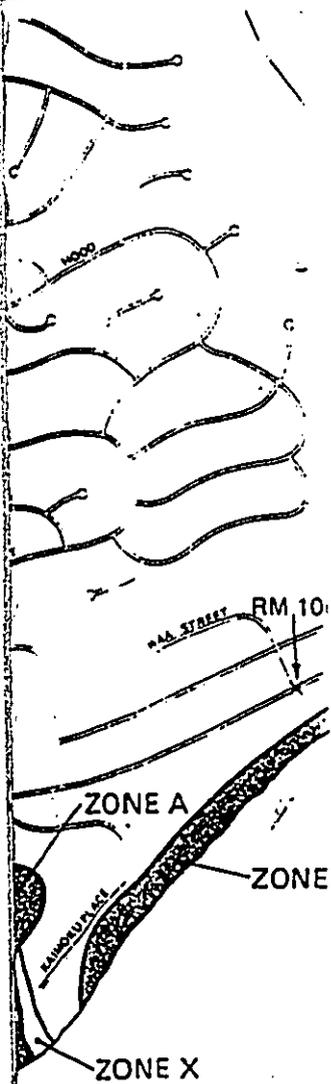
544740

PACIFIC O

FIRM MAP

COMMUNITY PANEL
NO. 150001 0120 C
SEPTEMBER 4, 1987

**KAUAHIKAUA
& CHUN /
ARCHITECTS**
Kawaiahao Plaza,
Hale Mauka
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Suite 108
Honolulu, HI 96813
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NOTE:
COASTAL BASE FLOOD
ELEVATIONS APPLY ONLY
LANDWARD OF THE SHORE-
LINE SHOWN ON THIS MAP.

PROJECT SITE LOCATION

WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY

Date: 10-94
Job No.: 91-23
Sheet:

B-1

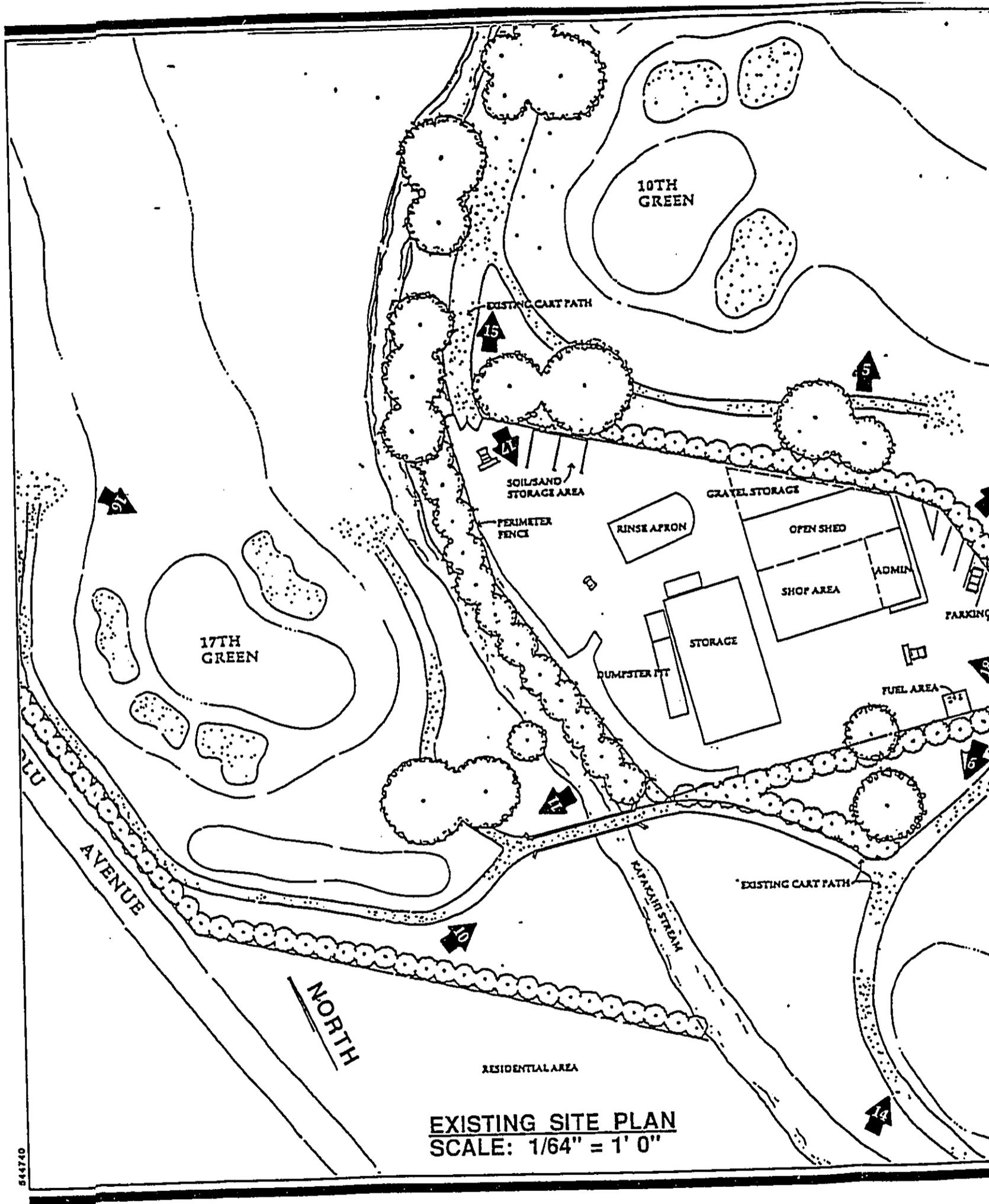
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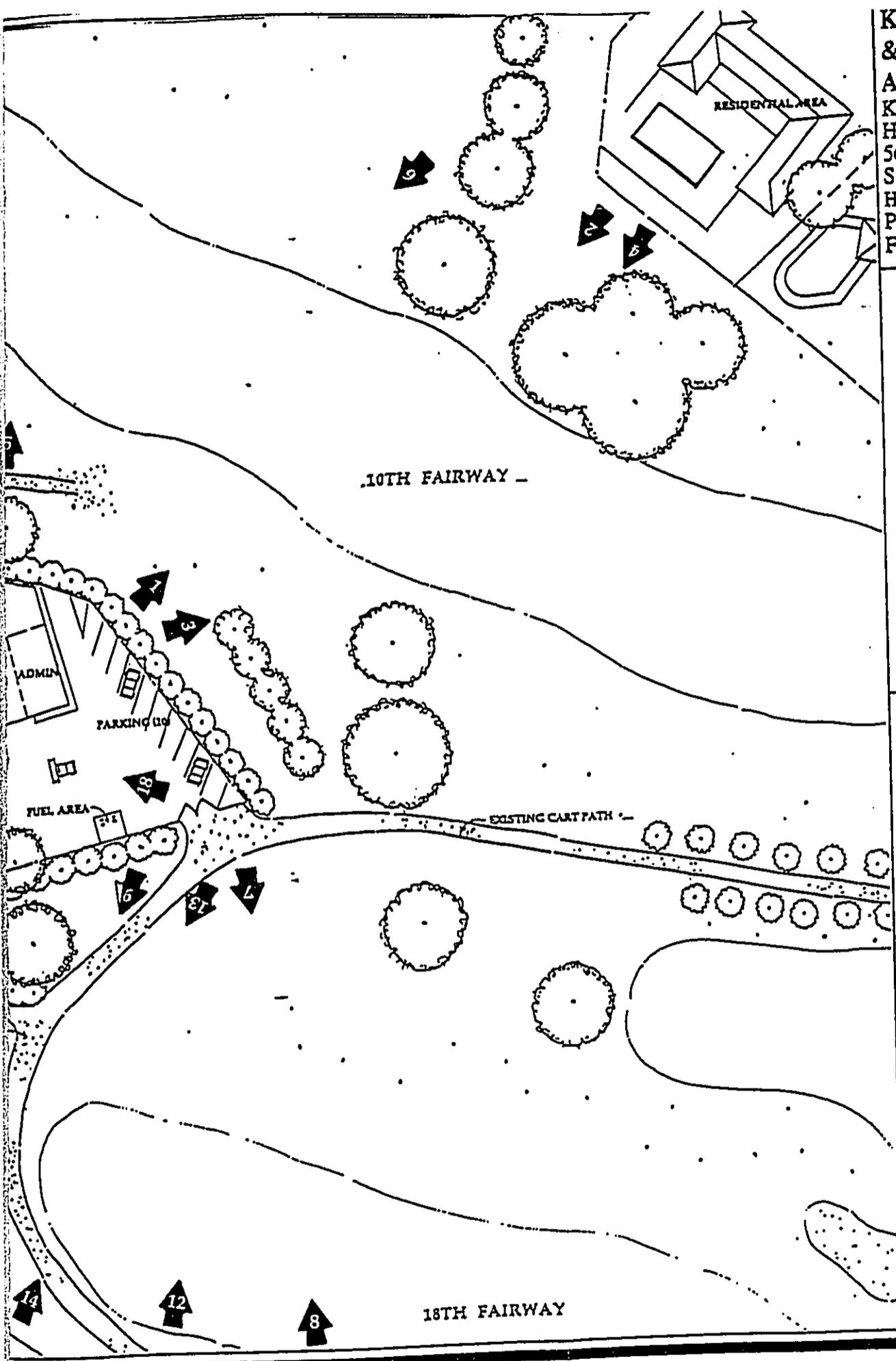
O C E A N

**WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY**

APPENDIX C

**PHOTO LEGEND
PHOTOS**





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& CHUN /
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Fax: (808) 599-4723

WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY

Date: 10-94
Job No.: 91-23
Sheer:

PHOTO LEGEND

Of

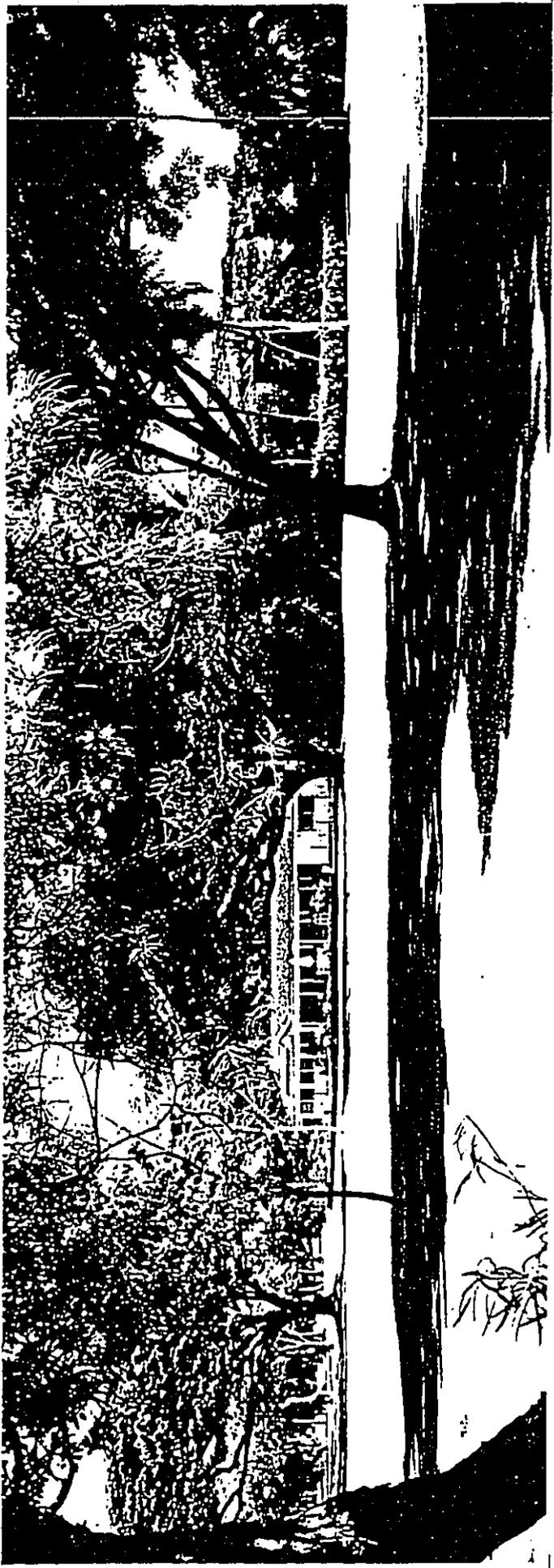


PHOTO 1



PHOTO 2

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY



PHOTO 3



PHOTO 4

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY

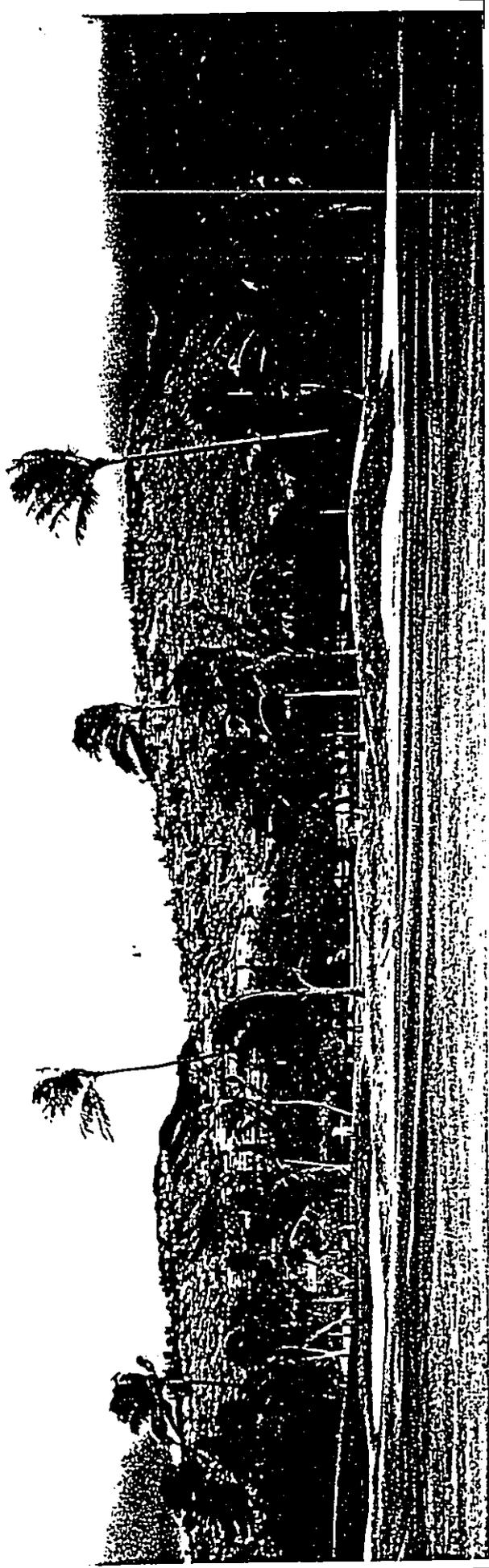


PHOTO 5

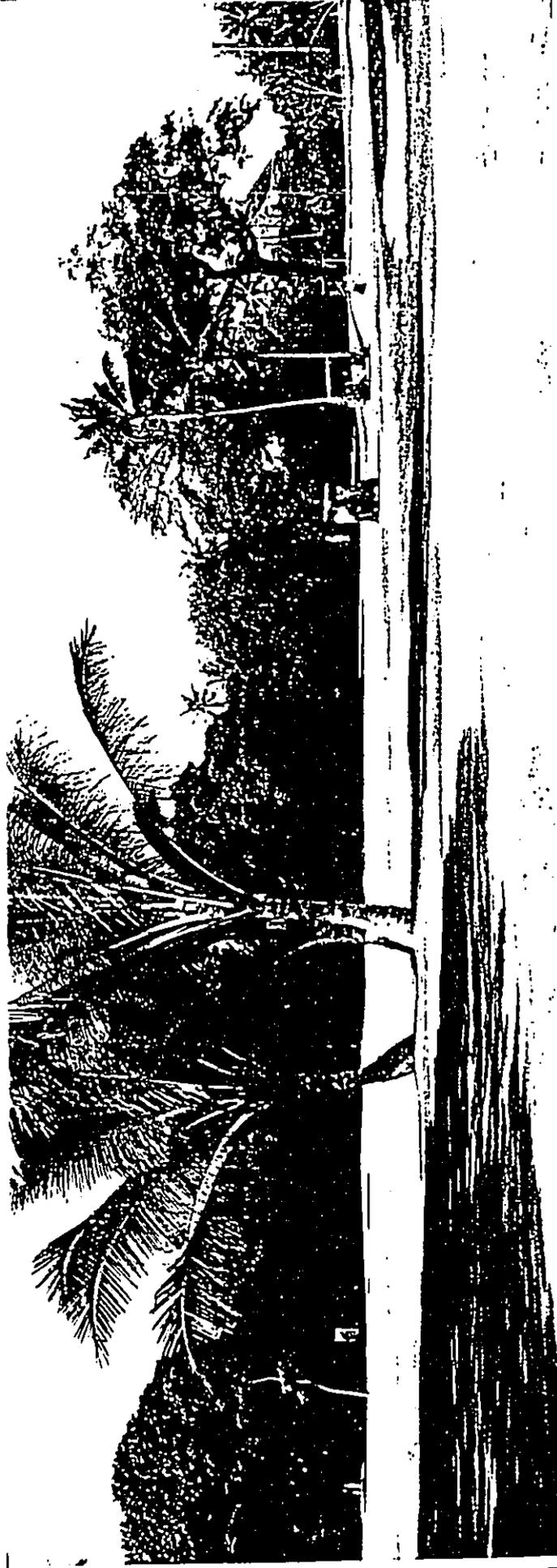


PHOTO 6

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY



PHOTO 7



PHOTO 8

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY



PHOTO 9

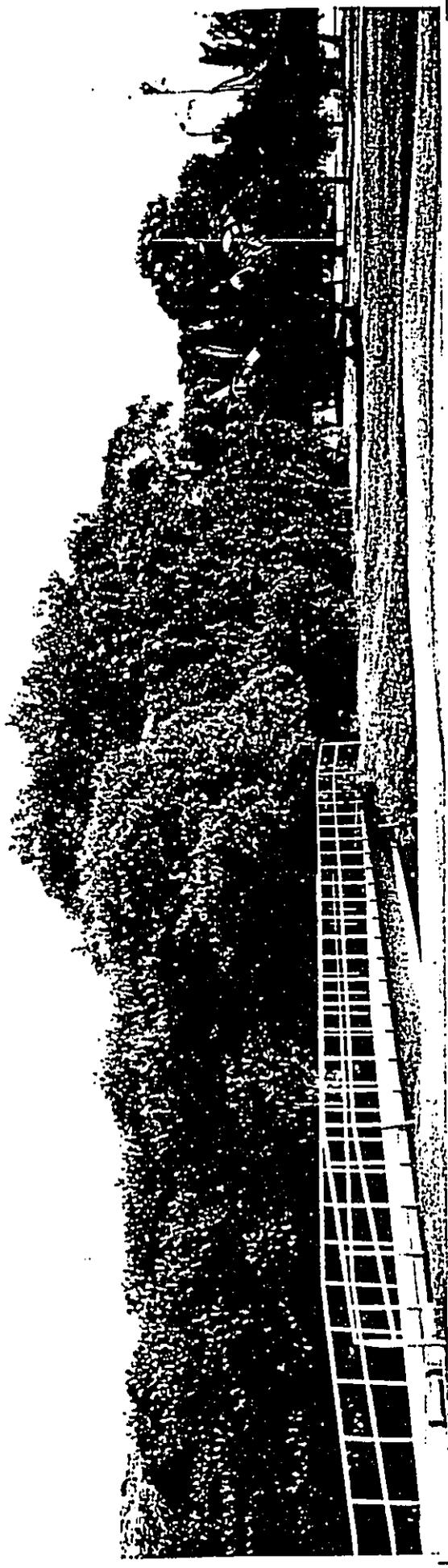


PHOTO 10

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY

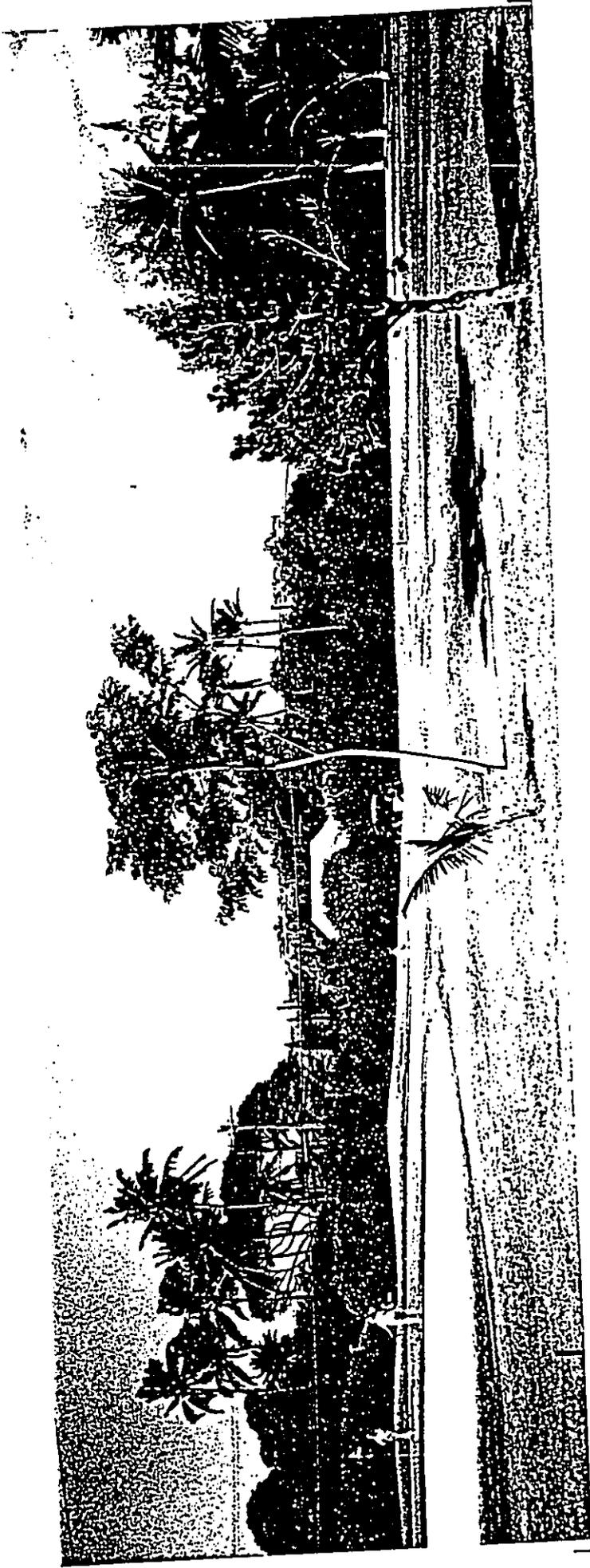


PHOTO 11



PHOTO 12

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY



PHOTO 13



PHOTO 14

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY



PHOTO 15



PHOTO 16

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY

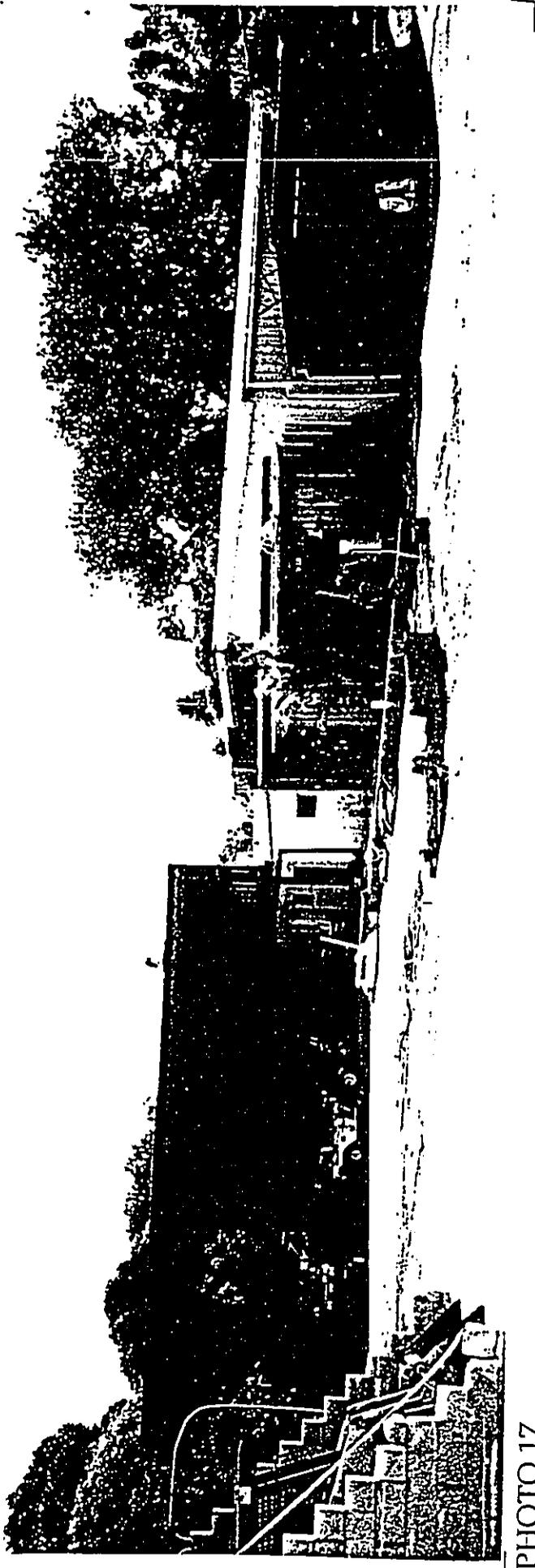


PHOTO 17



PHOTO 18

WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY

**WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY**

APPENDIX D

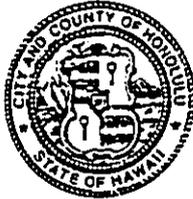
COMMENT LETTERS AND RESPONSES

94-09021

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR



KENNETH E. SPRAGUE
Acting DIRECTOR AND CHIEF ENGINEER
DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 94-292

December 19, 1994

MEMORANDUM:

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *for* KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER *for VP*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY
TAX MAP KEY: 3-5-23: 01

DEC 21 1994
11 2 44

We have reviewed the subject EA and have the following comments:

1. It is the proposed City policy that there be no increase in storm water volume and flow rates from existing condition.
2. Also, the use of fertilizer and herbicides should be minimized to protect receiving water quality.

Should you have any questions, please contact Mr. Alex Ho,
Environmental Engineer, at Local 4150.

KAUAHIKAUA & CHUN/ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, AIA

February 14, 1995

Mr. Kenneth Sprague
Director and Chief Engineer
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: Environmental Assessment for the Waialae Country Club
Golf Maintenance Facility

Dear Mr. Sprague:

Thank you for your December 19, 1994 letter (Reference ENV 94-292) concerning the draft *Environmental Assessment for the Waialae Country Club Golf Maintenance Facility*. We appreciate the time you and your staff spent reviewing the draft document. Responses to your specific comments are as follows:

- 1) The renovated maintenance facility will provide on-site drywells or sumps in the adjacent golf course to accommodate runoff from the subject project. No net increase of storm water is expected to impact adjacent properties.
2. It is current practice of the golf course maintenance staff to use no more fertilizer than is necessary for healthy turf. Additionally, herbicides will be used on an as need basis. The staff is aware of environmental requirements and will apply herbicides in accordance with EPA regulations.

If you have any further questions, please feel free to call either myself or Allison Yue at 526-2283.

Sincerely,


Dwight P. Kauahikaua

cc: A. Lum, Waialae Country Club
P. Onishi, Department of Land Utilization

KAWAIAHAO PLAZA HALE MAUKA
567 SO. KING STREET SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723

KAUAHIKAUA & CHUN/ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, AIA

February 14, 1995

Mr. Michael D. Wilson, Chairperson
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Environmental Assessment for the Waialae Country Club
Golf Maintenance Facility

Dear Mr. Michael D. Wilson:

Thank you for your letter dated January 25, 1995 (File No. 95-282a, Doc. ID. 5289) concerning the draft *Environmental Assessment for the Waialae Country Club Golf Maintenance Facility*. We appreciate the time you and your staff spent reviewing the draft document. Responses to your specific comments are as follows:

- 1) The applicant intends to confine construction activity to the project site. Solid waste generated during construction will be temporarily stored on the project site and later hauled away by a contractor. Dust control measures will be installed and practiced during construction. The waste material will not be stored elsewhere on the golf course or near the shorewaters.
- 2) Handling and storage of horticulture chemicals will be confined to the maintenance facility. All horticultural chemicals are stored within enclosed structures with concrete floors to limit release to the environment.

The golf course for many years has had a record of good turf management. It is the current practice of maintenance staff to use no more fertilizer than is necessary for healthy turf. Additionally, herbicides will be used on an as need basis. The staff is aware of environmental requirements and will apply herbicides in accordance with EPA regulations.

KAWAIAHAO PLAZA HALE MAUKA
567 SO. KING STREET SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723

If you have any further questions, please feel free to call either myself or Allison Yue at 526-2283.

Sincerely,



Dwight P. Kauahikaua

cc: A. Lum, Waialae Country Club
P. Onishi, Department of Land Utilization

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

94-0914c

JEREMY HARRIS
MAYOR



FELIX B. LIMTIACO
ACTING DIRECTOR
CHERYL K. OKUMA-SEPE
DEPUTY DIRECTOR
WPP 94-539

December 21, 1994

MEMORANDUM

TO: MR. DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: FELIX B. LIMTIACO, ACTING DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
WAIALAE COUNTRY CLUB GOLF MAINTENANCE FACILITY
TAX MAP KEY: 3-5-23: 01

We have reviewed the subject environmental assessment and comment as follows:

- * We concur with the intent to dispose of wastewater through use of a septic tank system regulated by the State Department of Health.
- * An existing municipal 8-inch sewer line is located along Kealaolu Avenue near the proposed maintenance facility; however, that sewer line is surcharged and unable to accommodate any additional wastewater flows.

Should you have any questions, please contact Thomas Tamanaha at Extension 4671.

FELIX B. LIMTIACO
Acting Director

95-00027

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR



CHERYL D. SOON
ACTING CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

TH 12/94-4661

January 3, 1995

MEMORANDUM

TO: LORETTA CHEE, ACTING DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHERYL D. SOON, ACTING CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA) FOR THE WAIALAE
COUNTRY CLUB GOLF MAINTENANCE FACILITY IMPROVEMENTS,
TAX MAP KEY: 3-5-23: 01, 94/SMA-83

95 JAN 4 AM 9 47
CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT
CHERYL D. SOON

In response to your memorandum of December 5, 1994, we have reviewed the subject EA and offer the following comments:

The proposed project is located on land designated as Parks and Recreation on the East Honolulu Development Plan (DP) Land Use Map, Ordinance 83-6 as amended. The proposed improvements are considered minor; therefore, a DP amendment will not be required.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Cheryl D. Soon
CHERYL D. SOON
Acting Chief Planning Officer

CDS:ft

KAUAHIKAUA & CHUN/ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, AIA

February 14, 1995

Ms. Cheryl D. Soon, Acting Chief Planning Officer
Planning Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: Environmental Assessment for the Waialae Country Club
Golf Maintenance Facility

Dear Ms. Soon:

Thank you for your January 3, 1995 letter (Reference TH 12/94-4661) concerning the draft *Environmental Assessment for the Waialae Country Club Golf Maintenance Facility*. We are pleased that you concur with the conclusion that the proposed project would not have a significant effect on the environment.

If you have any further questions, please feel free to call either myself or Allison Yue at 526-2283.

Sincerely,


Dwight P. Kauahikaua

cc: A. Lum, Waialae Country Club
P. Onishi, Department of Land Utilization

KAWAIAHAO PLAZA HALE MAUKA
567 SO. KING STREET SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723

94-09150

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



December 27, 1994

JEREMY HARRIS, Mayor

WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
REX D. JOHNSON
MELISSA Y.J. LUM
FORREST C. MURPHY
KENNETH E. SPRAGUE

KAZU HAYASHIDA
Manager and Chief Engineer

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *Raymond H. Watson*
FOR KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR LETTER OF DECEMBER 5, 1994 ON THE ENVIRONMENTAL
ASSESSMENT (EA) FOR THE PROPOSED WAIALAE COUNTRY CLUB
GOLF MAINTENANCE FACILITY PROJECT WITHIN THE SHORELINE
SETBACK, TMK: 3-5-23: 01

94 DEC 29 PM 2 30
DEPARTMENT OF LAND UTILIZATION
HONOLULU

Thank you for the opportunity to review and comment on the EA for the proposed Waialae Country Club Golf Maintenance Facility project. We have the following comments:

1. There are six existing domestic meters currently serving the proposed project site.
2. If additional potable water is required, the golf course is required to obtain a water allocation from Bishop Estate. The developer will be required to pay our Water System Facilities Charges for transmission, and daily storage.
3. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required immediately after all existing and proposed domestic meters serving the property.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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

KAUAHIKAUA & CHUN/ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, AIA

February 14, 1995

Mr. Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Subject: Environmental Assessment for the Waialae Country Club
Golf Maintenance Facility

Dear Mr. Hayashida:

Thank you for your letter dated December 27, concerning the draft *Environmental Assessment for the Waialae Country Club Golf Maintenance Facility*. We appreciate the time you and your staff spent reviewing the draft document. Responses to your specific comments are as follows:

- 1) The water meter to be use by the proposed project will be the existing water meter currently serving the existing Golf Maintenance Facility.
- 2) The Waialae Country Club has indicated that it will follow the correct administrative procedures for obtaining a water allocation.
- 3) The Waialae Country Club will comply with Board of Water Supply requirements for the installation of reduced pressure backflow prevention assemblies after all existing and proposed domestic meter serving the property.
- 4) The proposed project is anticipating the use of a one and a half inch (1-1/2") meter.
- 5) The proposed design will comply with Fire Prevention Bureau of the Honolulu Fire Department requirements for on-site fire protection.

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