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DEPARTMENT OF LAND UTILIZATION
92/SMA-27 (DT)

(HFC. OF ENVIRONMENTAL
QUALITY CONTROL)


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

Recorded Owner : Bernice Pauahi Bishop Estate
Applicant : Waialae Country Club
Agent : Environmental Communications, Inc.
Location : 4997 Kahala Avenue, Honolulu, Oahu
Tax Map Key : 3-5-23: 1
Request : To grade topsoil to form mounds ranging
from two to five feet in height on the
golf course
Determination : Environmental Impact Statement (EIS)
Not Required

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED


DONALD A. CLEGG

Director of Land Utilization

DAC:ct
a:bishop.djt

1992-05-23-0A-*FEA*-Waialae Country Club
Renovations

MAY 18 1992

21 11 73 8 000 SE
CHAPTER 343, HAWAII REVISED STATUTES (HRS)

ENVIRONMENTAL ASSESSMENT

FOR

THE WAIALAE COUNTRY CLUB
GRADING MASTER PLAN

This Environmental document prepared pursuant to Chapter 343, HRS

Prepared For:

Waialae Country Club
4997 Kahala Avenue
Honolulu, HI 96816

Prepared By:

Environmental Communications, Inc.

March, 1992

1992 MAR 9 AM 11 15
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

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CITY & COUNTY OF HONOLULU

DOCUMENT CAPTURED AS RECEIVED

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION
850 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.
Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

- | | | |
|---|--|---|
| <input type="checkbox"/> Clusters: | <input type="checkbox"/> Park Dedication | <input checked="" type="checkbox"/> Special Management Area Permit/Assessment |
| <input type="checkbox"/> Agricultural Cluster | <input type="checkbox"/> Plan Review Use | <input type="checkbox"/> State Special Use Permit |
| <input type="checkbox"/> Cluster Housing | <input type="checkbox"/> Planned Development-Housing | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Country Cluster | <input type="checkbox"/> Shoreline Setback Variance | <input type="checkbox"/> Sunlight Reflection |
| | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Variance from LUO Sec.(s): |
| <input type="checkbox"/> Conditional Use Permits: | <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> Waiver (public uses/utilities) |
| <input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 | <input type="checkbox"/> Special District: | <input type="checkbox"/> Zero Lot Line |
| <input type="checkbox"/> Existing Use | _____ (Precise District) | <input type="checkbox"/> Zone Change, From _____ to _____ |
| <input type="checkbox"/> Flood Hazard Variance | | <input type="checkbox"/> Zoning Adjustment, LUO Sec.(s): _____ |

TAX MAP KEY(S): 3-5-23: 1
LOT AREA: 144.911 acres
ZONING DISTRICT: P-2 General Preservation STATE LAND USE DISTRICT: _____
STREET ADDRESS/LOCATION OF PROPERTY: 4997 Kahala Avenue

RECORDED FEE OWNER:
Name Bernice Pauahi Bishop Estate
Mailing Address Kawaiaho Plaza Suite 200
Honolulu, HI 96813
Phone Number 523-6200
Signature [Signature]
Manager, Urban Dev

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

PRESENT USE OF PROPERTY/BUILDING: Golf Course
PROJECT NAME (if any): Landscape Renovation

AUTHORIZED AGENT/CONTACT PERSON:
Name Environmental Communications, I
Mailing Address 1146 Fort St. Hall #200
Honolulu, HI 96813
Phone Number 521-8391
Signature [Signature]

PROJECT PROPOSAL (Briefly describe the proposed activity or project): Applicant proposes to grade topsoil to form mounding on the golf course to provide aesthetic improvements to a predominantly flat terrain. Mounds will vary in height from 2-5 feet and will be grassed when grading is completed. All work is being proposed in accordance with a Grading Master Plan. Setbacks from the established shoreline will be maintained.

FOR DEPARTMENT USE ONLY
Submitted Fee Amount: \$ _____ FILE NO. _____
Date Application Accepted: _____ Accepted By: _____
Date of Public Hearing: _____
 Approved Denied for reason(s) given below.
 Approved with conditions indicated below. Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

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I. SUMMARY

**CHAPTER 343, HAWAII REVISED STATUTES (HRS)
ENVIRONMENTAL ASSESSMENT**

Type Action: Applicant Action

Project Name: Waialae Country Club Grading Master Plan

Project

Description: The proposed project involves the hauling and placement of approximately 44,800 cubic yards of top soil material that will be graded and mounded in accordance with a Grading Master Plan. This work is to be done at the Waialae Country Club (See Figure 1). The work is to be done in two phases: Phase I will be on the front nine holes and will consist of 9.60 acres and 26,350 cubic yards. Phase II will be on the back nine holes and will consist of 6.72 acres and 18,450 cubic yards. The intent of the grading is to provide physical definition and visually aesthetic improvements to what has been a traditionally flat terrain condition. The soil will be placed in the two work phases as indicated on the Grading Master Plan (See Figure 2)

Project

Location: Waialae Country Club
TMK: 3-5-23: 1

County

Zoning: Preservation P-2

Permits

Required: Dept. of Land Utilization Special Management Area (SMA)
Dept. of Public Works - Grading Permit

Contact:

Environmental Communications, Inc.
P.O. Box 536
Honolulu, HI 96813
Telephone: 521-8391

II. PROJECT DESCRIPTION

A. Project Location

The Waialae Country Club is located at 4997 Kahala Avenue, Honolulu, HI 96816 and is a privately owned golf and country club. It has been in existence since 1927 when it was first developed by the Matson Navigation Company as a nine hole golf course for the hotel guests of the Royal Hawaiian Hotel. The course was later expanded into 18 holes and today it is the home course for the Hawaiian Open. The nearly 145 acres are owned by the Estate of Bernice Pauahi Bishop and KyoYa, Inc. The golf course proper is where the proposed grading is to take place and this portion of the golf course is owned by the Bishop Estate. Kapakahi Stream runs through the western portion of the course and is a drainageway for the lands mauka of Kalaniana'ole Highway. This stream exits at the Waialae Beach Park. The second drainage channel on the course is the Waianani Stream and this exits east of the Kahala Hilton Hotel. The course is surrounded by residential development to the east, west, and north, with the shoreline on the southern boundary. (See Fig.2)

B. Environmental Characteristics

1. Terrain Features

The golf course is characterized by a predominantly flat terrain extensively planted with mature trees and shrubs. The soils are primarily classified as Keeau Clay Series with a moderate non-stony texture. The average depth is 30" and the texture is considered fine with expanding clay properties. The site is well drained and the annual median rainfall is 15-35 inches. The ambient climate is extremely mild with prevailing trade winds from the east-north-east at 10-20 miles per hour. Temperature ranges from 67-83 degrees.

2. Hydrological Characteristics

There is no onsite flooding on the golf course and drainage is provided by the existing streams, Kapakahi and Waianani. Maintenance of the streams on the golf course is provided by the golf course personnel and all improvements such as retaining walls and revetments are provided by Waialae Country Club.

3. Flora/Fauna

The existing landscape plant material on the golf course consists of mature trees, i.e. Coconut, Kiawe, Monkeypod, Shower Trees, Royal Palm, Wili-Wili, Makee, Sea Grape, and African tulip. Shrubs are primarily Bougainvillea, Tahitian gardenia, silver buttonwood, Hibiscus, crown flower, and Oleander. These listed vegetation types are mostly exotic or introduced species and are not on the endangered species list of protected Plants. Similarly, the fauna including avifauna are primarily introduced species. Commonly seen varieties of birds include the Indian Mynah, English sparrow, gray dove, red vented bulbul, white eyed ricebird, Brazilian cardinal, and white beaked finches. Migratory birds that are seen during their flights from the north include the golden plover and the ulili'i or Hawaiian tattler. Mongoose, feral dogs and cats have also been found on the course property.

4. Infrastructure - Utilities

There will be no impact on existing infrastructure/utility lines since the grading will take place within the golf course, and the existing utility easements will not be affected.

5. Historical/Archaeological

Impacts on potential archaeological sites will not be a factor since there will be no excavation work conducted. Only placement of soil material and grading to shape the fill material into mounds.

6. Visual Aesthetics

The extent and height of the proposed mounding will not impact the adjacent residential development since the maximum heights proposed will not exceed five feet. After grading is completed, the mounds will be grassed and will be part of the fairways.

III. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES

The proposed project as designed, will not have major or significant impact on the environment. The basic work phase consists of the placement of top soil in designated areas on the golf course and grading the material to form mounds. The decline of the dense kiawe tree groves due to recent heavy winds, has opened up areas previously considered "rough" to the golfer, thus making the play easier. These proposed mounds will be grassed and maintained as part of the golf course field of play. They will act as physical hazards to the golfer, rewarding the player who keeps his ball in the middle of the fairway, and penalizing the less accurately played shot. The moundings will also more clearly define each golf hole by physically establishing a separation of the fairway from the rough.

All work will be performed in accordance with established grading ordinance requirements and fugitive dust controls will be maintained by the golf course sprinkler system. Further, as each mound area is finish graded, the grassing will be started so that the areas under construction can become available for play and the fugitive dust problem will be alleviated.

No work will be done in the flood plain designated area and this will mitigate the potential for silt runoff into the coastal zone. The selected areas for each mound will be of adequate distance from the coastal zone area, and will be designed to be self contained in terms of runoff potential.

IV. ALTERNATIVES CONSIDERED

The decisions to place grassed mounds as physical hazards were made in consultation with golf course landscape architects and the club membership. Also considered were planting of mature trees to replace the windblown kiawe trees; excavation and installation of water hazards; and fairway sand bunkers. There will be on a hole by hole basis, evaluation and development of additional fairway traps, and improvements to existing tee areas and greens. All alternatives were passed over in favor of the grassed mounds on the basis that installation would be quicker, easier to maintain, and less impacting on the overall course.

V. FUNDING AND PHASING

The total project will be completed in two phases consisting of each nine holes as a separate phase. Phase I work is to be done on the front nine holes and will total 9.6 acres, using 26,350 cubic yards of fill material. The Phase II work will be done on the back nine holes and will total 6.72 acres, using 18,450 cubic yards of fill material. The projected construction time for each phase is approximately nine months, weather permitting. Work will be done concurrently so as not to adversely affect daily play. All costs are at the applicant's expense and there are no government funds involved. Estimated costs for this project are \$358,400.00.

VI. DETERMINATION, FINDINGS, AND REASONS
SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed action, and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guideline and provisions of Chapters 342, 343, and 344, Hawaii Revised Statutes (HRS).

1. The proposed action will not adversely affect the physical and social environment. There will be minor and temporary impacts to the ambient air and noise quality standards, but these will be mitigated in accordance with applicable State Department of Health rules and regulations governing fugitive dust and community noise standards.
2. No residences or businesses will be affected by this proposed action since all work will be performed within the confines of the golf course proper. Careful attention has been paid to maintaining view plane corridors for some residences abutting the perimeter of the course. All proposed mound groups are designed to a height not higher than 5 feet.
3. There are no known endangered plant or animal species in the proposed improvement areas.
4. There are no known natural, historic, or archeological sites within the proposed project improvement areas.
5. The project is compatible with the Development Plan Land Use Map and designated County Zoning Map.
6. There are no adverse secondary effects on future development, population and public facilities.
7. This Notice of Negative Declaration shall serve to meet the requirements of Chapter 343, HRS.

**VII. LIST OF AGENCIES CONSULTED DURING THE
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

ORGANIZATIONS AND AGENCIES:

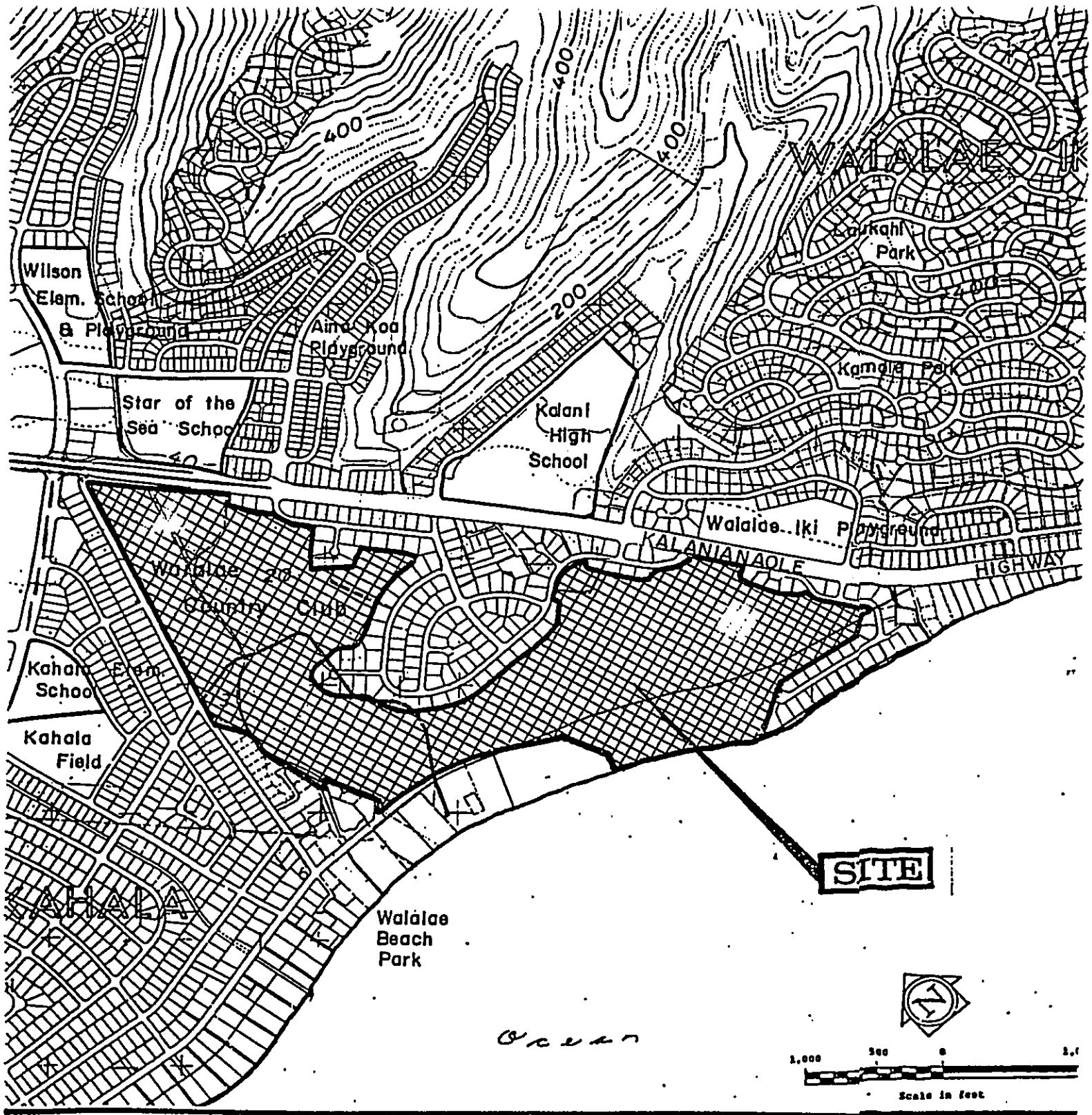
Agency	Date of Consultation	Date Comment Received
<u>State of Hawaii</u> Department of Land and Natural Resources	3-9-92	
Office of State Planning, Coastal Zone Management	3-9-92	
State Department of Health, Environmental Management Division	3-9-92	
<u>City & County of Honolulu</u> Dept. of Land Utilization Env. Affairs Branch	3-9-92	
Dept. of General Planning	3-9-92	
Dept. of Public Works	3-9-92	
The Hon. John Henry Felix	3-9-92	

VIII. LIST OF PREPARERS

**Environmental Communications, Inc.
Environmental Assessment**

**Richard M. Sato & Associates
Civil Engineering**

**Desmond Muirhead, Inc.
Golf Course Architects and Planners
Project Design**



PROJECT LOCATION MAP

FIGURE 1

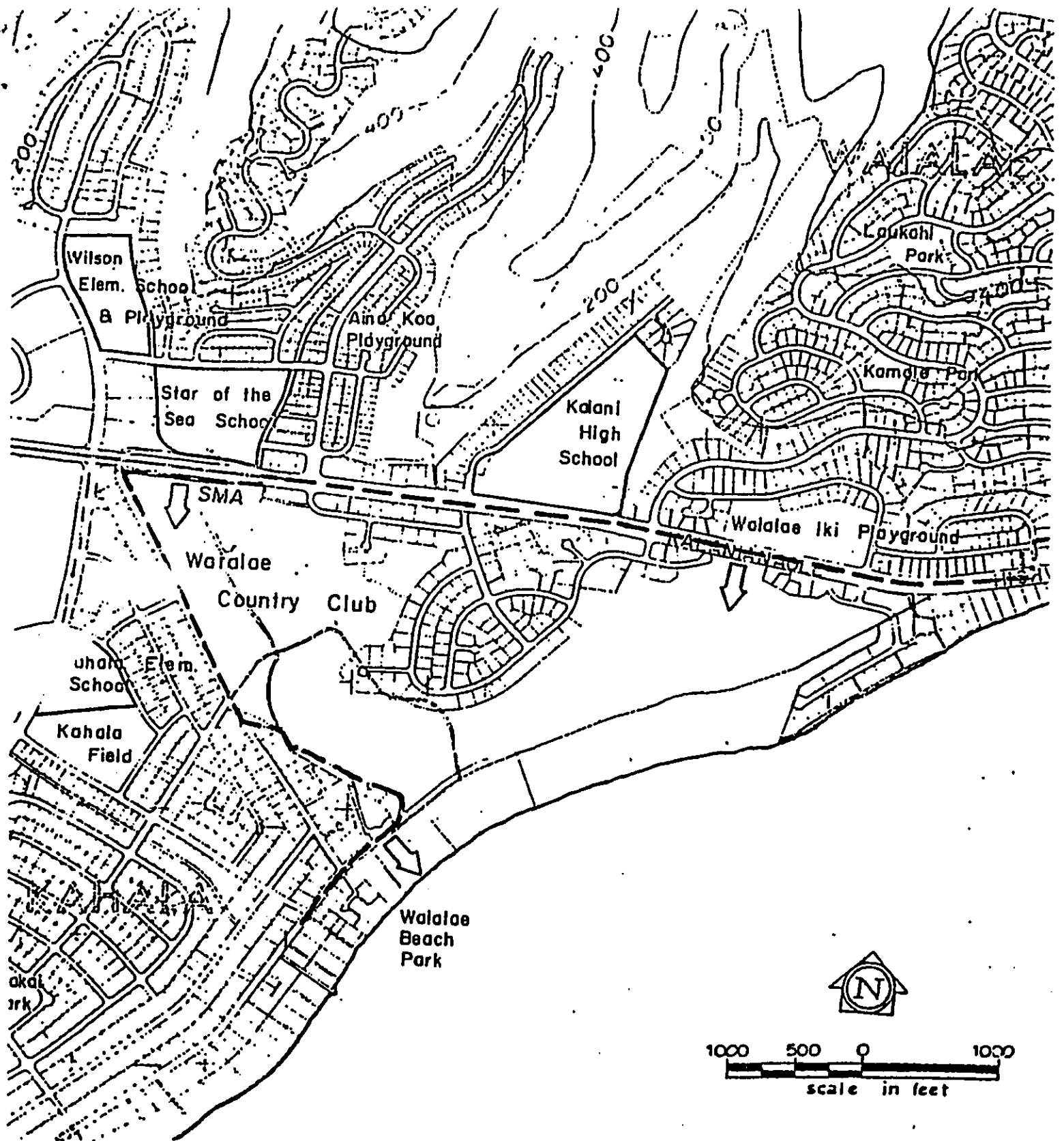
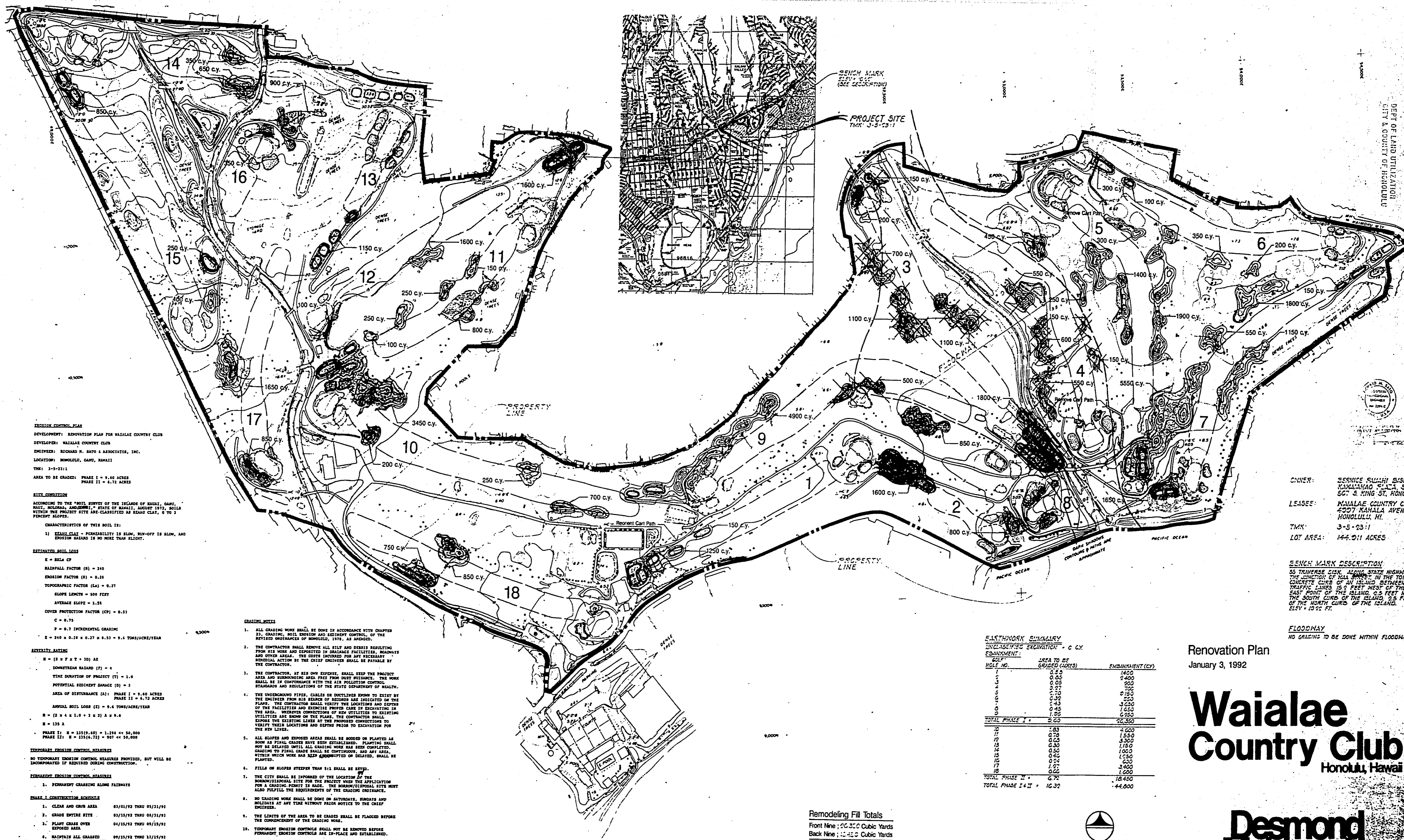


FIGURE 2 PROJECT SMA BOUNDARY MAP

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

0087 A



SECTION CONTROL PLAN
 DEVELOPMENT: RENOVATION PLAN FOR WAI'ALE'ALE COUNTRY CLUB
 DEVELOPER: WAI'ALE'ALE COUNTRY CLUB
 ENGINEER: RICHARD A. BARN & ASSOCIATES, INC.
 LOCATION: HONOLULU, HAWAII
 DATE: 3-1-92
 AREA TO BE GRADED: PHASE I - 8.16 ACRES
 PHASE II - 8.74 ACRES

SITE CONDITIONS
 ACCORDING TO THE "REEL SURVEY OF THE RECORDS OF HAWAII, HAWAII, 1896-1900" AND "REEL SURVEY OF THE RECORDS OF HAWAII, HAWAII, 1901-1910" THE PROJECT SITE IS CLASSIFIED AS SAND CLAY. 5 TO 1 PERCENT SLOPE.

CHARACTERISTICS OF THIS SOIL IS:
 1) SAND CLAY - FAVORABLY TO SLIGHT, BUT NOT TO BE SOIL, AND SHOULD BE GRADED TO BE MORE THAN SLIGHT.

DESIGNER'S NOTES
 1. ALL GRADES SHALL BE DONE IN ACCORDANCE WITH CHAPTER 21, GRADING, AND CHAPTER 22, EROSION CONTROL, OF THE REVISIONS TO THE HAWAIIAN ZONING ORDINANCE, 1991, AS AMENDED.

DESIGNER'S NOTES
 2. THE CONTRACTOR SHALL SHOW ALL SLOPE AND EROSION CONTROL MEASURES AND THE LOCATION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.

DESIGNER'S NOTES
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.

DESIGNER'S NOTES
 4. ALL SLOPES AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH CHAPTER 21, GRADING, AND CHAPTER 22, EROSION CONTROL, OF THE REVISIONS TO THE HAWAIIAN ZONING ORDINANCE, 1991, AS AMENDED.

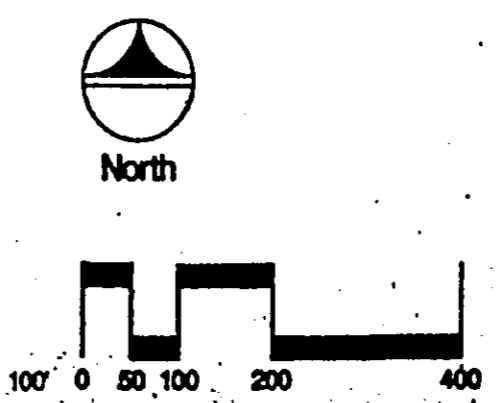
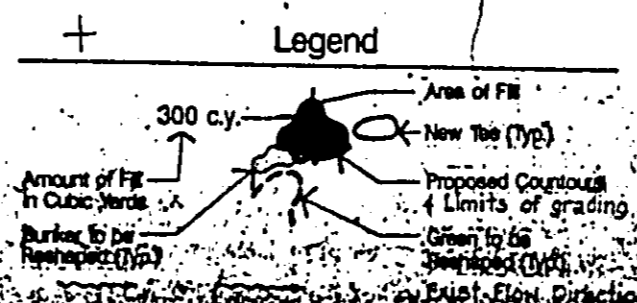
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ELEVATION SUMMARY

AREA TO BE GRADED	AREA TO BE GRADED (ACRES)	EXISTING ELEVATION - C.Y.	DESIGNED ELEVATION - C.Y.	DIFFERENCE
1	0.10	1,400	1,400	0
2	0.10	1,400	1,400	0
3	0.10	1,400	1,400	0
4	0.10	1,400	1,400	0
5	0.10	1,400	1,400	0
6	0.10	1,400	1,400	0
7	0.10	1,400	1,400	0
8	0.10	1,400	1,400	0
9	0.10	1,400	1,400	0
10	0.10	1,400	1,400	0
11	0.10	1,400	1,400	0
12	0.10	1,400	1,400	0
13	0.10	1,400	1,400	0
14	0.10	1,400	1,400	0
15	0.10	1,400	1,400	0
16	0.10	1,400	1,400	0
17	0.10	1,400	1,400	0
18	0.10	1,400	1,400	0
TOTAL PHASE I	8.16	11,400	11,400	0
TOTAL PHASE II	8.74	12,200	12,200	0
TOTAL PHASE I & II	16.90	23,600	23,600	0

Remodeling Fill Totals
 Front Nine: 10,300 Cubic Yards
 Back Nine: 11,400 Cubic Yards
TOTAL = 21,700 Cubic Yards



Renovation Plan
 January 3, 1992

Wai'ale'ale Country Club

Honolulu, Hawaii

Desmond Murhead Inc.
 Golf Course Architects and Planners

36. PER. 9. 60 11. 16
 DIST. OF LAND DIVISION
 CITY & COUNTY OF HONOLULU

OWNER: SERVICE ELLIOTT BISHOP ESTATE
 2007 KAHALA AVENUE
 HONOLULU, HI

LEASER: WAI'ALE'ALE COUNTRY CLUB
 2007 KAHALA AVENUE
 HONOLULU, HI

TXM: 3-5-23-11

LOT AREA: 144.011 ACRES

SEVEN MARK DESCRIPTION:
 50 FEET WIDE STRIP HIGHWAY TO BE
 LOCATED ON THE EAST SIDE OF THE
 TRAFFIC LANE IS 5 FEET WIDE. THE
 EAST BOUNDARY OF THE TRAFFIC LANE IS
 10 FEET SOUTH OF THE CENTERLINE
 OF THE TRAFFIC LANE. THE SOUTH
 BOUNDARY OF THE TRAFFIC LANE IS
 10 FEET SOUTH OF THE CENTERLINE
 OF THE TRAFFIC LANE.

FLOODING:
 NO GRADING TO BE DONE WITHIN FLOODING

0087 A