MEMORANDUM

TO: Mr. Brian Choy, Director
   Office of Environmental Quality Control

FROM: Keith W. Abe, Chairperson
       Board of Land and Natural Resources

SUBJECT: Negative Declaration for the Pali Golf Course Parking Lot
         Addition and Water System Improvements at Kaneohe, Oahu, TH:\n         4-5-35:01.

The Department of Land and Natural Resources has reviewed the comments
received during the 30-day public comment period which began on March 8,
1993. We have determined that this project will not have significant
environmental effect and have issued a negative declaration. Please publish
this notice in the OEQC Bulletin as soon as possible.

Also, the Department of Parks and Recreation will replace the existing
golf club house at the Pali Golf Course. However, the Clubhouse elements
were not identified in the draft EA. We, nevertheless, believe that the
replacement of the Clubhouse qualifies as an exempt action under Title 11,
Chapter 200 of the Department of Health's Administrative Rules. Your
concurrence with this determination would be appreciated. (Note: Please
refer to enclosed construction plans and materials.)

We have enclosed a completed OEQC Bulletin Form and four copies of the
final EA. Please feel free to call Sam Leno at the Office of
Conservation and Environmental Affairs, at 587-0377, should you have any
questions.

Enclosure

cc: Pacific Architects, Inc.
    C&C, Department of Parks and Recreation
1993-05-08-09-REA: Ralli Gray Course Reevaluation of Domestic & Irrigation Water Services

Pacific Architects, Inc.

May - 3 1993
ENVIRONMENTAL ASSESSMENT
FOR
PALI GOLF COURSE
RENOVATION TO DOMESTIC AND IRRIGATION WATER SERVICES
AND
NEW PARKING LOT ADDITION
Kaneohe, Hawaii

Prepared For:
City and County of Honolulu
Department of Parks and Recreation

Prepared By:
Pacific Architects, Inc.

February 1993
### SUMMARY SHEET

| Applicant and Proposing Agency: | City and County of Honolulu  
| Department of Parks and Recreation |
| Landowner: | City and County of Honolulu  
| Department of Parks and Recreation |
| Accepting and Approving Agency: | State Department of Land and Natural Resources |
| Project Location: | 45-050 Kamehameha Highway  
| Kaneohe, Oahu, Hawaii |
| Tax Map Key: | 4-5-035-001 |
| Land Area: | 9,403,776 sf. (215.881 Acres) |
| State Land Use District: | Conservation District |
| Conservation Subzone: | General |
| County General Plan: | Preservation |
| Zoning: | P-1 Preservation |
| Existing Use: | 18-hole golf course with clubhouse and parking |
| Proposed Use: | Same |
| Consulted Agencies: | Department of Land and Natural Resources |
| | Department of Parks and Recreation |
| | Pali Golf Course |
| | Board of Water Supply |
| | Fire Department |
| | Commission on Persons with Disabilities |
| | State Health Department, Wastewater Branch |
| Commencement Date: | June 1993 |
| Completion Date: | August 1994 |
| Cost of Construction: | Water System Improvements - $385,000.  
| New Parking Lot Addition- $18,000. |
INTRODUCTION

This Environmental Assessment documents the anticipated impacts of the proposed water system improvements and the construction of a new parking lot for the Pali Golf Course, Kaneohe, Oahu, Hawaii (TMK: 4-5-035-001). The water system improvements are intended to upgrade the existing water system to current County and State standards. The proposed parking lot will service the Golf Course Clubhouse.

Preparation of this Environmental Assessment is required pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 11-200, Administrative Rules of the Department of Health. All proposed improvements are within the State Conservation District. The proposed action is not anticipated to generate any significant adverse impacts on the environment.
ENVIRONMENTAL ASSESSMENT
FOR
PALI GOLF COURSE
RENOVATION TO DOMESTIC AND IRRIGATION WATER SERVICES
AND NEW PARKING LOT ADDITION

A. PROPOSING AGENCY: City and County of Honolulu
   Department of Parks and Recreation

B. APPROVING AGENCY: Department of Land Utilization

C. AGENCY CONSULTED: Department of Land and Natural Resources
   Department of Parks and Recreation
   Pali Golf Course
   Board of Water Supply
   Fire Department
   Commission on Persons with Disabilities
   State Health Dept., Wastewater Branch

D. GENERAL DESCRIPTION, TECHNICAL, ECONOMIC, SOCIAL AND
   ENVIRONMENTAL CHARACTERISTICS:

   1. Technical:

   The property is located at 45-050 Kamehameha Highway, Kaneohe,
   Oahu, Hawaii (See Figure 1). The proposed water system improvement
   involves the addition of a new waterline to Pali Golf Course, and to three
   other neighboring properties. The new waterline will provide a healthier
   and safer working and recreational environment for the staff as well as the
   public. The new waterline will be below grade running alongside an
   existing roadway. It will be a 4" line from the existing .05 MG reservoir
   to the clubhouse, and a 12" line from the clubhouse to the .2 MG reservoir
   (See Figure 2). The existing waterline serves both drinking and irrigation
   water. Current codes require that potable water be separated from
   irrigation water systems. In addition, the existing waterline is old and
   contains asbestos materials, and does not provide the adequate fire
   protection for the site. The new waterline will alleviate all these problems.
   It will segregate drinking water from irrigation water by providing a
   backflow preventer, and isolate the existing system for Irrigation use only.
   In addition, the existing .2 MG reservoir roof structure will be replaced. It
   is approximately 34 feet by 90 feet. The existing roof is considerably
   deteriorated, damaged, and constructed of corrugated asbestos roofing.
   The new roof will be corrugated metal and built to County Standards. The
   pumps at the .05 MG reservoir will also be replaced. The existing pumps
   are old and provide poor operation. The new pumps will ensure proper
   and dependable operation to the site.

   The proposed parking lot addition will be located adjacent to the
   clubhouse, and will be approximately 60 feet by 66 feet. It will create 14
   employee parking including 2 handicapped parking. The parking will be
situated on an existing fairly level lawned area and will not displace any major landscaping or trees (See Figure 5).

2. **Economics:**

The estimated cost for the improvements to the water system is $385,000. The estimated cost for the new parking lot addition is $18,000. The commencement date is tentatively set for June 1993 and completion date to be August 1994.

3. **Social:**

The proposed improvement to the water system will provide a healthier and safer water supply to the area. Since the existing waterline serves both potable and irrigation water, backflow water from the irrigation systems may contaminate the drinking supply. In addition, the existing water line was constructed using asbestos containing materials that may be a health risk to the public. The new waterline will separate potable and irrigation water making the water supply to the golf course healthier and safer to drink. The existing water system also does not provide the fire protection requirements under current codes. The new waterline will provide all the necessary fire protection required by the Fire Department making the site safer to socialize in.

The proposed parking lot addition will provide the employees added safety and convenience. The parking has been requested by the golf course staff to avoid having to walk across the driveway to the parking in the darkness during dawn and dusk. Employees generally begin work before the sun has risen and leave after the sun has set. The employees frequently have to handle money for transfer to the banks after the course is closed and have to walk to their cars in the dark. Furthermore, the golf course is located in a wet and rainy area. Providing the new parking area will provide safety and convenience. In addition, the new employee parking will enable the course to provide additional public parking, further improving the course’s service to the public.

4. **Environmental:**

The project will not create any major impact to the environment. Basically, the proposed work area is already fully developed and affects to it, if any, will be minimal. Any areas affected by the project will be restored. The construction activity will produce the normal noise and inconveniences of a construction site, however, they are short term. Once the project is complete, normal conditions are expected. The new waterline will enhance the quality of drinking water and provide the environment with a better irrigation system. The proposed parking lot addition will be located on an existing lawned area, however, the new parking will be landscaped
to provide new shade trees and landscaping to screen and beautify the parking.

E. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT INCLUDING LOCATION AND SITE MAPS:

The work site location is shown in Figure 2. The new waterline will be installed in an existing fully developed golf course. No significant habitats, flora or fauna is anticipated to be encountered. The new waterline is designed to follow alongside an existing roadway and will be below grade and installed per County Standards. The work will involve cutting and removing existing paving and digging and removing dirt, however, any landscaping and pavement affected will be restored to its original condition. The new waterline will not create any visual impact to the environment. The new parking lot addition location is shown on Figure 5. The topography is fairly level with grass. No other vegetation or landscaping is affected.

F. IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES CONSIDERED:

The proposed project will not create any major impact to the site and its surrounding environment for the following reasons:

1. The proposed action will not substantially affect the economic or social welfare to the community, however, the project will enhance the quality of water service for the public using the site.

2. The proposed action will not involve substantial secondary impacts, such as population changes.

3. The proposed action will not degrade the environmental quality.

4. The proposed action will not involve the destruction of any natural or cultural resources.

5. The proposed action will not substantially affect any rare, threatened, and endangered species of flora, fauna or habitat.

6. The proposed action will not detrimentally affect air quality and ambient noise levels after the construction is completed.

7. The proposed action will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion prone area, geologically hazardous land, fresh water or near coastal waters.

From the assessment above, no major adverse environmental impact is anticipated. The project will create only minimal impacts to the site during the construction period. Noise, some dust, and minor inconveniences that a normal
construction site create is expected. Minor disruption of utility services during construction will also be eminent.

G. ALTERNATIVES CONSIDERED:

1. Improvement to Water System
   a. A "no action" was deemed unacceptable because the existing system is below County Standards and health and safety to the public is of major concern.
   b. The construction of a new above ground reservoir to replace the existing reservoir, constructed at a higher elevation, and with new 12" waterline. This was too expensive to build, and it would have had a greater impact to the environment. More excavation would have been necessary for the 12" line, and a new undisturbed site along with a visual impact to the environment would have been created.

2. Proposed Parking Lot Addition
   a. Restriping the existing parking lot to provide reserved stalls for employees. This alternative would have taken away much needed parking for the public, and it would not have provided the safety for the employees that start work before sunrise and leave work after sunset.

H. PROPOSED MITIGATION MEASURES:

The temporary dust, noise and sifting which occur during construction will be controlled by application of appropriate pollution control measures such as blanketing the construction area. Furthermore, all work is scheduled during normal working hours and will be generally buffered by the ambient noise of Kamehameha Highway and Pali Highway. The ambient noise of Kamehameha Highway and the mature site vegetation, along with the vast areas of land that separate the construction area from the neighboring properties should provide sufficient noise control.

The disruption of utility service to three neighboring properties will be mitigated by scheduling and planning. Advance notice to the properties will prepare them for the interruptions. In addition, interruptions of service of more than 8 hours will not be permitted without prior arrangements with the neighboring properties and supplemental services such as water wagons provided.
I. DETERMINATIONS:

It is determined that the proposed project will not create any major impact to the environment, therefore, an Environmental Impact Statement should not be required for this project.

J. FINDINGS AND REASONS SUPPORTING THE DETERMINATION:

The project site is already fully developed with an existing use. The project involves replacing an existing deteriorated and substandard waterline and providing new employee parking on a developed area. No rare or endangered species of flora or fauna are known to inhabit the affected site. The project site is generally free of flood, tsunami, erosion, and landslide hazards.

For the reasons cited above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes, and Chapter 11-200, Administrative Rules of the Department of Health.
SUMMARY OF PROPOSED USE

PROPOSED WATER SYSTEM IMPROVEMENTS AND NEW PARKING LOT ADDITION

The proposed water system improvements involve the addition of a new potable waterline to Pali Golf Course Clubhouse and the neighboring properties, and segregate out and convert the existing 4" waterline for irrigation use only. Currently, the existing water system serves as potable and irrigation water. Under current code, this is prohibited. In addition, the existing water system does not provide adequate fire protection required by the Fire Department. The new waterline will provide separate potable and irrigation water as well as adequate fire protection for the site. The new waterline will be a 4" line from the existing .05 MG reservoir to the clubhouse, and a 12" line from the clubhouse to the existing .2 MG reservoir. All new services will be below grade, installed per current County Standards. All landscaping and pavement will be restored.

The proposed parking lot addition will be adjacent to the clubhouse and will create approximately 14 new employees parking including 2 handicapped parking stalls. The parking is located in an existing lawned area and will not displace any major landscaping or trees. In addition, the proposed parking will be landscaped to provide new shade trees and landscaping to screen and beautify the parking.
1) Comparison of Existing Clubhouse to New Clubhouse